

Council Members

Roger Manning-Mayor
Katrina Long Robinson-Vice Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466

Regular Meeting and Public Hearing
Monday, May 21, 2018

Meeting Location
Westlake Council Chambers
4005 Seminole Pratt-Whitney Road
Westlake, FL 33470
6:30 PM

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose 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 meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.

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May 16, 2018

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, May 21, 2018 at 6:30 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
 2. Pledge of Allegiance
 3. Approval of Agenda
 4. Audience Comments on Agenda Items (3) Minute Time Limit
- PUBLIC HEARING**
5. Resolution 2018-13, Approving the Amended Site Plan for POD PC-1 Amenity Parcel
 6. City Manager
 7. City Attorney
 8. Council Comments
 9. Audience Comments on Other Items (3) Minute Time Limit
 10. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

cc: Pam E. Booker, Esq.
John Carter
Terry Lewis
Kelley Burke

Fifth Order of Business

March 21, 2018

RESOLUTION 18-0_____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE APPROVED THE SITE PLAN FOR THE POD PC-1, AMENITY PARCEL, LOCATED AT 16306 TOWN CENTER PARKWAY NORTH IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application for site plan review and approval for Pod PC-1, known as the Amenity Parcel, 16306 Town Center Parkway North, legally described in the attached Exhibit “A”, (“Amenity Parcel”); and

WHEREAS, the City Council approved the site plan on or about February 12, 2018, and subsequent to said approval, the developer Minto PBLH, LLC, made several design changes to the amenity parcel building necessitating an amendment to the approved site plan, and

WHEREAS, staff has reviewed and recommends approval of the proposed amended site plan provided in the attached Exhibit “B”, (amended site plan); and

WHEREAS, the amended site plan is consistent with the previously approved conceptual site plan and all the requirements of the Unified Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption an implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Amended Site Plan: The City Council for the City of Westlake hereby approves the Amended Amenity Parcel Site Plan, containing approximately fifteen acres (14.88), located at 16306 Town Center Parkway North, as described in the attached Exhibit “A”, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 4: Effective Date: This resolution shall take effect immediately upon its adoption.

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

of May, 2018.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

Exhibit "A"**Legal Description****Westlake Amenity Parcel (PC-1)****DESCRIPTION:**

A PARCEL OF LAND BEING O.S.T. 3 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 2750.66 FEET; THENCE S.01°23'03"E., DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES; 1) THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.12°19'26"E., A DISTANCE OF 55.23 FEET; 4) THENCE S.59°12'32"W., A DISTANCE OF 75.09 FEET TO THE **POINT OF BEGINNING**; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH; 1) THENCE N.75°15'27"E., A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.34°05'18"W. AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00", A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY; 3) THENCE S.24°45'42"E., A DISTANCE OF 66.74 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}11'53''$, A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $77^{\circ}37'46''$, A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ}17'52''$, A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $51^{\circ}24'52''$, A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N. $72^{\circ}24'54''$ W., A DISTANCE OF 34.52 FEET; THENCE N. $26^{\circ}06'12''$ W., A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}06'11''$, A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE N. $00^{\circ}00'01''$ W., A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}42'52''$, A DISTANCE OF 535.74 FEET TO THE POINT OF TANGENCY; THENCE N. $28^{\circ}42'51''$ E., A DISTANCE OF 115.94 FEET; THENCE N. $75^{\circ}15'27''$ E., A DISTANCE OF 17.96 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.

EXHIBIT “B”
AMENDED SITE PLAN

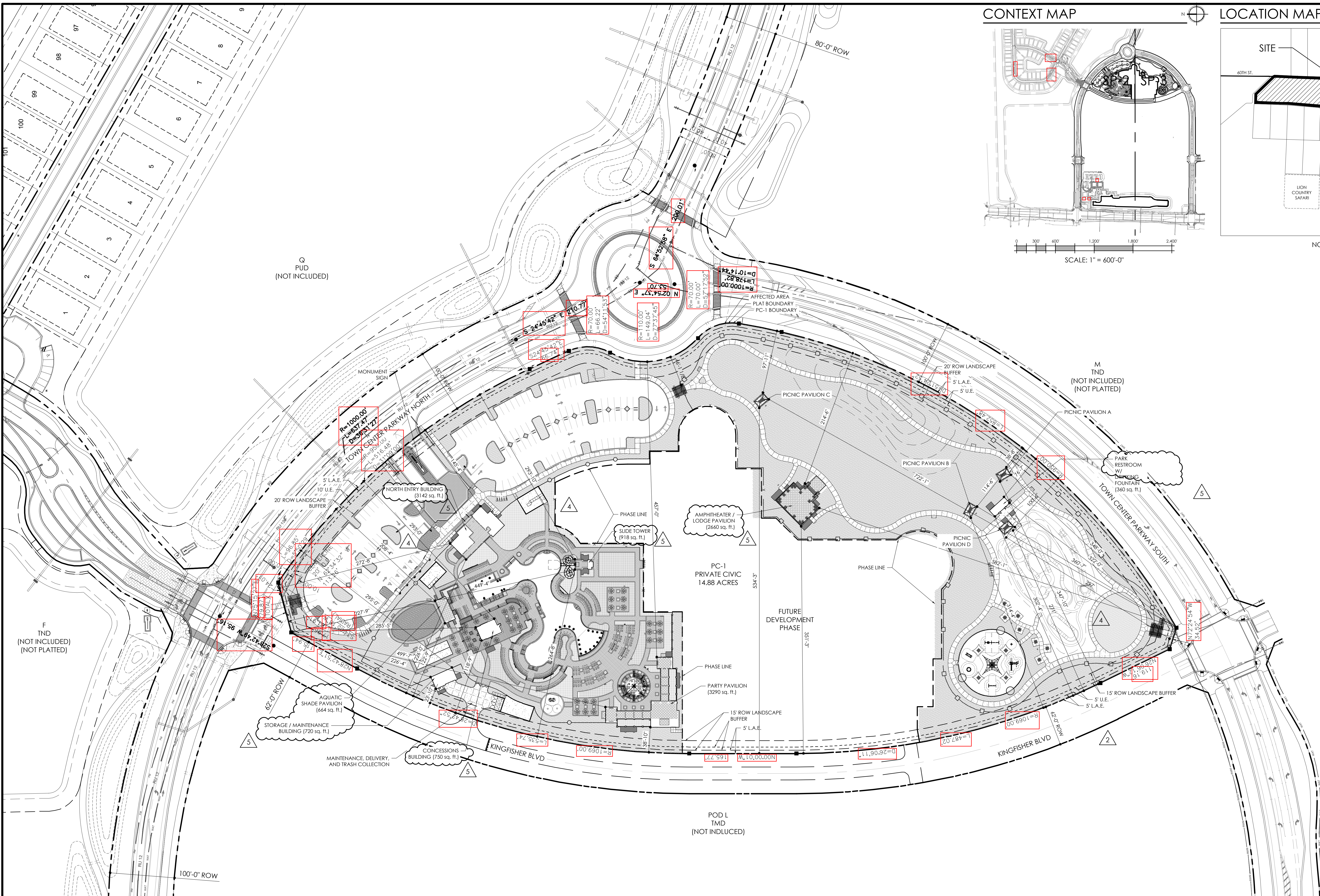
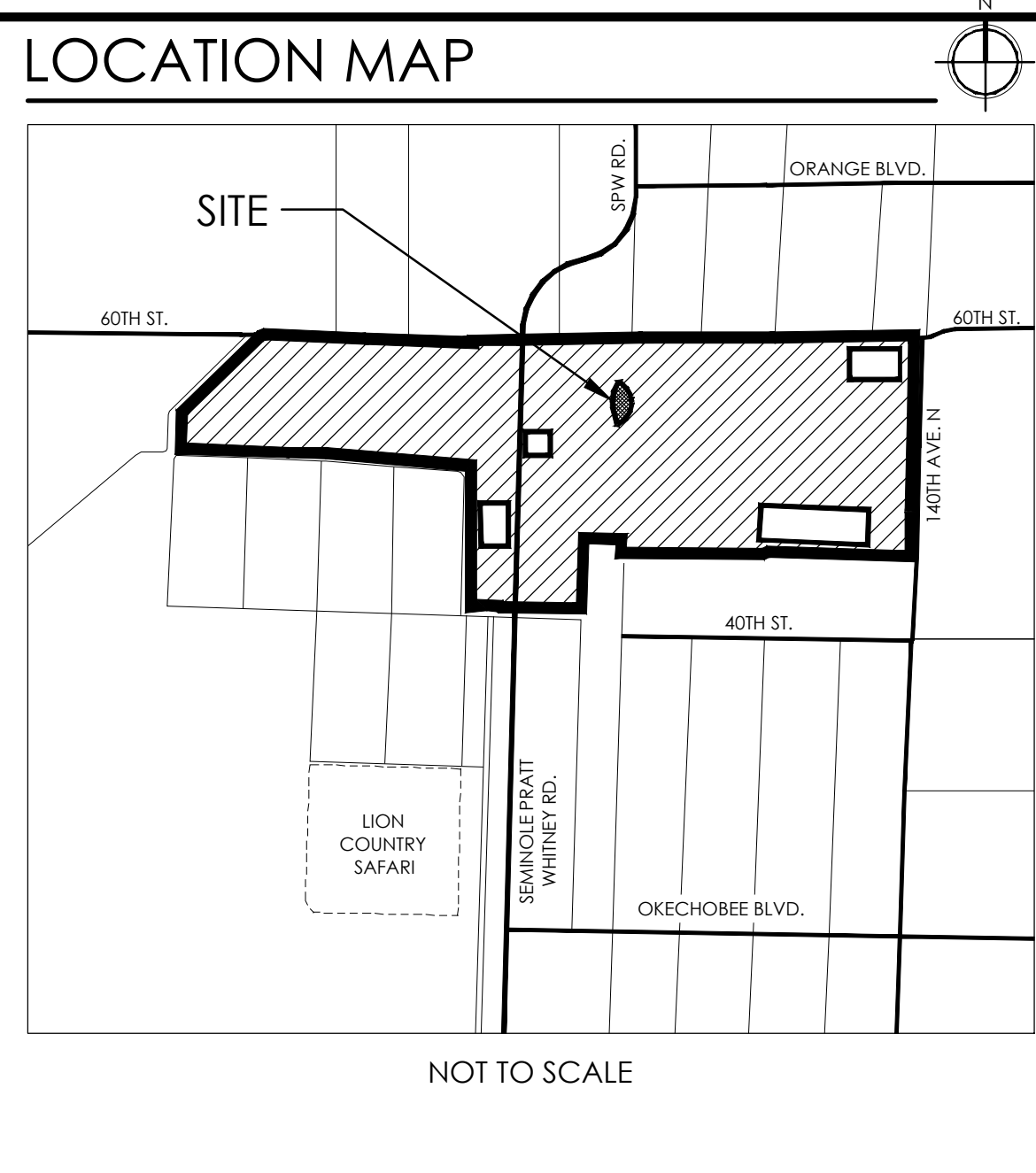
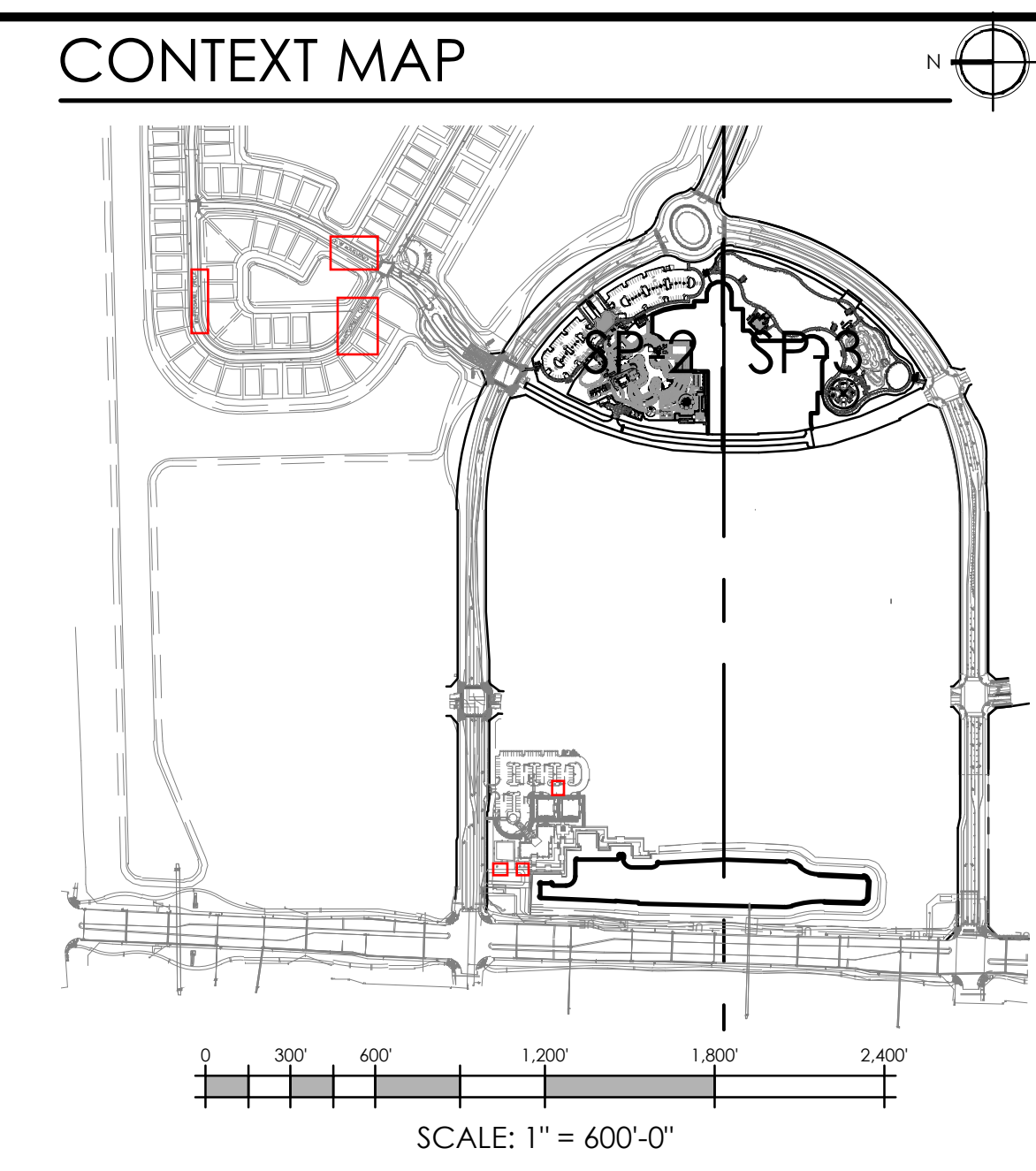


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LANDSCAPE REQUIREMENTS

15' AND 20' BUFFERS (PER TABLE 7.7.A-5 & 7.7.B)

2	GROUND COVER PER 1 LF	6" MIN HT @ 6" OC MAX
1	SMALL SHRUB PER 2 LF	18" MIN HT @ 24" OC MAX
1	MEDIUM SHRUB PER 4 LF	24" MIN HT @ 48" OC MAX
1	LARGE SHRUB PER 4 LF	36" MIN HT @ 48" OC MAX
1	CANOPY TREE PER 25 LF	12" MIN. HEIGHT

PHASE 1 TREE AND SHRUB REQUIREMENTS (PER TABLE 7.C.3)

PHASE 1 TOTAL SQUARE FOOTAGE:	466,726 SF
CANOPY TREES (1/2,000 SF OF SITE)	234 TREES
TREE MIX (PER TABLE 7.D.2.C)	7+ SPECIES
SHRUBS (3/2,000 SF OF SITE)	700 SHRUBS

VIA REQUIREMENTS

1	TREE MIN. PER ISLAND	24" HIGH HEDGE FOR 60% LENGTH OF ISLAND
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SITE DATA

NAME OF APPLICATION	WESTLAKE - Pod PC-1 Final Site Plan
PETITION NUMBER	SP-2018-04
PROJECT NUMBER	ELM-13-38-3
LAST BCC APPROVAL DATE	10/29/2014
LAST DRO APPROVAL DATE	06/24/2017
RESOLUTION NUMBERS	TID/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
TIER	RURAL ¹
FUTURE LAND USE DESIGNATION	AGE
EXISTING ZONING DISTRICT	TID
OVERLAY	AGRICULTURAL ENCLAVE OVERLAY
SECTION / TOWNSHIP / RANGE	01 / 43 / 40
PROPERTY CONTROL NUMBER(S)	77-40-43-01-00-0001010
EXISTING USE	VACANT / AGRICULTURE / UTILITY
APPROVED USE	PRIVATE CIVIC
PROPOSED USE	PRIVATE CIVIC
PC-1 AREA	14.88 AC

¹ WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA.

BUILDING DATA (PHASE 1)	SF	HT (45' MAX)	FAR (SF/466,726=FAR)
NORTH ENTRY BUILDING	3,142 SF	35'	.67%
CONCESSIONS BUILDING	750 SF	25'	.16%
SLIDE TOWER	918 SF	40'	.20%
PARTY PAVILION	3290 SF	32'	.70%
STORAGE / MAINTENANCE BUILDING	720 SF	18'	.15%
AQUATIC SHADE PAVILION	664 SF	20'	.14%
AMPHITHEATER / LODGE PAVILION	2,660 SF	26'	.57%
PARK RESTROOM	360 SF	20'	.08%
PICNIC PAVILIONS A, B, C, & D	180 SF EA	20'	.0375% EA, (.15% TOTAL)
TOTAL	13,224 SF		2.83%

TID PARKING REQUIREMENT

MIN. PARKING (1/400 SF)	61 MIN.
TOTAL PARKING SPACES PROVIDED	144 SPACES (Phase 1)
HANDICAP (INCLUDED IN PARKING TOTAL)	5 SPACES

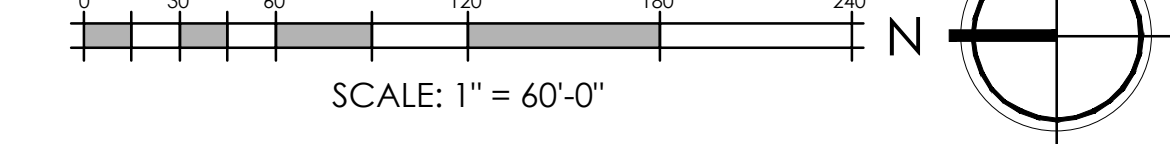
BICYCLE PARKING SPACES

REQUIRED (5 SPACES OR 2%, WHICHEVER IS GREATER)	5 SPACES
PROVIDED	19 SPACES

AREA CALCULATIONS	SF	AC	%
BUILDING LOT COVERAGE (50% MAX.)	13,224 SF	0.30 AC	2.0%
VEHICULAR USE AREA	76,448 SF	1.76 AC	11.8%
SIDEWALKS AND POOL DECKS	79,716 SF	1.83 AC	12.3%
GREEN SPACE	297,634 SF	6.83 AC	45.9%
TOTAL	648,491 SF	14.88 AC	100.0%

SETBACK CHART

PHASE 2	FRONT (15')	SIDE (15')	REAR (15')
NORTH ENTRY BUILDING	145'-4"	272'-8"	226'-0"
CONCESSIONS BUILDING	293'-0"	285'-5"	118'-9"
SLIDE TOWER	293'-10"	449'-4"	264'-8"
PARTY PAVILION	457'-0"	499'-7"	38'-10"
STORAGE / MAINTENANCE BUILDING	295'-0"	226'-4"	23'-10"
AQUATIC SHADE PAVILION	208'-4"	227'-9"	122'-9"
AMPHITHEATER / LODGE PAVILION	214'-6"	582'-1"	351'-3"
PARK RESTROOM	76'-7"	322'-0"	302'-4"
PICNIC PAVILIONS A	38'-8"	348'-0"	347'-10"
PICNIC PAVILIONS B	114'-6"	360'-7"	314'-4"
PICNIC PAVILIONS C	97'-11"	722'-1"	534'-3"
PICNIC PAVILIONS D	100'-6"	297'-0"	271'-0"



DRO AMENDMENTS

ZONING STAMP

ISSUE DATES

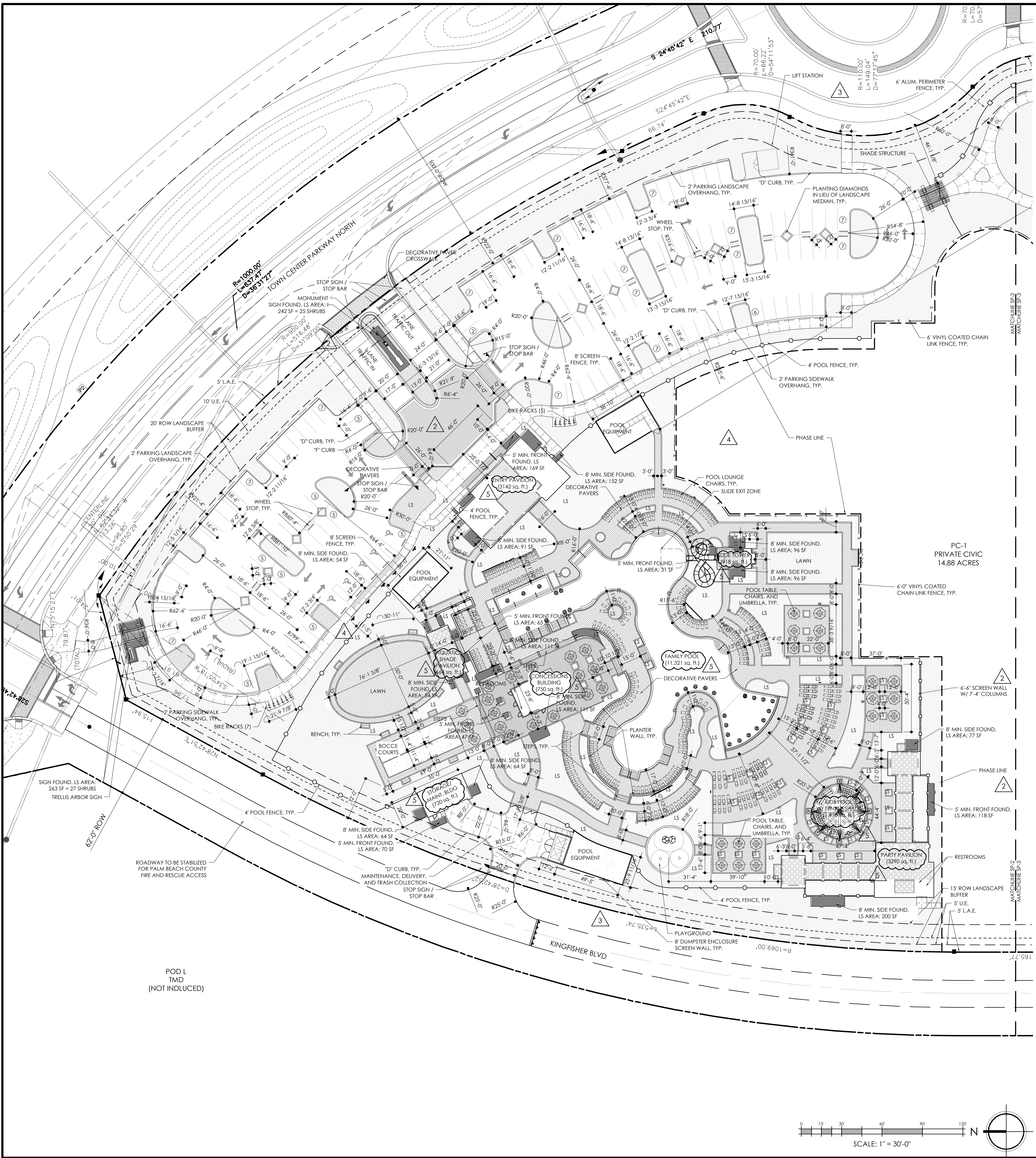
NO.	DESCRIPTION	DATE
1	C.O.W. PSP COMMENTS	2017-12-06
2	C.O.W. PSP COMMENTS	2017-12-28
3	BUFFER AMENDMENT REVISIONS	2018-05-12
4	C.O.W. AMENDMENT	2018-05-14
5	C.O.W. AMENDMENT	2018-05-09

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PROJ. #: 15-38-3
DATE: 2017-11-13
DRAWN BY: WAH
CHECKED BY: WAH
SCALE: AS NOTED

OVERALL FINAL
SITE PLAN
SHEET NUMBER
SP-1

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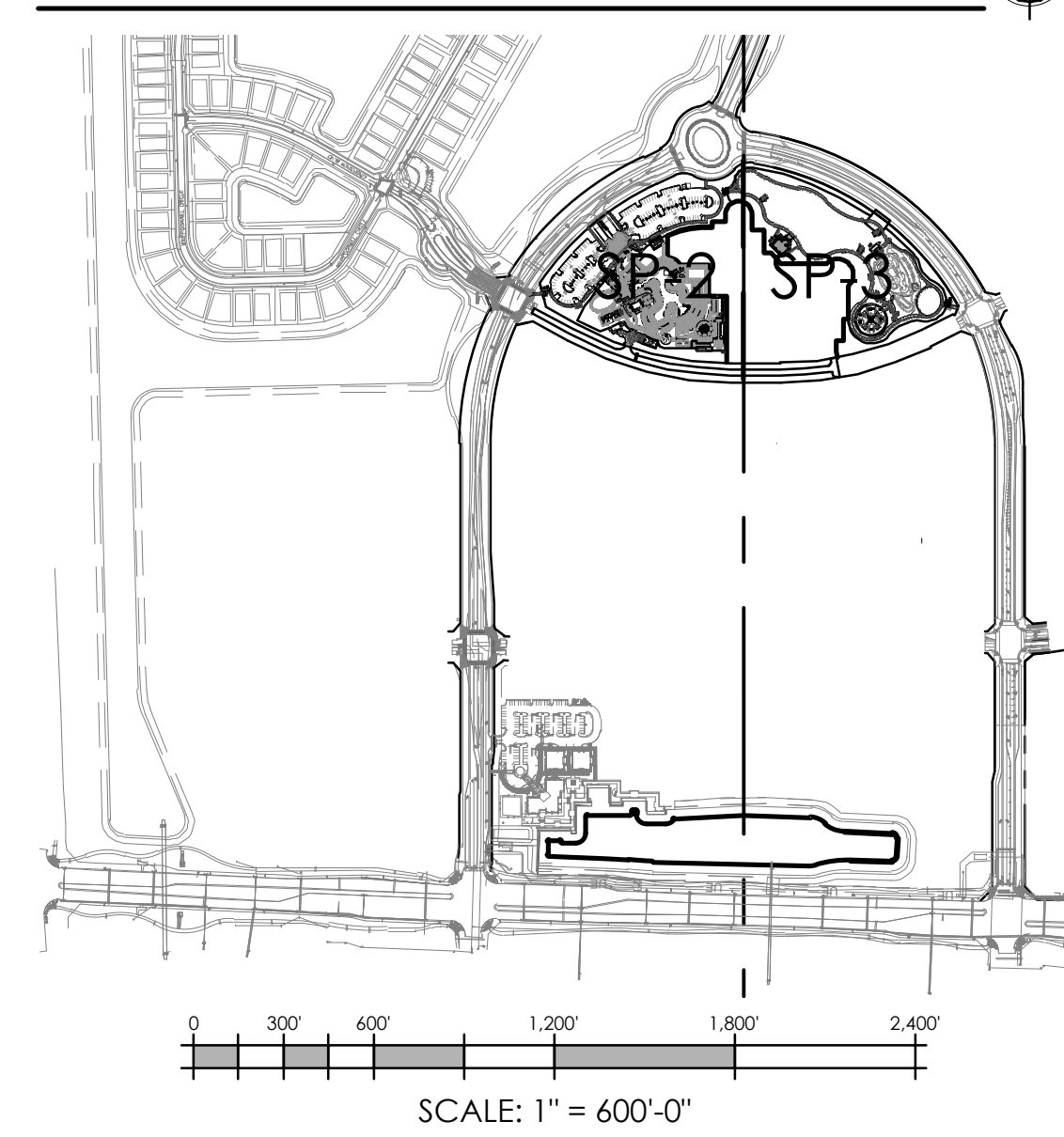


FOUNDATION PLANTING DATA

PER TABLE 7.C.3

	LENGTH	AREA REQUIRED
NORTH ENTRY BUILDING		
NORTH (MIN. 8' WIDE PLANTING BED)	28.4 LF	91 SF
EAST (MIN. 5' WIDE PLANTING BED)	84.2 LF	169 SF
SOUTH (MIN. 8' WIDE PLANTING BED)	47.4 LF	152 SF
WEST (NA)	EXEMPT	--
CONCESSIONS BUILDING		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	34 LF	109 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	22.3 LF	45 SF
WEST (MIN. 8' WIDE PLANTING BED)	34 LF	109 SF
SLIDE TOWER		
NORTH (MIN. 5' WIDE PLANTING BED)	15.3 LF	31 SF
EAST (MIN. 8' WIDE PLANTING BED)	30 LF	96 SF
SOUTH (NA)	EXEMPT	--
WEST (MIN. 8' WIDE PLANTING BED)	30 LF	96 SF
PARTY PAVILION		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	24 LF	77 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	58.6 LF	118 SF
WEST (MIN. 8' WIDE PLANTING BED)	62.6 LF	200 SF
STORAGE / MAINTENANCE BUILDING		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	20 LF	64 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	35 LF	70 SF
WEST (MIN. 8' WIDE PLANTING BED)	20 LF	64 SF
AQUATIC SHADE PAVILION		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	16.8 LF	54 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	32.3 LF	65 SF
WEST (MIN. 8' WIDE PLANTING BED)	16.8 LF	54 SF
AMPHITHEATER / LODGE PAVILION		
NORTH (MIN. 8' WIDE PLANTING BED)	54.4 LF	174 SF
EAST (MIN. 5' WIDE PLANTING BED)	51.8 LF	104 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	54.4 LF	174 SF
WEST (NA)	EXEMPT	--
PARK RESTROOM		
NORTH (MIN. 8' WIDE PLANTING BED)	27.5 LF	88 SF
EAST (MIN. 5' WIDE PLANTING BED)	10.7 LF	22 SF
SOUTH (MIN. 8' WIDE PLANTING BED)	27.5 LF	88 SF
WEST (NA)	EXEMPT	--
NORTH / EAST MONUMENT SIGN LANDSCAPE		
1 SHRUB PER 10 SF	242 SF	25 SHRUBS
NORTH GATEWAY SIGN LANDSCAPE		
1 SHRUB PER 10 SF	263 SF	27 SHRUBS
SOUTH GATEWAY SIGN LANDSCAPE		
1 SHRUB PER 10 SF	325 SF	33 SHRUBS

CONTEXT MAP



LANDSCAPE REQUIREMENTS

- 15' AND 20' BUFFERS (PER TABLE 7.F.7.A-5 & 7.F.7.B)**
- 2 GROUND COVER PER 1 LF
 - 1 SMALL SHRUB PER 2 LF
 - 1 MEDIUM SHRUB PER 4 LF
 - 1 LARGE SHRUB PER 4 LF
 - 1 CANOPY TREE PER 25 LF
- PHASE 1 TREE AND SHRUB REQUIREMENTS (PER TABLE 7.C.3)**
- PHASE 1 TOTAL SQUARE FOOTAGE: 466,726 SF
- CANOPY TREES (1/2,000 SF OF SITE): 234 TREES
 - TREE MIX (PER TABLE 7.D.2.C): 7+ SPECIES
 - SHRUBS (3/2,000 SF OF SITE): 700 SHRUBS
- VIA REQUIREMENTS
- 1 TREE MIN. PER ISLAND
 - 24" HIGH HEDGE FOR 60% LENGTH OF ISLAND

SITE DATA

NAME OF APPLICATION: WESTLAKE - Pod PC-1 Final Site Plan
 PETITION NUMBER: SP-2018-04
 PROJECT NUMBER: ELM 15-38.3
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST DRO APPROVAL DATE: 06/24/2017
 RESOLUTION NUMBERS: TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: AGE
 EXISTING ZONING DISTRICT: ITD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION / TOWNSHIP / RANGE: 01 / 43 / 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-00-0001010
 EXISTING USE: VACANT / AGRICULTURE / UTILITY
 APPROVED USE: PRIVATE CIVIC
 PROPOSED USE: PRIVATE CIVIC
 PC-1 AREA: 14.88 AC

BUILDING DATA (PHASE 1)	SF	HT (45' MAX)	FAR (SF/466,726=FAR)
NORTH ENTRY BUILDING	3,142 SF	35'	.67%
CONCESSIONS BUILDING	750 SF	25'	.16%
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PARK RESTROOM	360 SF	20'	.08%
PICNIC PAVILIONS A, B, C & D	180 SF EA	20'	.0375% EA, (.15%)
TOTAL	13,224 SF		2.83%

TOTAL PARKING REQUIREMENT: 61 MIN.
TOTAL PARKING SPACES PROVIDED: 144 SPACES (Phase 1)
 HANDICAP (INCLUDED IN PARKING TOTAL): 5 SPACES

BICYCLE PARKING SPACES: 5 SPACES
 PROVIDED: 19 SPACES

AREA CALCULATIONS	SF	AC	%
BUILDING LOT COVERAGE (50% MAX.)	13,224 SF	0.30 AC	2.0%
VEHICULAR USE AREA	76,448 SF	1.76 AC	11.8%
SIDEWALKS AND POOL DECKS	79,716 SF	1.83 AC	12.3%
GREEN SPACE	297,634 SF	6.83 AC	45.9%
PHASE 2	187,402 SF	4.27 AC	28.0%
TOTAL	648,491 SF	14.88 AC	100.0%

SETBACK CHART	FRONT (15')	SIDE (15')	REAR (15')
NORTH ENTRY BUILDING	145'-4"	272'-8"	226'-0"
CONCESSIONS BUILDING	293'-0"	285'-5"	118'-9"
SLIDE TOWER	293'-10"	449'-4"	264'-8"
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PICNIC PAVILIONS C	97'-11"	722'-1"	534'-3"
PICNIC PAVILIONS D	100'-6"	297'-0"	271'-0"



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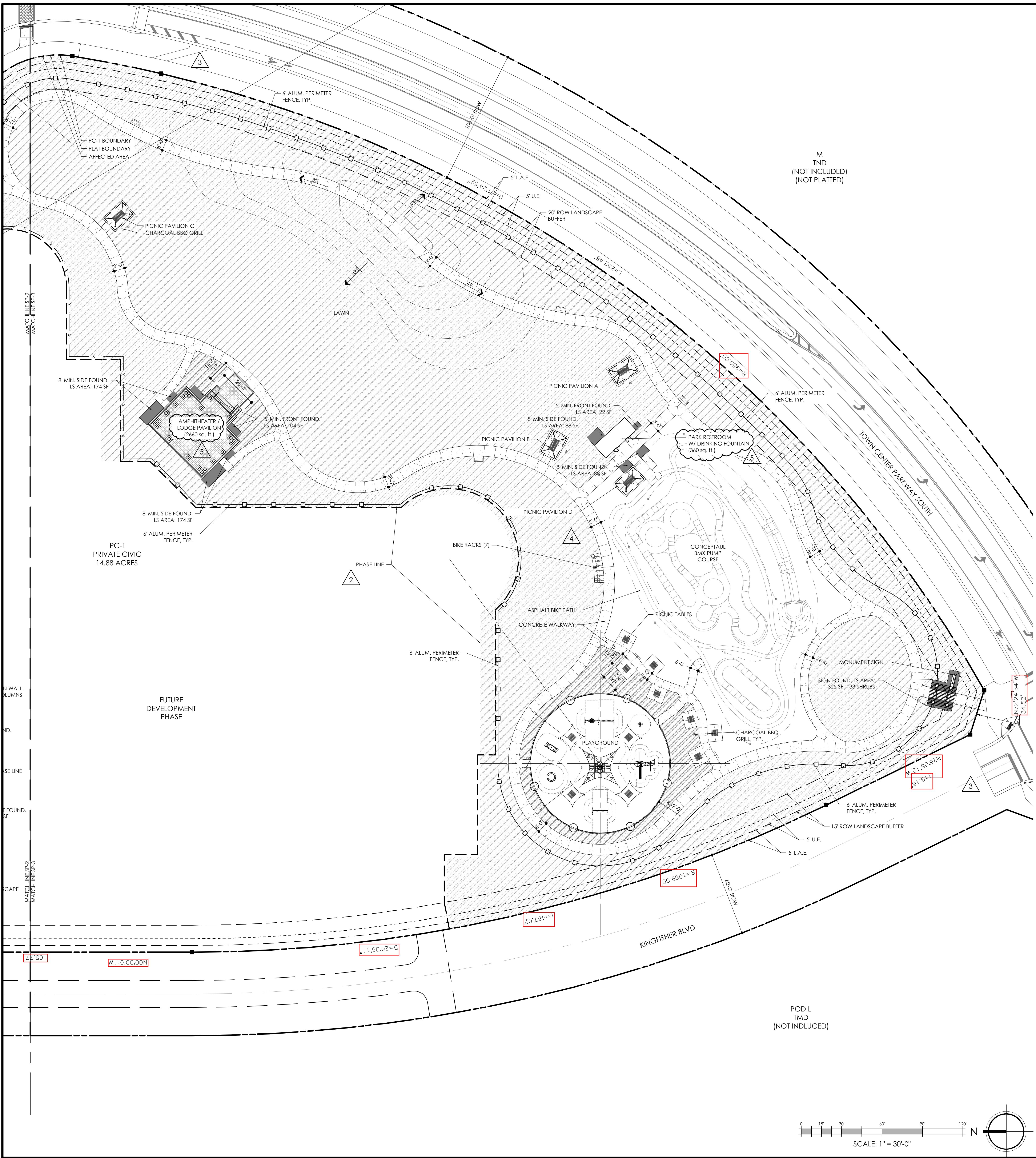
Westlake - Amenity
 POD PC-1 Final Site Plan
 Westlake, FL

ISSUE DATES

NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER/ARBOR REVISIONS	2018-01-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

PROJ. #: 15-38.3
 DATE: 2017-11-13
 DRAWN BY: WAH
 CHECKED BY: WAH
 SCALE: AS NOTED

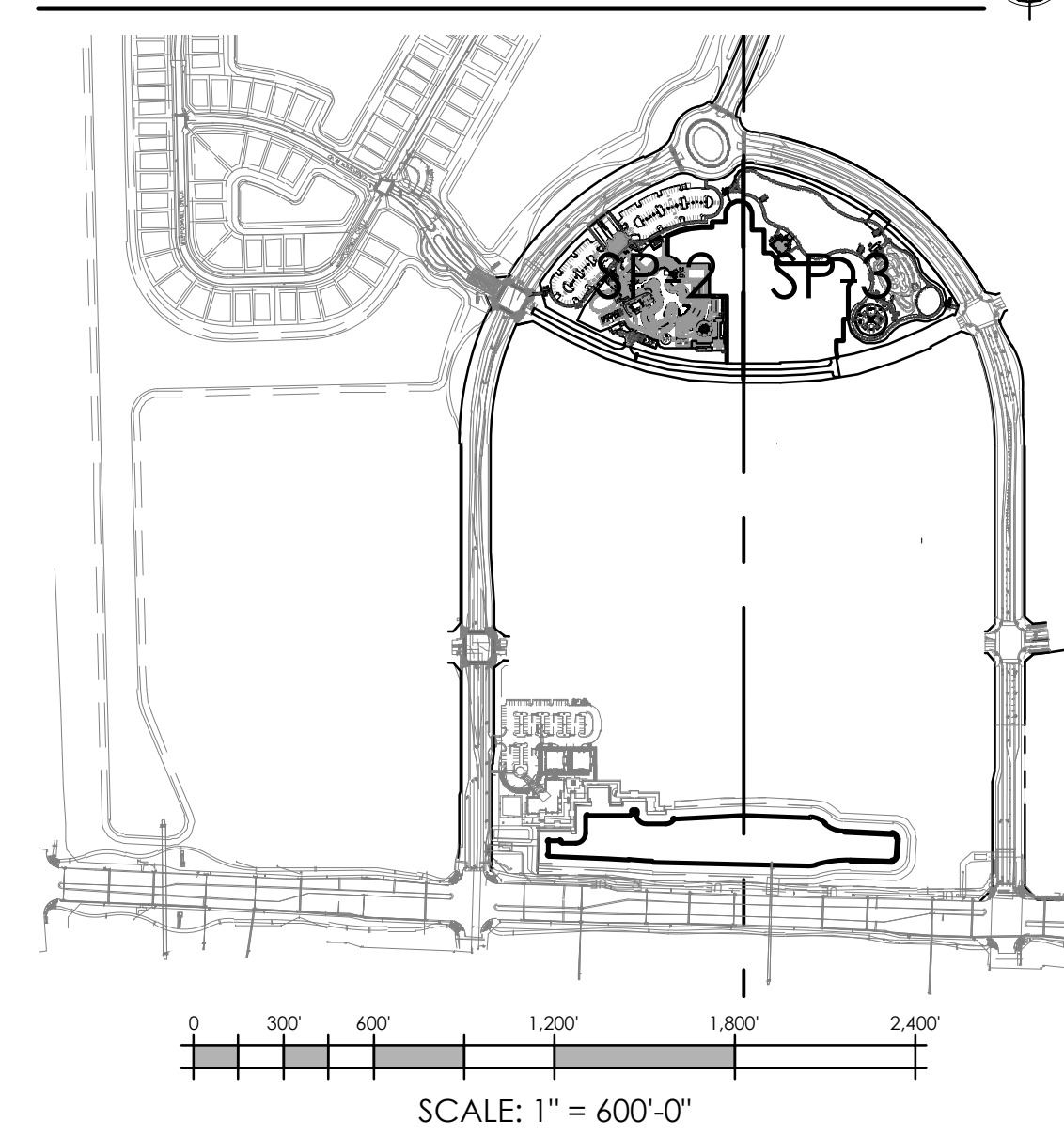
FINAL SITE PLAN
 SHEET NUMBER
SP-2



FOUNDATION PLANTING DATA
PER TABLE 7.C.3

	LENGTH	AREA REQUIRED
NORTH ENTRY BUILDING		
NORTH (MIN. 8' WIDE PLANTING BED)	28.4 LF	91 SF
EAST (MIN. 5' WIDE PLANTING BED)	84.2 LF	169 SF
SOUTH (MIN. 8' WIDE PLANTING BED)	47.4 LF	152 SF
WEST (NA)	EXEMPT	--
CONCESSIONS BUILDING		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	34 LF	109 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	22.3 LF	45 SF
WEST (MIN. 8' WIDE PLANTING BED)	34 LF	109 SF
SLIDE TOWER		
NORTH (MIN. 5' WIDE PLANTING BED)	15.3 LF	31 SF
EAST (MIN. 8' WIDE PLANTING BED)	30 LF	96 SF
SOUTH (NA)	EXEMPT	--
WEST (MIN. 8' WIDE PLANTING BED)	30 LF	96 SF
PARTY PAVILION		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	24 LF	77 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	58.6 LF	118 SF
WEST (MIN. 8' WIDE PLANTING BED)	62.6 LF	200 SF
STORAGE / MAINTENANCE BUILDING		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	20 LF	64 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	35 LF	70 SF
WEST (MIN. 8' WIDE PLANTING BED)	20 LF	64 SF
AQUATIC SHADE PAVILION		
NORTH (NA)	EXEMPT	--
EAST (MIN. 8' WIDE PLANTING BED)	16.8 LF	54 SF
SOUTH (MIN. 5' WIDE PLANTING BED)	32.3 LF	65 SF
WEST (MIN. 8' WIDE PLANTING BED)	16.8 LF	54 SF
AMPHITHEATER / LODGE PAVILION		
NORTH (MIN. 8' WIDE PLANTING BED)	54.4 LF	174 SF
EAST (MIN. 5' WIDE PLANTING BED)	51.8 LF	104 SF
SOUTH (MIN. 8' WIDE PLANTING BED)	54.4 LF	174 SF
WEST (NA)	EXEMPT	--
PARK RESTROOM		
NORTH (MIN. 8' WIDE PLANTING BED)	27.5 LF	88 SF
EAST (MIN. 5' WIDE PLANTING BED)	10.7 LF	22 SF
SOUTH (MIN. 8' WIDE PLANTING BED)	27.5 LF	88 SF
WEST (NA)	EXEMPT	--
NORTH / EAST MONUMENT SIGN LANDSCAPE		
1 SHRUB PER 10 SF	242 SF	25 SHRUBS
NORTH GATEWAY SIGN LANDSCAPE		
1 SHRUB PER 10 SF	263 SF	27 SHRUBS
SOUTH GATEWAY SIGN LANDSCAPE		
1 SHRUB PER 10 SF	325 SF	33 SHRUBS

CONTEXT MAP



LANDSCAPE REQUIREMENTS

- 15' AND 20' BUFFERS (PER TABLE 7.F.7.A-5 & 7.F.7.B)**
- 2 GROUND COVER PER 1 LF
 - 1 SMALL SHRUB PER 2 LF
 - 1 MEDIUM SHRUB PER 4 LF
 - 1 LARGE SHRUB PER 4 LF
 - 1 CANOPY TREE PER 25 LF
- PHASE 1 TREE AND SHRUB REQUIREMENTS (PER TABLE 7.C.3)**
- PHASE 1 TOTAL SQUARE FOOTAGE: 466,726 SF
- CANOPY TREES (1/2,000 SF OF SITE): 234 TREES
 - TREE MIX (PER TABLE 7.D.2.C): 7+ SPECIES
 - SHRUBS (3/2,000 SF OF SITE): 700 SHRUBS
- VIA REQUIREMENTS
- 1 TREE MIN. PER ISLAND
 - 24" HIGH HEDGE FOR 60% LENGTH OF ISLAND

SITE DATA

NAME OF APPLICATION	WESTLAKE - Pod PC-1 Final Site Plan		
PETITION NUMBER	SP-2018-04		
PROJECT NUMBER	ELM 15-38-3		
LAST BCC APPROVAL DATE	10/29/2014		
LAST DRO APPROVAL DATE	06/24/2017		
RESOLUTION NUMBERS	TD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030		
TIER	RURAL-1		
FUTURE LAND USE DESIGNATION	AGE		
EXISTING ZONING DISTRICT	ITD		
OVERLAY	AGRICULTURAL ENCLAVE OVERLAY		
SECTION / TOWNSHIP / RANGE	01 / 43 / 40		
PROPERTY CONTROL NUMBER(S)	77-40-43-01-00-0001010		
EXISTING USE	VACANT / AGRICULTURE / UTILITY		
APPROVED USE	PRIVATE CIVIC		
PROPOSED USE	PRIVATE CIVIC		
PC-1 AREA	14.88 AC		
BUILDING DATA (PHASE 1)			
NORTH ENTRY BUILDING	3,142 SF	35'	6.7%
CONCESSIONS BUILDING	750 SF	25'	1.6%
SLIDE TOWER	918 SF	40'	2.0%
PARTY PAVILION	3,290 SF	32'	7.0%
STORAGE / MAINTENANCE BUILDING	720 SF	18'	1.5%
AQUATIC SHADE PAVILION	664 SF	20'	1.4%
AMPHITHEATER / LODGE PAVILION	2,660 SF	26'	5.7%
PARK RESTROOM	360 SF	20'	0.8%
PICNIC PAVILIONS A, B, C & D	180 SF EA	20'	.0375% EA, (.15%)
TOTAL	13,224 SF		2.83%

MIN. PARKING (1/400 SF)	61 MIN.
TOTAL PARKING SPACES PROVIDED	144 SPACES (Phase 1)
HANDICAP (INCLUDED IN PARKING TOTAL)	5 SPACES
BICYCLE PARKING SPACES	
REQUIRED (5 SPACES OR 2%, WHICHEVER IS GREATER)	5 SPACES
PROVIDED	19 SPACES

	SF	AC	%
AREA CALCULATIONS			
BUILDING LOT COVERAGE (50% MAX.)	13,224 SF	0.30 AC	2.0%
VEHICULAR USE AREA	76,448 SF	1.76 AC	11.8%
SIDEWALKS AND POOL DECKS	79,716 SF	1.83 AC	12.3%
GREEN SPACE	297,634 SF	6.83 AC	45.9%
PHASE 2	187,102 SF	4.17 AC	28.0%
TOTAL	648,491 SF	4.88 AC	100.0%

	FRONT (15')	SIDE (15')	REAR (15')
SETBACK CHART			
NORTH ENTRY BUILDING	145'-0"	272'-8"	226'-0"
CONCESSIONS BUILDING	293'-0"	285'-5"	118'-9"
SLIDE TOWER	293'-10"	449'-4"	264'-8"
PARTY PAVILION	457'-0"	499'-7"	38'-10"
STORAGE / MAINTENANCE BUILDING	295'-0"	226'-4"	23'-10"
AQUATIC SHADE PAVILION	208'-4"	227'-9"	122'-9"
AMPHITHEATER / LODGE PAVILION	214'-6"	582'-11"	351'-3"
PARK RESTROOM	76'-7"	322'-0"	302'-4"
PICNIC PAVILIONS A	388'-8"	348'-0"	347'-10"
PICNIC PAVILIONS B	114'-6"	360'-7"	314'-4"
PICNIC PAVILIONS C	97'-11"	722'-11"	534'-3"
PICNIC PAVILIONS D	100'-6"	297'-0"	271'-0"

* WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA.
** FRONT PROPERTY LINE TO BE TOWN CENTER PARKWAY.

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ISSUE DATES

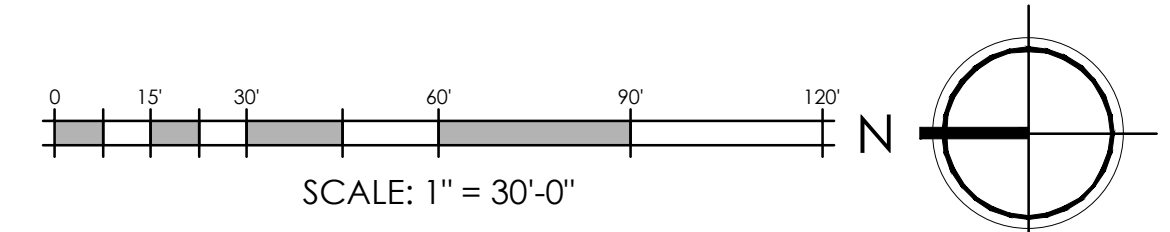
NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER AMENDMENT REVISIONS	2018-03-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

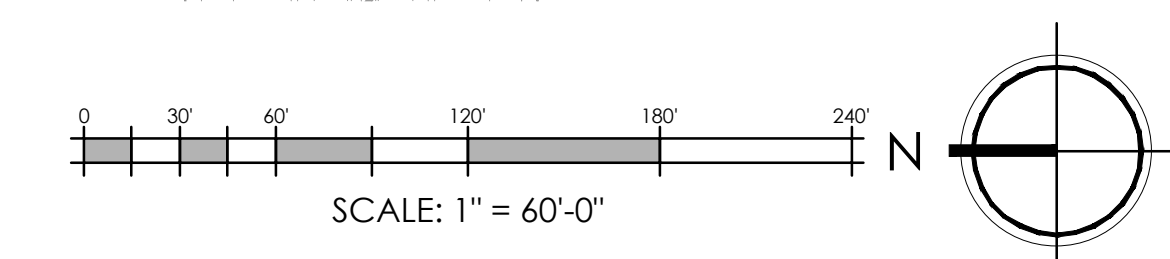
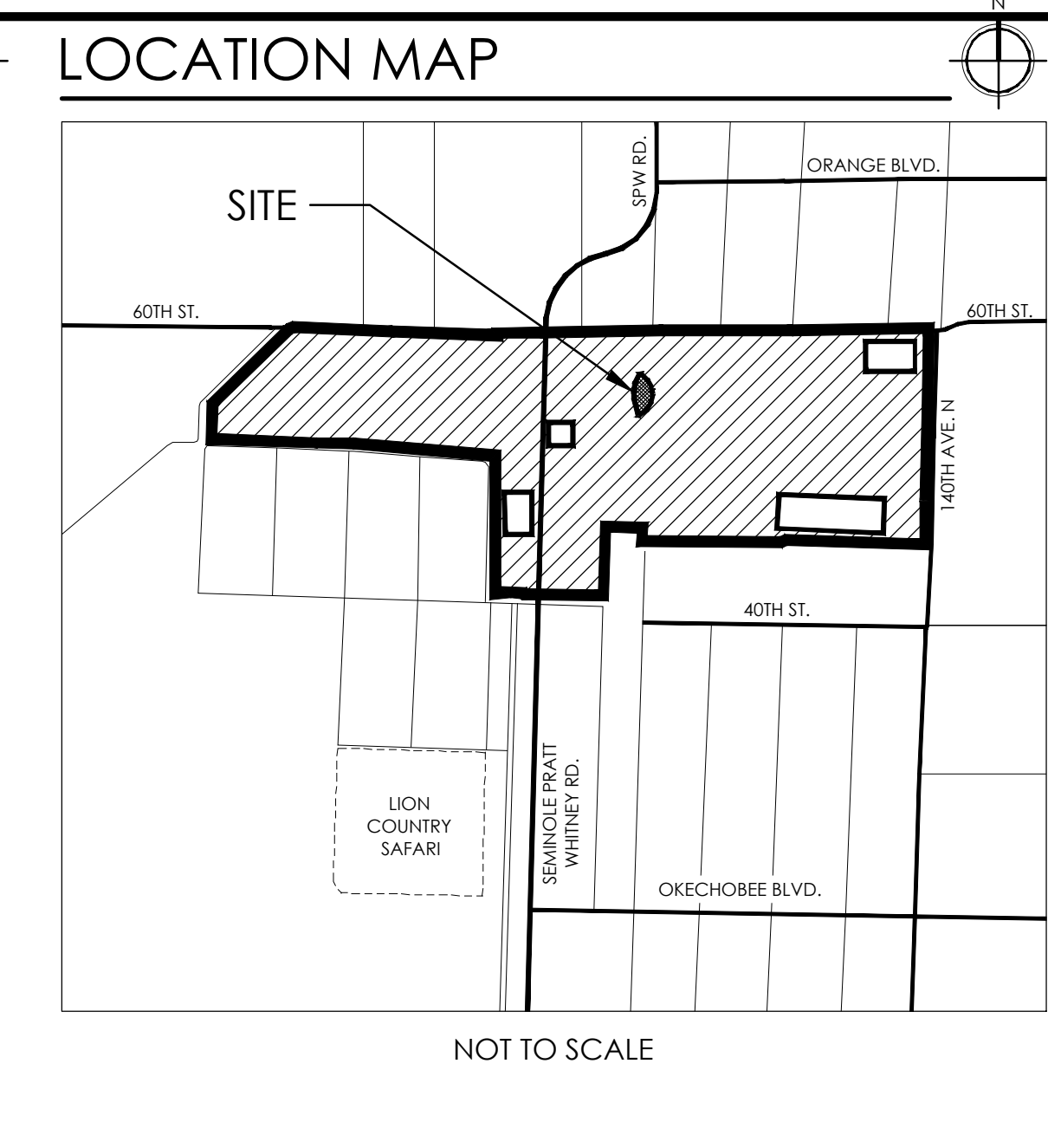
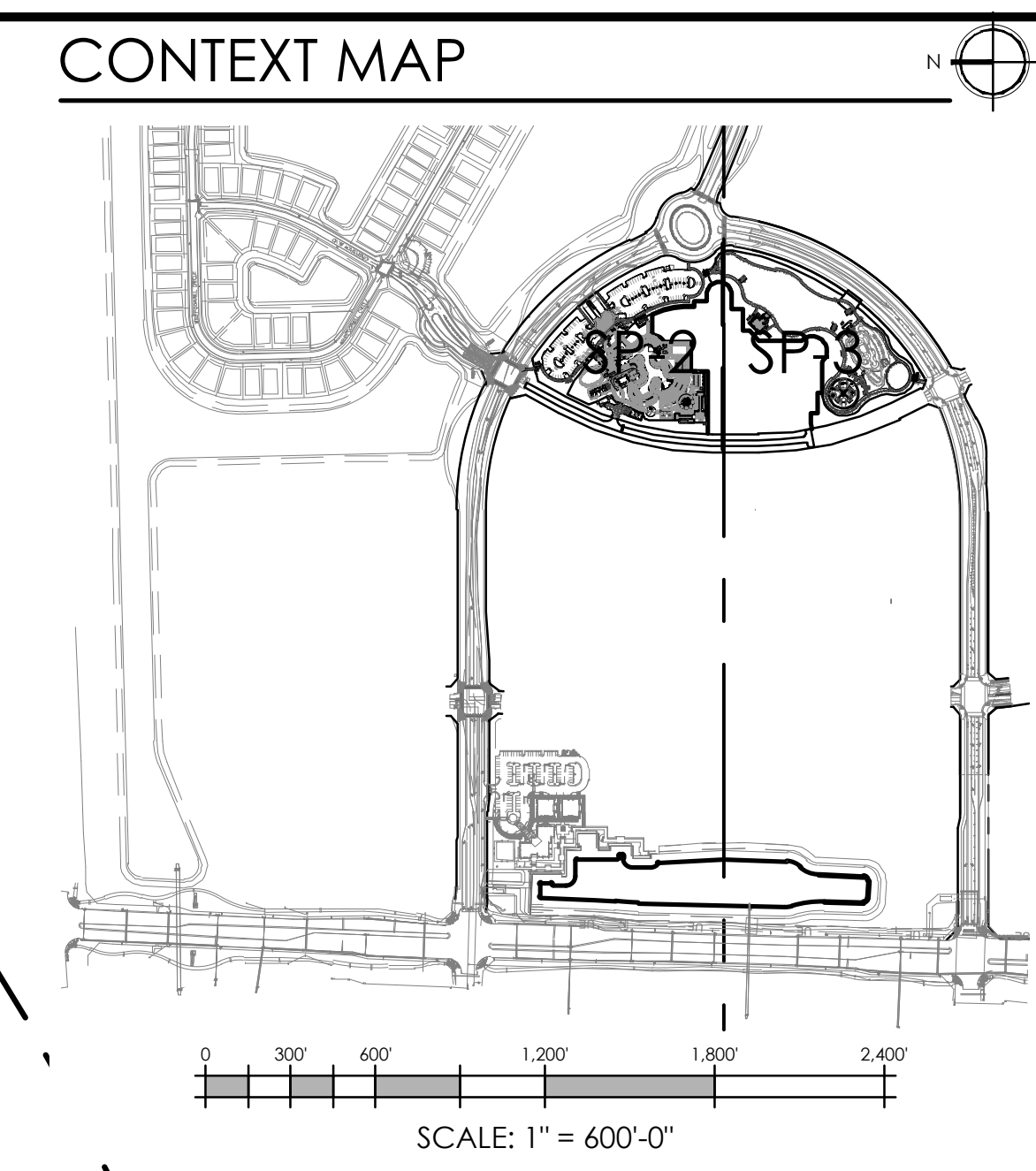
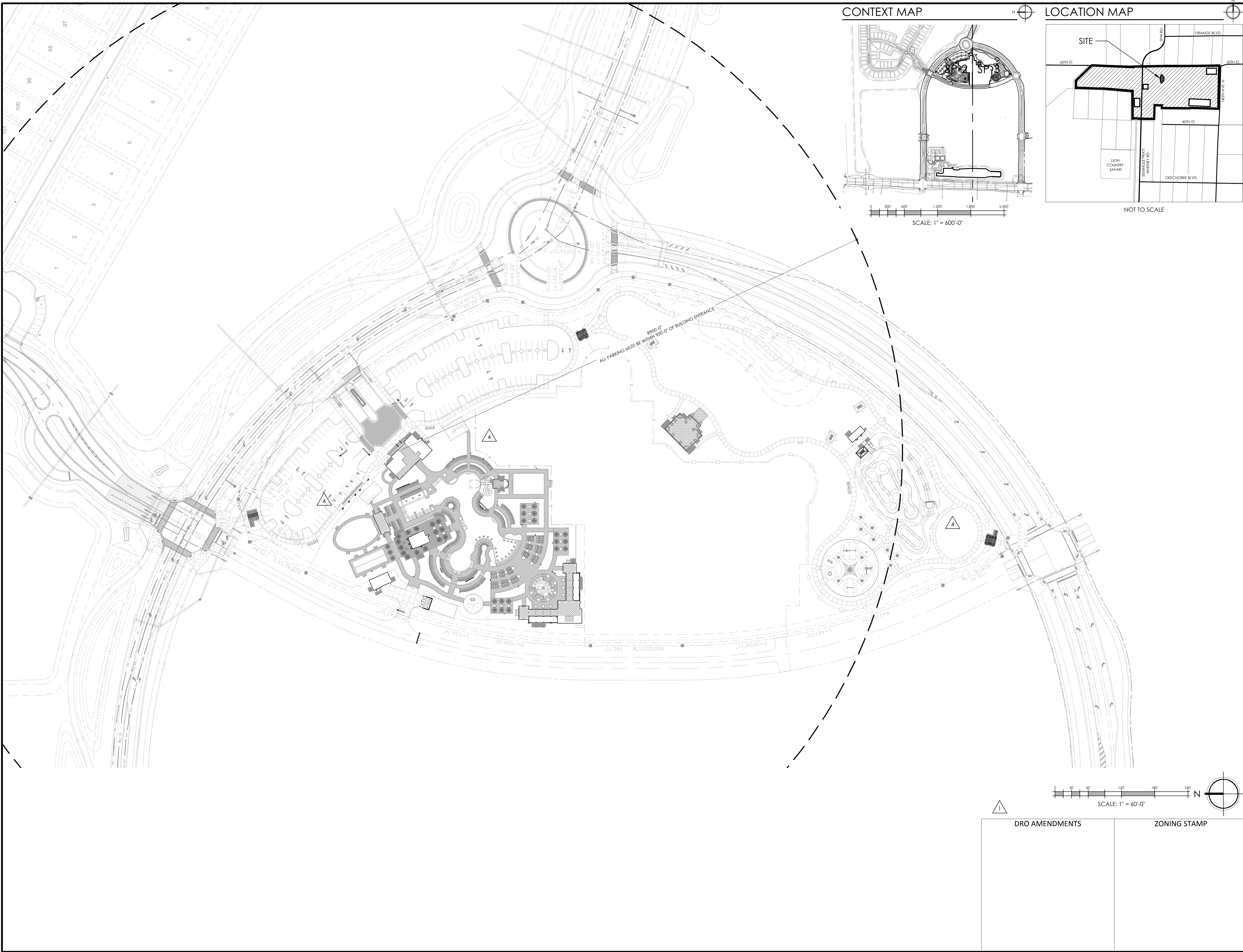
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PROJ. #: 15-38-3
DATE: 2017-11-13
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FINAL SITE PLAN

SHEET NUMBER
SP-3





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ISSUE DATES		
NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER AMENOR REVISIONS	2018-05-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

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ENTRY BUILDING
PARKING EXHIBIT
SHEET NUMBER
SP-4



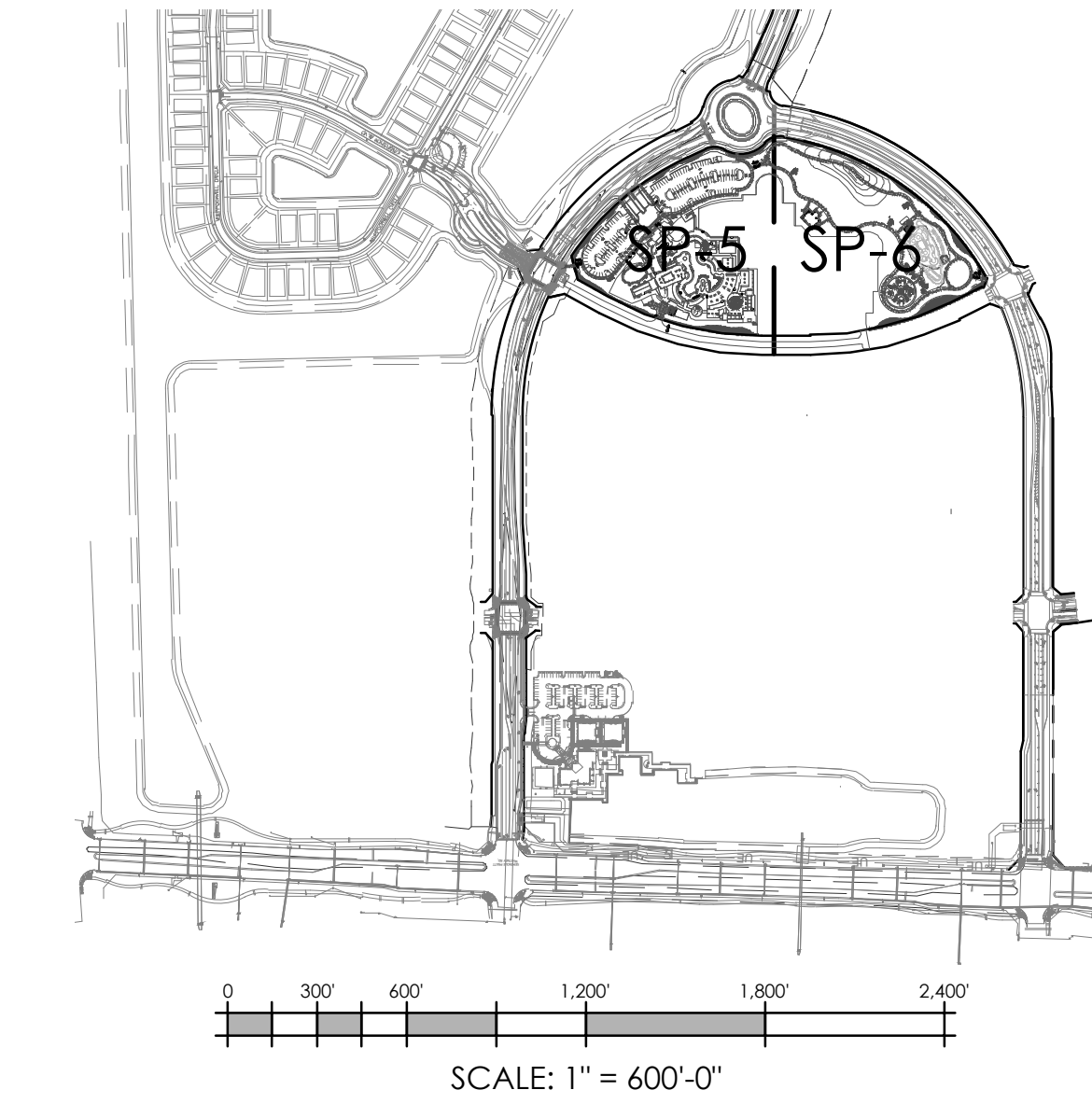
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CONTEXT MAP



LANDSCAPE REQUIREMENTS

15' AND 20' BUFFERS (PER TABLE 7.7.F.A-5 & 7.7.F.B)

2	GROUND COVER PER 1 LF	6" MIN HT @ 6" OC MAX	
1	SMALL SHRUB PER 2 LF	18" MIN HT @ 24" OC MAX	
1	MEDIUM SHRUB PER 4 LF	24" MIN HT @ 48" OC MAX	
1	LARGE SHRUB PER 4 LF	36" MIN HT @ 48" OC MAX	
1	CANOPY TREE PER 25 LF	12' MIN HEIGHT	

R.O.W. BUFFERS - 15' (KINGFISHER BLVD) AND 20' (TOWN CENTER PARKWAY)
(PER TABLE 7.7.F.A-5 & 7.7.F.B) = 2,750 LF

CATEGORY	CODE	REQUIRED	PROVIDED
GROUND COVER	2 PER 1 LF	5,500	9,719
SMALL SHRUB	1 PER 2 LF	1,375	1,695
MEDIUM SHRUB	1 PER 4 LF	687.5	1089
LARGE SHRUB	1 PER 4 LF	687.5	887
CANOPY TREE	1 PER 25 LF	111	86 CANOPY TREES + 6 EXISTING BIGNONIA + 14 PAURITIS + 5 SABAL (5 CLUSTERS OF 3) = 111

R.O.W. BUFFER PLANT SCHEDULE

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
AW1	14	ACOEORRHAPHE WRIGHTII	PAURITIS PALM	A.S.	YES	6'-8" CT, 10'-12" OA HT
RE2	2	ROYSTONEA ELATA	FLORIDA ROYAL PALM	A.S.	YES	9" GW, B&B, FLORIDA FANCY, MATCHED
SP4	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	16" C.T., B&B, SLICK, REGENERATED
SP2	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	8" C.T., B&B, SLICK, REGENERATED
SP3	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	12" C.T., B&B, SLICK, REGENERATED

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
BS2	7	BURSERIA SIMARUBA	GUMBO LIMBO	A.S.	YES	13'-14" HEIGHT & 6' SPREAD, 3" CAL
JM2	11	JACARANDA MIMOSFOIA	JACARANDA	A.S.	NO	10'-12" HEIGHT, 6' SPREAD, 2.5" CAL
QV2	62	QUERCUS VIRGINIANA	LIVE OAK	A.S.	YES	12'-14" HEIGHT, 6' SPREAD MIN, 2.5" CAL, FG
SM3	6	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	A.S.	YES	12'-14" HT, 6'-7" SPD, 2.5" CAL FULL

SHRUBS & GC	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
AWJ	6	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE ACALYPHA	42" O.C.	NO	18" HT X 18" SPD, BUSH
CL2	36	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	30" O.C.	NO	18"-20" HT & SPD, FULL
CIH	348	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	36" O.C.	YES	18" HT X 24" SPD, FULL
CIR	619	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	36" O.C.	YES	24" HT X 24" SPD, FULL
CRO	174	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	48" O.C.	YES	36" HT X 18"-20" SPD, FULL
CRN	834	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE	24" O.C.	YES	18"-20" HT X 18"-20" SPD, FULL
CU2	221	COCCOLOBA UVIFERA	SEA GRAPE	42" O.C.	YES	30" HT X 30" SPD, FULL
CES	66	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	48" O.C.	YES	36" HT X 24" SPD, FULL
HPC	200	HAMELIA PATENS 'COMPACTA'	DWARF FIRE BUSH	24" O.C.	YES	18" HT & SPD, FULL
IFT	154	IXORA X 'PETITE TAIWAN RED'	DWARF RED TAIWAN IXORA	36" O.C.	NO	15" HT X 15" SPD, FULL
MC2	147	MYRICA CERIFERA	WAX MYRTLE	48" O.C.	YES	48" - 60" HT X 36" - 48" SPD, FULL
VD1	116	VIBURNUM OBOVATUM 'DENSA'	DENSA VIBURNUM	36" O.C.	YES	36" HT X 24" - 30" SPD, FULL
VOB	143	VIBURNUM OBOVATUM 'MR.S SCHILLERS DELIGHT'	MRS SCHILLER'S VIBURNUM	30" O.C.	YES	18" HT X 18" SPD, FULL
SR2	124	SERENOA REPENS	SAW PALMETTO	42" O.C.	YES	36" HEIGHT & 24" SPREAD
SS2	145	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	42" O.C.	YES	36" HEIGHT & 24" SPREAD
ZF1	4	ZAMIA FURFURACEA	CARDBOARD PALM	36" O.C.	NO	24"-30" HEIGHT & SPREAD
ZP1	334	ZAMIA PUMILA	COONTIE	30" O.C.	YES	18" HEIGHT & 24" SPREAD MIN, FULL
AGL	9,217	ARACHIS GLABRATA	PERENNIAL PEANUT	6" O.C.	NO	6" HT, FULL IN POT
EEL	137	ERAGROSTIS ELLIOTTII	ELLIOT'S LOVE GRASS	30" O.C.	YES	16" - 18" HT & SPD, FULL
FMG	95	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	24" O.C.	NO	12" - 15" HT & SPD, FULL
MCA	182	MUHLENBERGIA CAPILLARIS	PINK MUHLY	36" O.C.	YES	20" - 22" HT & SPD MIN, FULL
TFL	88	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	36" O.C.	YES	16" - 18" HT & SPD, FULL
SOD	29,464 SF	STENOTAPHRUM SECUNDATUM 'FLORATUM'	ST. AUGUSTINE GRASS	SOD		SOD - SEE SPECIFICATIONS

ISSUE DATES

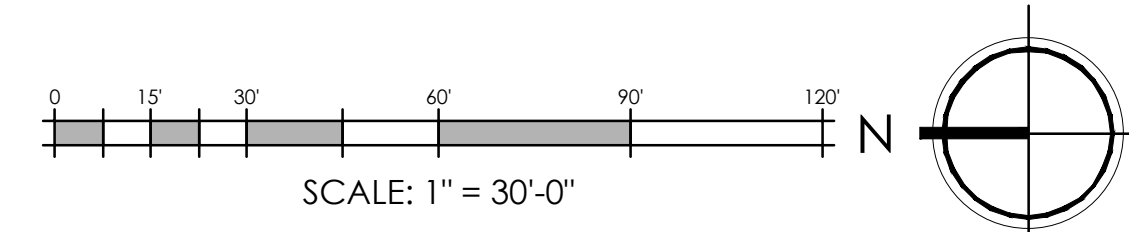
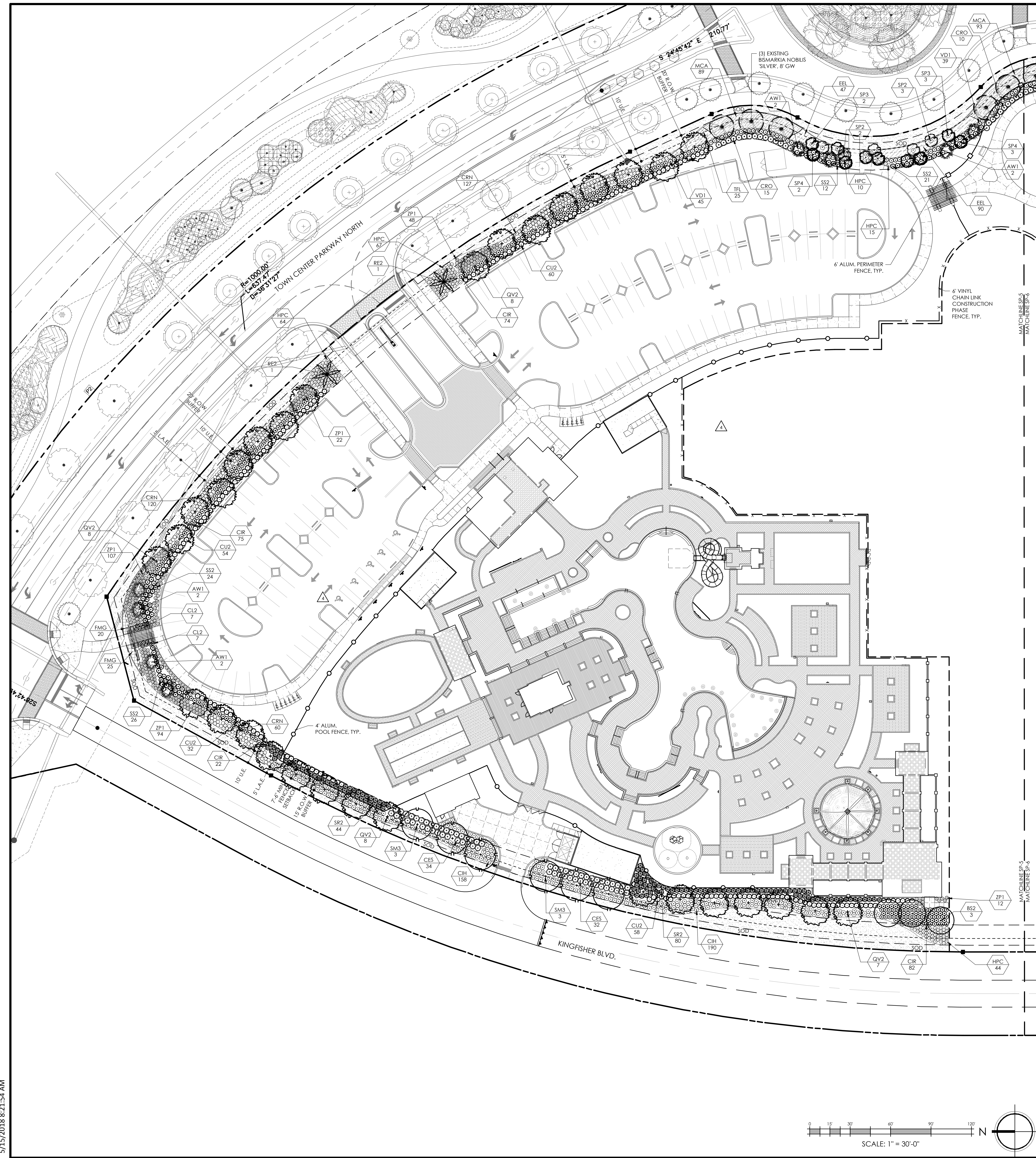
NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER AMENDMENT REVISIONS	2018-01-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

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R.O.W. BUFFER LANDSCAPE PLAN

SHEET NUMBER
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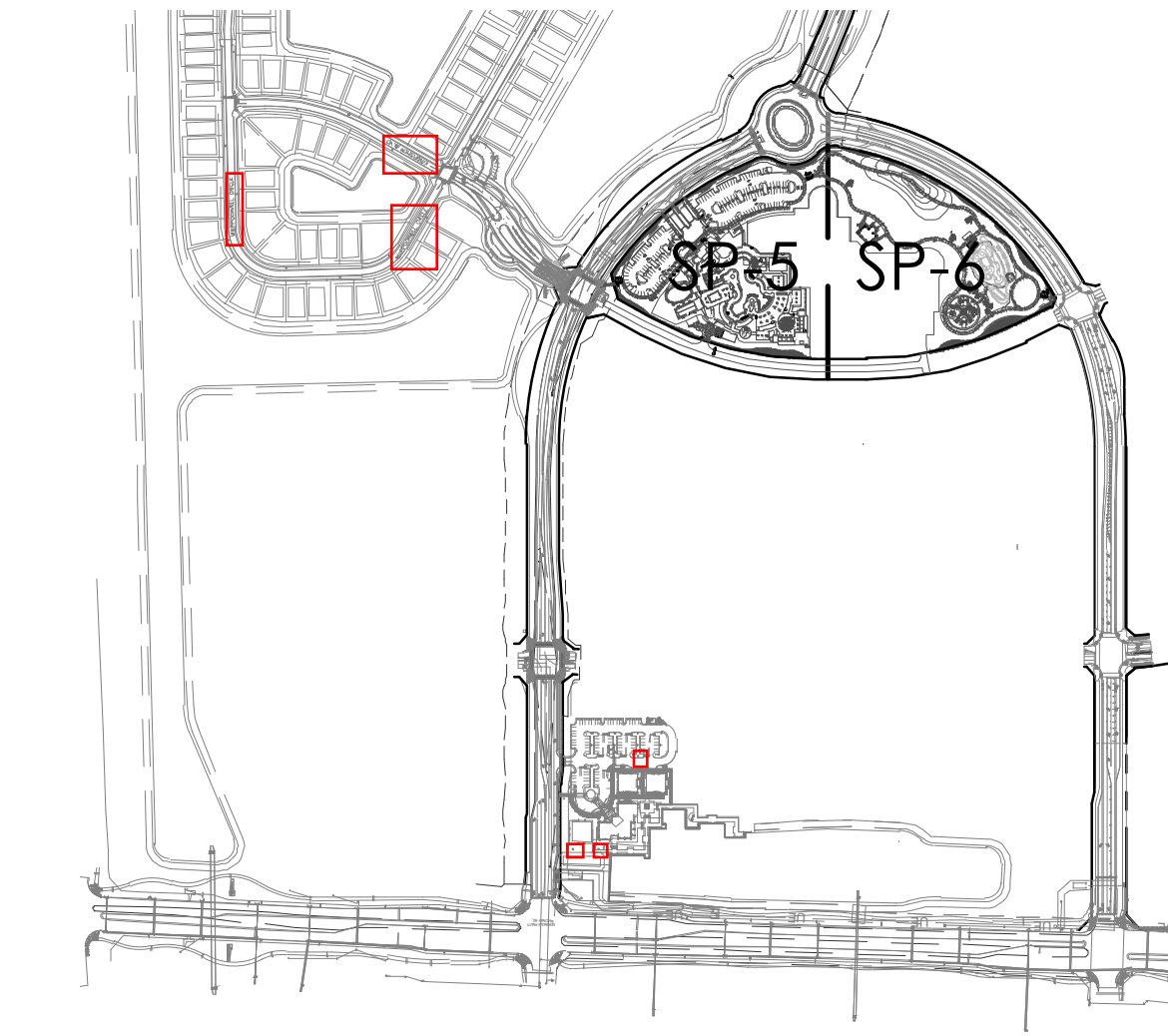
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CONTEXT MAP



SCALE: 1" = 600'-0"

LANDSCAPE REQUIREMENTS

- 15' AND 20' BUFFERS (PER TABLE 7.F.7.A-5 & 7.F.7.B)**
- 2 GROUND COVER PER 1 LF 6" MIN HT @ 6" OC, MAX
 - 1 SMALL SHRUB PER 2 LF 18" MIN HT @ 24" OC, MAX
 - 1 MEDIUM SHRUB PER 4 LF 24" MIN HT @ 48" OC, MAX
 - 1 LARGE SHRUB PER 4 LF 36" MIN HT @ 48" OC, MAX
 - 1 CANOPY TREE PER 25 LF 12" MIN. HEIGHT

R.O.W. BUFFERS - 15' (KINGFISHER BLVD.) AND 20' (TOWN CENTER PARKWAY)
(PER TABLE 7.F.7.A-5 & 7.F.7.B) = 2,750 LF

CATEGORY	CODE	REQUIRED	PROVIDED
GROUND COVER	2 PER 1 LF	5,500	9,719
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LARGE SHRUB	1 PER 4 LF	687.5	887
CANOPY TREE	1 PER 25 LF	111	86 CANOPY TREES + 6 EXISTING BISMARCK + 14 PAUROTIS + 5 SABAL (5 CLUSTERS OF 3) = 111

R.O.W. BUFFER PLANT SCHEDULE

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
AW1	14	ACOEORRHAPHE WRIGHTII	PAUROTIS PALM	A.S.	YES	6'-8" CT, 10'-12" OA HT
RE2	2	ROYSTONEA ELATA	FLORIDA ROYAL PALM	A.S.	YES	9" GW, B&B, FLORIDA FANCY, MATCHED
SP4	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	16" C.T., B&B, SLICK, REGENERATED
SP2	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	8" C.T., B&B, SLICK, REGENERATED
SP3	5	SABAL PALMETTO	CABBAGE PALM	A.S.	YES	12" C.T., B&B, SLICK, REGENERATED
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
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JM2	11	JACARANDA MIMOSIFOLIA	JACARANDA	A.S.	NO	10'-12" HEIGHT, 6' SPREAD, 2.5" CAL
QV2	62	QUERCUS VIRGINIANA	LIVE OAK	A.S.	YES	12'-14" HEIGHT, 6' SPREAD MIN, 2.5" CAL, FG
SM3	6	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	A.S.	YES	12'-14" HT, 6'-7" SPD, 2.5" CAL, FULL
SHRUBS & GC	QTY	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	REMARKS
AWJ	6	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE ACALYPHA	42" O.C.	NO	18" HT X 18" SPD, BUSH
CL2	36	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	30" O.C.	NO	18"-20" HT & SPD, FULL
CIH	348	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	36" O.C.	YES	18" HT X 24" SPD, FULL
CIR	619	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	36" O.C.	YES	24" HT X 24" SPD, FULL
CRO	174	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	48" O.C.	YES	36" HT X 18"-20" SPD, FULL
CRN	834	COLUSA ROSEA 'NANA'	DWARF PITCH APPLE	24" O.C.	YES	18"-20" HT X 18"-20" SPD, FULL
CU2	221	COCOLOBA UVIFERA	SEA GRAPE	42" O.C.	YES	30" HT X 30" SPD, FULL
CE5	66	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	48" O.C.	YES	36" HT X 24" SPD, FULL
HPC	200	HAMELIA PATENS 'COMPACTA'	DWARF FIRE BUSH	24" O.C.	YES	18" HT & SPD, FULL
IFT	154	IXORA X 'PETITE TAIWAN RED'	DWARF RED TAIWAN IXORA	36" O.C.	NO	15" HT X 15" SPD, FULL
MC2	147	MYRICA CERIFERA	WAX MYRTLE	48" O.C.	YES	48" - 60" HT X 36" - 48" SPD, FULL
VD1	116	VIBURNUM OBOVATUM 'DENSA'	DENSA VIBURNUM	36" O.C.	YES	36" HT X 24" - 30" SPD, FULL
VOB	143	VIBURNUM OBOVATUM 'MIR'S SCHILLERS DELIGHT'	MIR'S SCHILLER'S VIBURNUM	30" O.C.	YES	18" HT X 18" SPD, FULL
SR2	124	SERENOA REPENS	SAW PALMETTO	42" O.C.	YES	36" HEIGHT & 24" SPREAD
SS2	145	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	42" O.C.	YES	36" HEIGHT & 24" SPREAD
ZF1	4	ZAMIA FURFURACEA	CARDBOARD PALM	36" O.C.	NO	24"-30" HEIGHT & SPREAD
ZP1	334	ZAMIA PUMILA	COONTIE	30" O.C.	YES	18" HEIGHT & 24" SPREAD MIN, FULL
AGL	9,217	ARACHIS GLABRATA	PERENNIAL PEANUT	6" O.C.	NO	6" HT, FULL IN POT
EEL	137	ERAGROSTIS ELLIOTTII	ELLIOT'S LOVE GRASS	30" O.C.	YES	16" - 18" HT & SPD, FULL
FMG	95	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	24" O.C.	NO	12" - 15" HT & SPD, FULL
MCA	182	MUHLENBERGIA CAPILLARIS	PINK MUHLY	36" O.C.	YES	20" - 22" HT & SPD MIN, FULL
TFL	88	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	36" O.C.	YES	16" - 18" HT & SPD, FULL
SOD	29,464 SF	STENOTAPHRUM SECUNDATUM 'FLORATUM'	ST. AUGUSTINE GRASS	SOD		SOD - SEE SPECIFICATIONS

ISSUE DATES

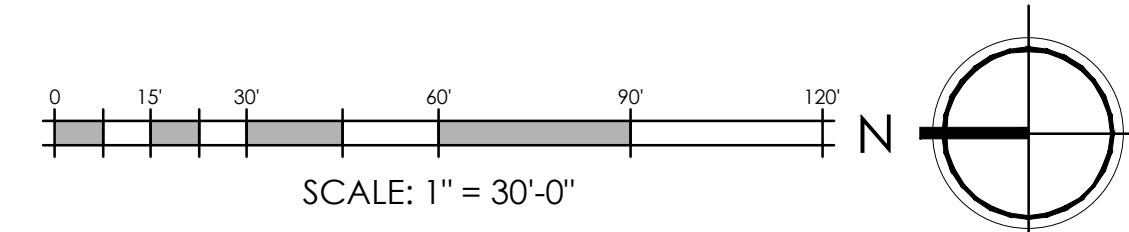
NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER AMENDOR REVISIONS	2018-01-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 15-38-3
DATE: 2017-11-13
DRAWN BY: WAH
CHECKED BY: WAH
SCALE: AS NOTED

R.O.W. BUFFER LANDSCAPE PLAN

SHEET NUMBER
SP-6



5/15/2018 8:22:03 AM

DRO AMENDMENTS ZONING STAMP



planning
architecture
landscape architecture
urban design
visual communication

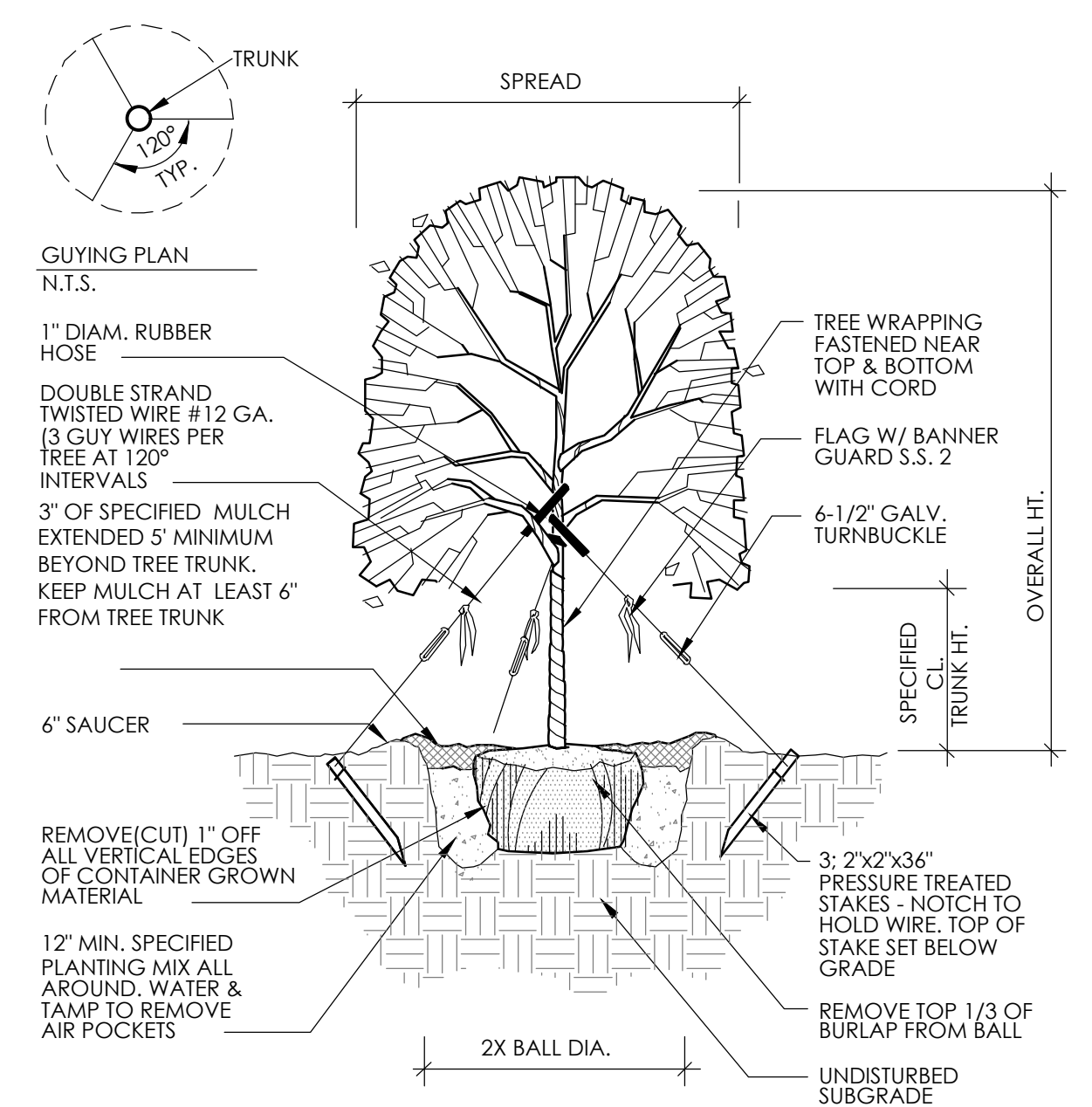
Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066

Seattle
The Champion Building
1921 Post Alley
Suite 3B
Seattle, WA 98101
t 206 650 8589

elmplanning.com
AA26000604 - LC26000209

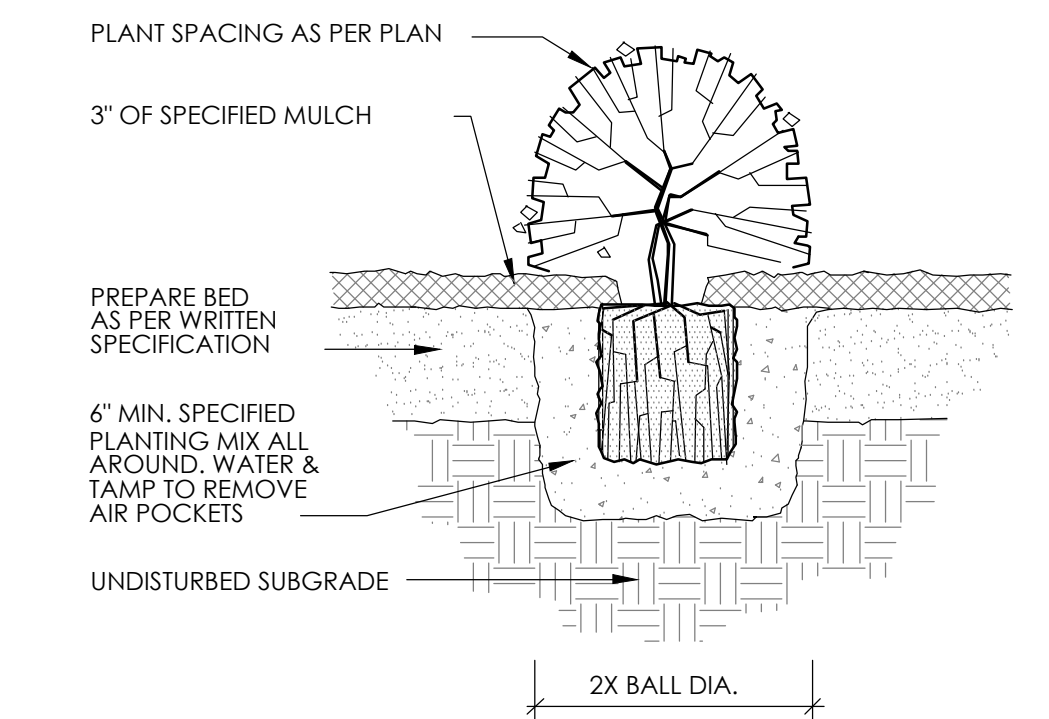
Palm Beach County Notes & Specifications

- Planting Notes
- All proposed plant material shall be Florida No. 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 contain a three (3) inch layer of shredded mulch;
 - All plant material shall be pruned, if needed, to achieve the shape and form characteristic to their design intent. Pruning shall be in strict accordance with ISA standards;
 - All sod or seed shall be certified (if applicable), and weed and insect free;
 - Contractor shall be responsible for locating existing utilities or other obstructions which may interfere with plant installation;
 - Call Sunshine One Call service for underground utility locations 48 hours prior to any excavation or digging 1-800-432-4770;
 - Landscape and/or sod shall be placed to the edge of pavement from vehicular areas, adjacent canal banks, lakes or other landscape areas;
 - All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three (3) sides by landscape shrubs;
 - Corner clip and visibility triangles shall be maintained for clear sight visibility from thirty (30) inches to eight (8) feet high (tree and palm trunks excluded);
 - Root barriers shall be installed where required by local utility company or other regulating agencies;
 - Where Ficus Species are used, appropriate setbacks and safeguards (Root Barriers) shall be required;
 - All planting beds shall be shaped and sloped to provide proper drainage;
 - Local Utility and Fire Rescue Clearance Zones shall be provided around all above ground or at grade meters and equipment;
 - Street tree locations shall be coordinated with driveways, street lights, utilities and fire hydrants;
 - There shall be a minimum twelve (12) foot separation between all trees and utilities, and six (6) foot separation between all palms and utilities. Landscape plantings shall conform with the Florida Power and Light (FPL) Guidelines for setbacks from overhead utility lines;
 - All planting areas shall be excavated to a depth of thirty (30) inches minimum and backfilled with a soil mix consisting of 1/3 native soil, 1/3 clean sand and 1/3 composted cow manure or comparable composted organic material;
 - Easements shall not encroach into landscape buffers more than five (5) feet or as permitted by the ULDC;
 - FDOT Type D or F curbing shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided or as allowed by the ULDC;
 - Corner clips and visibility triangles shall be maintained clear of vegetation to provide unobstructed visibility between thirty (30) inches and eight (8) feet above the crown of pavement;
 - Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, interior islands, medians, diamonds, buffers or other landscaped areas.



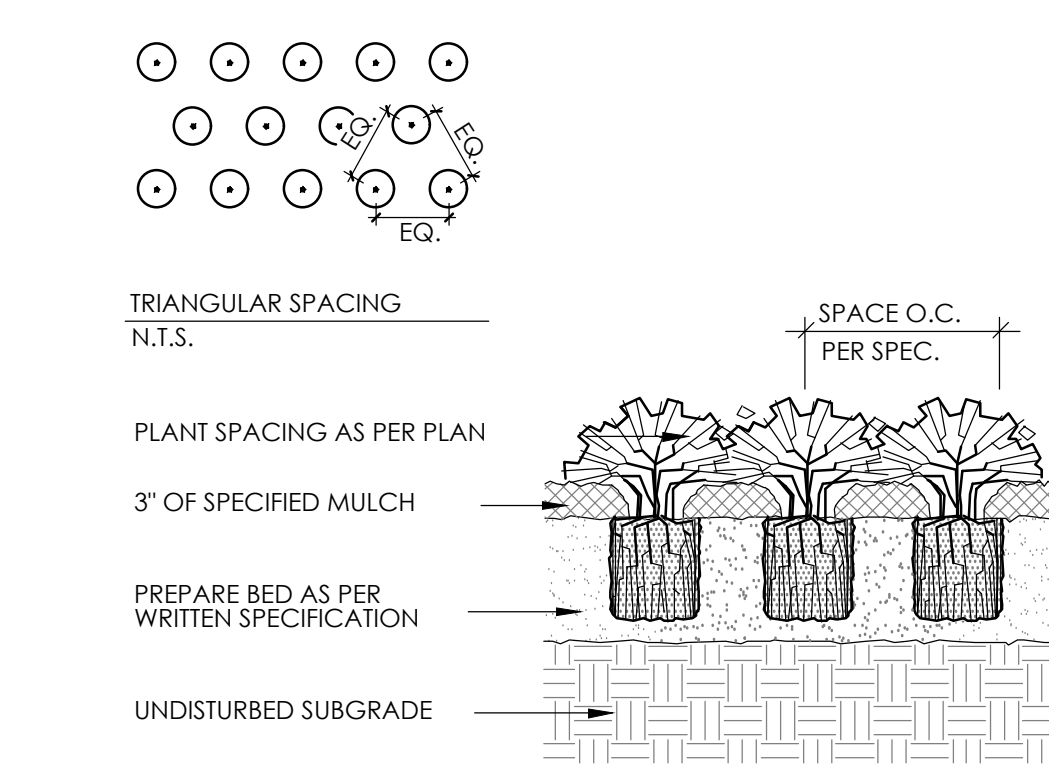
- NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS 2-3 INCHES ABOVE THE FINISHED GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - STAKE ABOVE FIRST STRONG BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.
 - FLAG GUYING WIRES WITH BANNER GUARD S.S. 2 OR APPROVED EQUAL.

3 TREE PLANTING - GUY WIRES
N.T.S.



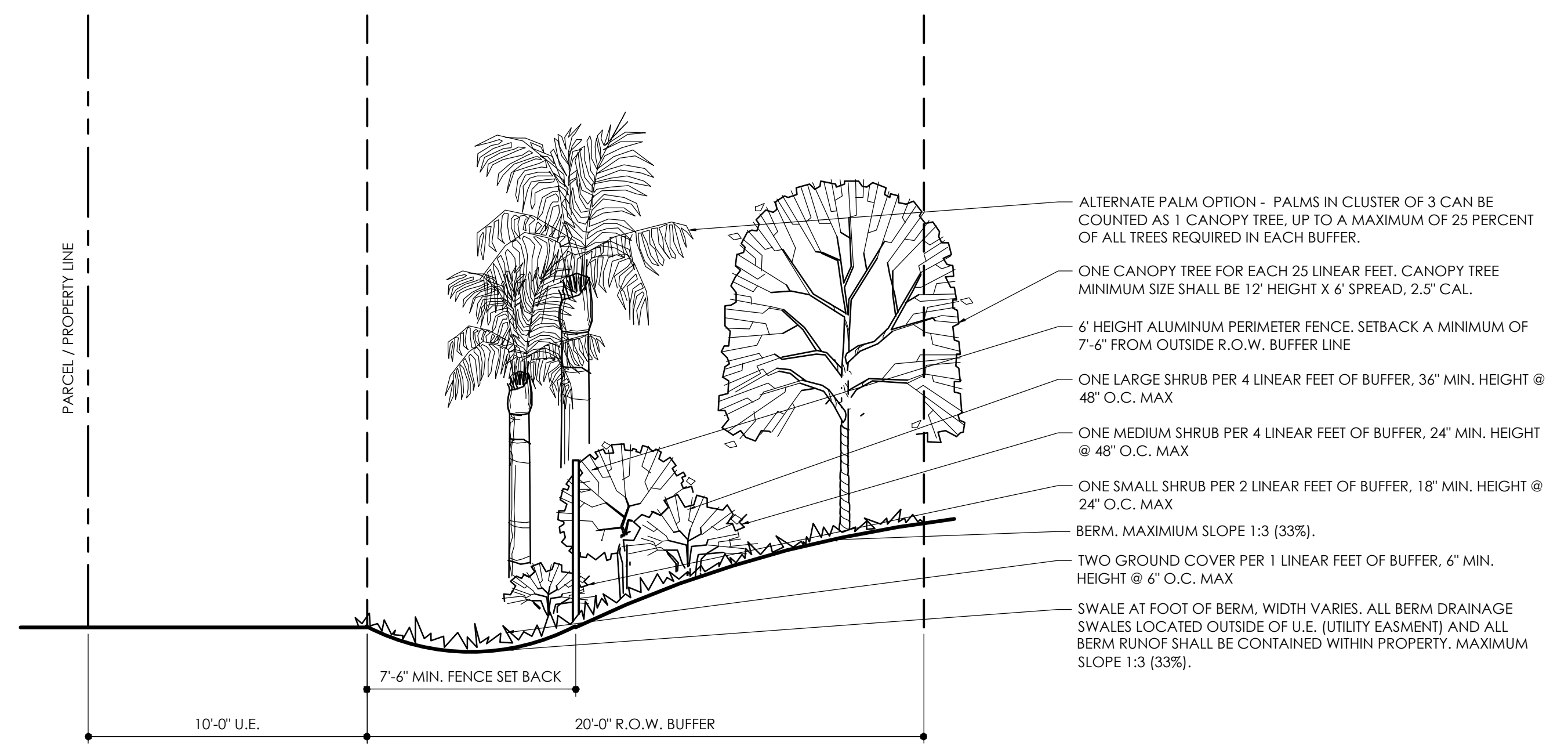
- NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

2 SHRUB PLANTING
N.T.S.

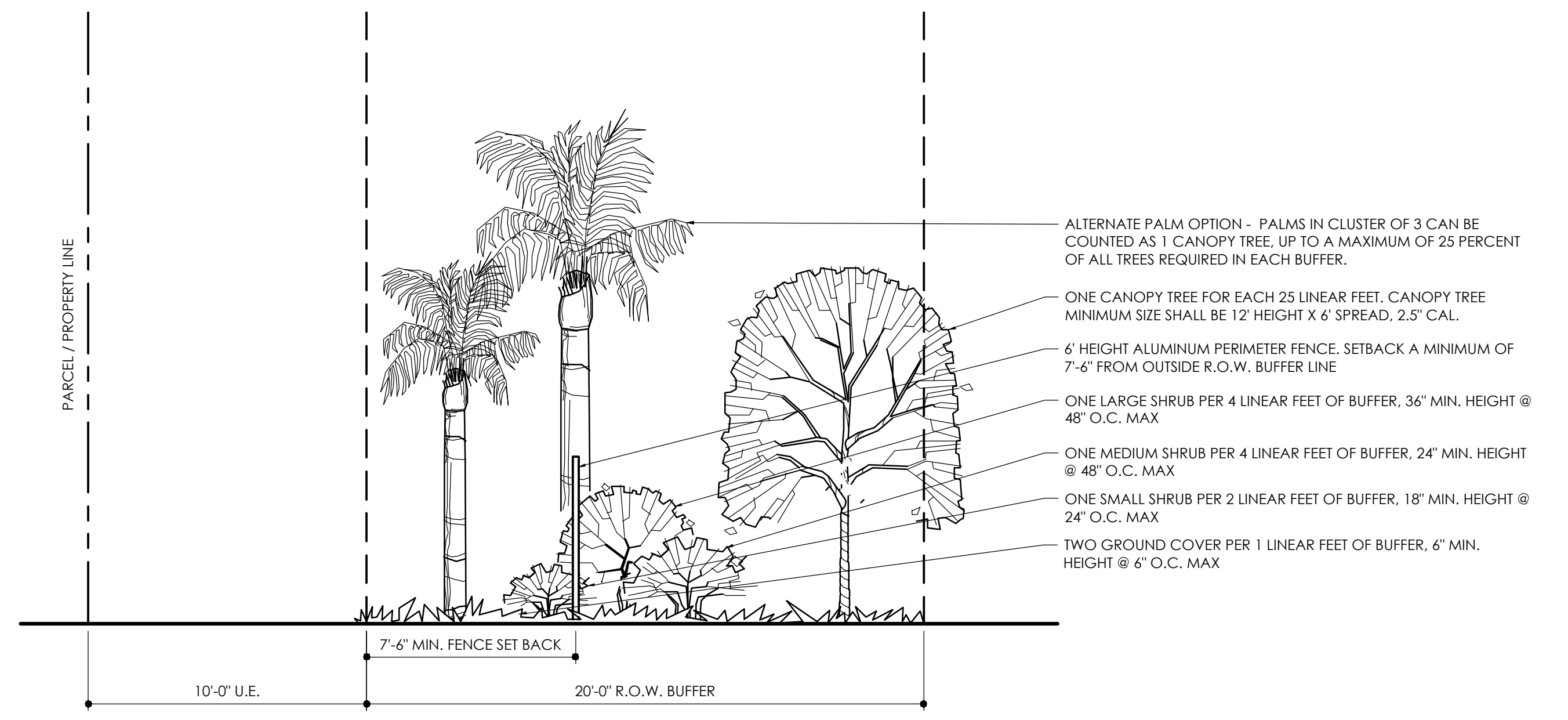


- NOTES:
- GROUND COVER PLANTS ARE TO BE SPACED AS INDICATED ON PLANTING PLAN.
 - 3" MIN. SPECIFIED PLANTING MIX UNDER AND AROUND - WATER AND TAMP TO AIR POCKETS.

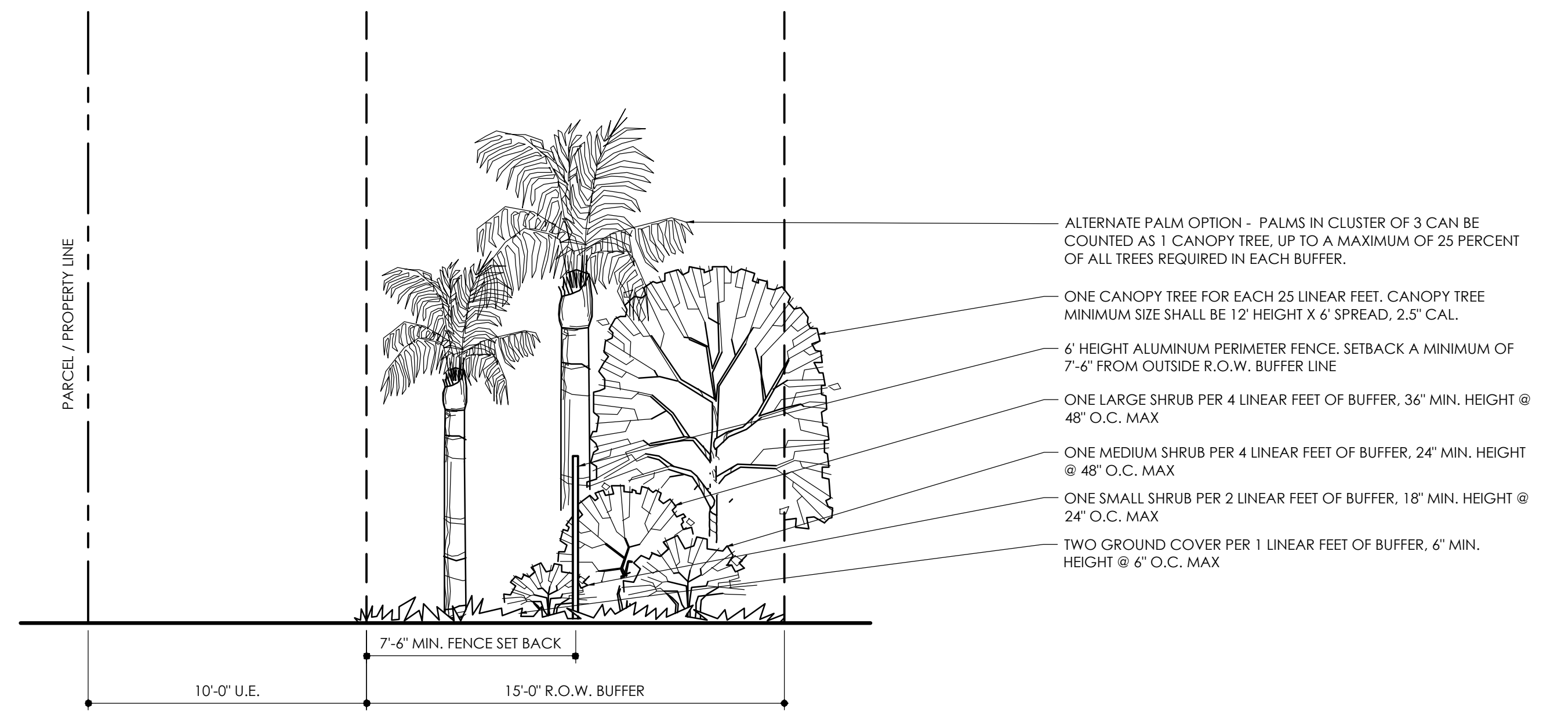
1 GROUND COVER PLANTING
N.T.S.



6 20' R.O.W. BUFFER SECTION @ BERM
1/4" = 1' - 0"

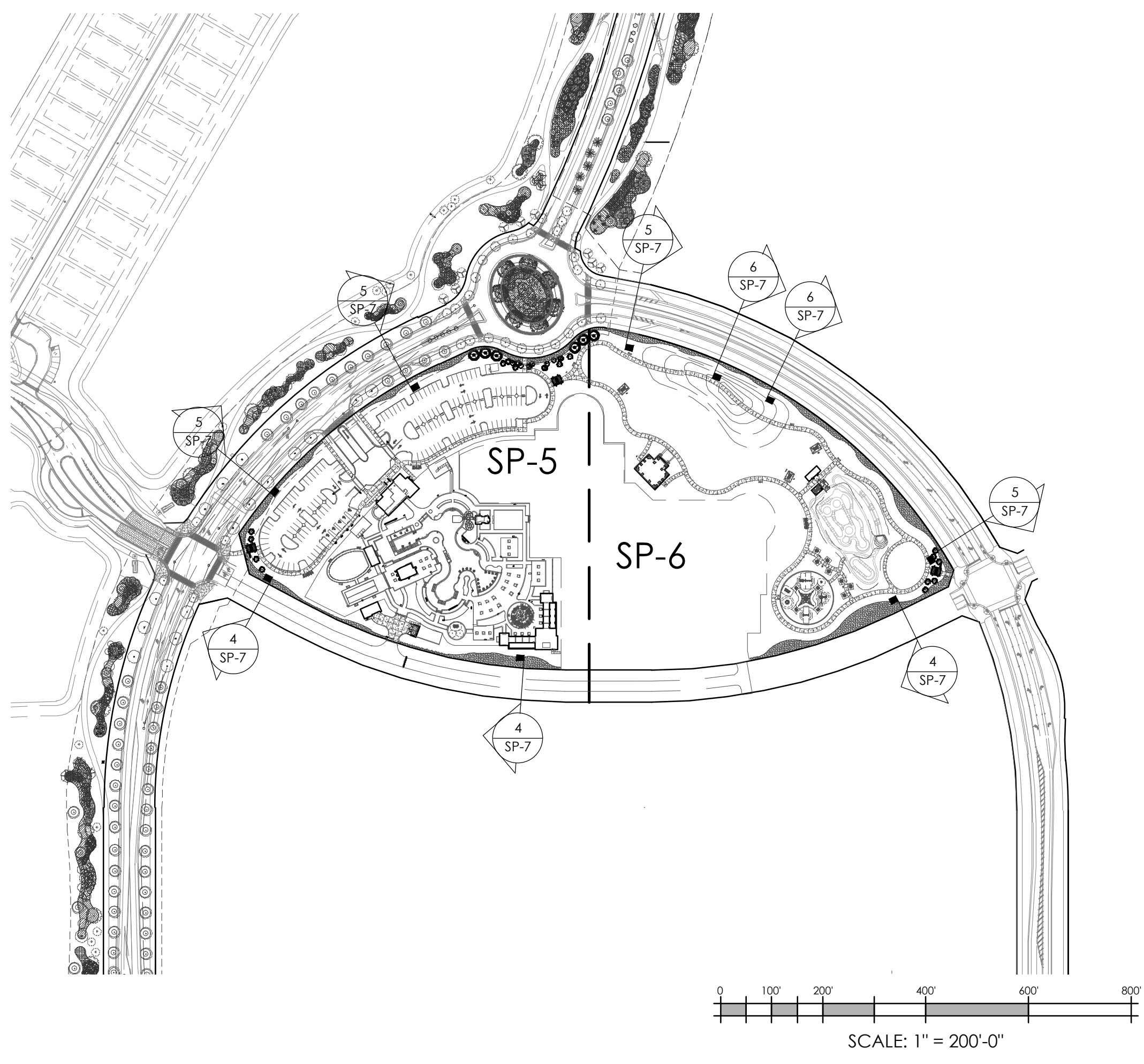


5 20' R.O.W. BUFFER SECTION
1/4" = 1' - 0"



4 15' R.O.W. BUFFER SECTION
1/4" = 1' - 0"

SECTION KEY MAP



SCALE: 1" = 200'-0"

DRO AMENDMENTS ZONING STAMP

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	C.O.W. FSP COMMENTS	2017-12-06
2	C.O.W. FSP COMMENTS	2017-12-28
3	BUFFER AMENDMENT REVISIONS	2018-01-12
4	C.O.W. AMENDMENT	2018-03-14
5	C.O.W. AMENDMENT	2018-05-09

PROJ. #: 15-38-3
DATE: 2017-11-13
DRAWN BY: WAH
CHECKED BY: WAH
SCALE: AS NOTED

R.O.W. BUFFER
LANDSCAPE SECTIONS,
DETAILS & NOTES

SHEET NUMBER
SP-7

Westlake - Amenity
POD PC-1 Final Site Plan
Westlake, FL

APPENDIX I



City of Westlake Planning and Zoning Department Staff Report –2/1/18

1. PETITION DESCRIPTION

APPLICANT: Cotleur & Hearing

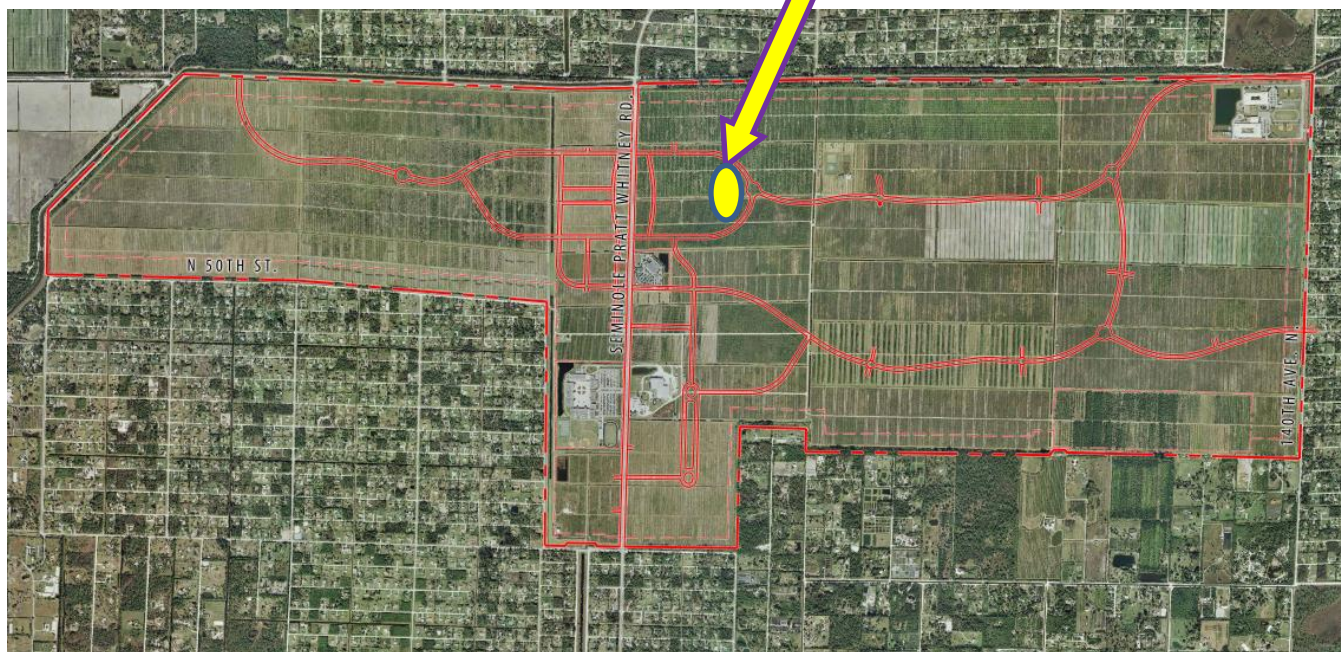
APPLICATION NO.: SP-2017-02

OWNER: Minto PBLH, LLC

REQUEST: The Applicant is requesting approval of the Site Plan for Pod PC-1, Phase 1 (10.71 acres)

PCN: 77-40-43-01-00-000-1010

LOCATION MAP:



2. PETITION FACTS

- a. **Total Gross Site Area:** 14.88 acres
- b. **Phase 1:** 10.71 acres (subject application)
- c. **Phase 2:** 4.17 acres
- d. **Total Building Footprint Area:** 12,940 sq. ft.
- e. **Land Use and Zoning**

Existing Land Use Vacant and Agricultural

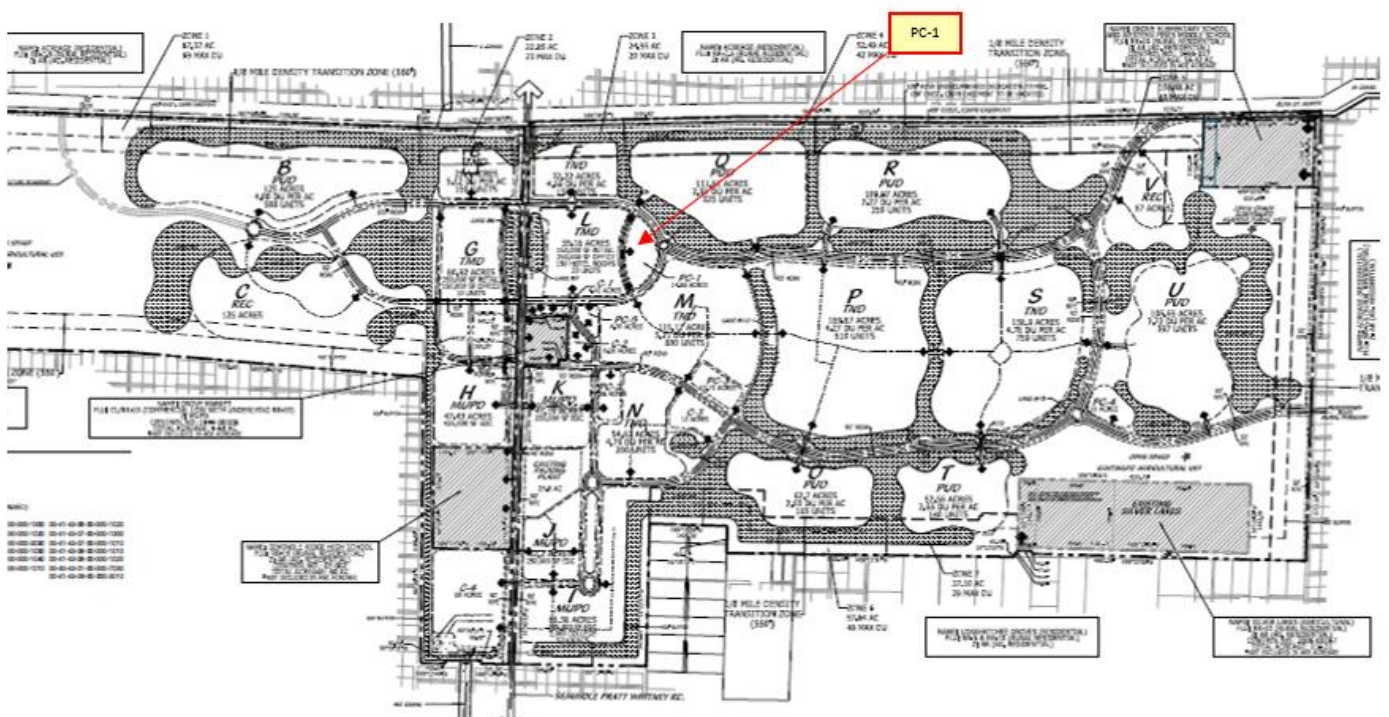
Future Land Use Agricultural Enclave (AGE)

Zoning Traditional Town Development (TTD)
 Agricultural Enclave Overlay (AGEO)
 Private Civic (PC-1)

3. BACKGROUND

The Applicant is requesting approval of the Site Plan for Pod PC-1 located within the Westlake TTD. The subject Pod has a Private Civic designation on the TTD Master Plan which includes five (5) separate parcels as Private Civic Pods. Pod PC-1 includes 14.88 acres and is situated on the east side of Seminole Pratt Whitney Road. The pod abuts Pod L on its west boundary, Pod M on its southeast boundary, and Pod Q on its northeast boundary.

The applicant proposes Pod PC-1 as a private amenity parcel or Neighborhood Recreation Facility including a variety of recreational amenities open to Westlake residents only. The property will contain a swimming pool, a formal lap pool, sports courts, kid playgrounds, walking paths, biking areas, open lawns, pavilions, concession areas, outdoor amphitheater, etc.



Per the TTD Master Plan Conditions of Approval private civics uses **must follow** Neighborhood Center requirements (a sub-section of the Traditional Neighborhood Development regulations) as indicated below:

CONDITIONS OF APPROVAL	
PRIVATE CIVIC	
1.	Development of the Private Civic Pods, PC-1 to PC-5, shall follow the development regulations of a Traditional Neighborhood District and Neighborhood Center requirements. (ONGOING: ZONING-Zoning)
2.	The private Civic Pods shall receive Site Plan approval, by the required approving authority (i.e. DRO, ZC, or BCC), prior to the development of each Pod. (ONGOING: ZONING - Zoning)
3.	To comply with the Civic uses limitation of Planning Condition 2 and preserve appropriate intensity for the development of Public Civic Pods, development of the Private Civic Pods (PC-1 to PC-5) shall be limited to a combined total not to exceed 150,000 square feet. Intensity of Public Civic uses not measured by square footage for Concurrency purposes (i.e. fire station, school, park, etc.) shall not count against the Civic use limitation of Planning Condition 2. (DRO: PROPERTY REAL ESTATE MANAGEMENT – Property Real Estate Management)

4. PLANNING & ZONING REVIEW

The Neighborhood Center regulations were initially intended to apply to small, local recreational areas within residential pods, the subject application is proposing to concentrate its main recreational private amenity within a single stand-alone parcel. The applicant is proposing a 14.88-acre parcel as a Private Civic pod with a recreational use category to be developed in two phases. *The subject application consists of Phase 1 (10.71 acres) of the overall PC-1 recreation pod. Phase 1 includes the following initiatives:*

- Family Swimming Pool (11,300 sq. ft.)
- Slide Tower (500 sq. ft.)
- Kids Swimming Pool (1,200 sq. ft.)
- North Entry Building including administrative and health service offices (3,100 sq. ft.)
- Concessions Buildings (800 sq. ft.)
- Party Pavilion (4,000 sq. ft.)
- Storage/Maintenance Building (1,000 sq. ft.)
- Aquatic Shade Pavilion (600 sq. ft.)
- Amphitheater/Lodge Pavilion (2,100 sq. ft.)
- Park Restroom (300 sq. ft.)
- Picnic Pavilion A, B, &C (180 sq. ft.)

The total sq. ft. of buildings and pavilions is 12,940 sq. ft. The recreation facility also includes kid playgrounds, walking paths, biking areas, open lawns and a BMX pump course.

Per the above condition of approval, the subject application must comply with the Neighborhood Center requirements included on the Interim City’s ULDC code which was amended per application TEXT-ULDC-2017-03 (Ordinance 2018-5).

In general, the provisions of the Traditional Neighborhood Development (TND) emphasizes the following urban characteristics:

1. Establish a specific neighborhood identity and focus with a pedestrian-oriented design consistent with the tier in which the development is located;

2. Provide a range of residential, commercial, **civic**, and open space land uses in close proximity to one another within the neighborhood;
3. Encourage a variety of non-vehicular modes of transportation, such as walking and, bicycling, segways, equestrian, golf carts where permitted by F.S., and water oriented uses such as kayaks, canoes or stand up paddle boards, to reduce the need for local automobile trips.
4. Offer a range of housing opportunities;
5. Preserve natural features and scenic areas; and
6. Provide a safe and efficient circulation system for pedestrians, non-motorized vehicles, and automobiles, and emphasize connectivity within and to adjacent uses.

With regard to compliance with Neighborhood Center provisions, please see the following analysis:

1. Neighborhood Center	Proposed	Compliance with Code
A Neighborhood Center is intended to accommodate neighborhood-oriented non-residential uses and services. It may include professional offices, community facilities, and civic uses to serve the population of the TND and adjacent neighborhoods. Multi-family or live/work residential uses are encouraged when located above non-residential uses.	Private Civic	Meets Code
a. General Standards		
1) Location		
Each Neighborhood Center shall be centrally located in its neighborhood and shall be adjacent to a minimum of one side of a neighborhood square. A Neighborhood Center not centrally located in a neighborhood shall front onto a Collector or Arterial Road and must be located at least one half mile from the Downtown Mixed-Use Category and any other Neighborhood Centers.	Abuts Collector Streets on all sides.	Meets Code.
2) Parking		
Parking shall be provided in accordance with Article 3.F.2.A.2, Parking and Access.	1/400 sq. ft. 61 Min Phase 1 provides: 144 spaces	Meets Code
3) Maximum Floor Area Ratio (FAR)		
0.25, FAR for residential uses counted as density shall not be calculated as square footage subject to the maximum FAR.	N/A	N/A
5) Maximum building coverage 35 percent.	1.9%	Meets Code
b. Building Standards		
1) Maximum Floor Area per Tenant	N/A	N/A
8,000 square feet.	N/A	N/A

a) Exception	N/A	N/A
Up to 30,000 square feet is allowed for a food store. If a TND is developed as part of a TTD, the maximum allowed for a food store in a Neighborhood Center shall be 20,000 square feet.	N/A	N/A
2) Setbacks		
Minimum and maximum building setbacks shall conform to the standards in Table 3.F.3.E, TND Non-Residential Setback Regulations.		
Table 3.F.3.E - TND Non-Residential Setback Regulations		
	See site plan drawing SP-2	Meets Code
3) Multi-family and Live/Work	N/A	N/A
Multi-family residential and live/work units shall only be permitted subject to approval by the DRO. Horizontal and vertical integration of residential and non-residential uses shall be encouraged.	N/A	N/A
c. Maximum Building Height		
45 feet	40 feet	Meets Code
d. Building Orientation		
Buildings shall front or orient towards a street, open space, or pedestrian pass-through. All principal buildings shall have their entrance facing the street or an intersection.	Entire parcel surrounded by streets	Meets Code
e. Build-to Lines		
A minimum of 50 percent of a commercial building shall have a zero setback. The remaining 50 percent may be set back a maximum of ten feet. Exceptions to the minimum setback shall be permitted to allow for utility conflicts, where necessary. Private civic pods adhering to the Neighborhood Center provisions shall be exempt from the Build-to line requirements.	N/A	Exempt
f. Covered Walkways		
A minimum of 50 percent of first floor building frontages of retail and commercial uses shall be constructed as storefronts and include features such as, but not limited to, awnings, colonnades, trellises, or arcades. Colonnades and arcades shall be a minimum of ten feet in width, including any support column intrusions. All covered walkways shall have a minimum interior height clearance of 12 feet from ground to ceiling.	No retail or commercial uses.	N/A

Access, Vehicular Circulation and Traffic Analysis

The amenity parcel has vehicular access from Town Center Parkway North and from Kingfisher Boulevard. The entry driveway on Town Center Parkway North will be a divided entrance that will direct traffic to the main parking area at the northeast portion of the property. This parking area has 144 parking spaces. All parking space and drive aisle dimensions are consistent with Article 6 of the ULDC.

A second access point will be located along Kingfisher Boulevard, which separates Pod PC-1 and Pod L. This roadway is still under design and has not received Final Subdivision Plan approval; therefore, this driveway entrance is part of Phase II, as shown on the Phasing Plan. To satisfy PBC Fire Rescue's need for a secondary point of access to the property, the applicant is proposing to stabilize the northern portion of Kingfisher from its intersection with Town Center Parkway North until the maintenance driveway.

The proposed amenities include 12,400 square feet of community recreation center uses. The applicant indicates that the subject project is intended to be for use by City of Westlake residents only; therefore, there is no generation of outside traffic. Then, since the facility are internal to the City, no additional traffic will be generated and the project is in compliance with Palm Beach County Traffic Performance Standards. A letter from the Traffic Engineer of record has been included with the submittal.

Signage

The Applicant is proposing a series of monument and building signage throughout the site. The Pod Entry sign, as depicted in the Design Standards, will be located at the two entrances on Town Center Parkway North and Kingfisher Boulevard. The signs at the Kingfisher entrance will be provided during Phase II. Two smaller monument signs are proposed to be located at the northernmost and southernmost points of the property, where Town Center Parkway intersects with Kingfisher Boulevard.

These two signs will be connected to a trellis feature and tie into the surrounding hardscape and landscape design. Lastly, the building signage on the various concession, snack bar, and lodge buildings have been depicted in the Design Standards Appendix. The proposed signage is consistent with the linear footage calculations in Article 3, as well as the ULDC Text Amendment currently under review with the City.

5. FINAL REMARKS

The following condition of approval is recommended as part of this application:

1. Approval of the subject application is contingent to the City Council amending the Interim City's ULDC code per application TEXT-ULDC-2017-03.



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880 www.westlakegov.com

DATE: April 9, 2018
PETITION NUMBER: SP-2018-03
APPLICANT: Cotleur & Hearing
OWNER: MINTO PBLH, LLC
REQUEST: Pod PC-1 Site Plan Modification
AFFECTED PCN: 77-40-43-01-00-000-1010
RESUBMITTED: April 4, 2018

PLANNING & ZONING APPROVAL

Petition No. SP-2018-03 is hereby approved by Planning and Zoning as resubmitted on April 4, 2018. e-mail

APPROVED BY: Nilsa Zacarias 4/9/18
Nilsa Zacarias, AICP **Date**

Hard copy submitted 4/16/18



Westlake

Pod PC-1 Site Plan Amendment

Justification Statement

March 5, 2018

Introduction

The Applicant is requesting approval of an amendment to the Final Site Plan for Pod PC-1 located within the Westlake Traditional Town Development (TTD). Pod PC-1 is a 14.88-acre private civic pod situated centrally within the TTD property on the east side of Seminole Pratt Whitney Road, and is located in the City of Westlake.

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. The 3,788.60-acre property has a current FLUA designation of Agricultural Enclave and Rural Residential-10. The property is currently in active construction...

Minto Westlake is roughly co-extensive with 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.

Pod PC-1 Site Plan Amendment
SP-2018-02
Justification Statement
CH 13-0518.32
March 5, 2018

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."

Following approval of the Preliminary Master Plan by the Board of County Commission, the Applicant submitted an off-the-board DRO application for the Final Master Plan. On July 8, 2015, the DRO approved the Final Master Plan, Final Phasing Plan, and Final Transect Plan. The subject Property is identified as part of the natural transect, which permits the requested use. A copy of the Preliminary Master Plan and Final Master Plan has been included in this submittal for staff's reference.

These County regulations and approvals apply to the Minto Westlake Property until such time as the City formally adopts its own Comprehensive Plan and LDRs.

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

On January 23, 2017, the City of Westlake approved Resolution 2017-3 amending the Master Plan for Minto Westlake TTD. The amendment included minor reconfiguration of certain pod acreages and location of dwelling units, improved connectivity between Pod Q and Pod PC-1, increasing acreage of Pod PC-1, reconfiguring of Pod F and Pod Q to provide compactness, and modification of condition No. 15 of Resolution 2014-1646 (TTD Development Order).

On November 13, 2017, the City of Westlake approved petition MPA-2017-010 amending the Master Plan for Minto Westlake TTD. The amendment approved the transfer of 11 dwelling units from Pod R to Pod Q.

The Final Subdivision Plan for Pod PC-1 was approved on June 24, 2017.

Pod PC-1 Site Plan Amendment
SP-2018-02
Justification Statement
CH 13-0518.32
March 5, 2018

In July 2017, the City Council adopted Resolution 2017-10 approved the final plat of the Westlake Amenity Parcel (a.k.a Pod PC-1).

On February 12, 2018, the final site plan and requested use were approved by Resolution 2018-02. The approval included 12,940 square feet of community-oriented recreational facilities and a requested use for outdoor recreation. The approved site plan contains an extensive meandering family pool, a formal lap pool, sports courts, kid playgrounds, walking paths, biking areas, open lawns, pavilions, concession areas, outdoor amphitheater, etc.

Location

Pod PC-1 is 14.88 acres and is situated on the east side of Seminole Pratt Whitney Road. The pod abuts Pod L on its west boundary, Pod M on its southeast boundary, and Pod Q on its northeast boundary. The pod has a private civic designation on the TTD Master Plan. The master plan contains approximately 53 acres of private civic areas with 150,000 square feet of associated civic entitlements.

Subject Request

The Applicant is requesting to amend the previously approved Site Plan for Pod PC-1 to add one picnic pavilion and update the design of the BMX pump park. Both changes are located on the southern portion of the property. The additional picnic pavilion will increase seating areas within the pump park area and provide more shaded area for residents to utilize. The pathways for the pump park have been modified slightly to allow a more fluid biking design. The overall pump park square footage will remain the same as previously approved.

Access & Vehicular Circulation

No changes to the vehicular access or circulation are proposed with the subject amendment.

Traffic

There will be no increases to the approved traffic based on the proposed change.

Landscaping and Buffers

No changes to the approved landscaping are proposed with the subject amendment.

Lighting

No changes to the approved lighting are proposed with the subject amendment.

Signage

No changes to the approved signage are proposed with the subject amendment.

Pod PC-1 Site Plan Amendment
SP-2018-02
Justification Statement
CH 13-0518.32
March 5, 2018

Conclusion

The Applicant is requesting an amendment of the Pod PC-1 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.



CITY OF WESTLAKE
Planning and Zoning Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: April 9, 2018
PETITION NUMBER: SP-2018-03
APPLICANT: Cotleur & Hearing
OWNER: MINTO PBLH, LLC
REQUEST: Pod PC-1 Site Plan Modification
AFFECTED PCN: 77-40-43-01-00-000-1010
RESUBMITTED: April 4, 2018

PLANNING & ZONING APPROVAL

Petition No. SP-2018-03 is hereby approved by Planning and Zoning as resubmitted on April 4, 2018. e-mail

APPROVED BY: *Nilsa Zacarias* 4/9/18
Nilsa Zacarias, AICP **Date**

Hard copy submitted 4/16/18

APPENDIX III

Planning & Zoning Review Comments

PC-1 Amenities

Building Permit Applications



CITY OF WESTLAKE

Planning and Zoning Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: May 10, 2018

APPLICATION NUMBER: Entry PC1 4-9-18

OWNER: Minto PBLH, LLC

PROJECT: Pod PC-1, North Entry Building

COMMENTS:

The Planning and Zoning Department has the following comments regarding the north entry building for Pod PC-1 per the Westlake Entry Building plans prepared by "elm" and dated 2.13.18:

1. Revise submittal according to Council-approved plans or submit Site Plan Modification application.

NOTE: Per May 7, 2018, coordination meeting, applicant agreed to apply for a site plan modification.



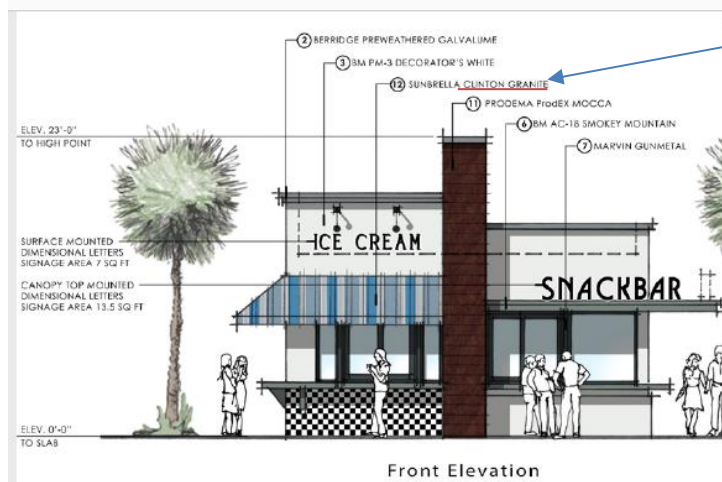
CITY OF WESTLAKE
 Planning and Zoning Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470

Phone: (561) 530-5880 www.westlakegov.com

DATE: April 30, 2018
APPLICATION NUMBER: Cons PC1 4-9-18
OWNER: Minto PBLH, LLC
PROJECT: Pod PC-1, Concessions Building
COMMENTS:

The Planning and Zoning Department has the following comments regarding the concessions building for Pod PC-1 per Sheets A101 and A201 of the Westlake Concessions Building plans prepared by “elm” and dated 02.07.2018,:

1. Justify change in the awning color from “Clinton Granite” as indicated on the drawing in the Design Guidelines (see below) to the proposed “Bay Sky” on the submitted plans.



2. Provide decorative feature(see below) under the single window on the east elevation of the proposed plan.





CITY OF WESTLAKE
 Planning and Zoning Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470

Phone: (561) 530-5880 www.westlakegov.com

DATE: May 7, 2018
APPLICATION NUMBER: SI Tow PC1 4-9-18
OWNER: Minto PBLH, LLC
PROJECT: Pod PC-1, Slide Tower
COMMENTS:

The Planning and Zoning Department has the following comments regarding the slide tower for Pod PC-1 per Sheet A201T of the Westlake Slide Tower plans prepared by “elm” and dated 02.07.2018:

1. Indicate setbacks on survey: Setbacks should be measured from the closest point of the building relative to the respective property line.
2. Reconcile building square footage: Proposed Plans Sheet G001T (918 sq. ft.) and Approved drawings (500 sq. ft.) differ.
3. Reconcile Keynotes on Sheet A201T with approved finishes/colors on approved elevations (see below).

Approved

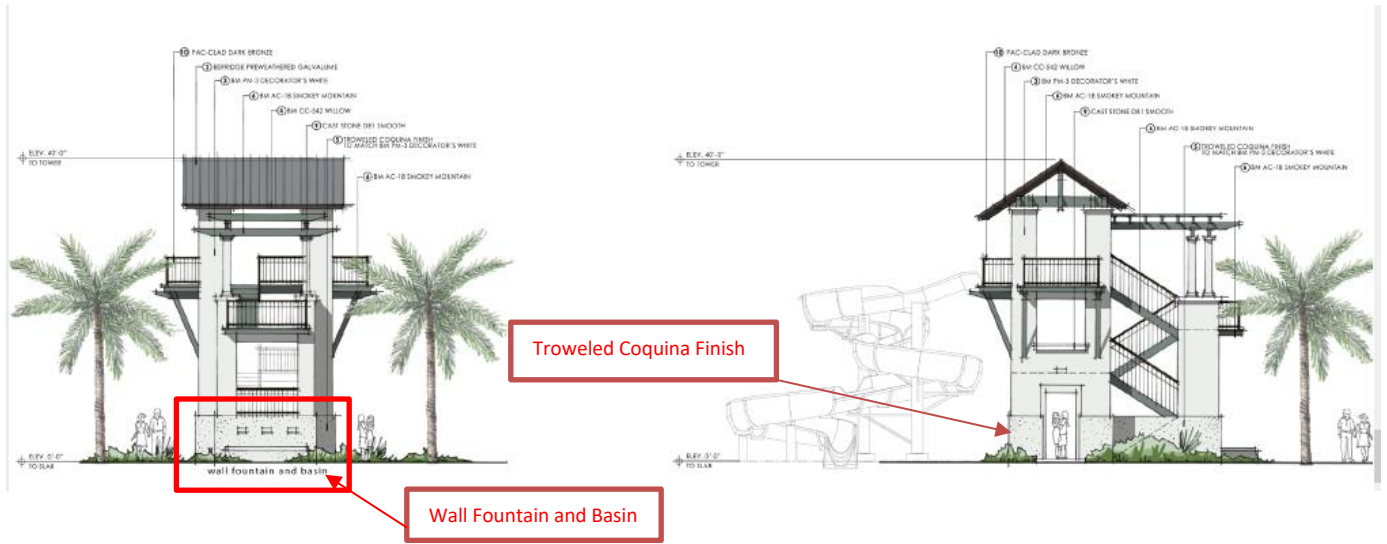
Proposed

- ⑩ Pac-Clad Dark Bronze
- ⑥ GM AC-18 Smokey Mountain
- ② Berridge Preweathered Galvalume
- ④ BM CC-542 Willow [Fascia, Soffit, & Brackets]
- ⑤ Troweled Coquina Finish [Base of Structure]

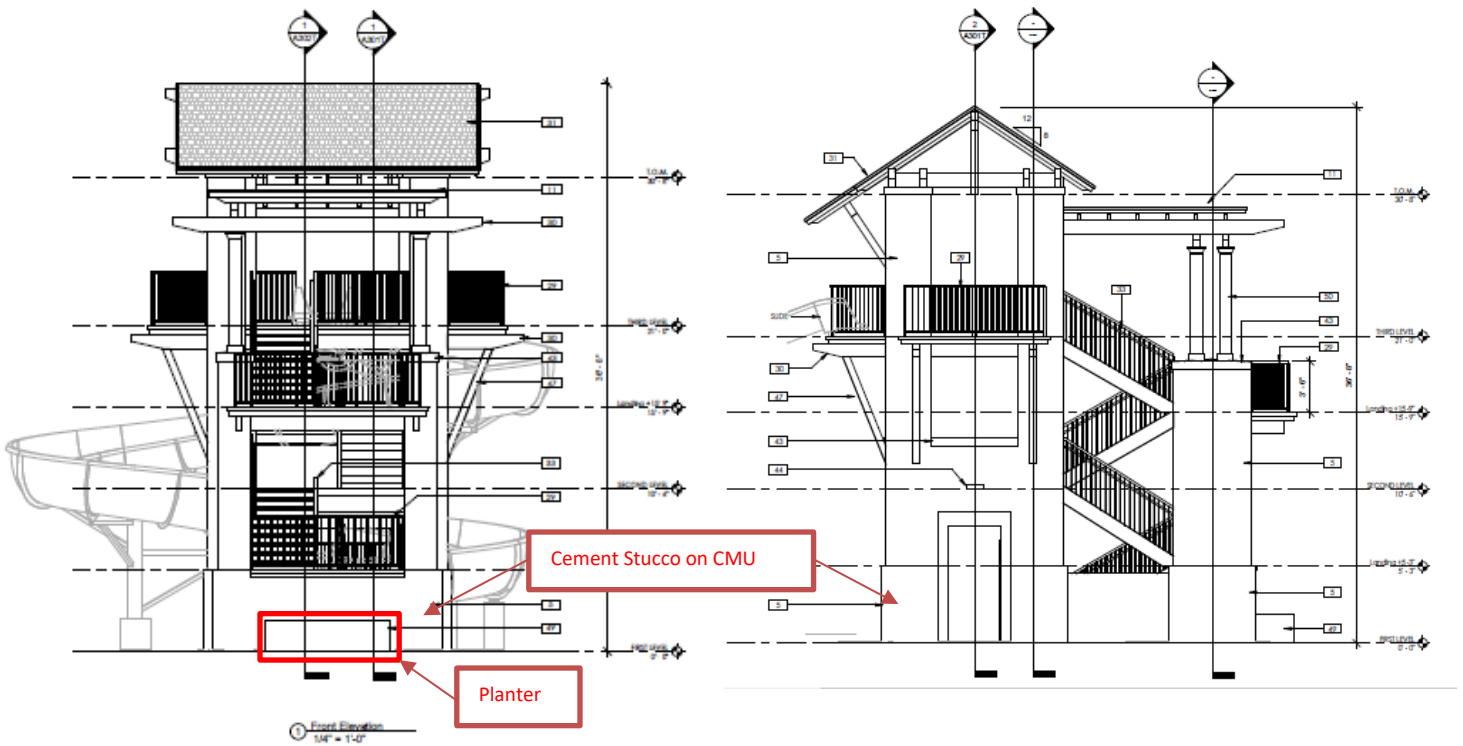
KEYNOTE LEGEND - ARCHITECTURE	
5	CEMENT STUCCO ON CMU - BENJAMIN MOORE DECORATOR'S WHITE PM-3
11	TPO ROOF OVER ROOF SHEATHING
29	PREFINISHED ALUM GUARDRAIL
30	WOOD BEAM - SEE STRUCTURAL
31	CONCRETE ROOF TILE
32	PREFINISHED ALUMINUM FIXED GATE
33	PREFINISHED ALUMINUM GUARDRAIL WITH HANDRAIL
43	CAST STONE CAP
44	SCUPPER
47	WOOD BRACKET
49	PLANTER - SEE HARDSCAPE
50	8"x8" CMU COLUMN STUCCO WRAPPED - COLOR TO MATCH BENJAMIN MOORE DECORATOR'S WHITE PM-3 - SEE STRUCTURAL

4. Justify change from approved “Wall Fountain and Basin” to proposed “Planter” on front elevation (see below).

Approved



Proposed





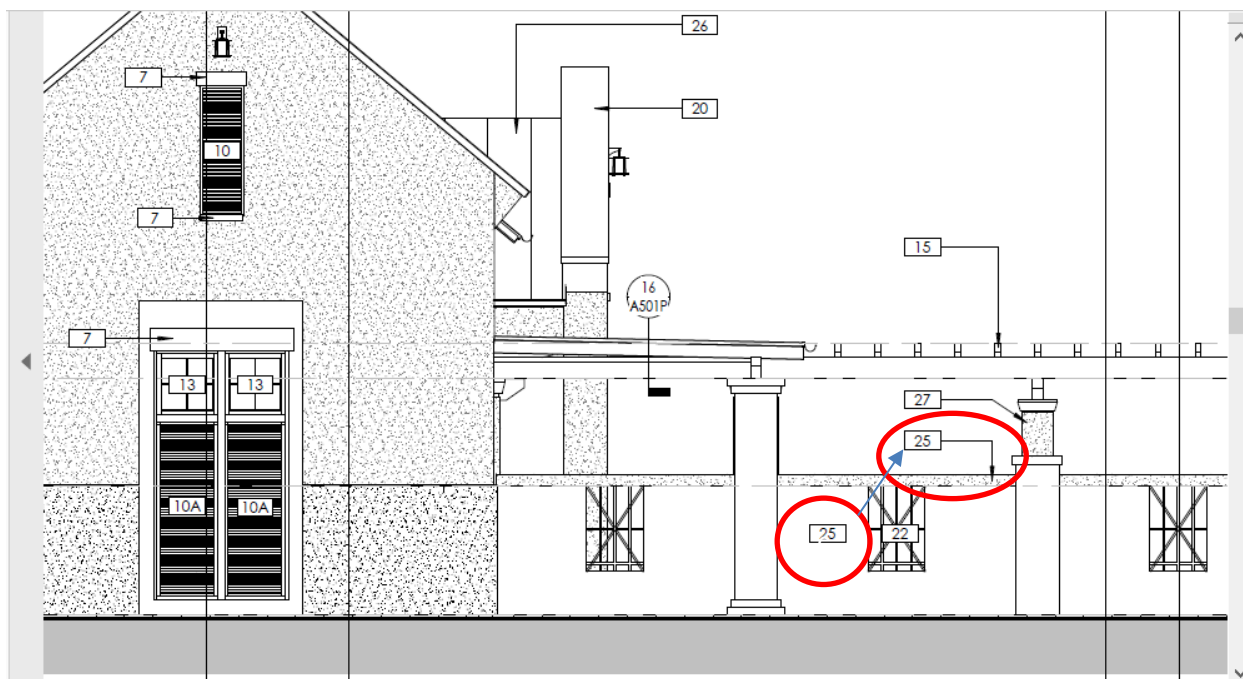
CITY OF WESTLAKE
 Planning and Zoning Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470

Phone: (561) 530-5880 www.westlakegov.com

DATE: April 26, 2018
APPLICATION NUMBER: P.Pav PC1 4-9-18
APPLICANT: Minto PBLH, LLC
OWNER: Minto PBLH, LLC
REQUEST: Pod PC-1, Party Pavilion
ADDRESS: TBD

STAFF REVIEW COMMENTS

1. Provide Mean Roof Height on Elevation Drawings, Sheets A201P and A202P.
2. Provide consistency among “Material and Color Palette Legend,” “Keynotes,” and numbered labels on drawings, Sheets A201P and A202P. See examples below:



MATERIAL AND COLOR PALETTE LEGEND	
METAL ROOF BERRIDGE PREWEATHERED GALVALUME	STUCCO BENJAMIN MOORE DECORATOR'S WHITE PM-3
LOUVERED VENTS AND TRELLIS BENJAMIN MOORE SMOKEY MOUNTAIN AC-18	WINDOWS MARVIN GUNMETAL
METAL RAILING/FENCE PAC-CLAD DARK BRONZE	HORIZONTAL SLAT WALL PRODEMA MOCCA

	MATCH BENJAMIN MOORE "DECORATOR'S WHITE" PM-3)
7	EIFS TRIM (W/DRYVIT TERRANEO FINISH - COLOR TO MATCH BENJAMIN MOORE "DECORATOR'S WHITE" PM-3)
8	CEMENT STUCCO BAND (W/DRYVIT TERRANEO EVEREST #209 FINISH)
9A	DEFS ON GLASS-MAT FACED GYPSUM BOARD SOFFIT - COLOR TO MATCH BENJAMIN MOORE "DECORATOR'S WHITE" PM-3
10	ALUM. LOUVER W/ INSECT SCREEN (COLOR TO MATCH BENJAMIN MOORE "SMOKEY MOUNTAIN" AC-18)
10A	ALUM. LOUVER W/ CLOSURE PANEL (COLOR TO MATCH BENJAMIN MOORE "SMOKEY MOUNTAIN" AC-18)
11	WOOD TRUSSES
12	TPO ROOF OVER TAPERED INSULATION AND ROOF SHEATHING
13	ALUM. STOREFRONT SYSTEM (COLOR TO MATCH BENJAMIN MOORE "SMOKEY MOUNTAIN" AC-18)
13A	ALUM. STOREFRONT SYSTEM W/O GLAZING (COLOR TO MATCH BENJAMIN MOORE "SMOKEY MOUNTAIN" AC-18)
14	FLAT CONCRETE ROOF TILE (BORAL SAXONY 900 SLATE "DARK CHARCOAL BLEND") OVER SELF ADHERING / SELF HEALING MEMBRANE OVER PLWD SHEATHING

3. Provide missing details on North elevation, Sheet A201P. See illustration in Design Guidelines below:





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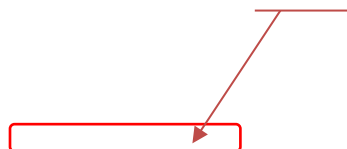
Phone: (561) 530-5880 www.westlakegov.com

DATE: April 30, 2018
APPLICATION NUMBER: Main PC1 4-9-18
OWNER: Minto PBLH, LLC
PROJECT: Pod PC-1, Maintenance Building
COMMENTS:

The Planning and Zoning Department has the following comments regarding the maintenance building for Pod PC-1 per Sheets S1.1M and A101M of the Westlake Maintenance Building plans prepared by “elm” and dated 02.07.2018:

1. Provide mean roof height on Sheet A101M.

2. Justify decrease in gross square footage from 1000 sq. ft. on the approved Site Plan (Westlake–Amenity, Pod PC-1 Final Site Plan dated 2017-11-13 and approved on 4/9/18) to 720 on the submitted plans (Sheet S1.1M) and modify Final Site Plan as necessary.





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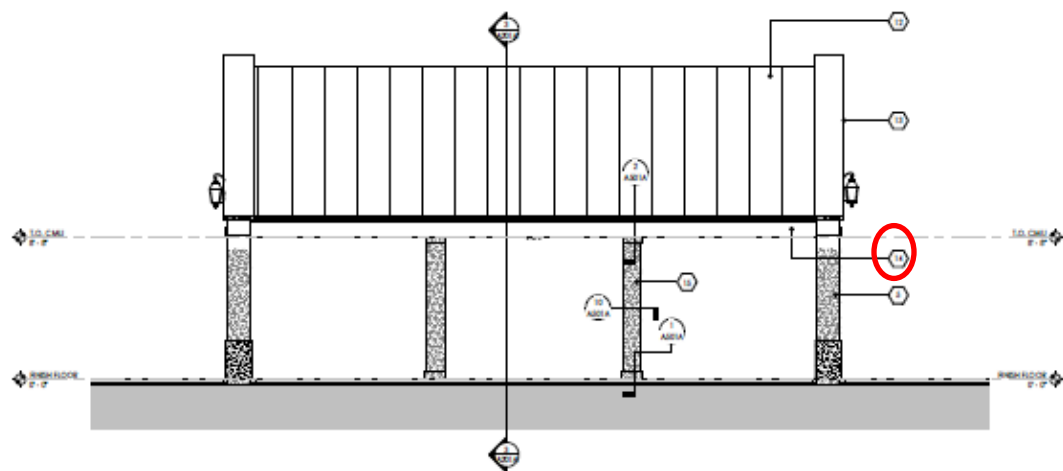
Phone: (561) 530-5880 www.westlakegov.com

DATE: May 2, 2018
APPLICATION NUMBER: Aq. Pav PC1 4-9-18
OWNER: Minto PBLH, LLC
PROJECT: Pod PC-1, Aquatics Shade Pavilion
COMMENTS:

The Planning and Zoning Department has the following comments regarding the aquatics share pavilion for Pod PC-1 per Sheets A101A and A201A of the Westlake Aquatics Shade Pavilion plans prepared by “elm” and dated 02.07.2018,:

1. Reconcile building square footage: Survey (662.94), Plans Sheet A101A (621.42), Plans Sheet G101A (664) and Approved drawings (600) all differ.
2. Specify mean roof height on elevation drawings (Sheet A201A).
3. Reconcile Keynotes #14 “Wood Beam” on Sheet A201A with proposed soffit color “BM CC-542 Willow” (see below)

KEYNOTES	
1	CONCRETE FOUNDATION
4	PAVERS - SEE HARDSCAPE DRAWINGS
5	CEMENT STUCCO ON CMU - (W/DRYVIT TERRAZZO FINISH - COLOR TO MATCH BENJAMIN MOORE 'DECORATOR'S WHITE' PM-3)
7	DEFS ON GLASS-MAT FACED GYPSUM BOARD SOFFIT - COLOR TO MATCH BENJAMIN MOORE 'DECORATOR'S WHITE' PM-3
8	CEMENT STUCCO TRIM ON CMU - COLOR TO MATCH BENJAMIN MOORE 'DECORATOR'S WHITE' PM-3
8A	CEMENT STUCCO BAND (W/DRYVIT TERRAZZO EVEREST #20F FINISH)
9	BEADED CEMENT FIBER SOFFIT
10	WOOD TRUSSES
11	ALUM. LOUVER (1W X 3'-2") W/ INSECT SCREEN (COLOR TO MATCH BENJAMIN MOORE 'SMOKEY MOUNTAIN' AC-18)
12	ARCHITECTURAL STANDING SEAM MET. ROOF OVER SELF ADHERING / SELF HEALING MEMBRANE OVER PLWD SHEATHING - COLOR TO MATCH BERRIDGE 'PREWEATHERED GALVALUME'
13	CEMENT STUCCO CAP (W/DRYVIT TERRAZZO FINISH - COLOR TO MATCH BENJAMIN MOORE 'WILLOW CC-542) W/ ALUM CAP FLASHING
14	WOOD BEAM
15	PRIME COAT ON CMU
16	CONTROL JOINT
17	PVC RAFTER TAIL
20	LIGHT FIXTURE AS SCHED.



2 NORTH ELEVATION (SOUTH SIMILAR)
 1/4" = 1'-0"



Front Elevation



CITY OF WESTLAKE

Planning and Zoning Department

4001 Seminole Pratt Whitney Road

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DATE: April 30, 2018

APPLICATION NUMBER: AMPT PC1 4-9-18

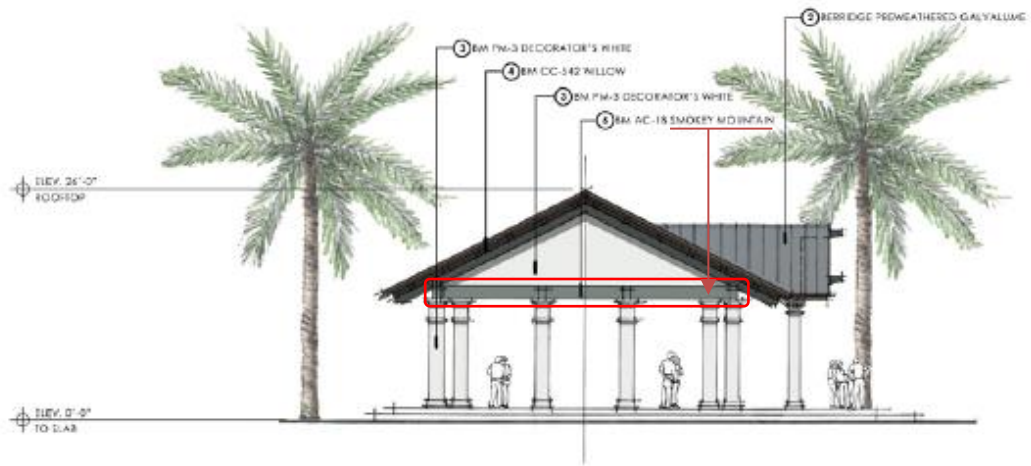
OWNER: Minto PBLH, LLC

PROJECT: Pod PC-1, Lodge Pavilion

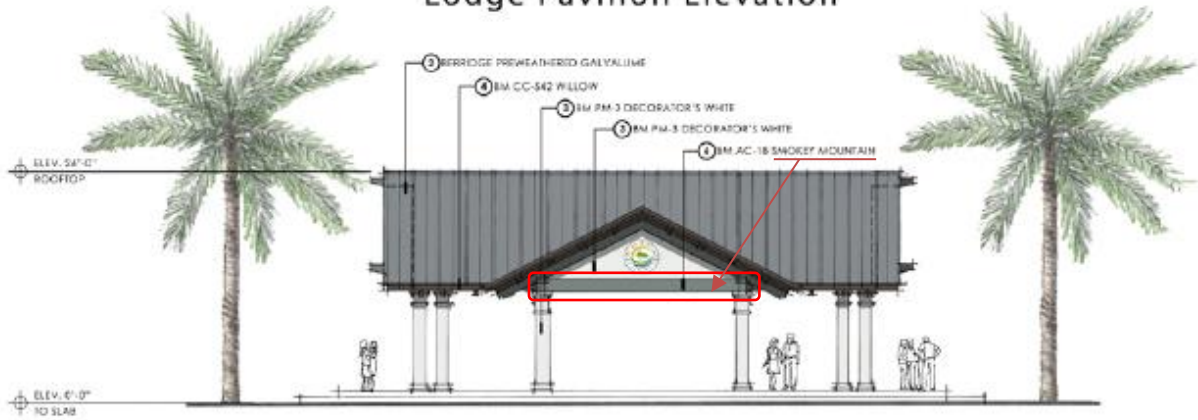
COMMENTS:

The Planning and Zoning Department has the following comments regarding the lodge pavilion for Pod PC-1 per Sheets A101L and A201L of the Westlake Lodge Pavilion plans prepared by “elm” and dated 02.07.2018:

1. Provide survey showing setbacks.
2. Justify increase in gross square footage from 2100 sq. ft. on the approved Site Plan (Westlake–Amenity, Pod PC-1 Final Site Plan dated 2017-11-13 and approved on 4/9/18) to 2660 on the submitted plans (Sheet A101L) and modify Final Site Plan as necessary.
3. Justify change in color of the wood beam above the columns (see below) from “Smokey Mountain” in the Design Guidelines to “Decorator’s White” on the submitted plans.



Lodge Pavilion Elevation





CITY OF WESTLAKE

Planning and Zoning Department

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Westlake, Florida 33470

Phone: (561) 530-5880

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DATE: May 2, 2018
APPLICATION NUMBER: RR PC1 4-9-18
OWNER: Minto PBLH, LLC
PROJECT: Pod PC-1, Restroom Building

COMMENTS:

The Planning and Zoning Department has the following comments regarding the park restroom building for Pod PC-1 per Sheets A101R and A201R of the Westlake Restroom Building plans prepared by "elm" and dated 02.07.2018,:

1. Reconcile building square footage: Survey (394.24), Plans (360) and Approved drawings (300) all differ.
 2. Specify mean roof height on elevation drawings (Sheet A201R).
 3. Label soffit color [Keynotes #18] on elevation drawings (Sheet A201R).
 4. Justify difference between the proposed and approved floor plans.
 5. Justify elimination of one door on the south elevation of the proposed plans. (Approved drawings show three doors.)
-