

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Cotleur & Hearing

PROPERTY OWNERS: DKC Westlake Landings, LLC

FOR PROPERTY LOCATED AT: 16860 Persimmon Boulevard West, Westlake, Florida, 33470.
MPA-2023-01

DATE OF COUNCIL MEETING: 6/7/2023

TYPE OF ACTION SOUGHT: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on June 7, 2023. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

The Applicant's application for Master Plan amendment is hereby:

<input checked="" type="checkbox"/>	GRANTED
<input type="checkbox"/>	DENIED

With no conditions.

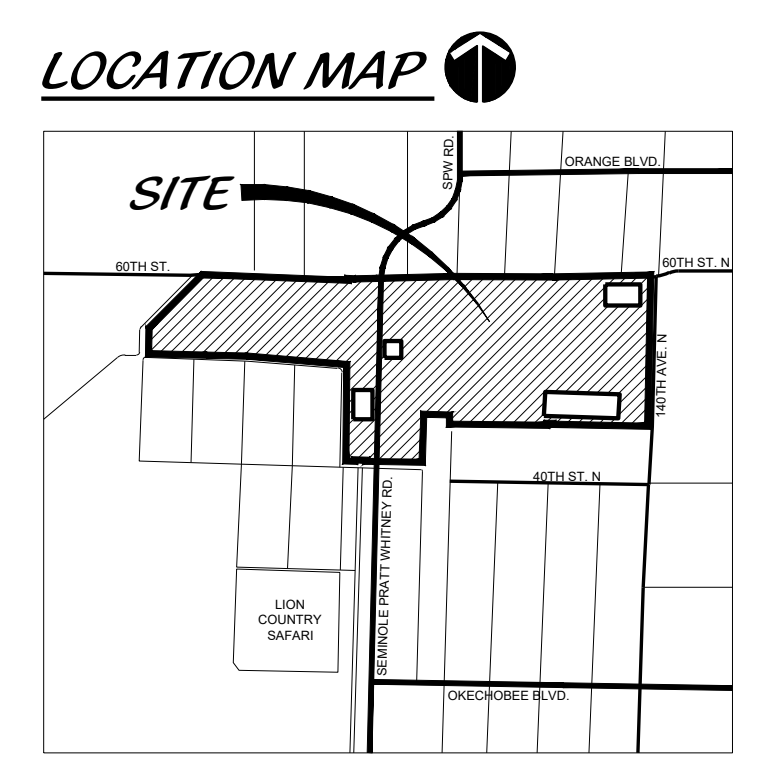
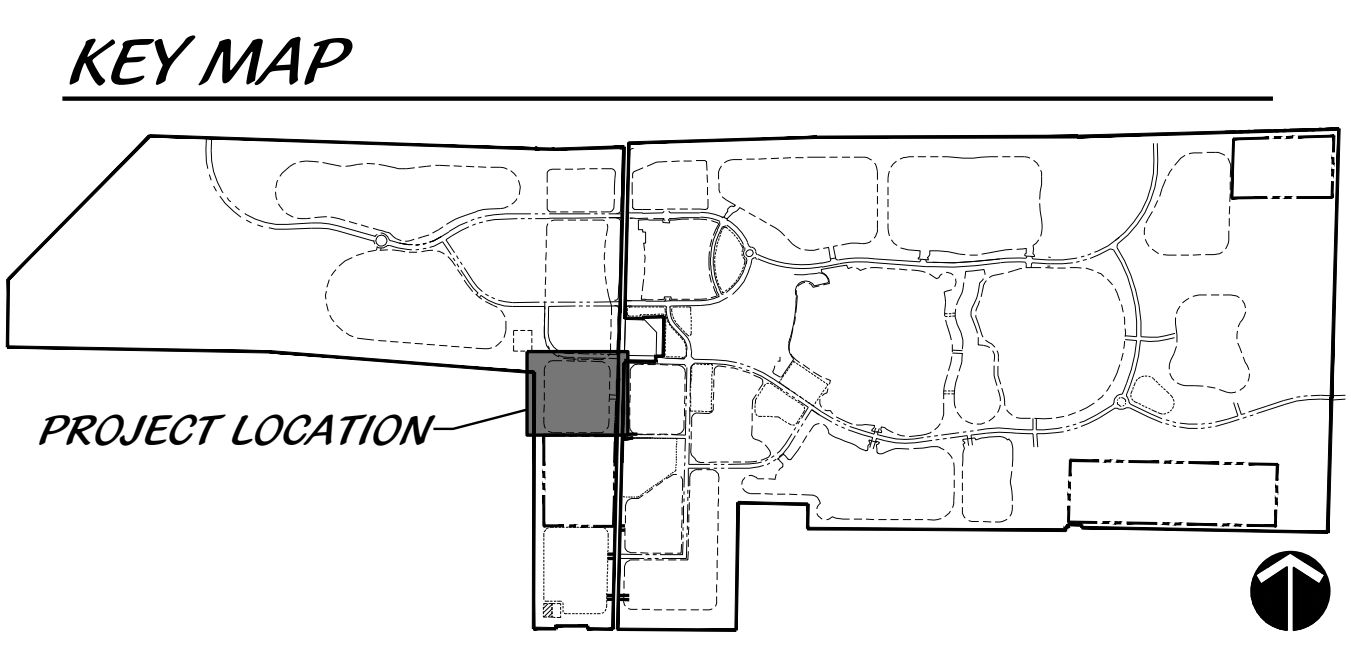
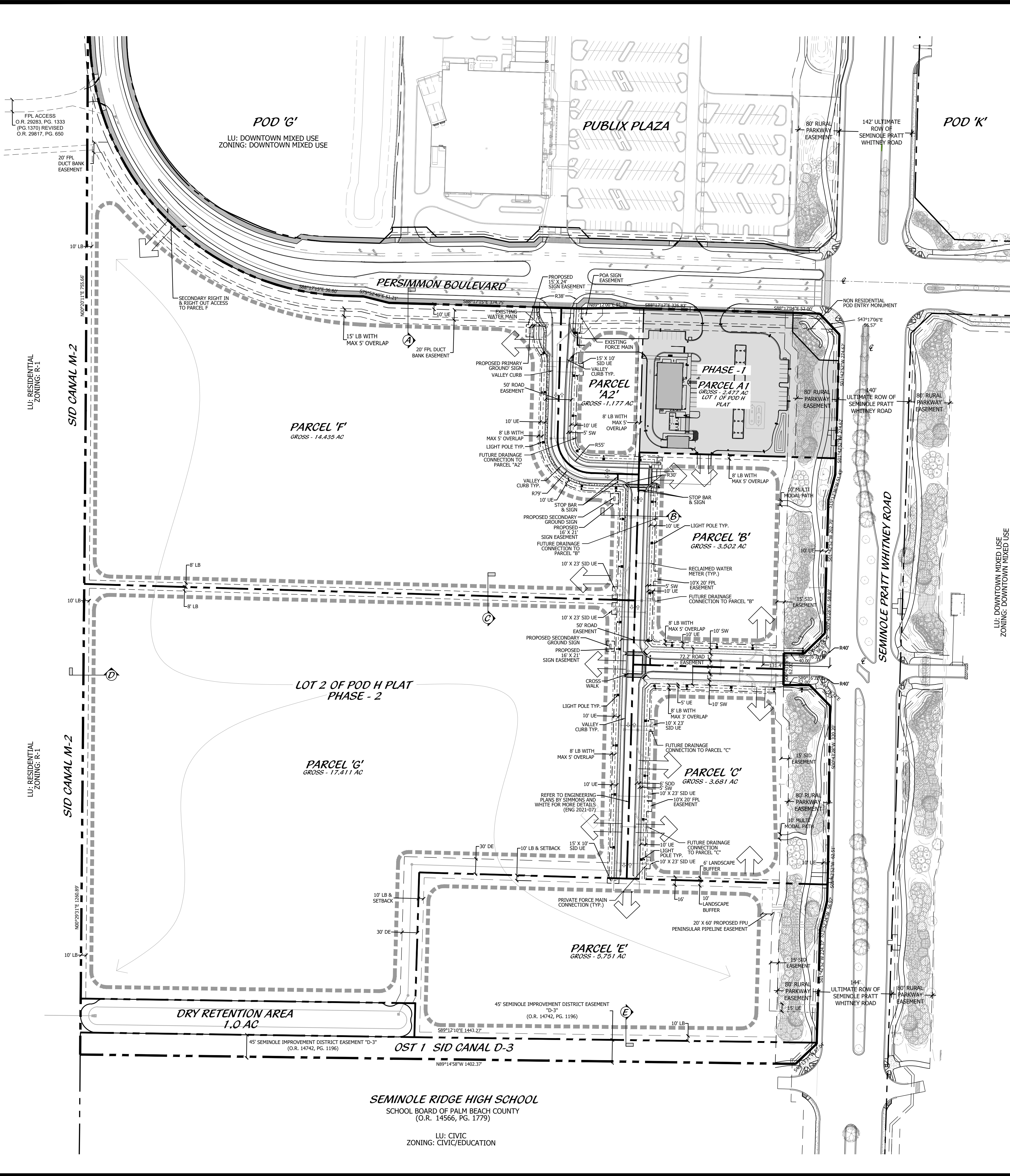
DATED: June 7, 2023



John Paul O'Connor, Mayor



Zoie Burgess, CMC. City Clerk



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H- MUPD MASTER PLAN
 APPLICATION NUMBER: 2023-001
 PROJECT NUMBER: 13-0518-60
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 12.15.2020

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

EXISTING ZONING DISTRICT	EXISTING ZONING	PROPOSED ZONING
DOWNTOWN MIXED USE	LU: DOWNTOWN MIXED USE	LU: DOWNTOWN MIXED USE

PROPOSED PLAT AREA (INCLUDES RPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE %	50.826	2,213,986	100%
MINIMUM PERVIOUS AREA	22.872	996,294	45%
	12.707	553,437	25%

PARCEL DATA	ACRES	SQ. FEET	PERCENT
PHASE - 1	2.477	107,902	4.87%
PHASE - 2	1.177	51,287	2.32%
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3.502	152,569	6.90%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.081	135,365	6.11%
PARCEL E SELF-SERVICE STORAGE	6.751	293,536	13.26%
PARCEL F COMMERCIAL RECREATION	14.426	629,779	28.47%
PARCEL G LIGHT INDUSTRIAL	17.411	758,403	34.28%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID CANAL	1.391	60,589	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA	SQ. FEET
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,300
PARCEL B SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	11,878
PARCEL C BANK WITH DRIVE THRU	2,372
PARCEL D RESTAURANT FAST FOOD W DRIVE THRU	2,065
PARCEL E COFFEE SHOP W DRIVE THRU	2,326
PARCEL F RESTAURANT FAST FOOD W DRIVE THRU	4,746
PARCEL G SELF-SERVICE STORAGE	146,000
PARCEL H COMMERCIAL RECREATION	6,447
PARCEL I LIGHT INDUSTRIAL	227,000
TOTAL	397,289

PARKING DATA	SPACES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1240 SF + 1 PER PUMP ISLAND)
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	(1100 SF INCL. OUTDOOR PLUS 1200 SF)
PARCEL B SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	(8,000 SF INCL. 1200 SF), (BANK W DRIVE THRU 1300 SF), (RESTAURANT FF: 1150 SF INCL. OUTDOOR PLUS 1050 SF)
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	(1150 SF INCL. OUTDOOR PLUS 1200 SF)
PARCEL D RESTAURANT FAST FOOD W DRIVE THRU	(8 SPACES PER ACRE)
PARCEL E SELF-SERVICE STORAGE	(OFFICE: 1300 SF LIGHT INDUSTRIAL: 1200 SF + 1300 OF OFFICE)
PARCEL F COMMERCIAL RECREATION	
PARCEL G LIGHT INDUSTRIAL	

1. NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEORGE P. JAC.
 2. NOTE: THE APPLICANT SHALL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
 3. NOTE: THE MAXIMUM LOT COVERAGE AND PERVIOUS AREA FOR THIS SITE IS 45% DOWNTOWN MIXED USE, 25% RESIDENTIAL.
 4. NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
 5. NOTE: REDUCED DRIVEWAY CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
 6. NOTE: REVIEW RESIDENTIAL PARKING RATE AND RPD.
 7. NOTE: SITE CLEARING OR PAVEMENT ADJACENT TO THE OPENING SHALL BE PAINTED AND DESIGNATED AS A TREE LANE. NO PARKING PERMITTED FOR RESIDENTIAL STAKEHOLDERS.
 8. NOTE: RESTAURANT USES LESS THAN 2000 SF AREA INCLUDING THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE.
 9. NOTE: INTERESTY/UTILITIES FOR COMMERCIAL RECREATION ARE MEASURED IN ACRES.

LEGEND

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

LEGAL DESCRIPTION

PDR CHART

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

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

PROJECT TEAM

PROPERTY OWNER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-442-2700
 FAX: 954-978-5330

SURVEYOR
 GEOPINT SURVEYING, INC.
 4152 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 813-444-2700
 FAX: 813-248-2266

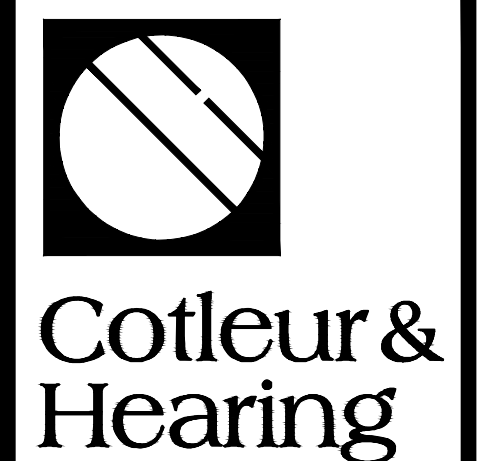
SITE PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377

TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-286-8998
 FAX: 561-484-6336

CIVIL ENGINEER
 SIMMONS & WHITE
 2551 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 772-287-8771
 MOBILE: 772-488-1700

ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
 1600 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 561-973-4490
 FAX: 561-973-4490

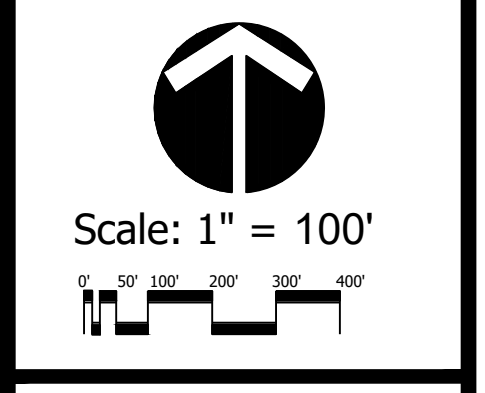
DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330



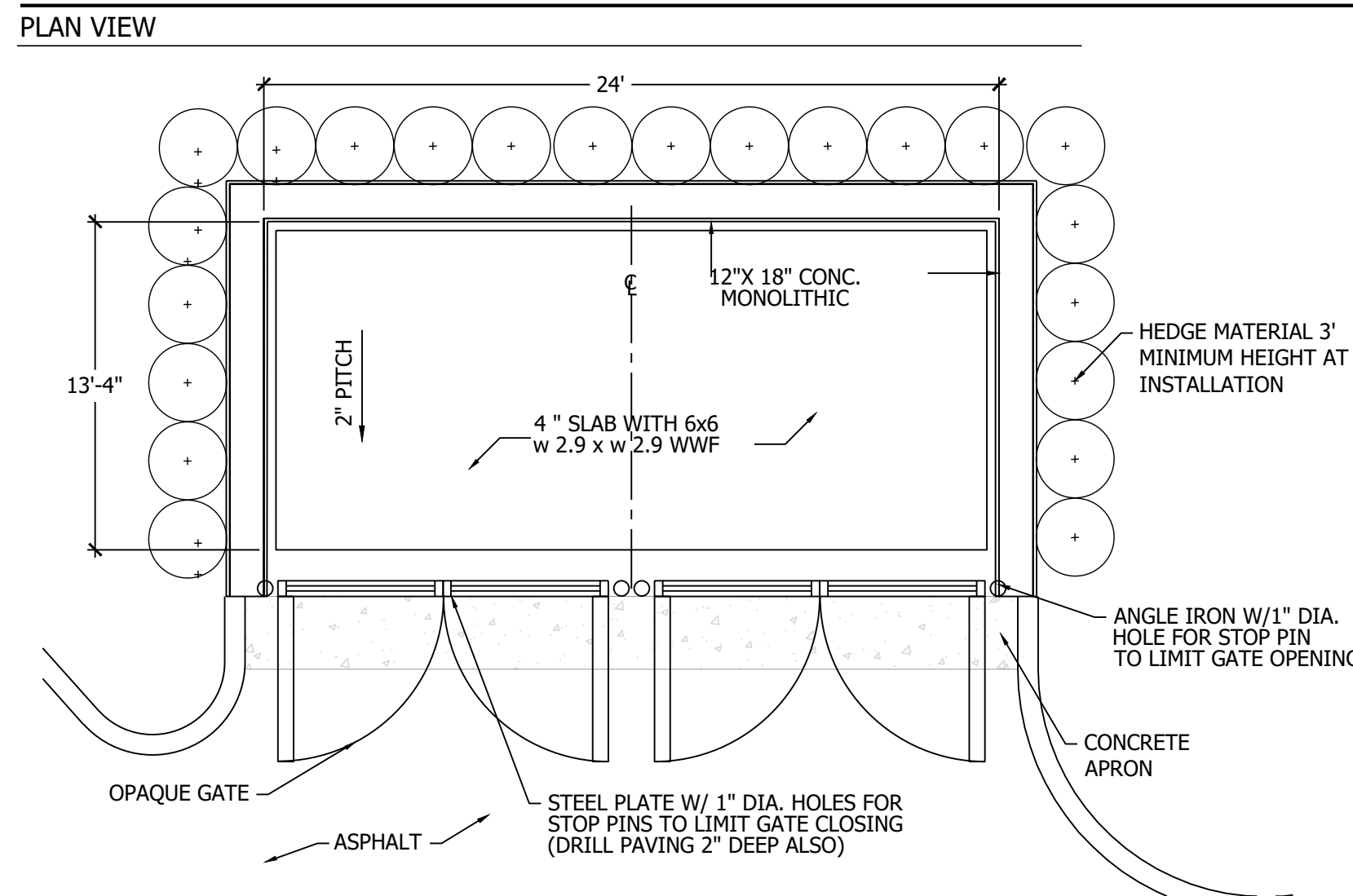
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WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

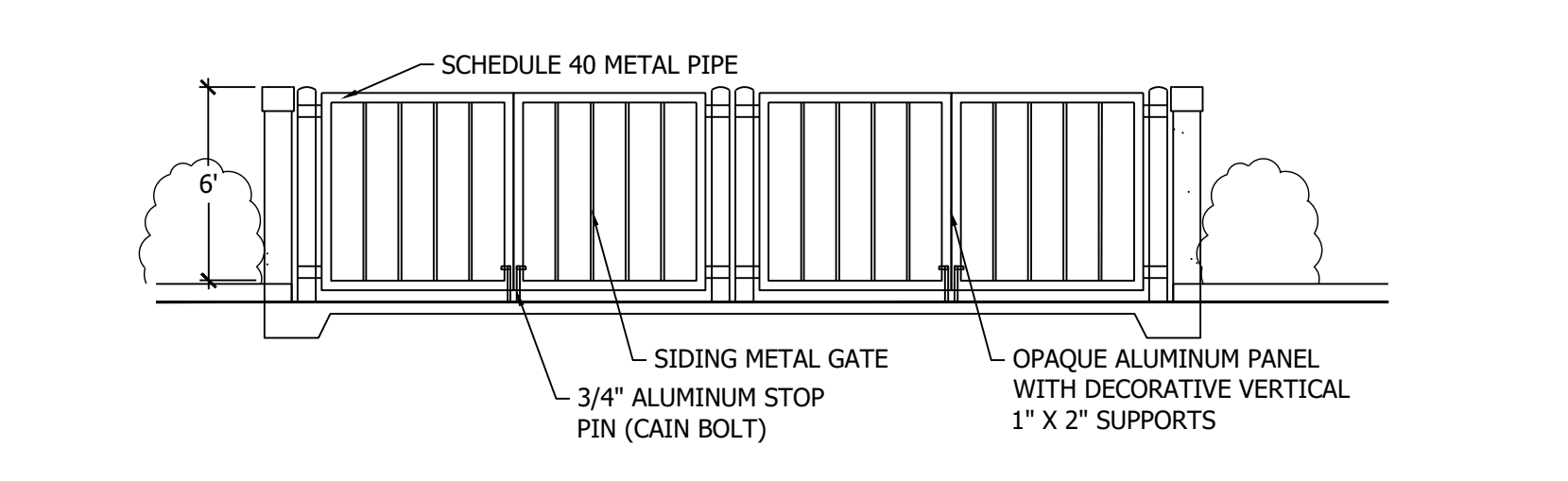
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DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518-60
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	11-03-21
	08-12-21
	07-15-21
	09-03-21
	10-04-21



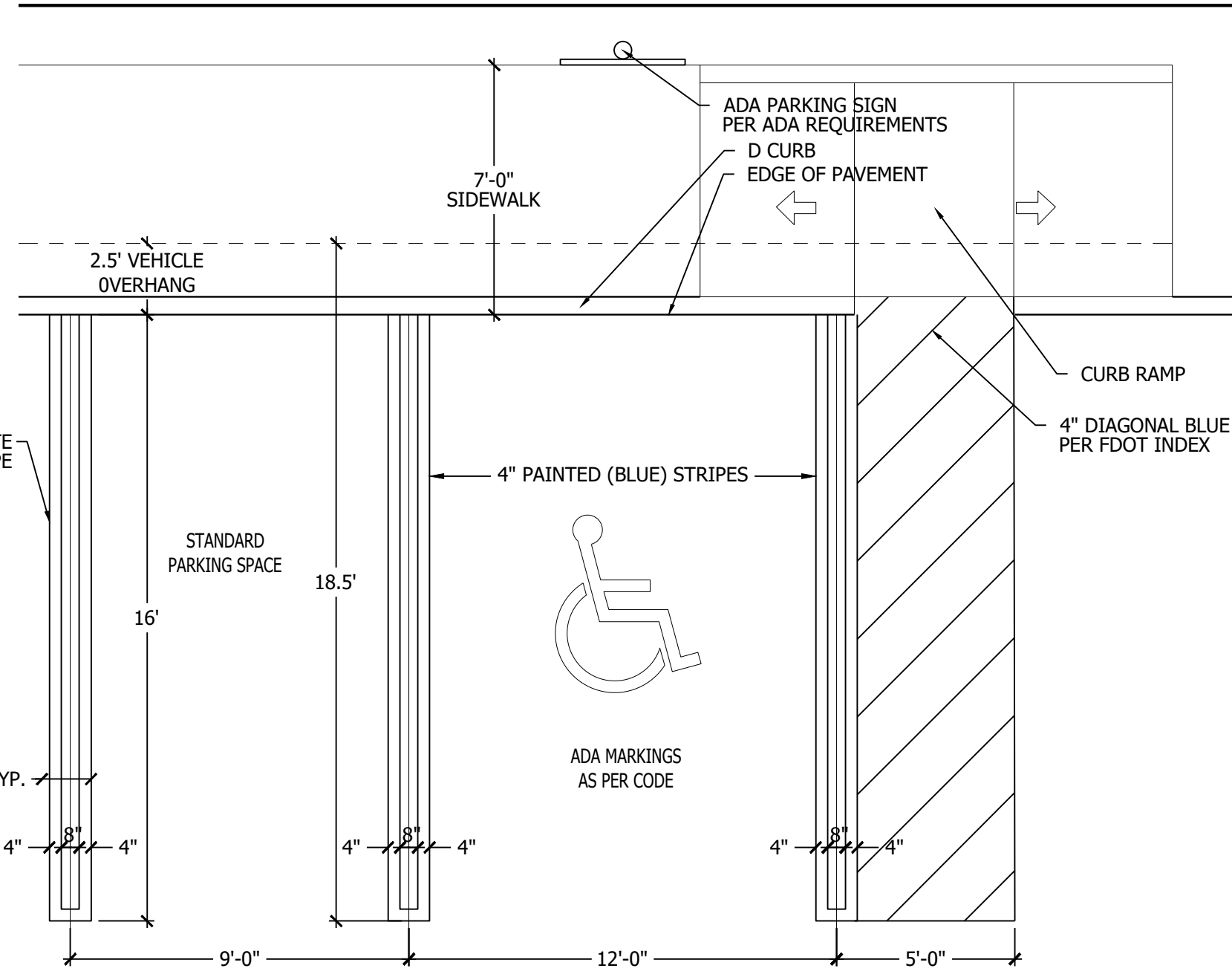
DUMPSTER DETAIL



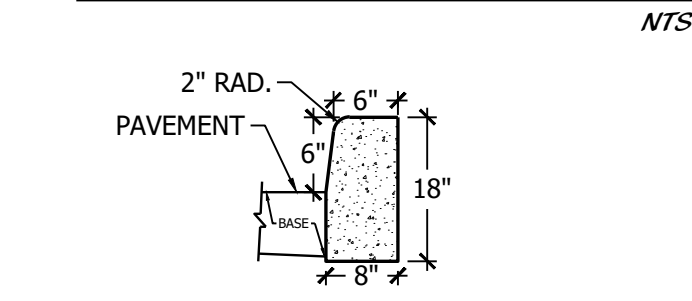
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



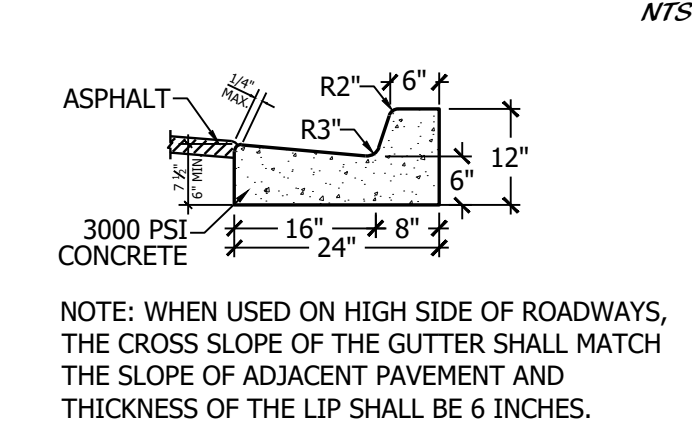
STANDARD AND ADA PARKING DETAIL



D CURB DETAIL

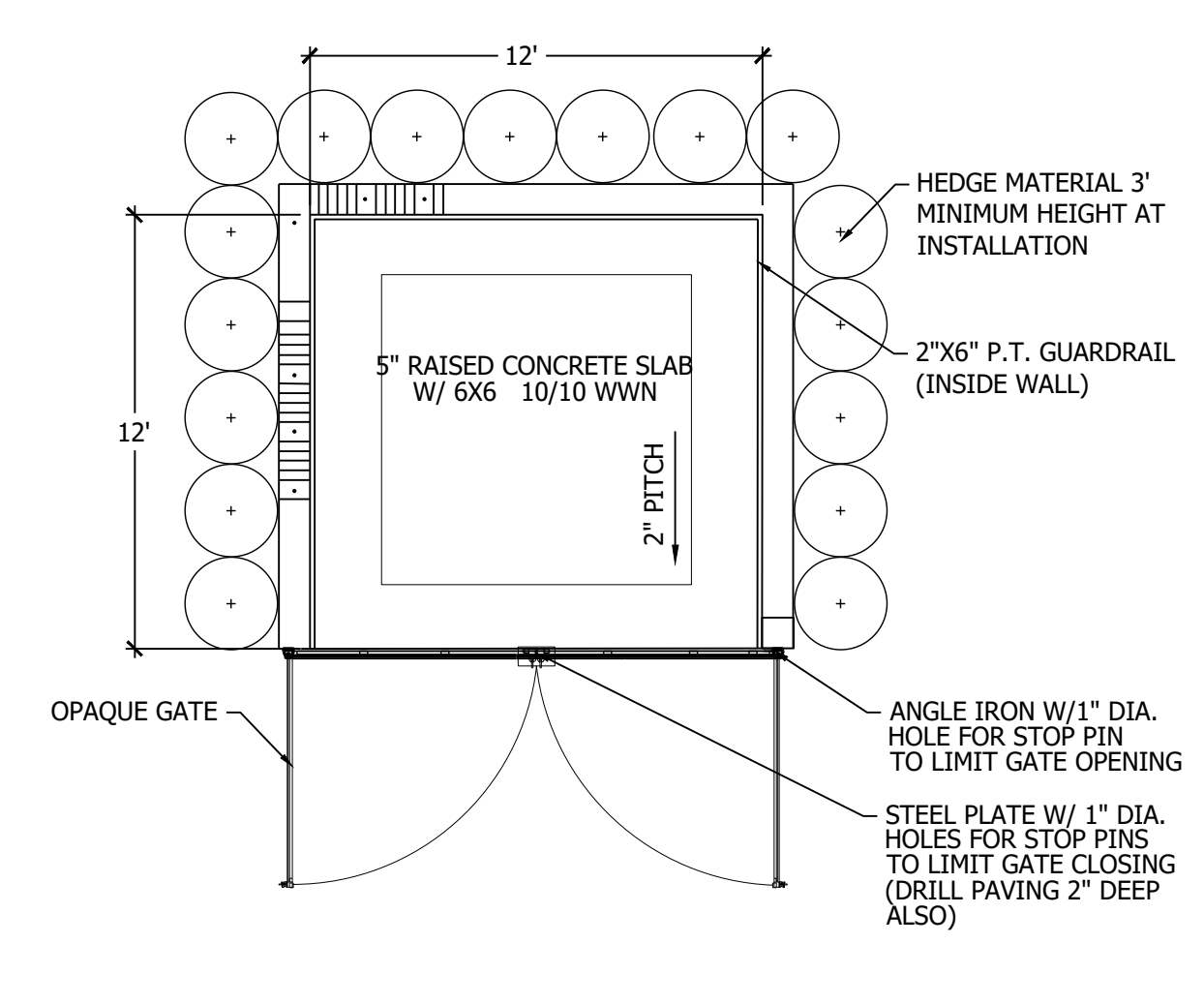


F CURB DETAIL

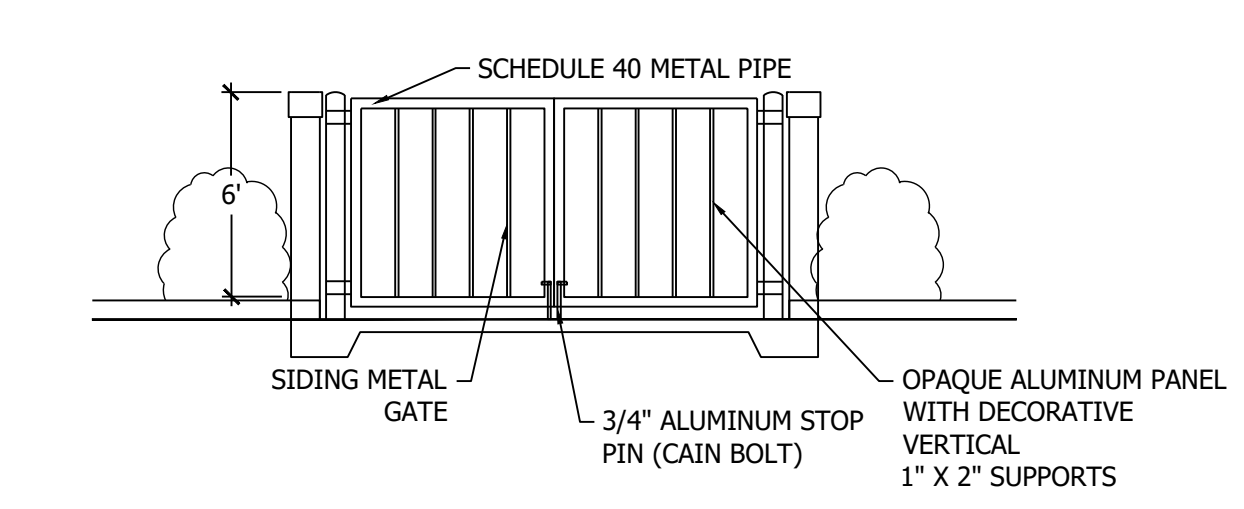


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

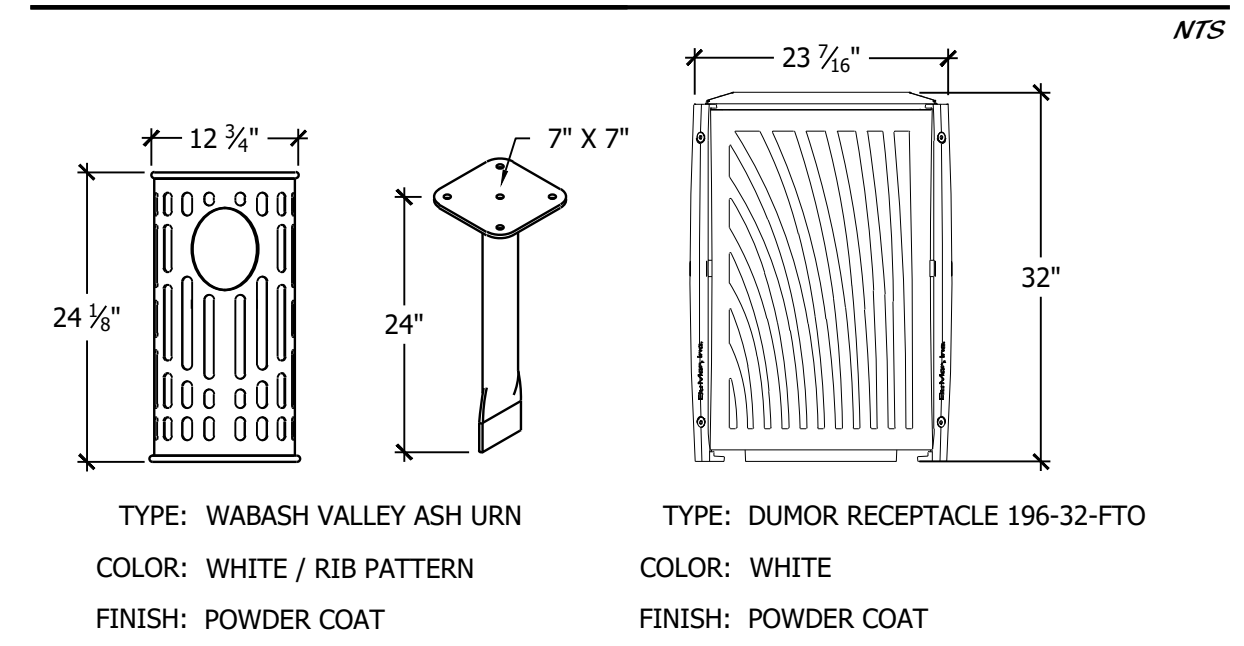
PLAN VIEW



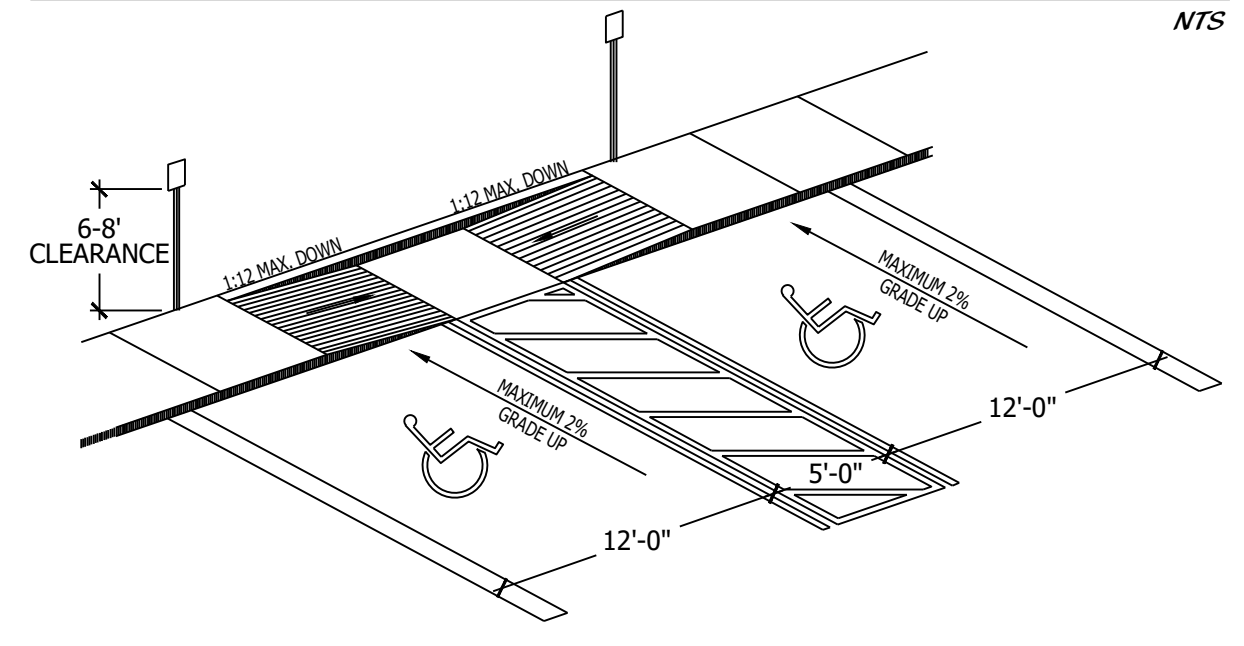
ELEVATION VIEW



TRASH CAN DETAIL

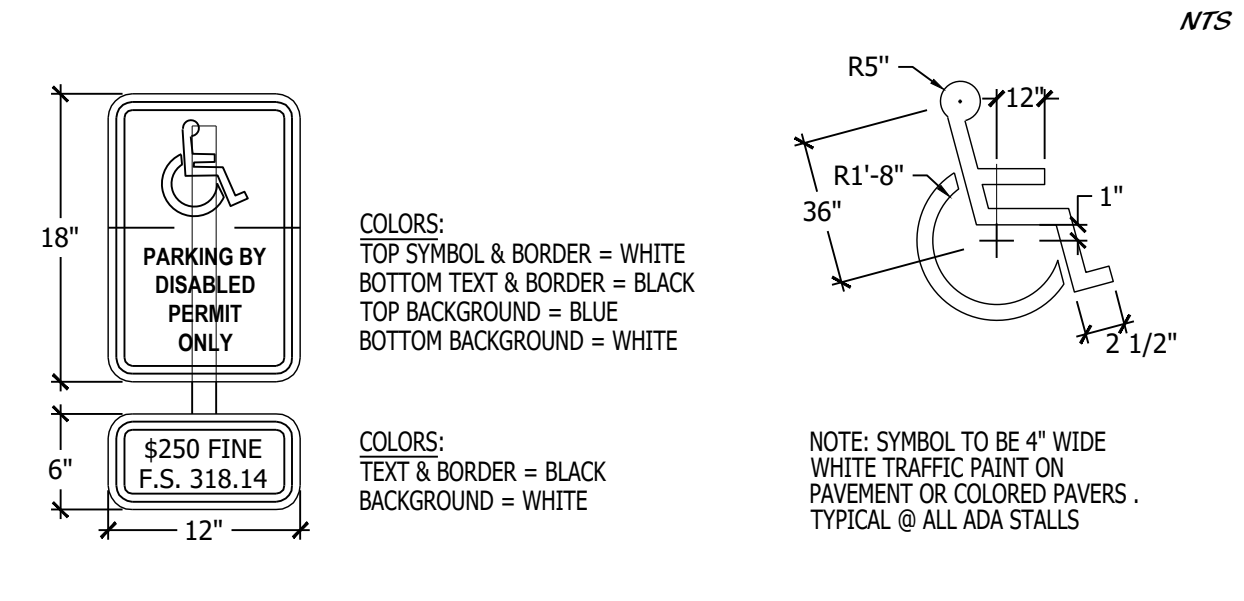


ADA RAMP DETAIL

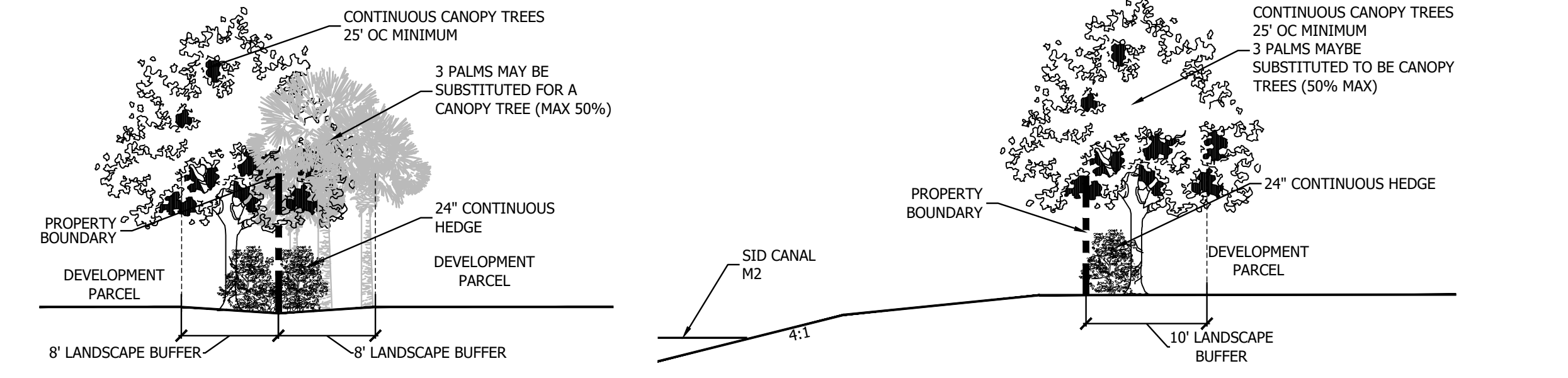
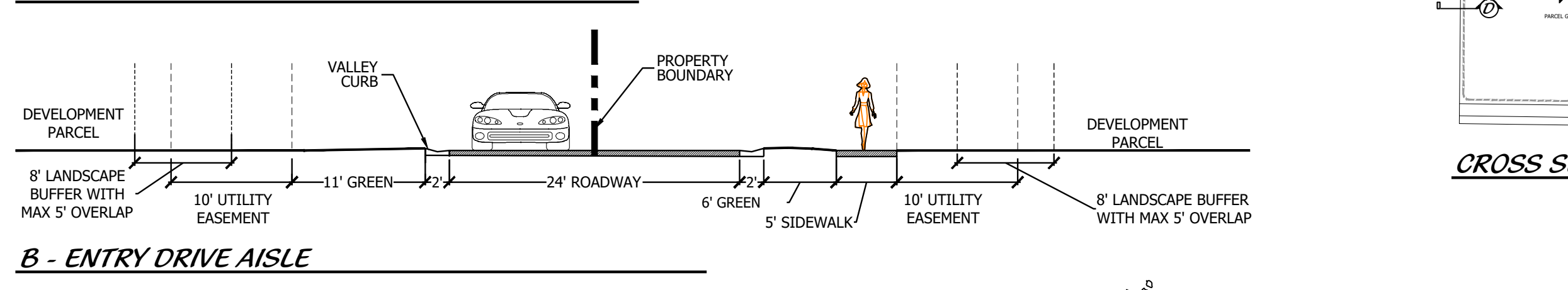
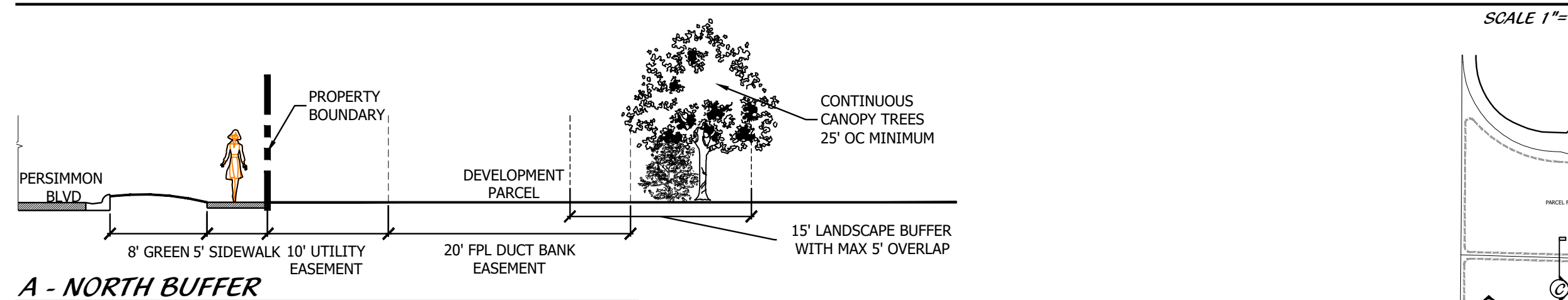


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

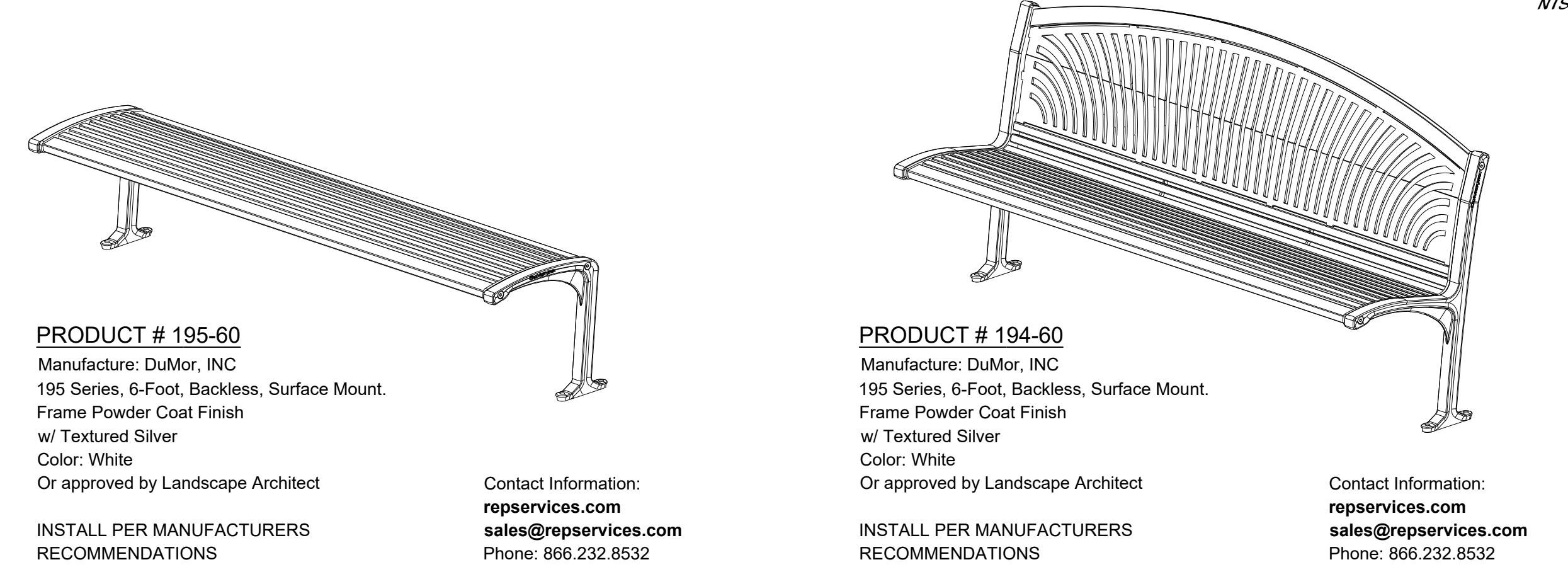
ADA SIGN & SYMBOL DETAIL



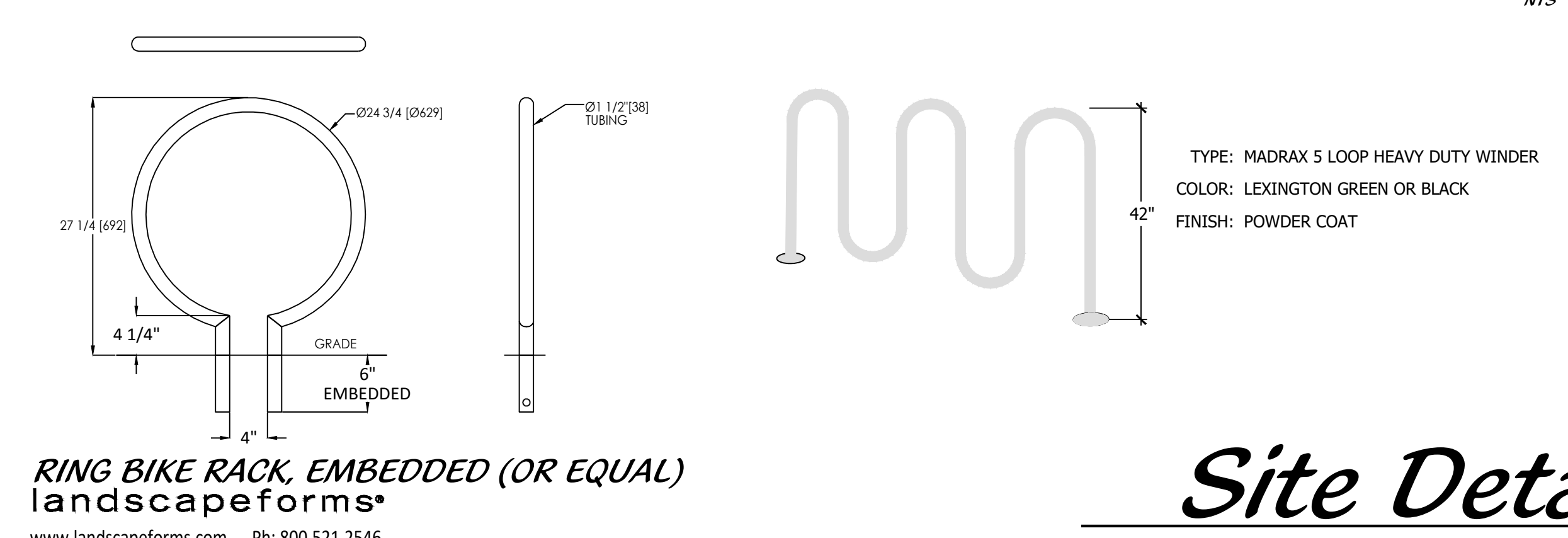
CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



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

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March 20, 2023 10:27:01 a.m.
Drawing: 13-0518.60 SD.DWG

Site Details