

P&Z Board Members

Roger Manning
Katrina Long Robinson
John Stanavitch
Kara Crump
Phillip Everett



City of Westlake

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

Local Planning Agency Meeting
Monday, October 28, 2019

Meeting Location
Westlake Council Chambers
4005 Seminole Pratt-Whitney Road
Westlake, FL 33470
6:00 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.

City of Westlake

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



Council Members

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

October 23, 2019

City Council
City of Westlake

Dear Mayor and Council:

The Local Planning Agency of the City of Westlake will hold a meeting on Monday, October 28, 2019 at 6:00 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. Presentation on ISTF Requested Use
4. Staff Report for ISTF Requested Use
5. Recommendation of Resolution 2019-32, Approving ISTF Requested Use
6. Presentation on ISTF Master Site Plan
7. Staff Report on ISTF Master Site Plan
8. Recommendation of Approval of ISTF Master Site Plan
9. Presentation on ISTF Phase 1A Site Plan
10. Staff Report for ISTF Phase 1A Site Plan
11. Recommendation of Resolution 2019-31, Approving ISTF Phase 1A Site Plan
12. Presentation on 7-Eleven Requested Use 2.0
13. Staff Report for 7-Eleven Requested Use 2.0
14. Recommendation of Resolution 2019-35, Approving 7-Eleven Requested Use
15. Presentation on 7-Eleven Site Plan 2.0
16. Staff Report for 7-Eleven Site Plan 2.0
17. Recommendation of Resolution 2019-34, Approving 7-Eleven Site Plan 2.0
18. Audience Comments
19. 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.
Terry Lewis
John Carter
Kelley Burke

Fourth Order of Business



City of Westlake

Planning and Zoning Department

Staff Report – 10/28/19

PETITION DESCRIPTION

PETITION NUMBER: REQ-USE-2019-02 *International Soccer Training Facility (ISTF) Requested Use*

APPLICANT: Cotleur & Hearing

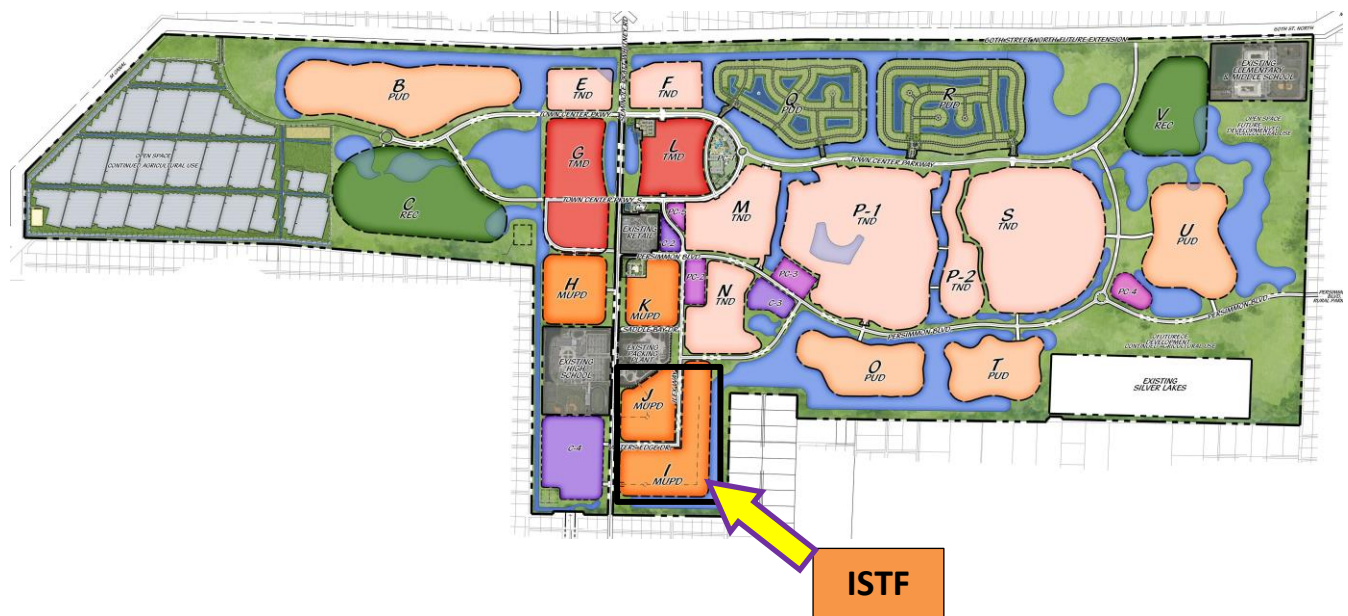
OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting approval for the proposed use of a school with dormitories within the City of Westlake.

LOCATION: City of Westlake, East side of Seminole Pratt Whitney Road, adjacent to Ilex Way and Waters Edge Drive and within the boundary of Pod I and Pod J.

PROPERTY CONTROL NUMBERS: 77-40-43-12-00-000-1010

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 130.525 acres
- b. **Concurrent Application:** Proposed use of a school with dormitories within the City of Westlake.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Multiple Planned Use Development/Economic Development Center (MUPD/EDC)

2. BACKGROUND

In the MUPD/EDC district, the subject site is located on the East side of Seminole Pratt Whitney Road, adjacent to Ilex Way and Waters Edge Drive and within the boundary of Pod I and Pod J. The City of Westlake received an application for Master Plan approval of the International Soccer Training Facility (ISTF), which includes a number of uses. The following two (2) proposed uses are Requested Uses:

- 1. Requested Use for “School, Elementary or Secondary”
- 2. Requested Use for “Congregate Living Facility, Type 3”

Table 3.E.1.B - PDD Use Matrix

Use Type	PUD		MUPD										MXPD	PIPD	LCC		NOTE					
	Pods		FLU										FLU	Use Zone	FLU							
	R	C	R	C	A	C	C	C	C	C	I	E	I	C	C	I		C	I	M	R	C
E	O	E	I	G	L	H	L	H	R	N	D	N	H	H	N	O	N	H	V	L	H	
S	M	C	V	P		O	O			D	C	S	O	O	D	M	D	P	P			
Residential Uses																						
Single Family	P																					122
Zero Lot Line Home	P													P	P							142
Townhouse	P													P	P					P	P	132
Multi-Family	P													P	P					P	P	87
Mobile Home Dwelling					S													P				85
Accessory Dwelling	S			S																		1
Congregate Living Facility, Type 1	P										R											34
Congregate Living Facility, Type 2	R		S								R									D	D	34
Congregate Living Facility, Type 3	R	R	R		R	R	R	R			R	R	R							R	R	34
Estate Kitchen	P																					48
Farm Residence																						50
Farm Worker Quarters				P																		51
Garage Sale	P			P								P	P	P				P				60
Guest Cottage	P																					66
Home Occupation	P			P									P	P				P		P	P	70
Kennel Type I (Private)	P																					73
Nursing Or Convalescent Facility		R	R		R	R					R	D	R									90
Security Or Caretaker Quarters	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			119
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2014-025]																						
Notes:																						
P Permitted by right																						
D Permitted subject to approval by the DRO																						
S Permitted in the district only if approved by Special Permit																						
R Permitted in the district only if approved by the Westlake City Council as a requested use.																						

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD		MUPD					MXPD		PIPD		LCC		NOTE	
	Pods		FLU					FLU		Use Zone		FLU			
	R E S	C O M	R E C	C A I G V R /	C L	C H L	C H O	C H O	C H O	I N D	I N D	C H O	C H O		C H O
Public and Civic Uses															
Airport, Helipad & Landing Strip															10
Assembly, Nonprofit Institutional		R		R		R	R		R	R	R	R		R	14
Assembly, Nonprofit Membership			R		R	R	R	R	R	R	R	R		R	15
Cemetery			R												27
Place Of Worship		R		R		R	R	R	R	R	R	R	R	R	29
College Or University			R		R	R	R	R	R	R	R	R		R	30
Day Camp			P	P		R		P		P					39
Day Care, General		R		R		R	R	R	R	R	R	R	R	R	40
Day Care, Limited		D		D		D	D	D	D	D	D	D	D	D	40
Government Services		P		P		P	P	P	P	P	P	P	P	P	63
Homeless Resource Center					R		R				R	R			70-1
Hospital Or Medical Center		R			R	R		R		R	R	R		R	71
Kennel, Type IV (Animal Shelter)					R	R				R	R				74-3
School, Elementary Or Secondary				R		R	R	R		R	D	R	R	R	118
Recreation Uses															
Arena, Auditorium Or Stadium		R				R		R			R				12
Campground								P						P	24
Entertainment, Indoor		R			R	R		P	P		R		P		45
Entertainment, Outdoor		R			R	R		P	D	P		R		P	46
Fitness Center		R	P	R		R	R		R	P	P		P	P	56
Golf Course			R		R	R	R	R	R		R	R	P	P	62
Gun Club, Enclosed					R		R	R				P	R	P	67-1
Marine Facility		R	R			R		R	R		R	R	P		82
Park, Passive		P	P	P	P	R	P	P	P		P	P	P	P	33
Park, Public			P	P		R	P		P	P	P		R	R	34
Shooting Range, Outdoor								R							67-2
Special Event		S	S	S		S	S	S	S	S		S	S		124
Zoo					R		R								143
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027] [Ord. 2014-025]															
Notes:															
P	Permitted by right														
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S	Permitted in the district only if approved by Special Permit														
R	Permitted in the district only if approved by the Westlake City Council as a requested use.														



3. ANALYSIS

REQUESTED USE STANDARDS OF COMPLIANCE PER ARTICLE 2.B.2.B

A. Consistency with the Plan

Policy FLU 1.1.15 for allowable uses within the Downtown Mixed Use category includes Residential Uses and Civic Uses (educational, meeting halls, exhibition and conference center). The *Congregate Living Facility*, Type 3 use is considered a residential use within the Interim ULDC. The requested uses will meet the intent of the City's Comprehensive Plan.

B. Consistency with the Code

Per the Interim ULDC Code, Table 3.E.1.B. “PDD Use Matrix”, the School, Elementary or Secondary use and Congregate Living Facility, Type 3 use are requested uses and require approval by the City Council. This application is following the guidelines within Article 2.B.2.B for the formal request and is in compliance with regulations for setbacks, access, landscaping, and signage.

C. Compatibility with Surrounding Uses

The proposed School and Type 3 Congregate Living Facility uses are compatible with the surrounding Mixed Use land use category.

FUTURE LAND USE		ZONING
SUBJECT PROPERTY	Mixed Use	MUPD/EDC
NORTH	Mixed Use	MUPD/EDC
SOUTH	Mixed Use	MUPD/EDC
EAST	Mixed Use	Boundary Lake
WEST	Mixed Use	MUPD/EDC

D. Design Minimizes Adverse Impact

The design of the site will include all code required buffers around the perimeter. The proposed design will be compatible with surrounding uses.

E. Design Minimizes Environment Impact

The site is currently vacant of structure and trees. There will be no environmental impact with the proposed development. All drainage is provided with legal positive outfall on Seminole Pratt Whitney Road which will include enhanced runoff. Native plant material will be planted within the buffers and around the buildings.

F. Development Patterns

The proposed uses are part of a Master Site Plan for a Soccer Training Facility. The Master Site Plan includes a “campus type” development.

G. Adequate Public Facilities

The School and Congregate Living Facility, Type 3 uses will require concurrency reservations to begin development. There are currently adequate public facilities provided along Seminole Pratt Whitney Rd including water, wastewater, power, drainage, and solid waste services. The applicant will coordinate the connection and utilization of these services with the various providers including the Seminole Improvement District.

H. Traffic

The applicant provided a Trip Equivalent Analysis for the proposed Pod I/J ISTF Site Plan 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. Please see attached letter.

I. Changed Conditions or Circumstances

The City of Westlake was incorporated in 2016. Since then, the City is developing and growing its residential, civic and commercial areas. The subject uses will be compatible with the City's current Development.

4. FINAL REMARKS

The subject requested use application will be heard by the City Council. The legal ad will be published in the Palm Beach Post on October 18, 2019. Legal notices to property owners were sent as follows:

- 1 to 300 feet – Certified Mail
- 301 to 500 feet – Regular Mail

The Planning and Zoning staff reviewed this application and find it in compliance with the above presented requested use standards.

September 20, 2019
Revised October 10, 2019
Revised October 15, 2019

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

Re: Westlake Pod I/J ISTF Equivalency - #PTC19-065

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod I/J ISTF Site Plan 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 Pod I/J ISTF application is for a Soccer Academy consisting of:

- | | | | | | |
|-------------------|--------|----------|--------------------|--------|----------|
| ● Office | 36,600 | SF | ● Medical Office | 12,200 | SF |
| ● Student Housing | 750 | Bdrms | ● Prv.School (K-8) | 500 | Students |
| ● Prv.High School | 800 | Students | ● Hotel | 114 | Rms |

Attachments E1a - E1c provide the calculation of daily, AM and PM peak hour trips associated with the ISTF. Because these 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 ISTF uses are equivalent to the 3,000-student Community College. 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.

We request that this equivalency analysis be reviewed and approved for use in the Trip Generation Statement accompanying the Site Plan Application for Pod I/J ISTF.

Sincerely,

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 10/15/19 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 E1a
 Westlake - Pod I/J ISTF
 Trip Generation - Daily**

Proposed Uses

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips	Internal Trips (2)		External Trips
Office	710	36,600 SF	$\ln(T) = 0.97\ln(X) + 2.50$	400	80	20.0%	320
Medical Office	720	12,200 SF	34.8 /1,000 SF	425	85	20.0%	340
Resid. - Off Campus Student Apartment	225	750 Bedrooms	3.97 /Bedroom	2,978	893	30.0%	2,085
Private School (K-8)	534	500 Students	2.48 /Student	1,240	124	10.0%	1,116
Private School (K-12)	536	800 Students	2.48 /Student	1,984	992	50.0%	992
Hotel - Pro-Residential Village	310	114 Rooms	8.36 /Room	953	286	30.0%	667
TOTALS				7,980	2,460	30.8%	5,520

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

(2) Internal trips within this Master Plan only.

**Attachment E1b
Westlake - Pod I/J ISTF
Trip Generation - AM Peak Hour**

Proposed Uses

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips			Internal Trips (2)			External Trips			
				In	Out	Total	In	Out	Total	In	Out	Total	
Office	710	36,600 SF	$T = 0.94X + 26.49$ (86/14)	54	7	61	6	6	12	20.0%	48	1	49
Medical Office	720	12,200 SF	2.78 /1,000 SF (78/22)	27	7	34	3	3	6	20.0%	24	4	28
Resid. - Off Campus Student Apartment	225	750 Bedrooms	0.16 /Bedroom (28/72)	34	86	120	30	30	60	50.0%	4	56	60
Private School (K-8)	534	500 Students	0.91 /Student (55/45)	250	205	455	23	23	46	10.0%	227	182	409
Private School (K-12) (3)	536	800 Students	0.4 /Student (61/39) (3)	195	125	320	48	48	96	30.0%	147	77	224
Hotel - Pro-Residential Village	310	114 Rooms	0.47 /Room (59/41)	32	22	54	8	8	16	30.0%	24	14	38
TOTALS				592	452	1,044	118	118	236	22.6%	474	334	808

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

(2) Internal trips within this Master Plan only.

(3) Peak hour trip generation reduced by 50% based on limited parental drop-off/pick up due to on-site housing.

**Attachment E1c
Westlake - Pod I/J ISTF
Trip Generation - PM Peak Hour**

Proposed Uses

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips			Internal Trips			External Trips			
				In	Out	Total	In	Out	Total	In	Out	Total	
Office	710	36,600 SF	1.15 /1,000 SF (16/84)	7	35	42	4	4	8	20.0%	3	31	34
Medical Office	720	12,200 SF	3.46 /1,000 SF (28/72)	12	30	42	4	4	8	20.0%	8	26	34
Resid. - Off Campus Student Apartment	225	750 Bedrooms	0.3 /Bedroom (52/48)	117	108	225	34	34	68	30.0%	83	74	157
Private School (K-8)	534	500 Students	0.26 /Student (46/54)	60	70	130	7	7	14	10.0%	53	63	116
Private School (K-12) (3)	536	800 Students	0.085 /Student (43/57) (3)	29	39	68	17	17	34	50.0%	12	22	34
Hotel - Pro-Residential Village	310	114 Rooms	0.6 /Room (51/49)	35	33	68	10	10	20	30.0%	25	23	48
TOTALS				260	315	575	76	76	152	26.4%	184	239	423

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

(2) Internal trips within this Master Plan only.

(3) Peak hour trip generation reduced by 50% based on limited parental drop-off/pick up due to on-site housing.

Attachment E2
Westlake - Pod I/J ISTF Submittal
PM Peak Hour Trip Generation - Equivalency

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	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32$ (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	150,000 SF	1.49 /1000 SF (17/83)	38	186	224	32	14.5%	30	162	192	27	12.1%	20	145	165	17	10%	18	130	148
Research & Devel.	760	378,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06$ (15/85)	60	338	398	58	14.5%	48	292	340	48	12.1%	30	262	292	29	10%	27	236	263
Retail	820	350,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31$ (48/52)	666	721	1,387	148	10.7%	583	656	1,239	271	19.5%	485	483	968	278	28.7%	346	344	690
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	10.7%	6	7	13	3	21.4%	5	5	10	-	0%	5	5	10
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	29	10.7%	117	121	238	52	19.5%	98	88	186	113	61%	38	35	73
TOTALS				1,044	1,472	2,516	373	14.8%	857	1,286	2,143	448	17.8%	684	1,011	1,695	437		480	778	1,258

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	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51$ (63/37)	530	312	842	131	15.6%	447	264	711	96	11.4%	379	236	615	-	0%	379	236	615
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	173	11.4%	681	423	1,104	-	0%	681	423	1,104
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	24	11.7%	99	51	150	-	0%	99	51	150
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	15	11.1%	58	41	99	-	0%	58	41	99
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	64	14.6%	50	327	377	22	5.0%	45	310	355	36	10%	41	278	319
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06$ (15/85)	32	178	210	31	14.6%	21	158	179	10	4.8%	19	150	169	17	10%	17	135	152
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	64	14.6%	34	339	373	21	4.8%	30	322	352	35	10%	27	290	317
Retail	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-Calc'd	184	239	423	56	13.2%	159	208	367	19	4.5%	150	198	348	-	0%	150	198	348
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	11	57.9%	1	7	8	-	0.0%	1	7	8	1	10%	1	6	7
TOTALS				2,653	2,809	5,462	1,085	19.9%	2,110	2,267	4,377	448	8.2%	1,835	2,094	3,929	306		1,713	1,910	3,623

COMBINED TOTALS				3,697	4,281	7,978	1,458	18.3%	2,967	3,553	6,520	896	11.2%	2,519	3,105	5,624	743		2,193	2,688	4,881
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.

(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.

Project Internalization: 29.5%

Approved Totals
2,281 2,651 4,932
Internal: 30.0%

Attachment E3
Westlake - Pod I/J ISTF Submittal
AM Peak Hour Trip Generation - Equivalency

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	In	Out	Total			
Residential - MF Condos.	230	150 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	12	59	71	3	4.0%	12	56	68	7	9.9%	10	51	61	-	0%	10	51	61
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	150,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	233	32	265	22	8.4%	222	21	243	16	6.0%	210	17	227	23	10%	189	15	204
Research & Devel.	760	378,000 SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	343	70	413	35	8.4%	326	52	378	26	6.3%	307	45	352	35	10%	276	41	317
Retail	820	350,000 SF	0.96 /1000 SF (62/38)	208	128	336	30	8.8%	190	116	306	47	14.0%	165	94	259	74	28.7%	118	67	185
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	8.8%	5	6	11	2	16.7%	4	5	9	-	0%	4	5	9
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	23	8.8%	122	122	244	37	13.9%	102	105	207	126	61%	40	41	81
TOTALS				975	498	1,473	119	8.1%	916	438	1,354	146	9.9%	834	374	1,208	258		673	277	950

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	In	Out	Total			
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	72	9.5%	168	518	686	13	1.7%	165	508	673	-	0%	165	508	673
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	138	9.5%	321	993	1,314	26	1.8%	316	972	1,288	-	0%	316	972	1,288
Residential - MF Condos.	230	450 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	29	143	172	16	9.5%	26	130	156	3	1.7%	25	128	153	-	0%	25	128	153
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	10	9.5%	35	65	100	2	1.8%	35	63	98	-	0%	35	63	98
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	3	3.8%	41	-	41	4	10%	37	-	37
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	401	55	456	57	12.6%	357	42	399	20	4.4%	349	30	379	38	10%	314	27	341
Research & Devel.	760	175,000 SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	175	36	211	27	12.6%	156	28	184	9	4.3%	152	23	175	18	10%	137	20	157
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	52	12.6%	325	37	362	19	4.6%	317	26	343	34	10%	285	24	309
Retail	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	15	10.4%	25	21	46	17	36.6%	16	13	29
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	30.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	43	30.1%	67	34	101	3	2.1%	66	32	98	5	5%	63	30	93
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	12	30.1%	17	10	27	1	2.6%	17	9	26	1	5%	16	9	25
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	37	30.1%	46	39	85	2	1.6%	45	38	83	42	50%	23	18	41
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	97	12.0%	420	291	711	29	3.6%	406	276	682	-	0%	406	276	682
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
TOTALS				2,363	2,562	4,925	682	13.8%	2,023	2,220	4,243	146	3.0%	1,967	2,130	4,097	160		1,845	2,092	3,937

COMBINED TOTALS				3,338	3,060	6,398	801	12.5%	2,939	2,658	5,597	292	4.6%	2,801	2,504	5,305	418		2,518	2,369	4,887
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.

(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.

Project Internalization: 17.1%

Approved Totals
2,384 2,278 4,662
Internal: 16.8%

**Attachment E4
 Westlake - Pod I/J ISTF Submittal
 Daily Trip Generation - Equivalency**

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	93	12.6%	644	-	0%	644
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	233	13.2%	1,538	-	0%	1,538
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	114	12.9%	772	-	0%	772
General Office	710	150,000 SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	1,823	210	11.5%	1,613	118	7.3%	1,495	150	10%	1,345
Research & Devel.	760	378,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09 (3)$	3,029	348	11.5%	2,681	198	7.4%	2,483	248	10%	2,235
Retail	820	350,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	15,331	1,502	9.8%	13,829	1,866	13.5%	11,963	3,433	28.7%	8,530
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	21	8.2%	235	-	0%	235
Car Wash	PBC	1 Lane	166 /Lane	166	16	9.8%	150	23	15.3%	127	-	0%	127
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	374	9.8%	3,444	462	13.4%	2,982	1,819	61%	1,163
TOTALS				29,050	3,683	12.7%	25,367	3,128	10.8%	22,239	5,650		16,589

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	1,273	12.6%	8,827	583	6.6%	8,244	-	0%	8,244
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,439	12.6%	16,921	1,117	6.6%	15,804	-	0%	15,804
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	377	12.6%	2,616	175	6.7%	2,441	-	0%	2,441
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	504	12.6%	3,496	227	6.5%	3,269	-	0%	3,269
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	64	8.6%	683	68	10%	615
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	296,000 SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	3,077	418	13.6%	2,659	125	4.7%	2,534	253	10%	2,281
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09 (3)$	1,598	217	13.6%	1,381	64	4.6%	1,317	132	10%	1,185
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	427	13.6%	2,710	127	4.7%	2,583	258	10%	2,325
Retail	820	150,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	8,839	4,154	47.0%	4,685	403	8.6%	4,282	1,567	36.6%	2,715
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	696	12.6%	4,824	198	4.1%	4,626	-	0%	4,626
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	7	3.6%	190	19	10%	171
TOTALS				64,170	12,417	19.4%	51,753	3,128	4.9%	48,625	2,652		45,973

COMBINED TOTALS				93,220	16,100	17.3%	77,120	6,256	6.7%	70,864	8,302		62,562
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted.

(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.

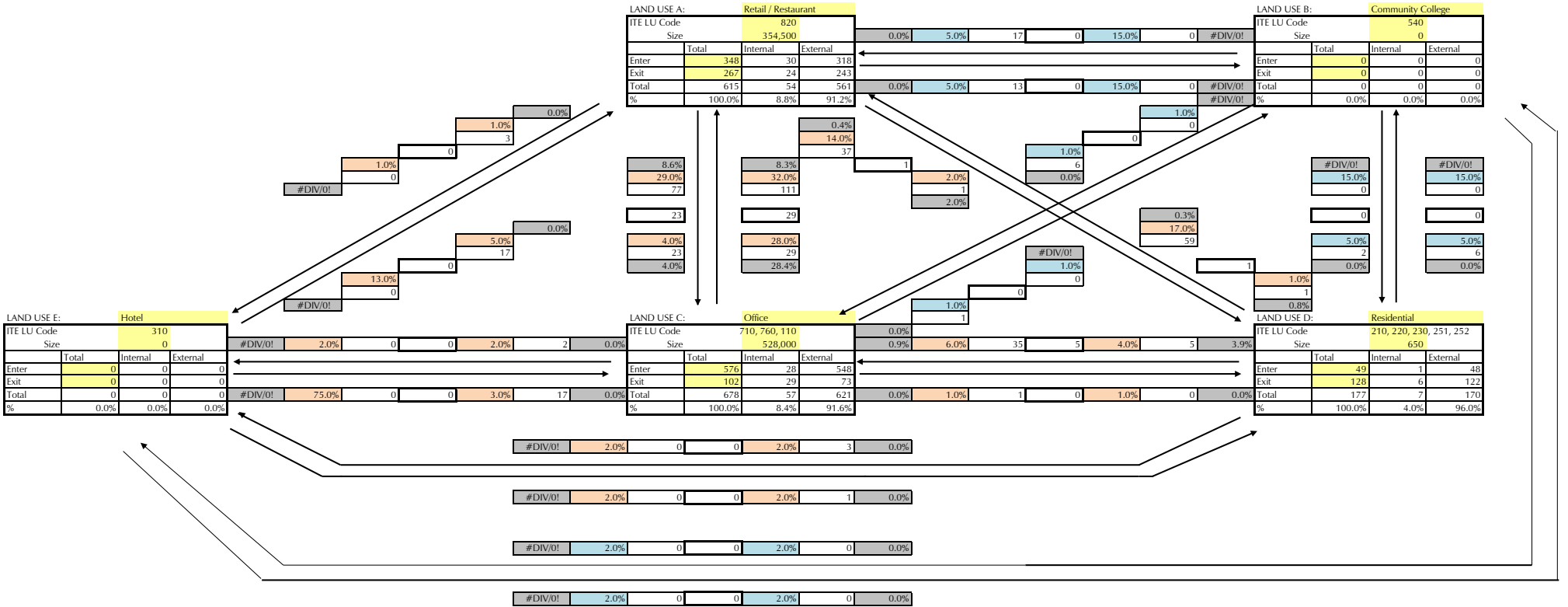
Project Internalization:	24.0%
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Approved Total	63,562
Internal:	23.4%

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/16/19



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	318	0	548	48	0	914
Exit	243	0	73	122	0	438
Total	561	0	621	170	0	1352
Single-Use Trip Gen. Estimate	615	0	678	177	0	1470
						8.0%

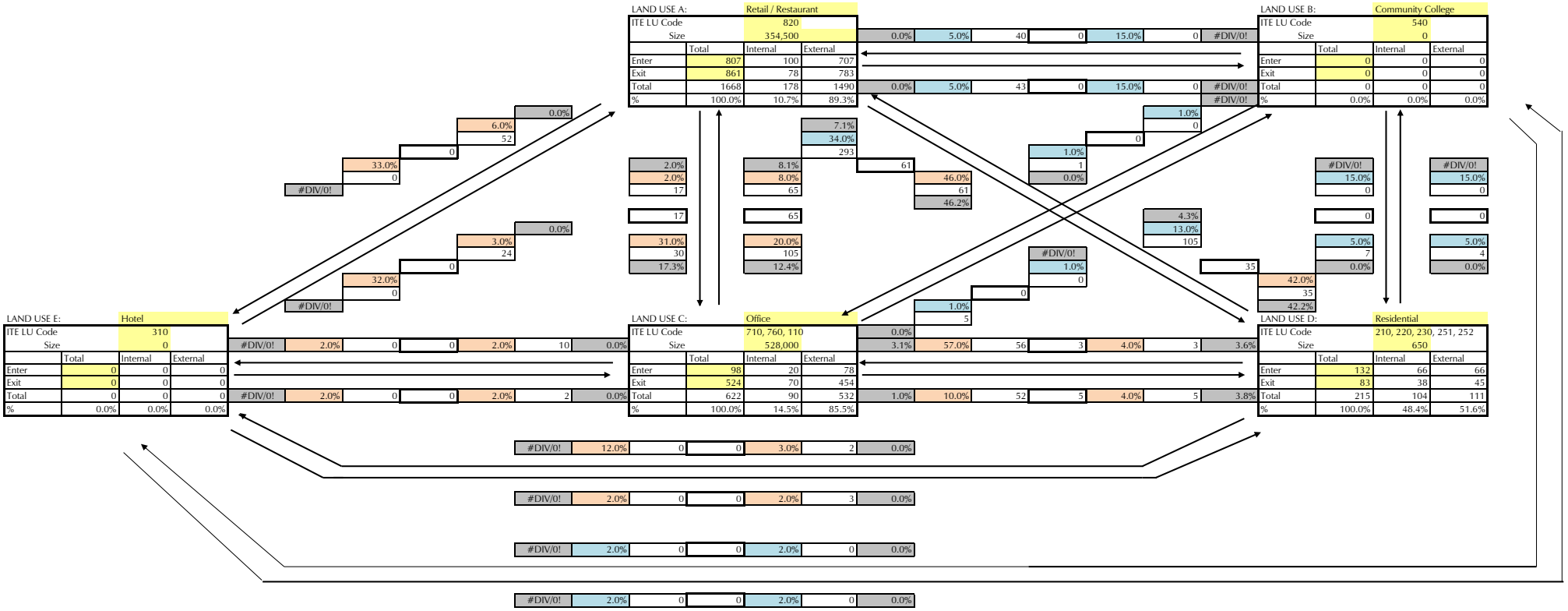
INTERNAL CAPTURE

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: 09/16/19



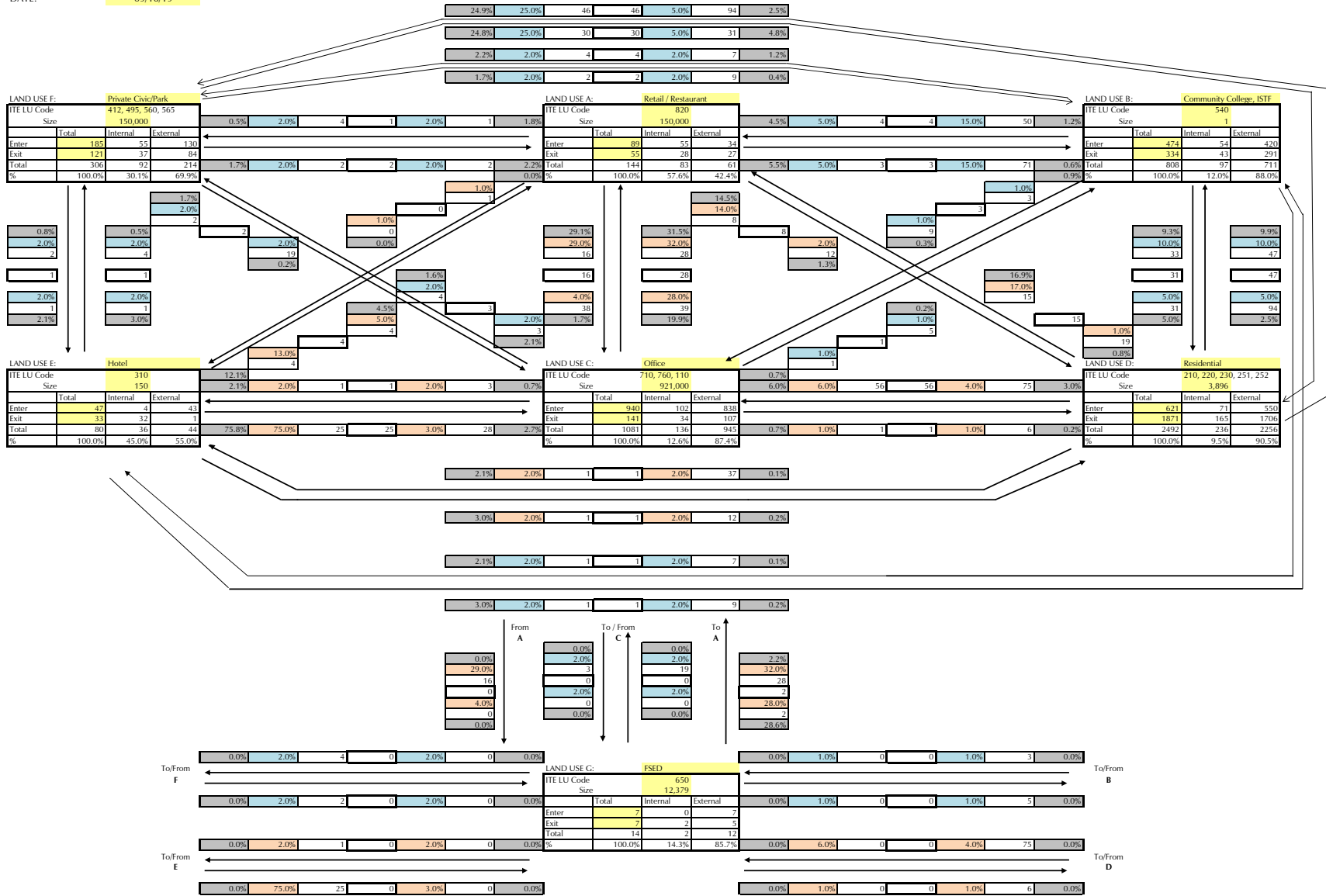
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	707	0	78	66	0	851	14.9%
Exit	783	0	454	45	0	1282	
Total	1490	0	532	111	0	2133	
Single-Use Trip Gen. Estimate	1668	0	622	215	0	2505	

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: 09/16/19



	LU.A	LU.B	LU.C	LU.D	LU.E	LU.F	LU.G	TOTAL
Enter	34	420	838	550	43	130	7	2022
Exit	27	291	1706	1	84	5	2221	
Total	61	711	945	2256	44	214	12	4243
Single-Use Trip Gen. Estimate	144	806	1081	2492	80	306	14	4925

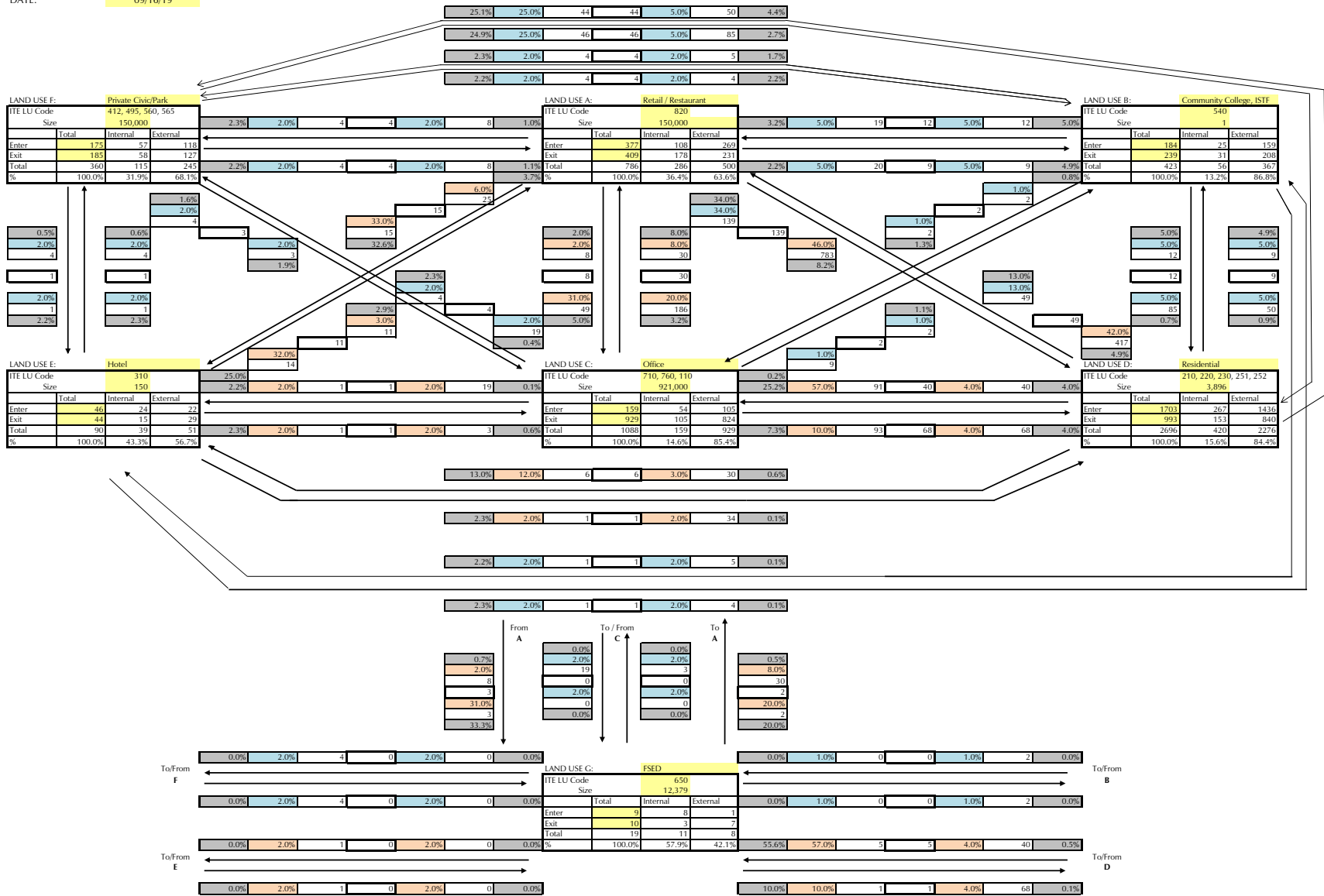
INTERNAL CAPTURE

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: 09/16/19



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	105	1436	22	118	1	2110	
Exit	231	208	824	840	29	127	7	2266	
Total	500	367	929	2276	51	245	8	4376	
Single-Use Trip Gen. Estimate	786	421	1088	2696	90	360	19	5462	19.9%

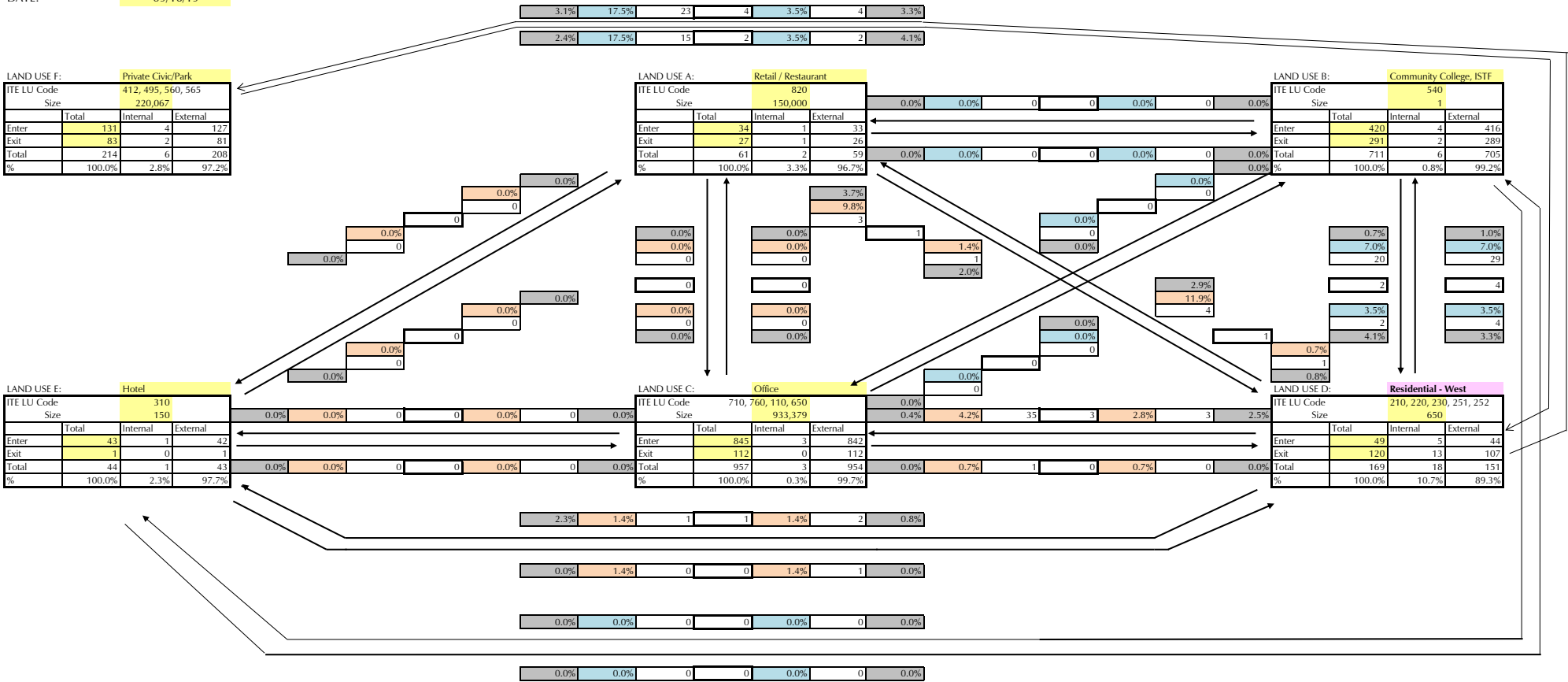
INTERNAL CAPTURE

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 - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/16/19



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	220,067		
Enter	Total 131	Internal 4	External 127
Exit	83	2	81
Total	214	6	208
%	100.0%	2.8%	97.2%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	150,000		
Enter	Total 34	Internal 1	External 33
Exit	27	1	26
Total	61	2	59
%	100.0%	3.3%	96.7%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	1		
Enter	Total 420	Internal 4	External 416
Exit	291	2	289
Total	711	6	705
%	100.0%	0.8%	99.2%

LAND USE E: Hotel

ITE LU Code	310		
Size	150		
Enter	Total 43	Internal 1	External 42
Exit	1	0	1
Total	44	1	43
%	100.0%	2.3%	97.7%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650		
Size	933,379		
Enter	Total 845	Internal 3	External 842
Exit	112	0	112
Total	957	3	954
%	100.0%	0.3%	99.7%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	650		
Enter	Total 49	Internal 5	External 44
Exit	120	13	107
Total	169	18	151
%	100.0%	10.7%	89.3%

	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	33	416	842	44	42	1377
Exit	26	289	112	107	1	535
Total	59	705	954	151	43	1912
Single-Use Trip Gen. Estimate	61	711	957	169	44	1942

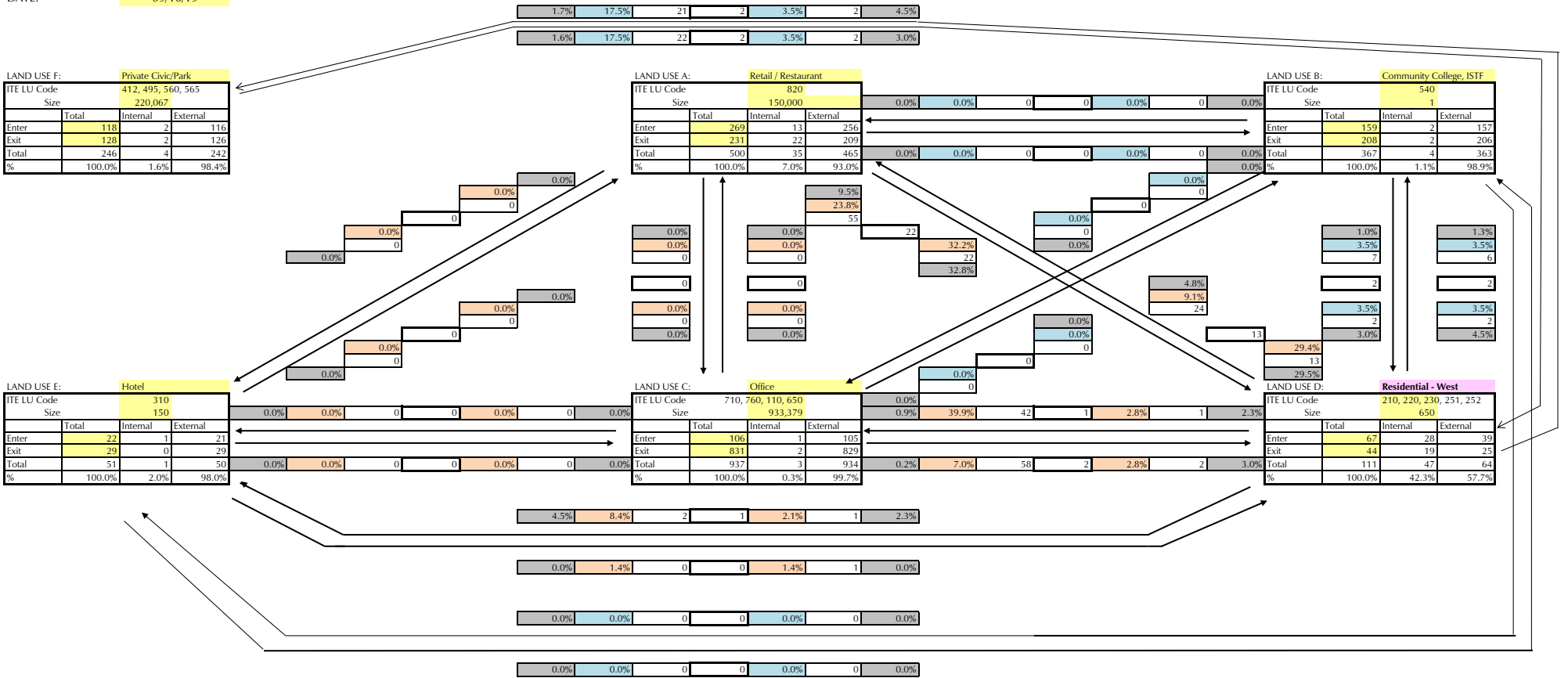
INTERNAL CAPTURE

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: PM Peak Hour Traffic
 DATE: 09/16/19



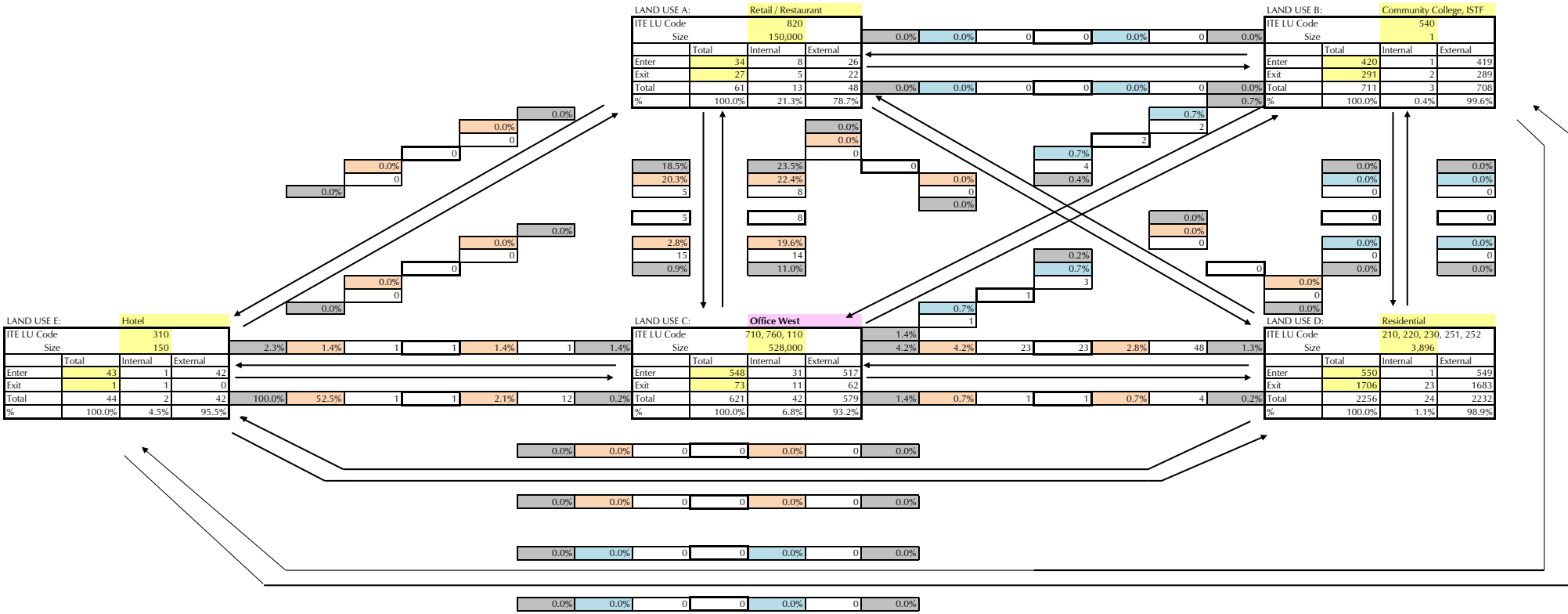
	Net External Trips for Multi-Use Development						TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E			
Enter	256	157	105	39	21	578		
Exit	209	206	829	25	29	1298		
Total	465	363	934	64	50	1876		
Single-Use Trip Gen. Estimate	500	367	937	111	51	1966	4.6%	

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: 09/16/19



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	26	419	517	549	42	1553
Exit	22	289	62	1683	0	2056
Total	48	708	579	2232	42	3609
Single-Use Trip Gen. Estimate	61	711	621	2256	44	3693

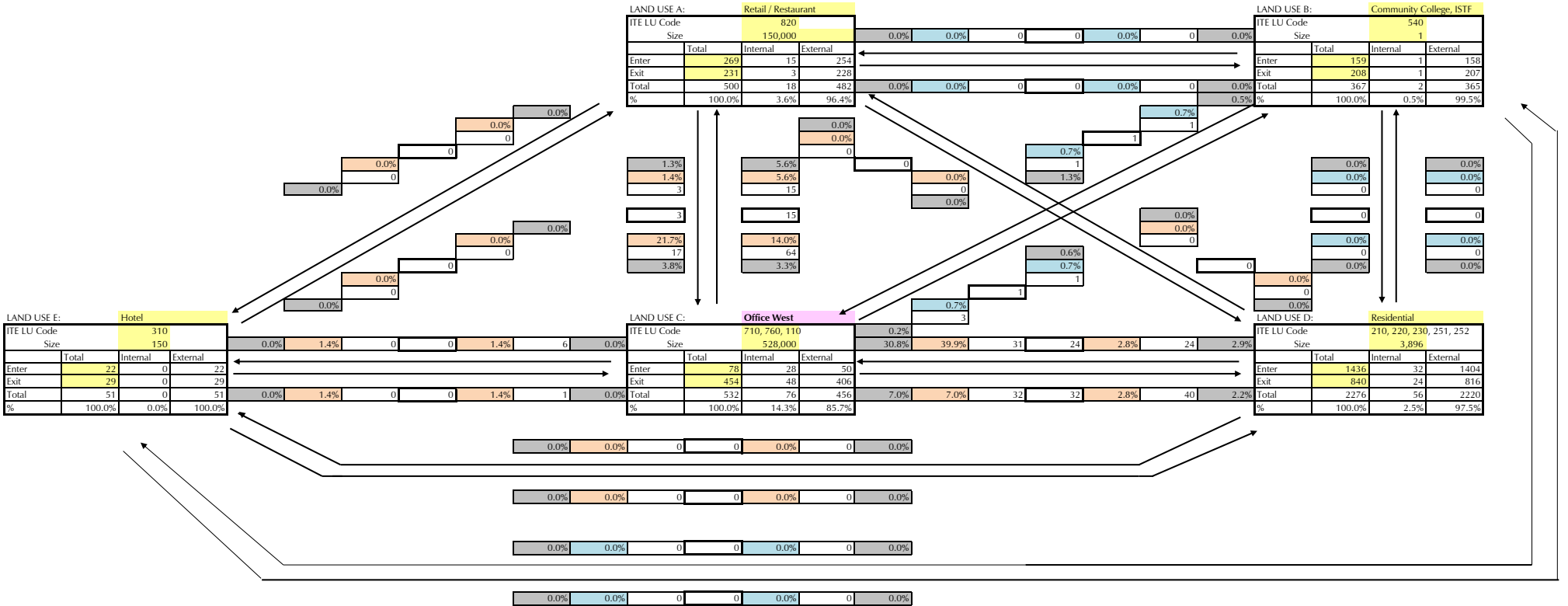
INTERNAL CAPTURE

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: PM Peak Hour Traffic
 DATE: 09/16/19



	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	50	1404	22		1888
Exit	228	207	406	816	29		1686
Total	482	365	456	2220	51		3574
Single-Use Trip Gen. Estimate	500	367	532	2276	51		3726
							4.1%

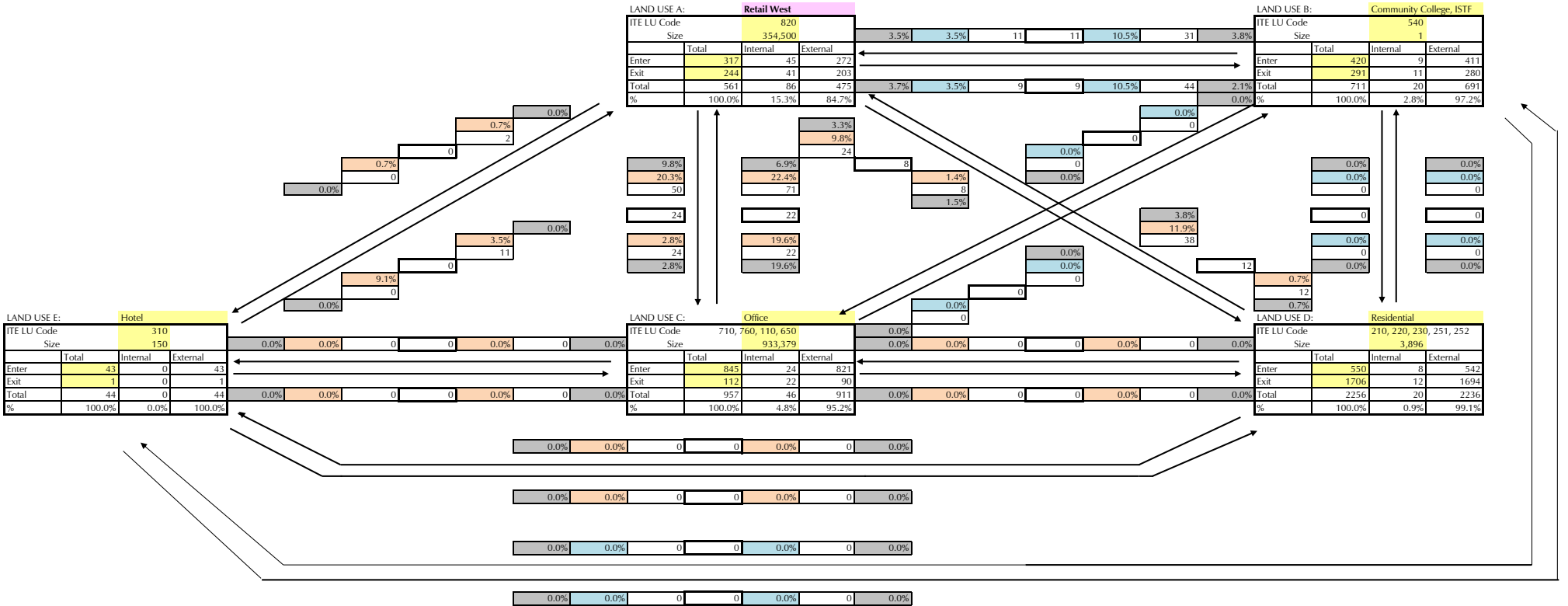
INTERNAL CAPTURE

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: 09/16/19



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	272	411	821	542	43	2089
Exit	203	280	90	1694	1	2268
Total	475	691	911	2236	44	4357
Single-Use Trip Gen. Estimate	561	711	957	2256	44	4529

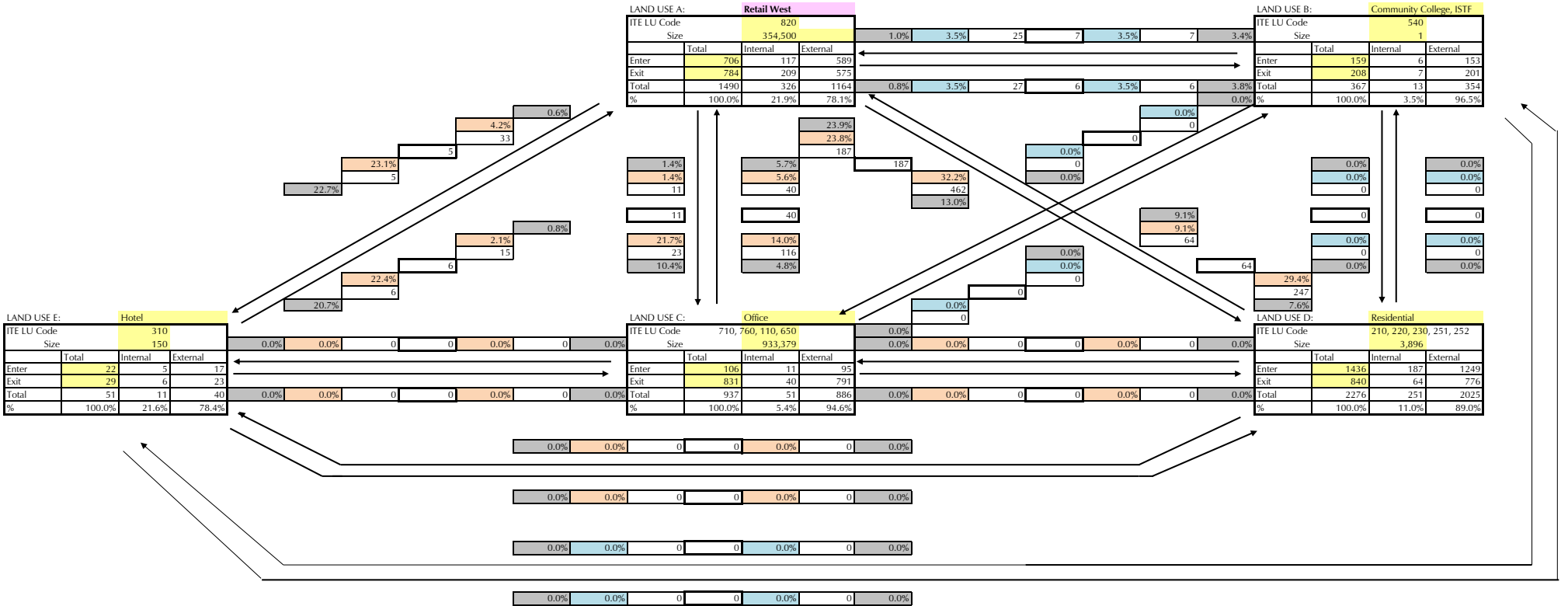
INTERNAL CAPTURE 3.8%

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: 09/16/19



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	589	153	95	1249	17	2103
Exit	575	201	791	776	23	2366
Total	1164	354	886	2025	40	4469
Single-Use Trip Gen. Estimate	1490	367	937	2276	51	5121

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.

Fifth Order of Business

October 28, 2019

RESOLUTION 2019-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE REQUESTED USE OF A SOCCER TRAINING FACILITY WITHIN THE MULTIPLE USE PLANNED DEVELOPMENT/ECONOMIC DEVELOPMENT CENTER (MUPD/EDC), LOCATED AT 16560 WATERS EDGE DRIVE, 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 requested uses by the City Council; and

WHEREAS, the developer VRE Westlake, LLC, submitted an application for review and approval of a "requested use" for utilization of the site as a soccer training facility, located at, 16560 Waters Edge, Westlake, Florida, 33470, legally described in the attached Exhibit "A"; and

WHEREAS, staff has reviewed and recommends approval of the requested use of the site for a soccer training facility, as indicated in the proposed site plan, attached hereto as Exhibit "B", (site plan); and

WHEREAS, the proposed use is consistent with the City's Interim Land Development regulations, the proposed use is compatible with the surrounding uses and the project minimizes any adverse impacts related to the proposed uses as a soccer training facility; 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 Requested Use: The City Council for the City of Westlake hereby approves the requested use of a soccer training facility located at 16560 Waters Edge Drive, Westlake, Florida, 33470, 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 28th day of October 2019.

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

DESCRIPTION TRACT "A":

A PARCEL OF LAND LYING IN SECTION 12, 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 S01°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 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 8393.61 FEET; THENCE S.88°17'08"E. DEPARTING SAID EAST ORIGINAL EAST RIGHT-OF-WAY LINE, DISTANCE OF 52.00 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD AND A POINT ON THE RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIXTEEN (16) COURSES: 1) S.88°17'08"E., A DISTANCE OF 320.80 FEET; 2) THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 271.45 FEET; 4) THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; 5) THENCE S.88°17'08"E., A DISTANCE OF 541.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 20.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°07'19", A DISTANCE OF 11.91 FEET TO A POINT OF TANGENCY; 7) THENCE S.54°09'49"E., A DISTANCE OF 27.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 8) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°07'19", A DISTANCE OF 17.87 FEET TO A POINT OF TANGENCY; 9) THENCE S.88°17'08"E., A DISTANCE OF 40.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 10) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°33'15", A DISTANCE OF 21.23 FEET TO A POINT OF TANGENCY; 11) THENCE N.51°09'38"E., A DISTANCE OF 27.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET; 12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 13) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 38.43 FEET; 14) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHEAST WITH A RADIUS OF 18.00 FEET; 15) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 605.00 FEET; 16) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY OF ILEX WAY-PHASE III; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY-PHASE III FOR THE FOLLOWING TEN (10) COURSES: 1) N.01°42'29"E., A DISTANCE OF 57.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1000.00 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°33'32"E., A DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY; 5) THENCE N.01°42'52"E., A DISTANCE OF 1054.54 FEET; 6) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1149.00 FEET AND A RADIAL BEARING OF S.86°18'08"E. AT SAID INTERSECTION; 7) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1251.00 FEET; 8) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 9) THENCE N.01°42'52"E., A DISTANCE OF 190.94

FEET; 10) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, A DISTANCE OF 16.97 FEET; THENCE S.88°17'08"E., A DISTANCE OF 348.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°29'36", A DISTANCE OF 209.81 FEET TO THE POINT OF TANGENCY; THENCE S.89°46'43"E., A DISTANCE OF 11.75 FEET; THENCE S.01°22'47"W., A DISTANCE OF 3054.89 FEET; THENCE N.89°12'49"W., A DISTANCE OF 1978.77 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD; THENCE ALONG SAID EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING FOUR (4) COURSES: 1) N.01°42'52"E., A DISTANCE OF 848.21 FEET; 2) THENCE N.18°06'15"E., A DISTANCE OF 42.53 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 301.30 FEET; 4) THENCE N.46°42'52"E., A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

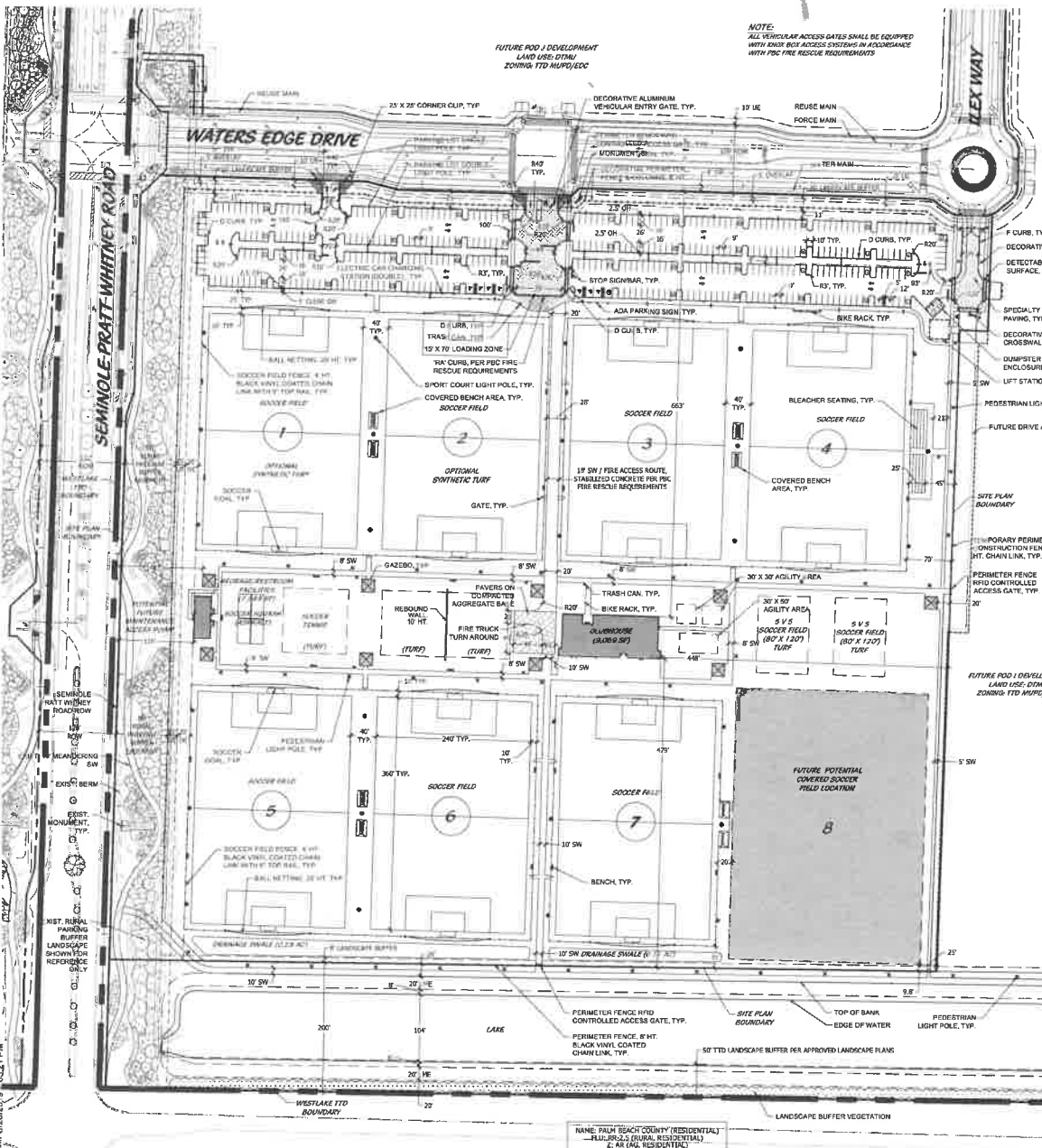
CONTAINING: 3,512,578 SQUARE FEET OR 80.638 ACRES, MORE OR LESS.

DESCRIPTION TRACT "B":

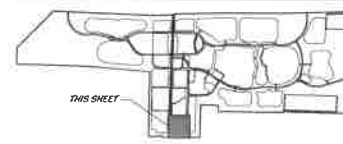
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S01°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 S88°36'57"W ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S01°42'52"W ALONG SAID ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.61 FEET; THENCE S.88°17'08"E. DEPARTING SAID EAST ORIGINAL EAST RIGHT-OF-WAY LINE, DISTANCE OF 650.08 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD AND THE **POINT OF BEGINNING**: THENCE N.01°42'52"E., A DISTANCE OF 752.35 FEET; THENCE S.89°00'15"E., A DISTANCE OF 627.40 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY III; THENCE S.01°42'52"W., ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY III, A DISTANCE OF 760.22 FEET TO A POINT ON THE FUTURE NORTH BOUNDARY LINE OF CHURCH PARCEL; THENCE N.88°17'08"W., ALONG SAID FUTURE NORTH BOUNDARY LINE OF CHURCH PARCEL, A DISTANCE OF 627.35 FEET TO THE **POINT OF BEGINNING**.

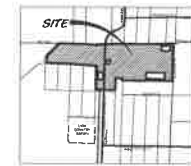
CONTAINING: 474,451 SQUARE FEET OR 10.892 ACRES, MORE OR LESS.



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE - POD 1 & 2
 APPLICATION NUMBER: 8P-2019-01
 PROJECT NUMBER: CH 45-2018-80
 LAST BOCA APPROVAL DATE: 10/20/2014
 RESOLUTION NUMBER: 0999019
 TIER: TERPUB-1645, RZD14-1647, RZD14-1648, ORDINANCE 2014-020
 FUTURE LAND USE DESIGNATION: RURAL-1
 EXISTING ZONING DISTRICT: DOWNTOWN MIXED USE
 OVERLAY SECTION/TOWNSHIP/RANGE: NUNPODC
 AGRICULTURAL ENCLAVE OVERLAY
 PROPERTY CONTROL NUMBERS: 77-40-43-12-000-1010
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: NUNPODC

WESTLAKE DEVELOPMENT PARCEL SITE DATA

POD 1 PLAT TRACT "A"	3,512,878 SF	80.688 AC
SITE PLAN BOUNDARY (PARCEL 6)	1,982,899 SF	45.877 AC

BUILDING DATA

TOTAL BUILDING AREA	14,288 SF
CLUB HOUSE	8,000 SF
STORAGE/MECHANICAL FACILITIES	1,546 SF
# GARAGES (400 SF EACH)	3,000 SF
NO OF FLOORS	3
BASE BUILDING HEIGHT	38 FT/8
SOCCER FIELDS	8 FIELDS
SOCCER TENNIS	1 FIELD
SOCCER SQUASH	1 FIELD

PARKING DATA

# SOCCER FIELDS	800	PROV
CLUB HOUSE	299	
TOTAL PARKING SPACES	45	
HANDICAP (INCLUDED IN TOTAL)	8	201
ELECTRIC CHARGING STATION (INCLUDED IN TOTAL)	6	19
BIKE PARKING (# PER 200 SF PARKING SPACES)	15	35
FLOOR AREA RATIO	0.01	(7 STANDARD RACKS)

AREA CALCULATIONS

BLVD-3/3 LOT COVERAGE	87	AC	%
VEHICULAR USE AREA	128,713	3,195	0%
SOCCER FIELDS	99,076	1,508	4%
SYNTHETIC TURF FIELDS	1,200	0.029	0%
GRASS SPACES	1,257,738	31,032	96%
TOTAL	8,000,000	18,707	100%

SETBACKS

FRONT (NORTH)	300'
REAR (SOUTH)	470'
SIDE (EAST)	300'
SIDE (WEST)	100'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPONT SURVEYING, INC. SIGNED AND SEALED BY GARY RADAR ON 08-27-19
 ** WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA

PROJECT TEAM

PROPERTY OWNER: CONTRARIA DEVELOPMENT, 4405 WEST SAMPLE RD, SUITE 300, CORAL SPRINGS, FLORIDA 33073, PHONE: 954-481-8100, FAX: 954-478-2138

DEVELOPER: CONTRARIA DEVELOPMENT, 1817 NW 45TH DRIVE, CORAL SPRINGS, FLORIDA 33067, PHONE: 954-422-0212

SEMINOLE IMPROVEMENT DISTRICT ENGINEER: BILL E. LEO, 3714 N ANDERSON WAY, PORTLAND, OR 97208, PHONE: 503-922-1991

SITE PLANNER: COTLEUR & HEARING, 1654 COMMERCIAL LANE, SUITE 1, JUPITER, FLORIDA 33458, PHONE: 561-743-6339, FAX: 561-743-6339

SURVEYOR: GEOPONT SURVEYING INC., 4102 WEST BLUE BIRD BOULEVARD, SUITE 109, RIVERDALE BEACH, FLORIDA 32404, PHONE: 904-448-2138, FAX: 913-243-2138

CIVIL ENGINEER: SHERRILL & WHITE, 788 WINDSOR DRIVE, SUITE 1, WEST PALM BEACH, FL 33411, PHONE: 888-318-7668

TRAFFIC ENGINEER: PRINCE TROTTMAN CONSULTING, INC., 2302 WEST PARKWAY, SUITE 111, WEST PALM BEACH, FLORIDA, PHONE: 888-399-9988

CIVIL ENGINEER: BILL E. LEO, 3714 N ANDERSON WAY, PORTLAND, OR 97208, PHONE: 503-922-1991

ARCHITECT: PGAL, 791 PARK OF COMMERCE BOULEVARD, BOCA RATON, FL 33487, PHONE: 561-988-4512

LEGEND

- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- SW: SIDEWALK
- LME: LAKE MAINTENANCE EASEMENT
- DTMU: DOWNTOWN MIXED USE
- EDC: ECONOMIC DEVELOPMENT CENTER
- EXIST: EXISTING
- DECORATIVE LIGHT POLE
- PEDESTRIAN LIGHT POLE
- SPORT COURT LIGHT POLE
- PARKING LOT DOUBLE LIGHT POLE
- PARKING LOT SINGLE LIGHT POLE
- STOP BAR & STOP SIGN
- ADA ACCESSIBLE SIGN
- ELECTRIC CAR CHARGING STATION (DOUBLE)
- TRASH CAN
- BIKE RACK
- BENCH

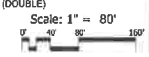


EXHIBIT B

CONTRARIA DEVELOPMENT
 CITY OF WESTLAKE PHASE 1A SUBMITTAL
 8617 NW 45TH DRIVE
 CORAL SPRINGS, FL 33067
 954-632-4512

PGAL
 791 Park of Commerce Blvd., Suite 400
 Boca Raton, FL 33487
 T 561 988 4002
 F 561 988 3002

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.743.6339 Fax 747.747.1377
 www.cotleurandhearing.com
 Lic LC-C000239

REGISTRATION
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DRAWING HISTORY

N.	DATE	DESCRIPTION
1	12-18-19	

PROJECT NAME: ISTF WESTLAKE PHASE 1A SUBMITTAL

PROJECT LOCATION: 4001 Seminoe Pratt Whitney Road City of Westlake Florida

PROJECT NUMBER: 1009999

SHEET TITLE: SITE PLAN

SHEET NUMBER: SP.10

FILE NAME: C:\09\Revit\Location\ISTF-SK\ARCH-Contraria\16_A_Plan\istf.pgal.com.rvt
 DATE: 07/24/2019 10:21 PM

Seventh Order of Business



City of Westlake
Planning and Zoning Department
 Staff Report – 10/28/19

PETITION DESCRIPTION

PETITION NUMBER: MPA-2019-03 – ISTF MUPD Master Site Plan

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: MUPD Master Site Plan approval of the ISTF subject site located within the Westlake Traditional Town Development (TTD).

LOCATION: Westlake, FL 33470

PROPERTY CONTROL NUMBERS: 77-40-43-12-00-000-1010

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 91.53 acres
- b. **Future Land Use:** Downtown Mixed Use
- c. **Zoning:** Multiple Planned Use Development/Economic Development Center (MUPD/EDC)

2. BACKGROUND

The subject application is a request for a Master Site Plan approval for the International Soccer Training Facility (ISTF) to be located on Pod I and a portion of Pod J. The subject site is 91.53 acres on the southern boundary on the east side of Seminole Pratt Whitney Road.

The proposed Master Site Plan is about an educational center focused on athletics with an emphasis on soccer. The proposed facility will offer soccer players, tennis and golf athletes the ability to live, and learn in a community that integrates all the tools necessary by developing a private school with an adaptive college preparatory curriculum. ISTF anticipates being ready for full operation by the fall of 2021.

3. ANALYSIS

The Applicant is requesting approval of an Master Site Plan for the ISTF educational center facility. Pod I and Pod J both have an MUPD designation. The Applicant is submitting the proposed Master Site Plan concurrently with a Plat application, Final Subdivision Plan, Requested Use application and Phase 1A Site Plan. Overall, the ISTF educational facility will offer the following programs:

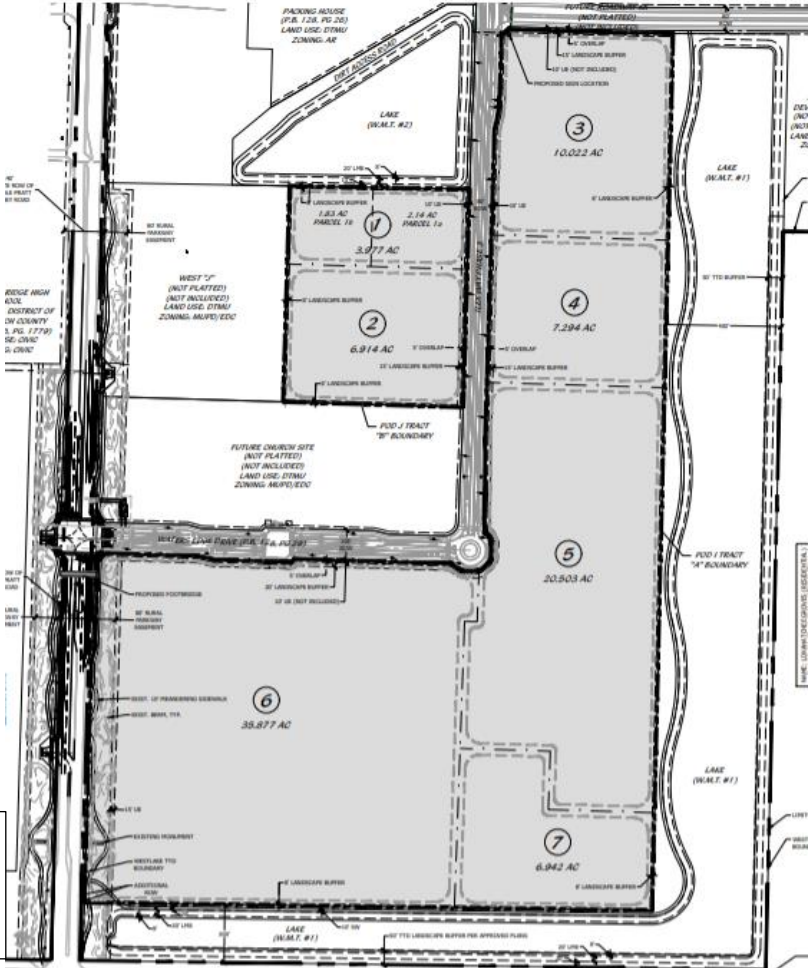
- 1. Private educational facilities including pre-kindergarten through 12th grade
- 2. State-of-the-art soccer program
- 3. Tennis training program
- 4. Golf training program

Master Site Plan Parcels and Uses

The Master Site Plan includes seven (7) separate Parcels. The parcels include the following proposed uses:

- Parcel 1**
Office / Medical Office
- Parcel 2**
Elementary School (K-5)
- Parcel 3**
Professional Village (School/Training Facility)
- Parcel 4**
Entertainment Outdoor
- Parcel 5**
Middle & High School (School, Dormitory, Activity Building)
- Parcel 6**
Open Space & Recreation
- Parcel 7**
Open Space & Recreation

This graphic presents the proposed parcels included on the Master Site Plan



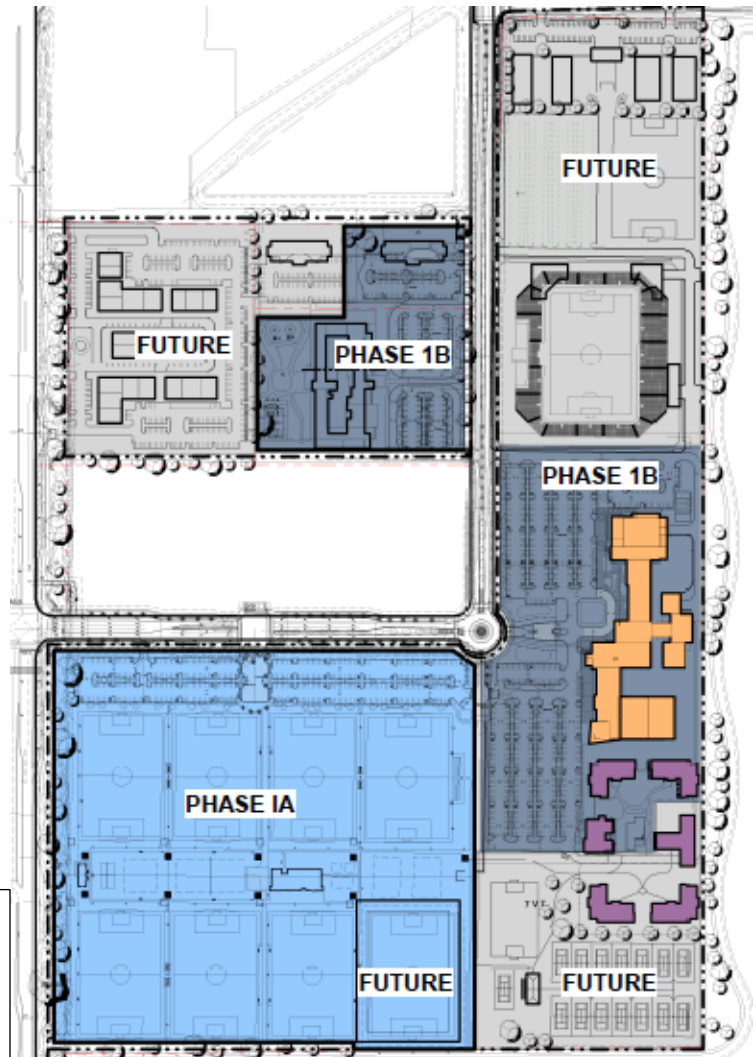
Master Site Plan Phases

Each proposed parcel has a designated phase, and respective site plans will be submitted for staff review and final approval by the City Council. The first phase, **Phase 1A** is located in Parcel 6.

The proposed Phase 1A includes seven soccer fields, parking, storage/restroom facilities, training areas, storage/restrooms, a clubhouse building and a future covered open area field. The Phase 1A facility is ancillary to the proposed school use and will be used for student athlete training.

The second phase, **Phase 1B** includes professional offices, elementary, middle and high school, dormitories and administrative areas.

The Master Site Plan Phases include Phase 1A, Phase 1B and additional areas to be developed in the future as shown on this graphic.



:

Requested Use

A Requested Use application is being submitted concurrently with this application. Per the interim ULDC City code, the following two (2) proposed uses are Requested Uses the MUPD/EDC district: (1) “School, Elementary or Secondary”; (2) “Congregate Living Facility, Type 3”.

The use of a school is being proposed for the site. The school will provide education for students ranging from K-5 as well as for middle and high school students. The school will be focused primarily around sports and is best described as a “magnet school” for sports. Along with the request of a school is a Requested Use for dormitories, being applied under the use of a Type 3 Congregate Living Facility. The proposed dormitories will provide housing for school students.

Access and Pedestrian Amenities

Access throughout the site will be from Waters Edge Drive and Ilex Way. There will be numerous pedestrian connections provided along Ilex Way and Waters Edge Drive and along the outside property line.

Architecture

The architectural design direction of the ISTF site is the use of contemporary architectural elements. The building entries will have defined volumes and heights to create a hierarchy within the building. The buildings are low rise from single story to three stories in height. The glazing system will use a powder coated frame and grey tinted glass.

Landscaping

Per the original Development Order for Minto Westlake, a required 50' TTD landscape buffer is required along the south perimeter of Phase 1A located outside of the Site Plan boundary. Landscaping throughout the site will be consistent and Westlake centric. The Master Plan is in compliance with regulations pertaining to setbacks, access, landscaping, and signage.

4. FINAL REMARKS

Application MPA-2019-03 ISTF MUPD will be heard by the City Council on October 28, 2019. The Planning and Zoning staff reviewed this application and find it in compliance with the interim ULDC Code. Each proposed parcel has a designated phase, and respective site plans will be submitted for review and compliance with Level of Services established by the City's Comprehensive Plan. Each Site Plan will require final approval by the City Council.

Tenth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report – 10/28/19

PETITION DESCRIPTION

PETITION NUMBER: SPR-2019-01 *International Soccer Training Facility (ISTF) Phase 1A Site Plan Review*

APPLICANT: Cotleur & Hearing

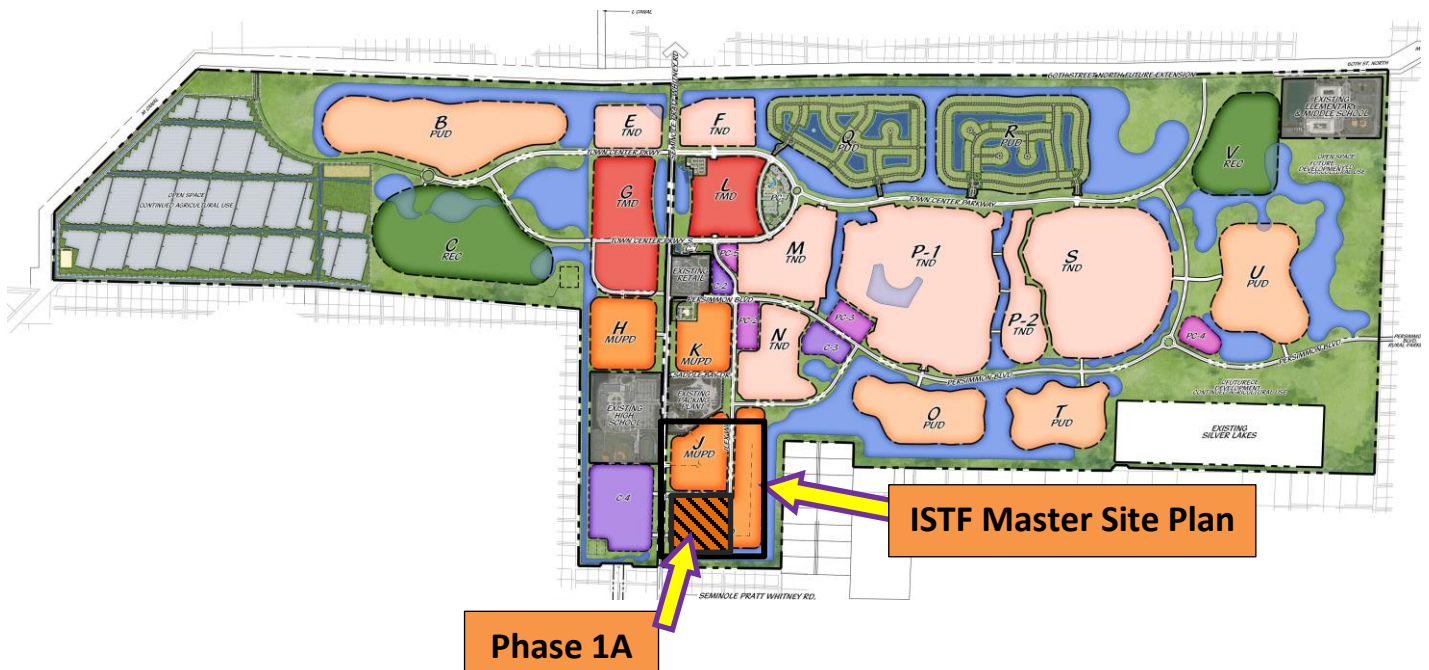
OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting approval of the Site Plan for an International Soccer Training Facility approximately 35.877 acres.

LOCATION: The subject parcel is located on the Southern portion of the TTD on the east side of Seminole Pratt Whitney Road.

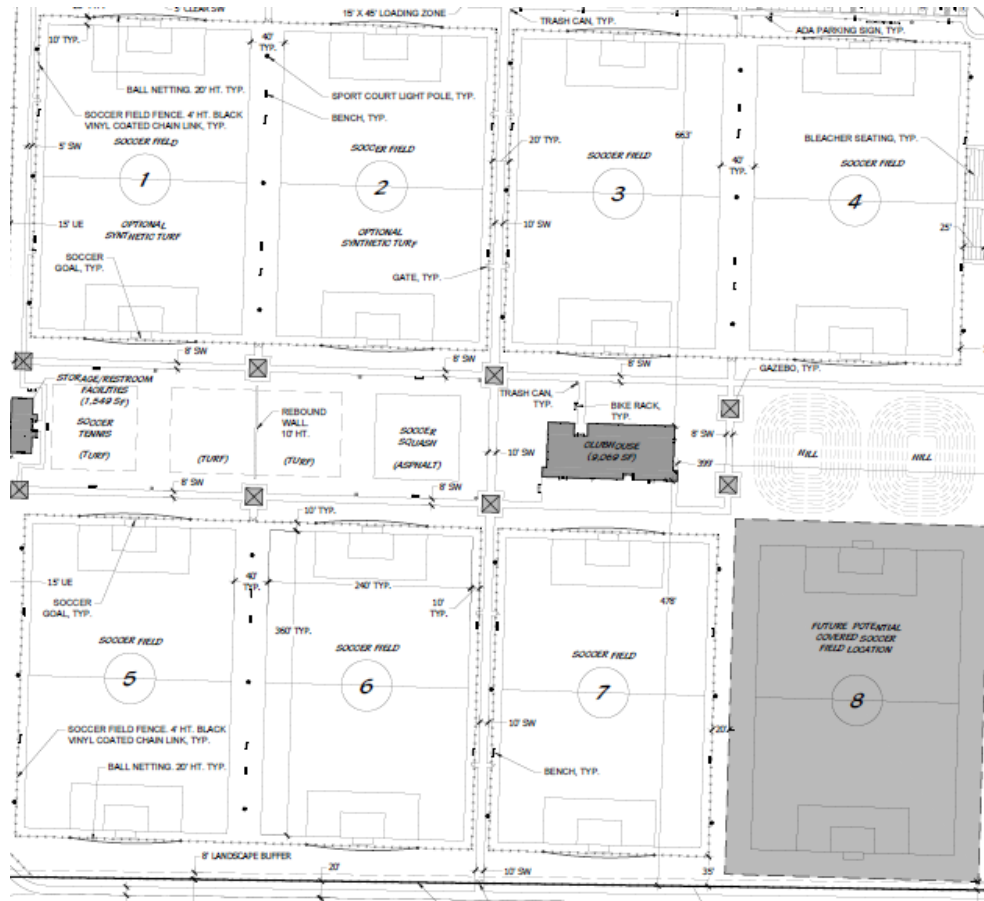
PCN: 77-40-43-12-00-000-1010

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 35.877 acres
- b. **Subject Application:** Phase 1A consists of seven (7) soccer fields and one future potential covered, open-air field. Included will be parking, storage and restroom facilities, ancillary training areas and a Clubhouse.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Multiple Use Planned Development/Economic Development Center (MUPD/EDC)



2. BACKGROUND

The subject application (Phase 1A) is part of the Master Site Plan (91.53 acres) for the International Soccer Training Facility (ISTF) to be located on Pod I and a portion of Pod J, on the east side of Seminole Pratt Whitney Road.

3. SITE PLAN REVIEW

The proposed application to develop ISTF Phase IA Site Plan was reviewed by the City's staff to ensure compliance with codes including zoning, engineering, traffic, and landscaping. The application was also reviewed by the Palm Beach County Fire Safety and Seminole Improvement District (SID) professional engineering staff.

In terms of zoning, the proposed application was reviewed for compliance with the interim City's ULDC code; MUPD/EDC zoning standards as follows:

	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	663'	In compliance
Rear Yard	Main Structure: 20'	478'	In compliance
Side Yard - East	Main Structure: 15'	399'	In compliance
Side Yard - West	Main Structure: 15'	103'	In compliance
Lot Coverage	Max Lot Coverage: 25%	1%	In compliance
Building Height	45 ft. max	30'	In compliance
Parking	Required parking: 341 spaces	391 total Including: 10 Accessible Per ADA and 10 Electric Charge Stations	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5', 8' and 10' wide	In compliance

Access and Pedestrian Amenities

Access to the Phase 1A site will be from Waters Edge Drive and Ilex Way. The site will be surrounded with an 8 foot high black vinyl coated chain link fence and gated at both entrances. The entrance gates along Waters Edge Drive and the Ilex Way round-a-bout will typically remain closed unless an event is being held where the gates should be open. Pedestrian access gates will be controlled and operated with a radio-frequency identification (RFID) key fob and accessible for police and fire rescue.

The Phase 1A Site Plan provides 5 foot, 8 foot and 10 foot sidewalks throughout the site in order to access the soccer fields, restrooms and Clubhouse. The Clubhouse will provide awnings for shade. Benches, covered gazebos and trash receptacles are located throughout the site.

Architecture

Phase 1A includes a single-story Clubhouse, which will be located in the center area of the soccer fields. The Clubhouse building will provide soccer administrative support, classroom and locker rooms, storage and restroom facilities. The classrooms and lobby will have ample storefront glazing. The building will also provide a glass enclosed observation tower for the surrounding fields with extended overhangs to provide shade and protection for visitors.

Drainage

It is proposed that the runoff be directed to on-site inlets with conveyance to dry detention swales for pre-treatment prior to discharging into the master system through the existing SID canal south of the site.

Landscape Review

The proposed landscape was reviewed and find it in compliance with the City's Interim ULDC Code. Per the original Development Order for Minto Westlake, a required 50' TTD landscape buffer is required along the south perimeter of Phase 1A located outside of the Site Plan boundary.

Traffic

The applicant provided a Trip Equivalent Analysis for the proposed Pod I/J ISTF Site Plan 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.

4. FINAL REMARKS

Application SPR-2019-01 *ISTF Phase IA Site Plan* will be heard by the City Council on October 28, 2019. The subject application legal ad will be published in the Palm Beach Post on October 18, 2019.

The City's staff and other agencies reviewed this application and find it in compliance with the City's Interim ULDC Code.

EXISTING CONDITIONS





Eleventh Order of Business

October 28, 2019

RESOLUTION 2019-31

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR AN INTERNATIONAL SOCCER TRAINING FACILITY PHASE I A (ISTF), LOCATED AT 16560 WATERS EDGE DRIVE, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s 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 the International Soccer Training Facility Phase I A (ISTF), located at 16560 Waters Edge Drive, Westlake, Florida, 33470, legally described in the attached Exhibit “A”, and

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

WHEREAS, the 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 Site Plan: The City Council for the City of Westlake hereby approves the International Soccer Training Facility Phase I A (ISTF) located at 16560 Waters Edge Drive, Westlake, Florida, 33470, as described in the attached Exhibit “A”, which is located in the City of Westlake, and in Palm Beach County, Florida. The site plan approval is subject to the

applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof. The site plan attached is not subject to conditions.

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 28th day of October, 2019.

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

DESCRIPTION TRACT "A":

A PARCEL OF LAND LYING IN SECTION 12, 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 S01°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 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 8393.61 FEET; THENCE S.88°17'08"E. DEPARTING SAID EAST ORIGINAL EAST RIGHT-OF-WAY LINE, DISTANCE OF 52.00 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD AND A POINT ON THE RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIXTEEN (16) COURSES: 1) S.88°17'08"E., A DISTANCE OF 320.80 FEET; 2) THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 271.45 FEET; 4) THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; 5) THENCE S.88°17'08"E., A DISTANCE OF 541.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 20.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°07'19", A DISTANCE OF 11.91 FEET TO A POINT OF TANGENCY; 7) THENCE S.54°09'49"E., A DISTANCE OF 27.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 8) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°07'19", A DISTANCE OF 17.87 FEET TO A POINT OF TANGENCY; 9) THENCE S.88°17'08"E., A DISTANCE OF 40.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 10) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°33'15", A DISTANCE OF 21.23 FEET TO A POINT OF TANGENCY; 11) THENCE N.51°09'38"E., A DISTANCE OF 27.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET; 12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 13) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 38.43 FEET; 14) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHEAST WITH A RADIUS OF 18.00 FEET; 15) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 605.00 FEET; 16) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY OF ILEX WAY-PHASE III; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY-PHASE III FOR THE FOLLOWING TEN (10) COURSES: 1) N.01°42'29"E., A DISTANCE OF 57.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1000.00 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°33'32"E., A DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET;; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY; 5) THENCE N.01°42'52"E., A DISTANCE OF 1054.54 FEET; 6) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1149.00 FEET AND A RADIAL BEARING OF S.86°18'08"E. AT SAID INTERSECTION; 7) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1251.00 FEET; 8) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 9) THENCE N.01°42'52"E., A DISTANCE OF 190.94

FEET; 10) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID SOUTH BOUNDARY LINE OF ILEX WAY-PHASE II, A DISTANCE OF 16.97 FEET; THENCE S.88°17'08"E., A DISTANCE OF 348.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°29'36", A DISTANCE OF 209.81 FEET TO THE POINT OF TANGENCY; THENCE S.89°46'43"E., A DISTANCE OF 11.75 FEET; THENCE S.01°22'47"W., A DISTANCE OF 3054.89 FEET; THENCE N.89°12'49"W., A DISTANCE OF 1978.77 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD; THENCE ALONG SAID EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING FOUR (4) COURSES: 1) N.01°42'52"E., A DISTANCE OF 848.21 FEET; 2) THENCE N.18°06'15"E., A DISTANCE OF 42.53 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 301.30 FEET; 4) THENCE N.46°42'52"E., A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

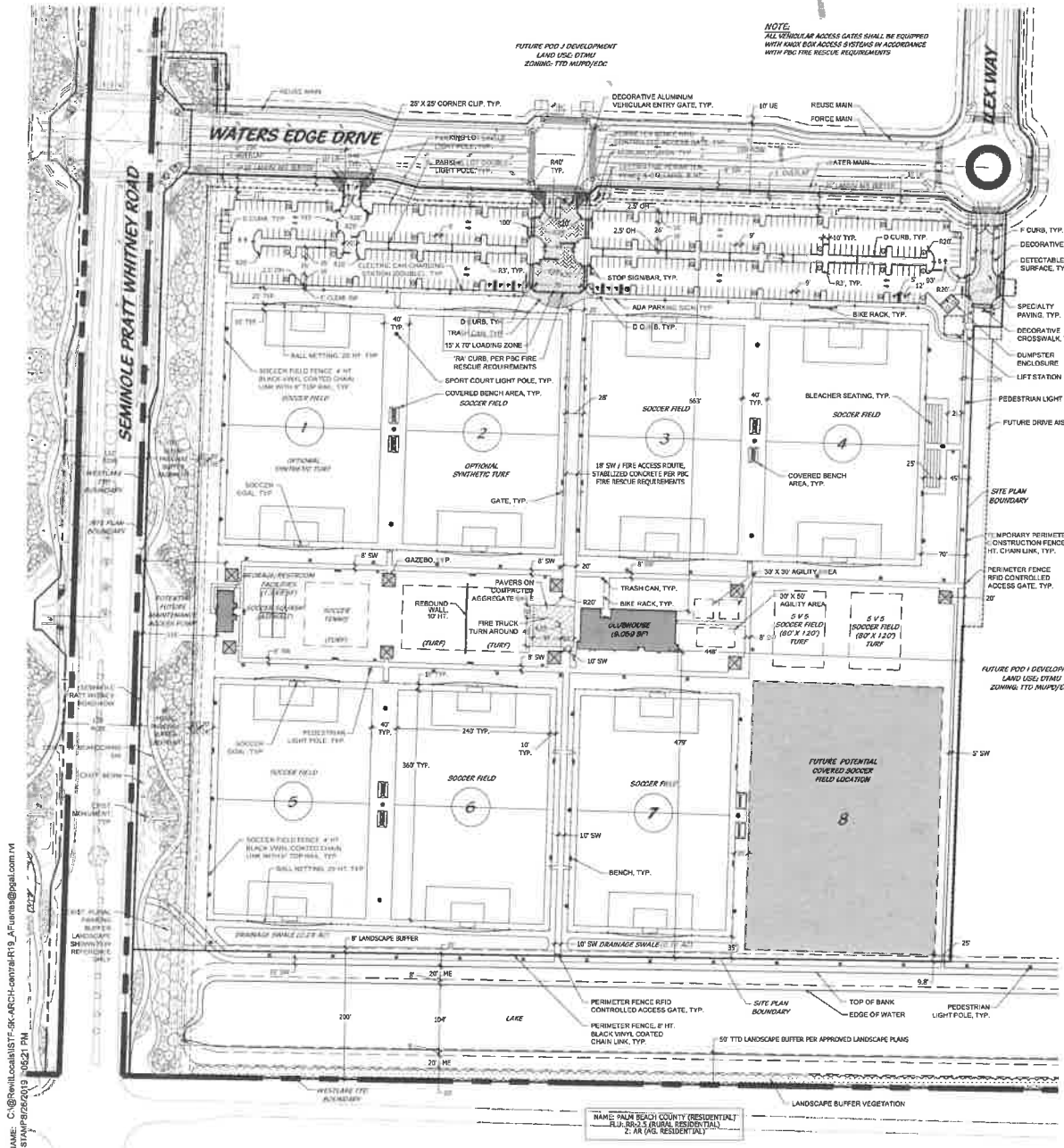
CONTAINING: 3,512,578 SQUARE FEET OR 80.638 ACRES, MORE OR LESS.

DESCRIPTION TRACT "B":

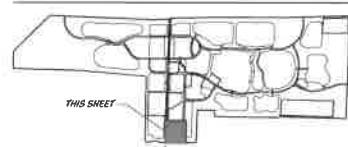
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S01°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 S88°36'57"W ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S01°42'52"W ALONG SAID ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.61 FEET; THENCE S.88°17'08"E. DEPARTING SAID EAST ORIGINAL EAST RIGHT-OF-WAY LINE, DISTANCE OF 650.08 FEET TO A POINT ON THE EAST LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD AND THE **POINT OF BEGINNING**: THENCE N.01°42'52"E., A DISTANCE OF 752.35 FEET; THENCE S.89°00'15"E., A DISTANCE OF 627.40 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY III; THENCE S.01°42'52"W., ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE OF ILEX WAY III, A DISTANCE OF 760.22 FEET TO A POINT ON THE FUTURE NORTH BOUNDARY LINE OF CHURCH PARCEL; THENCE N.88°17'08"W., ALONG SAID FUTURE NORTH BOUNDARY LINE OF CHURCH PARCEL, A DISTANCE OF 627.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 474,451 SQUARE FEET OR 10.892 ACRES, MORE OR LESS.



KEY MAP



SITE MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE - POD 1 & J
 APPLICATION NUMBER: SP 2018-01
 PROJECT NUMBER: CH 18-0018-80
 LAST RECEIVED APPROVAL DATE: 09/02/18
 LAST CITY OF WESTLAKE MASTER PLAN APPROVAL DATE: 09/20/18
 RESOLUTION NUMBERS: TDR-2016-1646, R-2016-1647, R-2016-1648, ORDINANCE 2014-033
 TIER: FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MUP/EDC
 OVERLAY SECTION: TOWNSHIP RANGED 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-12-00-00-1010
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: MUP/EDC

WESTLAKE DEVELOPMENT PARCEL SITE DATA

POD 1 PLAT TRACT "A"	3,112.76 SF	0.072 AC
SITE PLAN BOUNDARY (PARCEL 1)	1,261.80 SF	0.029 AC

BUILDING DATA

TOTAL BUILDING AREA	14,216 SF
CLUB HOUSE	9,009 SF
STORAGE/RESTROOM/FACILITIES	1,540 SF
6 GARAGES (460 SF EACH)	3,900 SF
NO OF FLOORS	2
MAX BUILDING HEIGHT	38 FEET
SOCCER FIELDS	8 FIELDS
SOCCER TENNIS	1 FIELD
SOCCER SQUASH	1 FIELD

PARKING DATA

8 SOCCER FIELDS	200	PROV
CLUB HOUSE	45	
TOTAL PARKING SPACES	245	201
MANHOLES INCLUDED IN TOTAL	0	10
ELECTRIC CHARGE STATION (INCLUDED IN TOTAL)	0	10
(3 DOUBLE STATIONS)		
BIKE PARKING (1 PER 20 BIKES PARKING SPACES)	15	35
(7 STANDARD RACKS)		
FLOOR AREA RATIO	0.01	

AREA CALCULATIONS

BLANK LOT COVERED	14,219	0.328	1%
VEHICULAR USE AREA	136,725	3.192	9%
SEMI-PAVED & PLAZAS	35,079	1.305	4%
SYNTHETIC TURF FIELDS	1,200	0.028	0%
GREEN SPACE	1,551,726	31.022	86%
TOTAL	1,703,589	35.077	100%

SETBACKS

FRONT (NORTH)	85'
REAR (SOUTH)	475'
SIDE (EAST)	309'
SIDE (WEST)	107'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPONT SURVEYING, INC. SIGNED AND SEALED BY GARY RAGAR ON 08-27-19
 *1 WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA

PROJECT TEAM

PROPERTY OWNER: P&H, LLC
 460 WEST BAYVIEW RD. SUITE 200
 OROVATO, FLORIDA 32973
 PHONE: 888-724-2418
 FAX: 888-499-8332

DEVELOPER: CONTRARIA DEVELOPMENT
 8617 NW 49TH DRIVE
 CORAL SPRING, FLORIDA 32947
 PHONE: 854-632-4013
 FAX: 854-632-4013

SITE PLANNER: COTLEUR & HEARING
 1534 COMMERCIAL LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-6336

DEVELOPER: GEOPONT SURVEYING, INC.
 4133 WEST 53RD MERION BOULEVARD, SUITE 105
 BOYD BEACH, FLORIDA 33424
 PHONE: 813-448-0725
 FAX: 813-580-1396

SEMINOLE IMPROVEMENT DISTRICT ENGINEER: CALL FIELD & WHEELER
 7800 GLADIOLUS ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-960-9191

CIVIL ENGINEER: MILLER LEGG
 2017 WASHINGTON WAY
 FORT LAUDERDALE, FL 33309
 PHONE: 854-438-7860

CIVIL ENGINEER: SHIMBUN & WHITE
 285 WEST BAYVIEW BOULEVARD, SUITE 3
 WEST PALM BEACH, FL 33411
 PHONE: 561-476-2844

TRAFFIC ENGINEER: PANDER TROUTMAN CONSULTING, INC.
 2003 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-294-8899

ARCHITECT: PGAL
 791 PARK OF COMMERCE BOULEVARD
 BOCA RATON, FL 33487
 561-988-4002

LEGEND

- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- SW: SIDEWALK
- LME: LAKE MAINTENANCE EASEMENT
- DTML: DOWNTOWN MIXED USE
- EDC: ECONOMIC DEVELOPMENT CENTER
- EXIST: EXISTING
- DECORATIVE LIGHT POLE
- PEDESTRIAN LIGHT POLE
- SPORT COURT LIGHT POLE
- PARKING LOT DOUBLE LIGHT POLE
- PARKING LOT SINGLE LIGHT POLE
- STOP BAR & STOP SIGN
- ADA ACCESSIBLE SIGN
- ELECTRIC CAR CHARGING STATION (DOUBLE)
- TRASH CAN
- BIKE RACK
- BENCH

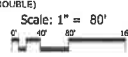


EXHIBIT B

CONTRARIA DEVELOPMENT

CITY OF WESTLAKE
 PHASE 1A SUBMITTAL
 8617 NW 49TH DRIVE
 CORAL SPRINGS, FL 33067
 954-632-4512

PGAL

791 Park of Commerce
 SUITE 400
 BOCA RATON, FL 33487
 T 561 988 4002
 F 561 988 3002

Cotleur & Hearing

Landscapes Architects
 Land Planners
 Environmental Consultants
 1534 Commercial Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

REGISTRATION
 Copyright © 2016

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	08-28-19	
2	08-28-19	
3	10-15-19	

PROJECT NAME:
ISTF WESTLAKE PHASE 1A SUBMITTAL

PROJECT LOCATION:
 4001 Seminole Pratt
 Whitney Road
 CITY OF WESTLAKE
 FLORIDA

PROJECT NUMBER:
 1009999

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP.10

FILE NAME: C:\p\work\istf\sr-arch-contraria\115_A_Turnas@pgal.com.rvt
 DATE STAMPED: 10/19/2019 10:21 PM
 USER: C:\p\work\istf\sr-arch-contraria\115_A_Turnas@pgal.com

Thirteenth Order of Business



City of Westlake

Planning and Zoning Department

Staff Report – 10/28/19

PETITION DESCRIPTION

PETITION NUMBER: REQ-USE-2019-03 7-Eleven 2.0 Requested Use

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting approval for the proposed use of a gas station and convenience store within the City of Westlake.

LOCATION: City of Westlake, West side of Seminole Pratt Whitney Road, South of Persimmon Boulevard West and within the boundary of Pod H.

PROPERTY CONTROL NUMBERS: 77-40-43-12-00-000-1010

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 2.477 acres
- b. **Concurrent Application:** 4,500 square foot convenience store and 16 position fueling station and car wash
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Multiple Planned Use Development/Economic Development Center (MUPD/EDC)

2. BACKGROUND

The City of Westlake received an application to develop 7-Eleven 2.0 Gas facility including a 4,046 sq. ft. on the west side of Seminole Pratt Whitney Road, South of Persimmon Boulevard West within the boundar of Pod H.

In 2018, the City Council adopted Ordinance 2018-04 amending the City’s Interim Land Development Code to include the use, Gas and Fuel, Retail in the MUPD/EDC Zoning District, as a Requested Use.

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD				MUPD								MXPD				PIPD				LCC										
	Pods				FLU								FLU				Use Zone				FLU										
	R	C	R	CA	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M	R	C	C	R	C	C	N	O	T	E
E	O	E	IG	L	H	L	H	R	O	O	D	C	S	T	H	O	N	O	N	D	M	D	G	D	R	C	C	L	H		
S	M	C	VR																												
			/																												
			P																												
Commercial Uses																															
Adult Entertainment																													2		
Auction, Enclosed		R						P																					16		
Auction, Outdoor								R																					16		
Auto Paint Or Body Shop		R						R																					17		
Gas and Fuel, Retail		R						R	R																				18		
Green Market																													64		
Hotel, Motel, SRO, Rooming And Boarding																													72		
Kennel, Type II (Commercial)		R						R																					74-1		
Kennel, Type III (Commercial -Enclosed)		R						R	R																				74-2		
Kiosk																													75		
Landscape Service		R																											77		
Laundry Services		R																											78		
<small>[Ord. 2005-002] [Ord. 2004-054] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-025]</small>																															
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D Permitted subject to approval by the DRO																															
S Permitted in the district only if approved by Special Permit																															
R Permitted in the district only if approved by the Westlake City Council as a requested use																															



3. ANALYSIS

REQUESTED USE STANDARDS OF COMPLIANCE PER ARTICLE 2.B.2.B

A. Consistency with the Plan

Future Land Use of Downtown Mixed Use. Policy FLU 1.1.15 lists commercial as an allowable use in this district. The proposed use Gas and Fuel, Retail is consistent with the Plan.

B. Consistency with the Code

In 2018, the City Council adopted Ordinance 2018-04 amending the City’s Interim Land Development Code to include the use, Gas and Fuel, Retail in the MUPD/EDC Zoning District, as a Requested Use. The proposed use Gas and Fuel, Retail is consistent with the Code.

C. Compatibility with Surrounding Uses

As shown on the below Compatibility Table, the subject property is mostly surrounded by Downtown Mixed Use Future Land use designation.

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Downtown Mixed Use	MUPD/EDC
NORTH	Downtown Mixed Use	MUPD/EDC
SOUTH	Downtown Mixed Use	MUPD/EDC
EAST	Downtown Mixed Use	MUPD/EDC
WEST	Downtown Mixed Use	MUPD/EDC

D. Design Minimizes Adverse Impact

The proposed building design is consistent with the urban aesthetics of the City of Westlake.

E. Design Minimizes Environment Impact

Since the purpose of the applicant is to install a 7-Eleven gas station, environmental agencies at the Palm Beach County (Department of Environmental Resources Management -DERM) and State Level (Department of Environmental Protection DEP) will conduct further reviews prior to the City issuing a building permit. These measures will prevent environmental impacts that could be originated as a result of the underground gas tanks.

F. Development Patterns

The proposed Gas and Fuel, Retail use will be located on the City's main corridor (Seminole Pratt Whitney Road) consistent with the Comprehensive Plan vision. The subject vision includes a vibrant corridor supporting mixed of uses including commercial, service and residential.

G. Adequate Public Facilities

The applicant provided a Trip Equivalent Analysis for the proposed Pod H 7-Eleven 2.0 Site Plan 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.

H. Changed Conditions or Circumstances

The City of Westlake was incorporated in 2016. Since then, the City is developing and growing its residential and commercial areas. The subject use will provide services to the city's residents and surrounding neighborhoods.

4. FINAL REMARKS

The subject requested use application will be heard by the City Council. The Planning and Zoning staff reviewed this application and find it in compliance with the above presented requested use standards.

Fourteenth Order of Business

October 28, 2019

RESOLUTION 2019-35

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE REQUESTED USE OF A GAS STATION AND CONVENIENCE STORE WITHIN THE MULTIPLE USE PLANNED DEVELOPMENT/ECONOMIC DEVELOPMENT CENTER (MUPD/EDC), LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD, 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 requested uses by the City Council; and

WHEREAS, the developer VRE Westlake, LLC, submitted an application for review and approval of a "requested use" for utilization of the site as a gas station with a convenience store, located at, 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, legally described in the attached Exhibit "A"; and

WHEREAS, staff has reviewed and recommends approval of the requested use of the site for a gas station and a convenience store, as indicated in the proposed site plan, attached hereto as Exhibit "B", (site plan); and

WHEREAS, the proposed use is consistent with the City's Interim Land Development regulations, the proposed use is compatible with the surrounding uses and the project minimizes any adverse impacts related to the proposed uses as a gas station and a convenience store; 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 and 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 Requested Use: The City Council for the City of Westlake hereby approves the requested use of a gas station and a convenience store, containing approximately two and a half acres (2.477), located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, 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 28th day of October 2019.

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
7-11 2.0

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1,406.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING THREE (3) COURSES: 1) S.02°59'15"W., A DISTANCE OF 540.13 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 280.00 FEET; 3) THENCE S.00°26'29"W., A DISTANCE OF 193.91 FEET; THENCE N.89°33'31"W., A DISTANCE OF 62.32 FEET TO A POINT ON THE WEST LINE OF PARCEL 101, AN EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE ALONG THE WEST LINE OF SAID PARCEL 101 FOR THE FOLLOWING TWO (2) COURSES: 1) S.43°17'06"E., A DISTANCE OF 56.57 FEET; 2) S.01°42'52"W., A DISTANCE OF 242.50 FEET; THENCE N.88°17'15"W., A DISTANCE OF 384.78 FEET; THENCE N.01°42'45"E., A DISTANCE OF 282.50 FEET; THENCE S.88°17'17"E., A DISTANCE OF 292.79 FEET; THENCE S.88°17'04"E., A DISTANCE OF 52.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 107,901.51 SQUARE FEET OR 2.477 ACRES MORE OR LESS.

PROJECT TEAM

PROPERTY OWNER
MINTO TRAIL LLC
400 BARKLE ROAD, SUITE 200
CORCORAN CROSSING, FLORIDA 32071
PHONE: 386-473-4565

SITE PLANNER
COTLEUR & HEARING
1504 COMMERCIAL LANE, SUITE 1
JUPITER, FLORIDA 33408
PHONE: 561-241-4275
FAX: 561-241-4177

SURVEYOR
GEOPORT SURVEYING INC.
1433 S. 7TH AVENUE
TAMPA, FLORIDA 33606
PHONE: 813-246-6488
FAX: 813-246-6488

TRAFFIC ENGINEER
PROCTOR TRUTMAN CONSULTING, INC.
3063 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA 33411
PHONE: 561-954-8864
FAX: 561-954-8864

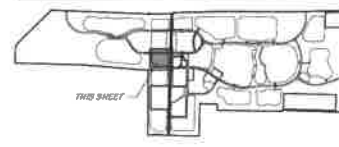
ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL CONSULTANTS, INC.
1904 88 MONTEREY CORONADO PLAZA, SUITE 300
JUPITER, FLORIDA 33409
PHONE: 561-741-4771
WWW.EC-INC.COM

CIVIL ENGINEER
SIMPSON & WHITE
8991 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
PHONE: 561-473-2332
FAX: 561-473-2332

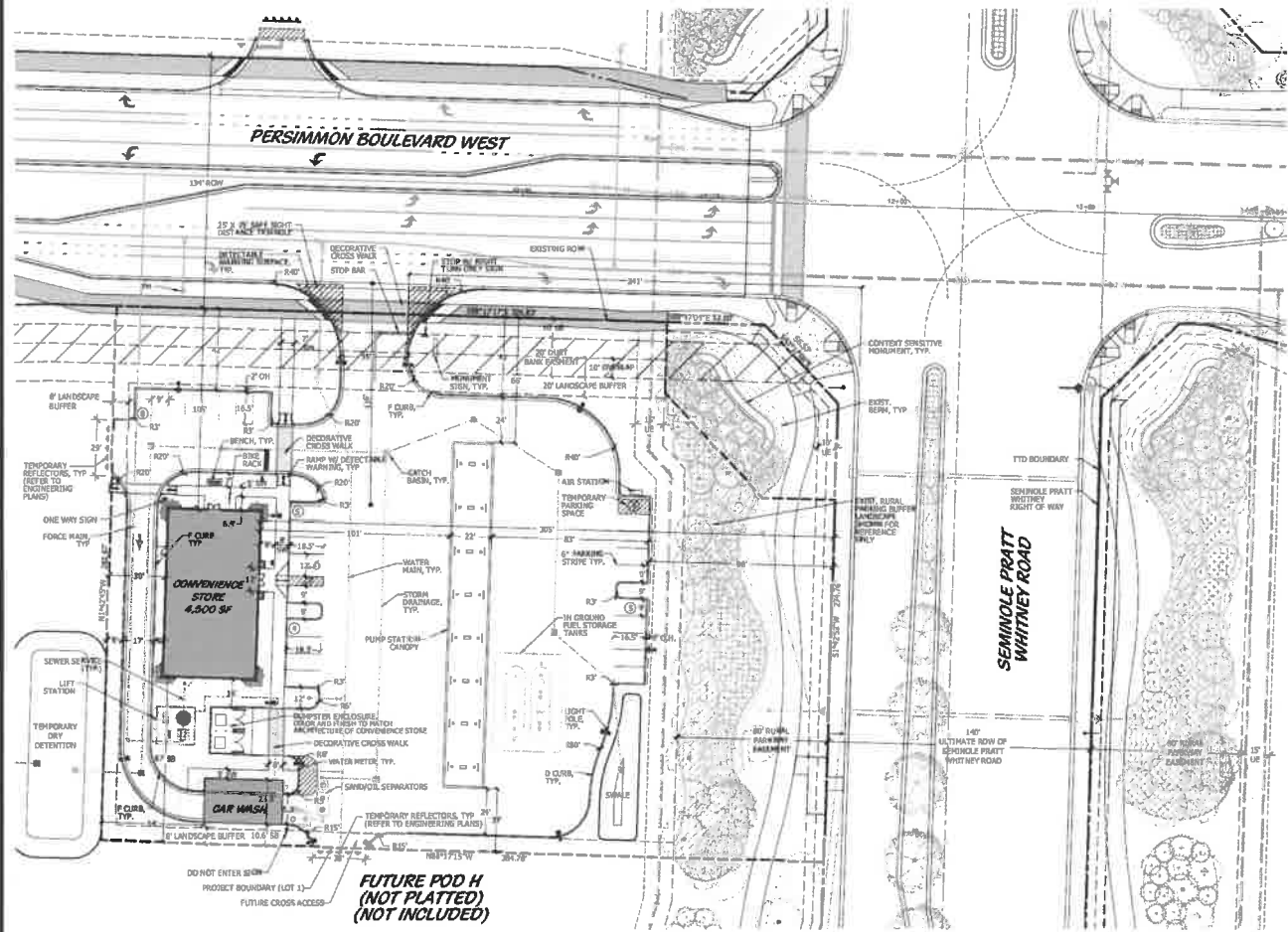
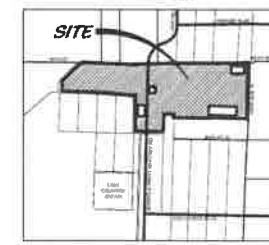
LEGEND

- SD: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRIVEWAY EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION WESTLAKE - 7-ELEVEN 2.0
APPLICATION NUMBER BR201802
PROJECT NUMBER CH 19-0703
LAST SCC APPROVAL DATE 10/29/2014
RESOLUTION NUMBER 126/2018
TITLE TTD/2014-1848, R-2014-1847, R-2014-1848, ORDINANCE 2014-030
FUTURE LAND USE DESIGNATION RURAL-1
EXISTING ZONING DISTRICT TTU
OVERLAY AGRICULTURAL ENCLAVE OVERLAY
SECTION/TOWNSHIP/RANGE 1 43 40
PROPERTY CONTROL NUMBERS 77-40-43-12-00-000-1010
EXISTING USE VACANT AGRICULTURE UTILITY
APPROVED USE MUP/EDC
PROPOSED USE GASOLINE FILLING STATION AND CONVENIENCE STORE

SUBDIVISION PLAN ACREAGE BREAKDOWN

POD ACREAGE	SF	AC
AFFECTED AREA (LOT 1)	2,215,867	50.839
	107,902	2.477

BUILDING DATA

DAB PUMP CANOPY	4,048 SF
CORNER	800 SF
CONVENIENCE STORE	4,200 SF
TOTAL BUILDING DATA	8,538 SF

PARKING DATA

SPACES FOR CONVENIENCE STORE	REG	PROV
HANDICAP (INCLUDED IN TOTAL)	1	1
TEMP. PARKING (INCLUDED IN TOTAL)	1	1
SIZE PARKING (1 FOR 20 REG. PARKING SPACES)		1

FLOOR AREA RATIO

	0.09
--	------

AREA CALCULATIONS

BUILDING LOT COVERAGE	SF	AC	%
VEHICULAR USE AREA	62,297	1.43	8%
RECREATION & PLAZAS	4,400	0.08	3%
GREEN SPACE	32,984	0.75	30%
TOTAL	100,681	2.26	100%

SETBACKS

FRONT (EAST)	20'
REAR (WEST)	30'
SIDE (NORTH)	100'
SIDE (SOUTH)	87'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPORT SURVEYING, INC. BOUND AND SEALED BY GARY RAGAN ON 08-18-19
 * WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN ZONING CRITERIA.

EXHIBIT "B"

DRO AMENDMENTS **ZONING STAMP**

Scale: 1" = 30'

City Ordinance 11, 2018 11:02:29 AM
 Drawing: 15-0203 99.2MG

SHEET SP1 of 1

Cotleur & Hearing
 Landscape Architects
 Environmental Consultants
 1834 Commercial Lane
 Suite 1
 Jupiter, Florida 33408
 561.247.9339 Fax 561.247.1377
 www.cotleurhearing.com
 Lic# LC-C000239

MINTO WESTLAKE 7-ELEVEN 2.0
SITE PLAN
 City of Westlake, Florida

DESIGNED	DESK
DRAWN	SCALE
APPROVED	DATE
DATE	REVISIONS

Scale: 1" = 30'

City Ordinance 11, 2018 11:02:29 AM
 Drawing: 15-0203 99.2MG

SHEET SP1 of 1

Sixteenth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report – 10/28/19

PETITION DESCRIPTION

PETITION NUMBER: SPR-2019-02 7-Eleven 2.0 Site Plan Review

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting approval of the Site Plan for a 7-Eleven 2.0 facility including a 4,500 sq. ft. convenience store, a 16-position fueling station and a car wash.

LOCATION: The subject parcel is located West of Seminole Pratt Whitney Road and south of Persimmon Boulevard West.

PCN: 77-40-43-12-00-000-1010

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 2.477 acres
- b. **Subject Application:** 4,500 sq. ft. convenience store, a 16 position fueling station and a car wash.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Multiple Use Planned Development/Economic Development Center (MUPD/EDC)

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Downtown Mixed Use	MUPD/EDC
NORTH	Downtown Mixed Use	MUPD/EDC
SOUTH	Downtown Mixed Use	MUPD/EDC
EAST	Downtown Mixed Use	MUPD/EDC
WEST	Downtown Mixed Use	MUPD/EDC

2. BACKGROUND

The City of Westlake received an application to develop a second 7-Eleven Gas facility including a 4,500 sq. ft. convenience store, a 16 position fueling station and a car wash. The subject parcel is located in the central portion of the City, west of Seminole Pratt Whitney Road, and south of Persimmon Boulevard West. The entrance to the proposed 7-Eleven 2.0 will be from Persimmon Boulevard West.

In 2018, the City Council adopted Ordinance 2018-04 amending the City's Interim Land Development Code to include the use, *Gas and Fuel, Retail* in the MUPD/EDC Zoning District, as a Requested Use.

See below Table 3.E.1.B amended by Ordinance 2018-04 to include the use, *Gas and Fuel, Retail* in the MUPD/EDC Zoning District, as a Requested Use.

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD		MUPD					MXPD		PID		LCC		FLU	N O T E			
	Pods		FLU					FLU		Use Zone		FLU						
	R	C	C	C	C	C	C	C	I	C	M	R	C			C		
	E	O	L	H	L	H	R	D	N	H	N	O	N	H	V	L	H	
	S	M	C	V	R	O	O	D	C	O	D	M	D	P	P			
Commercial Uses																		
Adult Entertainment												S	S					2
Auction, Enclosed	R				P		P	D										16
Auction, Outdoor					R		R	R				P	P	P				16
Auto Paint Or Body Shop	R				R		R	R				P	P	P				17
Gas and Fuel, Retail	R				R	R		R		R		P	R	P				18
Green Market								R										64
Hotel, Motel, SRO, Rooming And Boarding					R	R	R	R		R		P						72
Kennel, Type II (Commercial)	R				R					R								74-1
Kennel, Type III (Commercial -Enclosed)	R				R	R				R								74-2
Kiosk					P	P	P	P				P	P	P	P			75
Landscape Service	R				R			P	R			P	P	P				77
Laundry Services	R				P	P	P					P	P	P	P			78
[Ord. 2005-002] [Ord. 2004-054] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-025]																		
Notes:																		
P Permitted by right																		
D Permitted subject to approval by the DRO																		
S Permitted in the district only if approved by Special Permit																		
R Permitted in the district only if approved by the Westlake City Council as a requested use																		



3. SITE PLAN REVIEW

The proposed application to develop a 7-Eleven 2.0 Gas facility (including a 4,500 sq. ft. convenience store, a 16 position fueling station and a car wash) was reviewed by the City’s staff to ensure compliance with codes including zoning, engineering, traffic, and landscaping. The application was also reviewed by the Seminole Improvement District (SID) professional engineering staff.

The subject application was reviewed as a Requested Use, *Gas and Fuel, Retail*. The proposed site plan application was reviewed for compliance with the interim City’s ULDC code; MUPD/EDC zoning standards as follows:

	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	305'	In compliance
Rear Yard	Main Structure: 20'	30'	In compliance
Side Yard - North	Main Structure: 15'	105'	In compliance
Side Yard - South	Main Structure: 15'	87'	In compliance
Lot Coverage	Max Lot Coverage: 25%	9%	In compliance
Building Height	45 ft. max	23'	In compliance
Parking	One space per 250 square feet Required parking: 18 spaces	27 standard 1 Accessible Per ADA	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' and 8' wide	In compliance

Site Design and Connectivity

The site is located on the West side of Seminole Pratt Whitney Road and south of Persimmon Boulevard West. The Site Plan proposes access into the site from Persimmon Boulevard West along the northern boundary of the property. Accessibility to the remainder of the undeveloped parcels of Pod H will be accessible on the southern boundary of the site in the future. It is intended that the parcels be interconnected through easements.

Landscape Review

The proposed landscape was reviewed and find it in compliance with the City's Interim ULDC Code. The Site Plan proposed green space in the interior of the site and along the perimeter of the subject parcel. The 7-Eleven 2.0 parcel is part of the Westlake rural parkway and includes the existing rural parking buffer that is already installed.

Drainage

It is proposed that runoff be directed to on-site inlets and storm sewer with discharge to a temporary dry detention area for ½" dry pre-treatment prior to discharging to an existing SID canal to the west of the site. Legal positive outfall is available via the SID canal with connection to the Master Drainage System.

Traffic

The applicant provided a Trip Equivalent Analysis for the proposed Pod H 7-Eleven 2.0 Site Plan 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.

4. FINAL REMARKS

Application SPR-2019-02 7-Eleven 2.0 Site Plan will be heard by the Planning and Zoning Board and the City Council on October 28, 2019. The subject application was advertised per the City's Interim ULDC code.

Since the purpose of the applicant is to install a 7-Eleven 2.0 gas station, environmental agencies at the Palm Beach County (*Department of Environmental Resources Management -DERM*) and State Level (*Department of Environmental Protection DEP*) will conduct further reviews prior to the City issuing a building permit. These measures will prevent environmental impacts that could be originated as a result of the underground gas tanks.

The City's Planning and Zoning staff reviewed this application and find it in compliance with the City's Interim ULDC Code.

5. EXISTING CONDITIONS





Seventeenth Order of Business

October 28, 2019

RESOLUTION 2019-34

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR 7-ELEVEN 2.0, A GAS STATION, CAR WASH AND CONVENIENCE STORE, LOCATED 16750 PERSIMMON BOULEVARD WEST, 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 7-Eleven 2.0, a gas station, car wash and convenience store, located at 16750 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 2.477 acres, legally described in the attached Exhibit "A", ("Gas Station"); and

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

WHEREAS, the 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 Site Plan: The City Council for the City of Westlake hereby approves the 7-Eleven 2.0, a gas station, car wash and convenience store containing approximately 2.477 acres, located at 16750 Persimmon Boulevard West, Westlake, Florida, 33470, as

described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida. The site plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof. The site plan attached is not subject to conditions.

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 28th day of October, 2019.

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
7-11 2.0

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1,406.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHINEY ROAD FOR THE FOLLOWING THREE (3) COURSES: 1) S.02°59'15"W., A DISTANCE OF 540.13 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 280.00 FEET; 3) THENCE S.00°26'29"W., A DISTANCE OF 193.91 FEET; THENCE N.89°33'31"W., A DISTANCE OF 62.32 FEET TO A POINT ON THE WEST LINE OF PARCEL 101, AN EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND **THE POINT OF BEGINNING**; THENCE ALONG THE WEST LINE OF SAID PARCEL 101 FOR THE FOLLOWING TWO (2) COURSES: 1) S.43°17'06"E., A DISTANCE OF 56.57 FEET; 2) S.01°42'52"W., A DISTANCE OF 242.50 FEET; THENCE N.88°17'15"W., A DISTANCE OF 384.78 FEET; THENCE N.01°42'45"E., A DISTANCE OF 282.50 FEET; THENCE S.88°17'17"E., A DISTANCE OF 292.79 FEET; THENCE S.88°17'04"E., A DISTANCE OF 52.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINNING: 107,901.51 SQUARE FEET OR 2.477 ACRES MORE OR LESS.

PROJECT TEAM

PROPERTY OWNER
MINTO P&L LLC
400 BAMPLE ROAD, SUITE 100
CORCORAN CROSS, FLORIDA, 32923
PHONE: 888-672-4888

SITE PLANNER
COTLEUR & HEARING
1804 COMMERCIAL LANE, SUITE 1
JUPITER, FLORIDA, 33419
PHONE: 888-241-4251
FAX: 888-562-4372

SURVEYOR
GEORGETY SURVEYING INC.
1800 E. 8TH AVENUE
TAMPA, FLORIDA, 33606
PHONE: 813-864-6188
FAX: 813-864-6188

TRAFFIC ENGINEER
FRASER TRISTANMAN CONSULTING, INC.
3963 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-854-8888
FAX: 561-598-6558

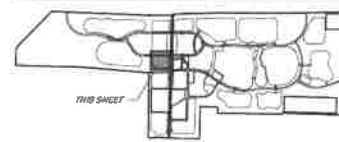
ENVIRONMENTAL CONSULTANT
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8901 COPPOCKLE ROAD, SUITE 800
WEST PALM BEACH, FLORIDA, 33417
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FAX: 561-479-2200

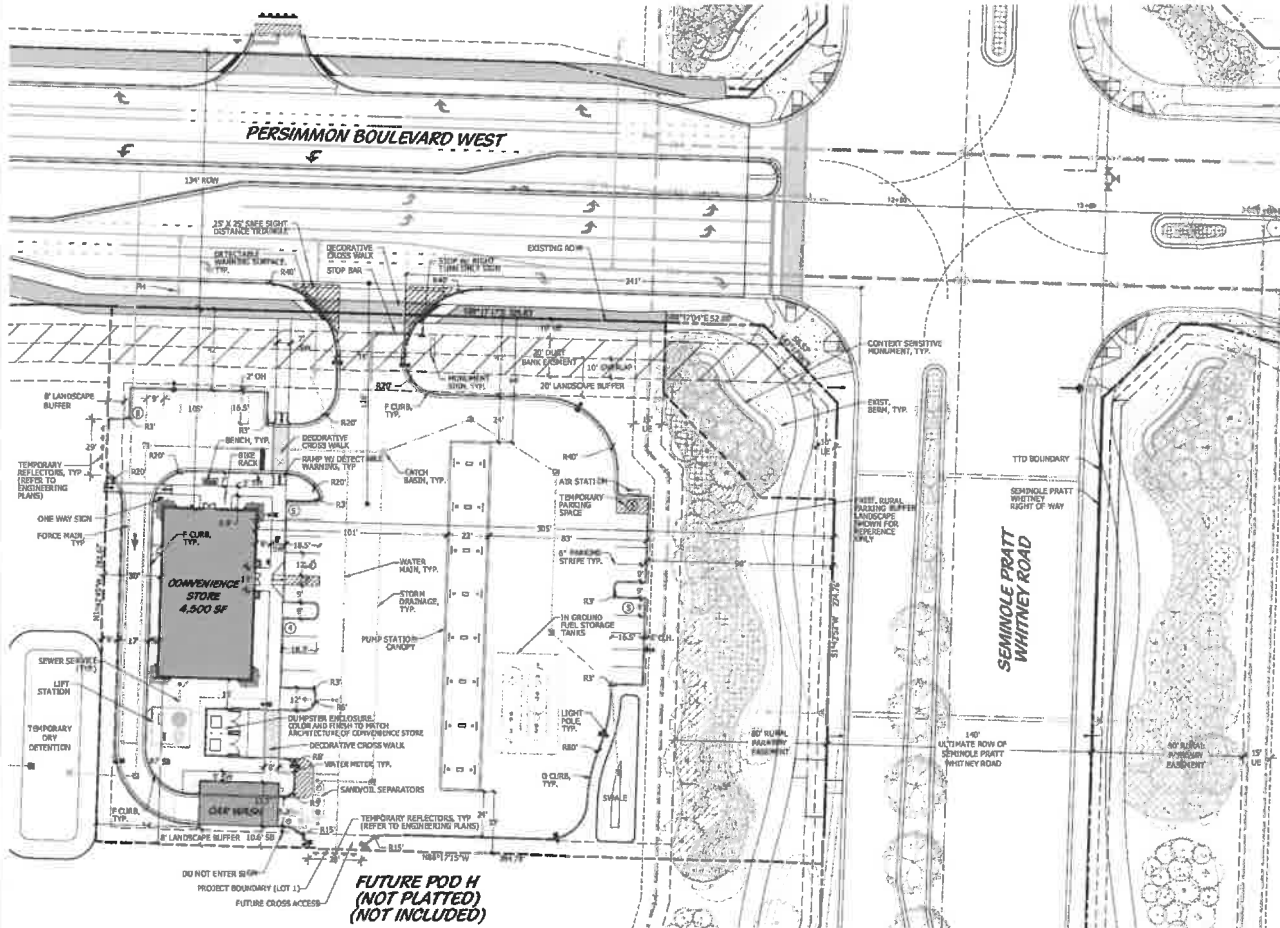
LEGEND

- SD: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRIVEWAY EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE - 7-ELEVEN 2.0
 APPLICATION NUMBER: SP-2018-02
 PROJECT NUMBER: CH 18-070
 LAST BEC APPROVAL DATE: 10/05/14
 LAST CITY OF WL APPROVAL DATE: 12/05/18
 RESOLUTION NUMBERS: TDR-2014-156A, R-2014-167, R-2014-168, ORDINANCE 2014-020
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: TTD
 EXISTING ZONING DISTRICT: TTD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION/TOWNSHIP/RANGE: 1 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-45-13-00-000-1010

EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: MAJOR BDC
 PROPOSED USE: GASOLINE FILLING STATION AND CONVENIENCE STORE

SUBDIVISION PLAN ACREAGE BREAKDOWN

POD ACREAGE	SF	AC
APPROVED AREA (LOT 1)	2,218,987	60.628
	107,862	2.477

BUILDING DATA

GAR PLUMP CANOPY	SF
	4,046
CANOPY	888
CONVENIENCE STORE	4,500
TOTAL BUILDING DATA	9,634

PARKING DATA

SPACES FOR CONVENIENCE STORE	RES	PROV
HANDICAP (INCLUDED IN TOTAL)	1	1
TEMP. PARKING (INCLUDED IN TOTAL)	1	1
BIKE PARKING (1 FOR 30 RES. PARKING SPACES)	1	1

FLOOR AREA RATIO

AREA CALCULATIONS	SF	AC	%
BUILDING LOT COVERAGE	9,634	0.22	0%
VEHICULAR USE AREA	52,369	1.43	56%
RECREABLE & PLAYUSE	2,403	0.06	3%
GREEN SPACE	37,584	0.75	30%
TOTAL	107,862	2.48	100%

SETBACKS

FRONT (EAST)	REAR (WEST)	SIDE (NORTH)	SIDE (SOUTH)
30'	30'	100'	60'

NOTE: SITE PLAN BASED ON SURVEY PREPARED BY GEORGETY SURVEYING, INC. EXEMPT AND SEALED BY GARY RAMSAR ON 08-18-19

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

EXHIBIT "B"

DRO AMENDMENTS

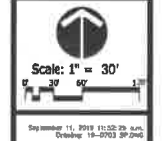
ZONING STAMP



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**MINTO WESTLAKE
 7-ELEVEN 2.0
 SITE PLAN
 City of Westlake, Florida**

DESIGNED	DEH
DRAWN	DEH
APPROVED	DEH
JOB NUMBER	180703
DATE	08-25-19
REVISION	09-11-19



SHEET **SP1** of **1**
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