

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

Planning and Zoning Meeting

Monday, March 26, 2018

Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

6:30 PM

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

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

March 21, 2018

City Council
City of Westlake

Dear Mayor and Council:

The Planning and Zoning meeting of the City of Westlake will be held on Monday, March 26, 2018 at 6:30 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the February 12, 2018 Planning and Zoning Meeting
4. Consideration of Amended Site Plan for POD K, Phase 1 Medical Office and Recommendation of Approval of Resolution 2018-8
5. Presentation of Final Site Plan for FP&L Solar Energy and Recommendation of Approval of Resolution 2018-10
6. Audience Comments
7. Adjournment

Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

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

Third Order of Business

**MINUTES OF PLANNING AND ZONING MEETING
CITY OF WESTLAKE**

A Planning and Zoning meeting of the City of Westlake was held on Monday, February 12, 2018 at 6:30 p.m. at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2
Phillip Everett	City Council Seat 3

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Nilsa Zacarias	NZ Consultants
Don Hearing	Coutleur & Hearing
Kate DeWitt	Coutleur & Hearing
John Carter	Minto PBLH, LLC
Robin Lee	United Health Systems

The following is a summary of the minutes and actions taken during the February 12, 2018 City of Westlake Planning and Zoning Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2018 Planning and Zoning Meeting

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor the minutes of the February 12, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Medical Center Site Plan

Ms. Zacarias reviewed and provided a presentation on Pod K, Phase 1, Medical Office Site Plan.

Mr. Dan Hearing provided a presentation on the design standards for Pod K, Phase 1, Medical Office Site Plan.

Mr. Carter provided an overview of the reasoning for the location of the facility.

Ms. Robin Lee, the CEO for Wellington Regional Hospital, addressed the Board.

Mr. Cassel read Resolution 2018-5 by title only.

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor Resolution 2018-5 was recommended for approval by the City Council.

FIFTH ORDER OF BUSINESS

Consideration of Amenity Parcel Site Plan

Ms. Zacarias reviewed and provided a presentation on the Site Plan for PC-1 Amenity Parcel.

Ms. DeWitt provided a presentation on design standards for Pod PC-1.

Mr. Carter addressed questions from the Board.

Mr. Cassel read Resolution 2018-2 by title only.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor Resolution 2018-2 was recommended for approval by the City Council.

SIXTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 7:17 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Fourth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report –3/14/18

1. PETITION DESCRIPTION

PETITION NO.: SP-2018-02 (Site Plan Modification)

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The Applicant is **requesting approval of a modification to the Site Plan** for a Free-Standing Emergency Room (FSER) in Phase 1 of Pod K, previously approved by Resolution 2018-05. The proposed FSER remains at 10,379 square feet with a future expansion area of 2,000 square feet. The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.

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

LOCATION MAP:



2. PETITION FACTS

- a. **Total Gross Site Area:** 41.156 acres
- b. **Total Affected Area:** 5.660 acres
- c. **Total Building Footprint Area:** 12,379 sq. ft.
- d. **Total Building Square Footage:**
 - **Free-Standing Emergency Room:** 10,379 sq. ft. (one story)
 - **Future Expansion:** 2,000 sq. ft.
- e. **Land Use and Zoning**
 - Existing Land Use** Vacant and Agricultural
 - Future Land Use** Agricultural Enclave (AGE)
 - Zoning** Traditional Town Development (TTD)
Agricultural Enclave Overlay (AGEO)
Multiple Use Planned Development/Economic Development Center (MUPD/ECD)

3. BACKGROUND

The Applicant is requesting approval for a modification to the Site Plan for a Free-Standing Emergency Room (FSER) previously approved by Resolution 2018-05. The proposed FSER remains at 10,379 square feet with a future expansion area of 2,000 square feet. The proposed structure is located on same 5.66-acre portion of Pod K known as Phase I.

Pod K Phase I is located within the Westlake TTD, on the east side of Seminole Pratt Whitney Road and the south side of Persimmon Boulevard East. The pod abuts the Grove Market to the north, the Packing House to the south, Pod PC-2 to the east, and Pod H to the west.

Pod K has a MUPD/EDC designation on the TTD Master Plan. The Applicant is requesting approval of modifications to the Final Site plan for a 5.66-acre portion of Pod K, known as Phase I, which has been submitted concurrently with the Plat and Final Subdivision Plan applications for the same. The site plan, subdivision plan, and plat applications for the balance of the 41-acre pod will be submitted at a later date.

4. PLANNING & ZONING REVIEW

The applicant is proposing a 10,379-square foot Free-Standing Emergency Room (FSER) with a future expansion area of 2,000 square feet.

The proposed FSER will be a medical office use as defined by the City’s Interim ULDC. Article 1 defines a Medical Office as *“an establishment where patients, who are not lodged overnight, are admitted for immediate and/or emergency examination or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A pain management clinic shall not be considered a medical or dental office.”*

Medical Office is a permitted use within the MUPD/EDC district. Per the applicant Justification Statement “The proposed use admits patients for immediate and/or emergency examination or treatment and does not retain patients overnight.” Per above code provision, the proposed use meets the definition of medical office.

Review of the current Site Plan Application was conducted based on documents submitted by the applicant on March 5, 2018. Please see following analysis for compliance with the City of Westlake Interim ULDC code provisions:

Section 3 Multiple Use Planned Development (MUPD)

Required	Proposed	Status
A. General		
1. Purpose and Intent		
The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by: [Ord. 2014-025]	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	The site plan, subdivision plan, and plat applications for the balance of the 41-acre pod will be submitted at a later date.
a. allowing flexibility from standard PDRs;		
b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
c. encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
2. Applicability		
The requirements of this Section shall apply to all MUPDs, modifications to previously approved MUPDs, and modifications to previous approvals specified in Art. 3.E, Planned Development Districts unless otherwise stated. [Ord. 2009-040] [Ord. 2011-016]	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
3. Conflicts		
If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.	Acknowledged.	Acknowledged.

Required	Proposed	Status
B. Objectives and Standards		
1. Design Objectives		
A MUPD shall comply with the following objectives:		
a. Designed as a predominantly non-residential district;	Proposed 10,379 Sq. Ft. Free-Standing Emergency Room (FSER) and a future expansion area of 2,000 square feet. FSER will be a medical office use as defined by the City's Interim ULDC.	In compliance with Code.
b. Provide innovative building location and orientation;	Parking lot is fronting Seminole Pratt Whitney Road with the building located in the interior of the parcel.	Staff discussed with applicant the location of futures buildings. The City encourages buildings fronting the street. See Condition #1.
c. Protect adjacent residential uses from potential adverse impacts;	Proposed site plan is Not adjacent to residential uses	In compliance with Code.
d. Provide interconnection between uses in and adjacent to the project;	Connection to uses in adjacent parcels is not shown.	See Condition #2.
e. Allow for landscape design that enhances the appearance of the project; and, [Ord. 2014-025]	Landscape is enhancing the project.	In compliance with Code.
f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution and storage of products. [Ord. 2014-025]	Proposed building will be a medical office use as defined by the City's Interim ULDC.	In compliance with Code This is Phase I of Pod K. As the applicant submit next phases, Staff will further review applicable Code.
2. Performance Standards		
A MUPD shall comply with the following standards:		
a. Freestanding Buildings		
The maximum number of freestanding buildings in a MUPD with continuous vehicular circulation on all four sides is indicated in Table 3.E.3.B, Freestanding Buildings. For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building, excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.	Proposed Phase I indicates one (1) Building	Per Table 3.E.3.B, shown below, the maximum number of freestanding buildings for the EDC is three (3) buildings. See Condition #3

Table 3.E.3.B - Freestanding Buildings

FLU Designations	CL	CH	CLO	CHO	IND	EDC	CR	INST
Number of buildings	1	3	1	3	3	3	3	3
[Ord. 2014-025]								

Required	Proposed	Status
b. Non-vehicular Circulation		
A MUPD shall be designed to provide for pedestrian and bicycle oriented circulation system throughout the development.	Bicycle- and pedestrian-oriented circulation has been provided for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
1) Sidewalks		
Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.	Site plan shows typical crosswalks as “hatched”; paver treatment not specified.	See Condition #4.
c. Landscape Buffers		
A Type 3 incompatibility buffer shall be provided in any area of an MUPD adjacent to a residential use type or undeveloped land with a residential FLU designation. The BCC may allow an alternative buffer as a condition of approval.	N/A	Landscape review by Chen-Moore.
1) No overlap or easement encroachment shall be permitted in R-O-W buffers.	N/A	Landscape review by Chen-Moore.
d. Cross Access		
Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between a MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.	N/A	As the applicant submits next phases, Staff will further review applicable Code.
e. Parking		
Off street parking areas shall comply with Article 6, PARKING, Article 7, LANDSCAPING, and the following:	62 off-street parking spaces required for Phase 1.	63 off-street parking spaces provided for Phase 1. As the applicant submits next phases, Staff will further review applicable Code.
1) Parking Areas		
a) Groundcover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all terminal islands and divider medians.	N/A	Landscape review by Chen-Moore.

b) Where pedestrian access ways cross terminal islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment.	None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
---	----------------------------	--

Required	Proposed	Status
2) Loading Area Screening		
Internally oriented loading areas shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.	None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
Required	Proposed	Status
3: Civic Dedication		
The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with Art. 3.E.2.E.4.c.1), Public Civic. The PDRs for the PO district shall apply to the civic parcel. [Ord. 2006-004]	N/A	As the applicant submits next phases, Staff will further review applicable Code.
4. EDC FLU - Use Limitations		
All permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply with the following: [Ord. 2014-025]		
a. Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and, [Ord. 2014-025]	N/A. Only medical office use proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings. [Ord. 2014-025]	N/A. None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.

Required	Proposed	Status
C. Thresholds		
Projects that meet or exceed the requirements of Table 3.E.3.D, MUPD Property Development Regulations, in addition to all other minimum MUPD requirements, may be submitted and reviewed as a MUPD. [Ord. 2006-004] [Ord. 2007-013] [Ord. 2015-031]	Acknowledged	Acknowledged
1. Underlying Land Use		
A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a combination of land uses, to satisfy the	Acknowledged	Acknowledged

requirements of Table 3.E.3.D, MUPD Property Development Regulations. Uses allowed shall correspond to the FLU designation in Table 3.E.1.B, PDD Use Matrix.		
D. Property Development Regulations		
The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations, unless otherwise stated.	See "Provided" below.	In compliance with Code.

Table 3.E.3.D - MUPD Property Development Regulations

EDC	Minimum Lot Dimensions			Max. FAR (2)	Max. Bldg. Coverage	Minimum Setbacks (1)			
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear
Required	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40
Provided	5.660 ac	329.37	744.09	.05	5 percent	>30	>15	N/A	>20

[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031]

Notes:

C	Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support a residential use. [Ord. 2015-031]
R	Indicates the setback from an adjacent parcel with residential zoning. [Ord. 2015-031]
1.	Setbacks are measured in linear feet from the boundary of the MUPD.
2.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted.

Required	Proposed	Status
1. Work/Live Space	None proposed in Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
A space within a building that is used jointly for residential, commercial and/or industrial purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards: [Ord. 2006-004]	N/A	N/A
Accessory work/live spaces may be permitted in a MUPD, MXPd, commercial pod of a PUD, commercial and industrial pods of a PIPD, or a TMD as follows: [Ord. 2004-040]	N/A	N/A

a. Shall not exceed 1000 square feet of living area; [Ord. 2004-040]	N/A	N/A
b. A minimum of 10 percent of the living area shall be designated as office space; [Ord. 2004-040]	N/A	N/A
c. Shall be counted as non-residential square footage; [Ord. 2004-040]	N/A	N/A
d. The maximum number allowed in a PDD is indicated in Table 3.E.3.D-32, Work/Live PDD; [Ord. 2004-040]	N/A	N/A
e. The maximum number allowed by the DRO in a PDD is indicated in the Table 3.E.3.D-32, Work/Live Space PDD. The maximum number allowed by the DRO in a TMD is indicated in the Table 3.E.3.D-33, Work/Live Space TMD; and [Ord. 2004-040]	N/A	N/A
f. Work/live spaces in excess of the maximum number allowed by the DRO shall be a Requested Use. [Ord. 2004-040]	N/A	N/A

Table 3.E.3.D - Work/Live Space PDD						
FLU Designation	Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	EDC (1)
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre	3/acre
DRO (2)	8	24	24	24	24	24
[Ord. 2004-040] [Ord. 2014-025]						
Notes:						
(1)	Limited to commercial pods in a PIPD only. [Ord. 2014-025]					
(2)	Maximum number of spaces.					

5. FINAL REMARKS

The following conditions of approval are recommended as part of this application:

- 1. Encourage location of buildings fronting the street with parking lots in the rear.**
- 2. Provide interconnection between uses in and adjacent to the project.**
- 3. Maximum three (3) free-standing buildings per parcel.**
- 4. Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.**

EXHIBIT "A"
MEDICAL CENTER PLAT
LEGAL DESCRIPTION

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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE 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 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4784.06 FEET; THENCE S.88°17'08"E., A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**; THENCE N.01°42'52"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, A DISTANCE OF 313.88 FEET; THENCE N.46°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET; THENCE S.88°17'08"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 14.59 FEET; THENCE S.75°52'41"E., A DISTANCE OF 24.85 FEET; THENCE S.64°46'35"E., A DISTANCE OF 41.77 FEET; THENCE S.88°17'08"E., A DISTANCE OF 625.50 FEET; THENCE S.01°27'40"W., A DISTANCE OF 328.37 FEET; THENCE N.88°33'22"W., A DISTANCE OF 744.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 246,553 SQUARE FEET OR 5.660 ACRES MORE OR LESS.

February 12, 2018

RESOLUTION 2018-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR THE POD K, PHASE 1, MEDICAL OFFICE, LOCATED AT 16400 PERSIMMON BOULEVARD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the developer Minto PBLH, LLC, submitted an application for site plan review and approval for Pod K, Phase 1, for medical office uses, located at, 16400 Persimmon Boulevard, Westlake, Florida, 33470, legally described in the attached Exhibit "A", ("Medical Office Phase 1"); 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 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 Site Plan: The City Council for the City of Westlake hereby approves the Pod K, Phase 1, Medical Office Site Plan, containing approximately six acres (5.66), located at 16400 Persimmon Boulevard, 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.

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 12th day


of February, 2018.



City of Westlake
Roger Manning, Mayor



Sandra Demarco, City Clerk



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

Exhibit "A"**MEDICAL CENTER SITE PLAN**

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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE 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 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4784.06 FEET; THENCE S.88°17'08"E., A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**; THENCE N.01°42'52"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, A DISTANCE OF 313.88 FEET; THENCE N.46°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET; THENCE S.88°17'08"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 14.59 FEET; THENCE S.75°52'41"E., A DISTANCE OF 24.85 FEET; THENCE S.64°46'35"E., A DISTANCE OF 41.77 FEET; THENCE S.88°17'08"E., A DISTANCE OF 625.50 FEET; THENCE S.01°27'40"W., A DISTANCE OF 328.37 FEET; THENCE N.88°33'22"W., A DISTANCE OF 744.12 FEET TO **THE POINT OF BEGINNING**.

CONTAINING: 246,553 SQUARE FEET OR 5.660 ACRES MORE OR LESS.

March 26, 2018

RESOLUTION - 2018-8

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE AMENDED SITE PLAN FOR THE POD K, PHASE 1, MEDICAL OFFICE, LOCATED AT 16600 PERSIMMON BOULEVARD, 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 City Council approved the initial site plan for Pod K, Phase 1, for medical office use on February 12, 2018, for a building to be located at 16400 Persimmon Boulevard, and

WHEREAS, the applicant has requested a revision of the approved site plan to change the location of the building to the corner of Persimmon Boulevard and Seminole Pratt Whitney Road, instead of being located further to the rear of the parcel; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application to amend the site plan for Pod K, Phase 1, for medical office uses, located at, 16600 Persimmon Boulevard, Westlake, Florida, 33470, legally described in the attached Exhibit “A”, (“Medical Office Phase 1”); and

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

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

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

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

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

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

Section 2: Approval of Amended Site Plan: The City Council for the City of Westlake hereby approves the Pod K, Phase 1, Medical Office Amended Site Plan, containing approximately six acres (5.66), located at 16600 Persimmon Boulevard,

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 amended 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.

Section 3: Conditions of Approval: The site plan is approved with the following conditions: (1) Encourage location of buildings fronting the street with parking lots in the rear; (2) Provide interconnection between uses in and adjacent to the project. (3) Maximum three (3) free-standing buildings per parcel; (4) Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.

Section 4. 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.

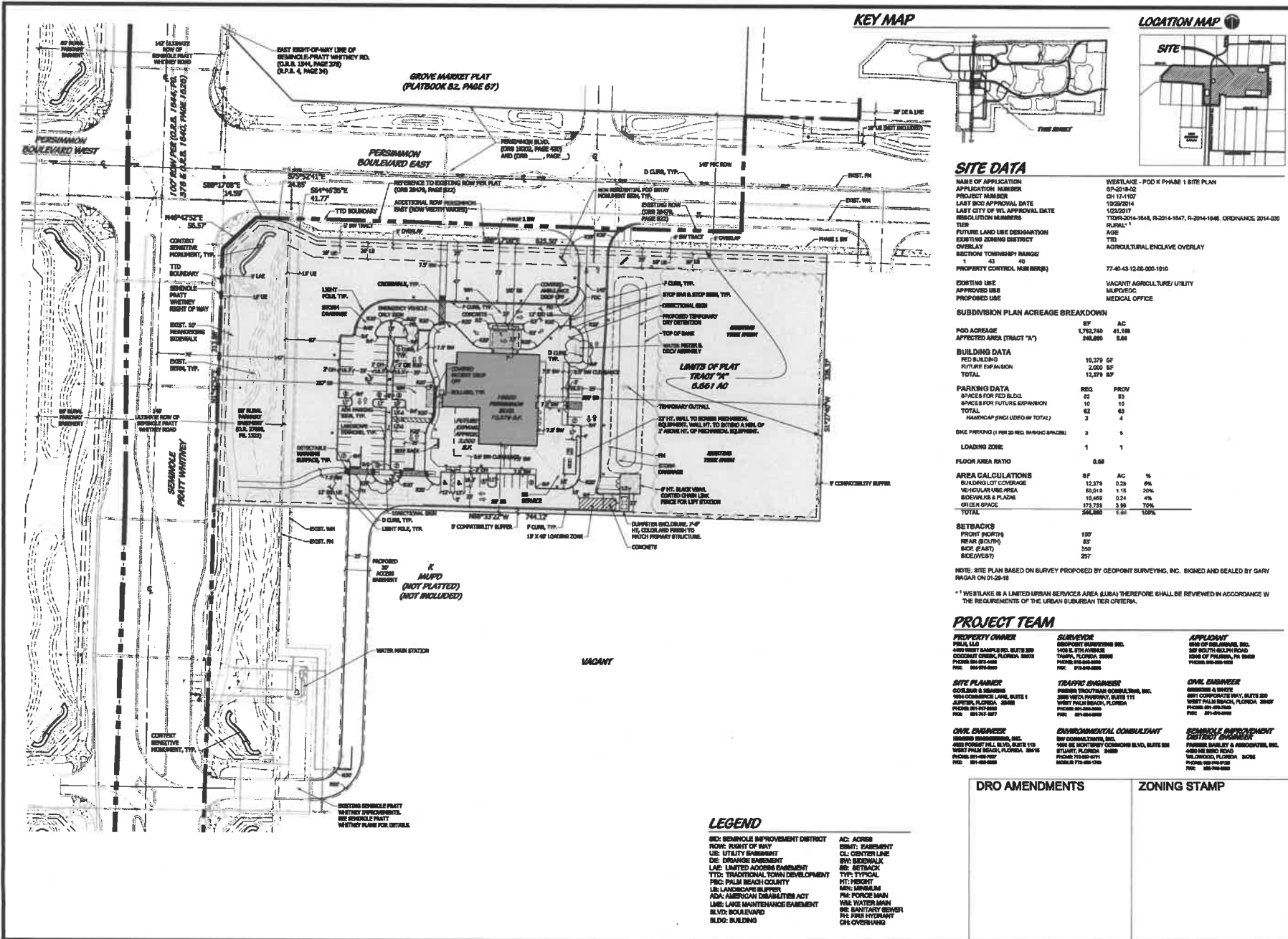
Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day
of March 26, 2018.

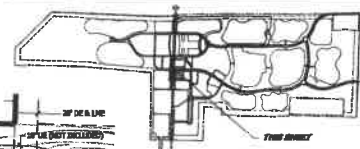
City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE - POD K PHASE 1 SITE PLAN
 APPLICATION NUMBER: SP-2018-02
 CH: 17-1107
 PROJECT NUMBER: 10222014
 LAST BCC APPROVAL DATE: 10/28/2014
 LAST CITY OF WL APPROVAL DATE: 12/22/17
 RESOLUTION NUMBERS: TDR-2016-1848, R-2016-1847, R-2016-1848, ORDINANCE 2014-020
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: AGRICULTURAL ENCLAVE OVERLAY
 EXISTING ZONING DISTRICT: TTD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION/TOWNSHIP/RANGE: 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-12.00-000-1010

EXISTING USE: VACANT AGRICULTURE / UTILITY
 APPROVED USE: MEDICAL OFFICE
 PROPOSED USE: MEDICAL OFFICE

SUBDIVISION PLAN ACREAGE BREAKDOWN

POD ACREAGE	87	AC
APPROX. AREA (TRACT "A")	1,752,740	61,188
	346,000	5.88

BUILDING DATA

FED BUILDING	10,379	SF
FUTURE EXPANSION	2,000	SF
TOTAL	12,379	SF

PARKING DATA

SPACES FOR FED BLDG	62	PROV
SPACES FOR FUTURE EXPANSION	10	10
TOTAL	62	62
HANDICAP (MIN 1.0% OF TOTAL)	3	4

LOADING ZONE

LOADING ZONE	1	1
--------------	---	---

FLOOR AREA RATIO

FLOOR AREA RATIO	0.68
------------------	------

AREA CALCULATIONS

BUILDING LOT COVERAGE	12.379	0.28	0%
VEHICULAR USE AREA	66,019	1.15	20%
BIODIVERSITY & PLAZAS	10,468	0.24	4%
GREEN SPACE	173,733	3.99	70%
TOTAL	246,800	1.88	100%

SETBACKS

FRONT (SOUTH)	120'
REAR (NORTH)	80'
SIDE (EAST)	350'
SIDE (WEST)	250'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPONT SURVEYING, INC. SIGNED AND SEALED BY GARY RAGAN ON 01-26-18

** 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: PRLX, LLC
 460 WEST ANNE ST, SUITE 200
 COCONINO COUNTY, FLORIDA 33023
 PHONE: 850-875-4444
 FAX: 850-875-4444

ARCHITECT: COLEMAN & SHANNON
 3004 COLLEGE LANE, SUITE 1
 AUSTIN, FLORIDA 33638
 PHONE: 813-963-9888
 FAX: 813-963-9888

LANDSCAPE ARCHITECT: L&L LANDSCAPE SERVICES
 483 FOREST HILL BLVD, SUITE 110
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-997-7877
 FAX: 561-997-7877

TRAFFIC ENGINEER: PETERSON & ASSOCIATES, INC.
 3000 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-997-7877
 FAX: 561-997-7877

ENVIRONMENTAL CONSULTANT: RW CONSULTANTS, INC.
 1800 DE SOTO/STONEY CROCKING BLVD, SUITE 208
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-997-7877
 FAX: 561-997-7877

APPLICANT: S&B OF DELAWARE, INC.
 300 SOUTH BULLPEN ROAD
 LONG CREEK, PA 15065
 PHONE: 412-686-7000

CIVIL ENGINEER: COLEMAN & SHANNON
 3004 COLLEGE LANE, SUITE 1
 AUSTIN, FLORIDA 33638
 PHONE: 813-963-9888
 FAX: 813-963-9888

GRADING & IMPROVEMENT DISTRICT ENGINEER: PETERSON & ASSOCIATES, INC.
 3000 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-997-7877
 FAX: 561-997-7877

DRO AMENDMENTS **ZONING STAMP**

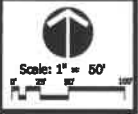
LEGEND

- SD: SEMANOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- UE: UTILITY EMBLEMMENT
- DE: DRAINAGE EMBLEMMENT
- LAE: LIMITED ACCESS EMBLEMMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- PCD: PALM BEACH COUNTY
- LD: LANDSCAPE SERVICES
- ADA: AMERICAN DISABILITIES ACT
- LME: LAKE MAINTENANCE EMBLEMMENT
- BLVD: BOULEVARD
- BLDG: BUILDING
- AC: ACRES
- ROW: RIGHT OF WAY
- CL: CENTER LINE
- BM: SIDEWALK
- SD: SETBACK
- TY: TYPICAL
- HT: HEIGHT
- MIN: MINIMUM
- MAX: MAXIMUM
- W: WATER MAIN
- SE: SEWER
- FE: FIRE HYDRANT
- OE: OVERLAP

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1034 Commerce Lane
 Suite 1
 Jupiter, Florida 33408
 681.747.8208 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-000226

MINTO WESTLAKE
WRMC FED - WESTLAKE
POD K PHASE 1 SITE PLAN
 City of Westlake, Florida

DESIGNED BY:	CPH
DRAWN BY:	JAE
APPROVED BY:	CPH
DATE:	12/11/17
REVISION:	01-26-18
	02-28-18
	03-29-18
	05-01-18



March 02, 2018 10:57:03 am
 Drawing: 17-1107_0102_2P_0100

SP1 of 1
 © COTLEUR & HEARING, INC.
 All rights reserved. No part of this document may be reproduced without written permission from Cotleur & Hearing, Inc.

Fifth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report –3/14/18

1. PETITION DESCRIPTION

PETITION NO.: SP-2017-03

APPLICANT: Coteleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The subject application requests approval of a Site Plan for the FPL Westlake Solar Energy Center (Facility). The subject property is approximately 400 acres in size and is located in a natural transect at the western end of the City of Westlake (Property)

PCN: 77-40-43-02-00-000-1010
77-40-43-03-00-000-1020

LOCATION MAP:



2. PETITION FACTS

- a. **Total Gross Site Area:** ## acres
- b. **Total Affected Area:** 401.652 acres
- c. **Total Building Footprint Area:** 0 sq. ft.
- d. **Land Use and Zoning**
 - Existing Land Use** Vacant/Agricultural/Utility
 - Future Land Use** Agricultural Enclave (AGE)
 - Zoning** Traditional Town Development (TTD)
Agricultural Enclave Overlay (AGEO)
Natural Transect

3. BACKGROUND

The Applicant requests approval of a Site Plan for the FPL Westlake Solar Energy Center on the approximately 400-acre subject Property within the Westlake TTD. The subject Property is located at the western edge of the City (and the Minto Westlake Property) and is entirely within the Natural Transect area identified on the Master Plan. The subject Property is currently vacant with minimal vegetation, mostly field grasses. Applications for the Final Subdivision Plan and Plat are being submitted concurrently with this Site Plan application.

The proposed project will include a series of solar panels, which will be installed on poles that are placed into the ground, with the solar panels raised above the ground. A small collector yard will be located at the southwest corner of the property. This yard serves to convert the energy obtained from the panels to the higher wattage needed to add it to the grid. This area will be secured with fencing and barbed wire. Details of the proposed fencing have been provided with the Site Plan submittal.

The Facility has the capacity to serve approximately 15,000 homes with clean renewable energy. The emissions offset by a 74.5 MW Facility is equivalent to removing 12,000 cars from the road annually.

The Facility will create clean, renewable energy by converting sunlight via photovoltaic solar arrays into direct current (DC) electricity and converting it into alternating current (AC) utilizing power inverters. The zero-emissions electricity is then carried to the collector yard where the voltage is boosted for transmission through the electric grid.

This Facility is adjacent to a future FPL transmission line in Palm Beach County. The close proximity of transmission minimizes the length and potential environmental impacts associated with new rights-of-way for transmission lines to transmit the power generated from the Facility. Power distributed by the Facility is fed into the grid, which in turn can be utilized directly by all of FPL's 4.8 million customers.

The low impact construction and operation of the Facility is consistent with the surrounding uses in the area. The Facility is located on previously farmed agricultural land set back from adjacent

roads and buffered by existing natural vegetation on the north, south and west. The solar panels have been strategically arranged to minimize impacts to environmentally sensitive areas. The solar panels sit approximately two feet off the ground at their lowest point and are approximately seven feet in height at their highest point.

Solar centers are very quiet, low traffic generating uses. Typically, the only maintenance associated with a solar facility is vegetation management, along with as-needed component repairs and maintenance. There are minimal health or safety risks associated with the Facility, and such risks are primarily associated with energized electrical equipment, which will be located within a fenced area. The solar panels emit no odors or chemicals and all electricity conducted by the panels is distributed to the substation through insulated, buried lines to the maximum extent feasible.

The solar panels are assembled on site onto racks which are supported by structural posts driven into the ground. Minimal land disturbance is associated with the development of the Facility. The internal paths, including the entrance will be constructed as non-paved private paths for the exclusive use of maintenance personnel. This will be an un-manned facility with remote monitoring so there will be no need for a sewer, septic or water connection.

During construction, FPL will maintain those roadways located outside the development and utilized by contractors, in a safe and passable way. Construction activities and deliveries to the site will generally occur during daylight hours during the construction period. Construction of a facility of this size is typically completed in 6-10 months.

After construction the only vehicular traffic to the site will be for maintenance vehicles, and as such there are no minimum parking or loading needs for the Facility. The Facility is gated and not lit, with the exception of security lighting around the collector yard control structure.

4. PLANNING & ZONING REVIEW

Review of the current Site Plan Application was conducted based on documents submitted by the applicant on December 18, 2017 as subsequently revised. Please see following analysis for compliance with the City of Westlake Interim ULDC code provisions:

Use

The Comprehensive Plan, in Policy 2.2.5-g, permits utility uses within any transect zone. This is reiterated in Policy 2.2.9-c, which provides that “transportation and utilities uses may be permitted in all future land use designations.” Subsection no. 1 goes on to state “Electrical power facilities utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.” The Natural Transect zone is not a conservation area; therefore, the proposed solar energy use is permitted within the Natural Transect.

Setbacks

Article 4 of the Unified Land Development Code includes provisions for “Renewable Energy Facility, Solar” and establishes minimum setback requirements for lots 50 acres or greater. Twenty-five-foot (25') side and rear setbacks are required. The proposed site

plan shows 25-foot setbacks on the side and rear of the property which complies with Code.

Pursuant to Article 4, the front and side corner setbacks for lots of 50 or more acres “shall comply with the minimum front and side corner setbacks of the applicable zoning district.” The subject site is in a TTD zoning district with an AGE overlay, both of which are silent on setback requirements. No front setback is indicated on the subject site plan, and this is an interior lot.

The front property line of the subject site abuts a future right-of-way, which would require a 20-foot wide landscape buffer when the road is constructed. These 20 feet are shown on the proposed site plan to accommodate the buffer if the proposed road is built.

No other property development regulations apply to this type of facility.

5. FINAL REMARKS

The following conditions of approval are recommended as part of this application:

- 1. A buffer will be required on this site if abutting residential use is proposed in the future.**

March 26, 2018

RESOLUTION 2018-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FP&L SOLAR ENERGY CENTER FACILITY SITE PLAN, LOCATED AT 18992 TOWN CENTER PARKWAY 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 applicant, Florida Power & Light Company, submitted an application for the site plan for a solar energy center use, located at, 18992 Town Center Parkway West, Westlake, Florida, 33470, legally described in the attached Exhibit "A", ("FP&L Solar Energy Center"); 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 FP&L Solar Energy Center Site Plan, containing approximately four hundred and one acres (401.00), located at 18992 Town Center Parkway 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.

Section 3: Conditions of Approval: The site plan is recommended for approval with one condition, which requires a buffer on the site where the property is abutting residential use in the future.

Section 4. 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 5: Effective Date: This resolution shall take effect immediately upon its adoption.

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

of March 26, 2018.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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

Exhibit "A"
Legal Description
Florida Power & Light Westlake Solar Energy Center

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE **POINT OF BEGINNING**; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°35'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'35"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON

THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}03'56''$, A DISTANCE OF 272.30 FEET; THENCE $N.02^{\circ}13'32''E.$ ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 249.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE $S.87^{\circ}46'28''E.$, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) COURSES: 1) $S.02^{\circ}13'32''W.$, A DISTANCE OF 249.94 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 335.96 FEET, ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}27'39''$ TO A POINT OF RADIAL INTERSECTION; THENCE $S.78^{\circ}45'53''W.$, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF $80^{\circ}33'49''$ (THROUGH WHICH A RADIAL LINE BEARS $N.78^{\circ}45'53''E.$ AT SAID INTERSECTION) TO A POINT OF TANGENCY; 2) THENCE $N.88^{\circ}12'04''E.$, A DISTANCE OF 553.35 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 223.06 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}17'57''$ TO A NON-TANGENT INTERSECTION; THENCE $S.41^{\circ}09'04''E.$, A DISTANCE OF 33.68 FEET; THENCE $S.01^{\circ}11'52''W.$, A DISTANCE OF 2,439.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,496,018.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS.

DEC 18 2017



**Cotleur &
Hearing**

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane □ Suite 1 □ Jupiter, Florida □ 33458 □ Ph 561.747.6336 □ Fax 561.747.1377 □ www.cotleurhearing.com □ Lic # LC-C000239

Received

FPL Westlake Solar Energy Center

Site Plan Approval

Justification Statement

December 18, 2017

Introduction

The subject application requests approval of a Site Plan for the FPL Westlake Solar Energy Center (Facility). The subject property is approximately 400 acres in size and is located at the western end of the City of Westlake (Property).

Background

The subject Property is within the Minto Westlake approvals as part of the overall site located east and west of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North (Minto Westlake Property). The 3,788.60-acre Minto Westlake property has a current FLUA designation of Agricultural Enclave. The subject Property is currently in active agriculture, with built parcels including a utility site and a packing plant.

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

Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, Palm Beach County approved a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648) for the Minto Westlake Property.

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

FPL Westlake Solar Energy Center FSBP
 Justification Letter
 SP-2017-02
 CH #17-0811
 December 18, 2017

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

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

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property. The following are the applicable conditions of approval.

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

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

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

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

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

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

Subject Request

The Applicant requests approval of a Site Plan for the FPL Westlake Solar Energy Center on the approximately 400 acre subject Property within the Westlake TTD. The subject Property is located at the western edge of the City (and the Minto Westlake Property) and is entirely within

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

the Natural Transect area identified on the Master Plan. The subject Property is currently vacant with minimal vegetation, mostly field grasses. Applications for the Final Subdivision Plan and Plat are being submitted concurrently with this Site Plan application.

The proposed project will include a series of solar panels, which will be installed on poles that are placed into the ground, with the solar panels raised above the ground. A small collector yard will be located at the southwest corner of the property. This yard serves to convert the energy obtained from the panels to the higher wattage needed to add it to the grid. This area will be secured with fencing and barbed wire. Details of the proposed fencing have been provided with the Site Plan submittal.

FPL Westlake Solar Energy Center

The Facility has the capacity to serve approximately 15,000 homes with clean renewable energy. The emissions offset by a 74.5 MW Facility is equivalent to removing 12,000 cars from the road annually.

The Facility will create clean, renewable energy by converting sunlight via photovoltaic solar arrays into direct current (DC) electricity and converting it into alternating current (AC) utilizing power inverters. The zero-emissions electricity is then carried to the collector yard where the voltage is boosted for transmission through the electric grid.

This Facility is adjacent to a future FPL transmission line in Palm Beach County. The close proximity of transmission minimizes the length and potential environmental impacts associated with new rights-of-way for transmission lines to transmit the power generated from the Facility. Power distributed by the Facility is fed into the grid, which in turn can be utilized directly by all of FPL's 4.8 million customers.

The low impact construction and operation of the Facility is consistent with the surrounding uses in the area. The Facility is located on previously farmed agricultural land set back from adjacent roads and buffered by existing natural vegetation on the north, south and west. The solar panels have been strategically arranged to minimize impacts to environmentally sensitive areas. The solar panels sit approximately two feet off the ground at their lowest point and are approximately seven feet in height at their highest point.

Solar centers are very quiet, low traffic generating uses. Typically, the only maintenance associated with a solar facility is vegetation management, along with as-needed component repairs and maintenance. There are minimal health or safety risks associated with the Facility, and such risks are primarily associated with energized electrical equipment, which will be located within a fenced area. The solar panels emit no odors or chemicals and all electricity conducted by the panels is distributed to the substation through insulated, buried lines to the maximum extent feasible.

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

The solar panels are assembled on site onto racks which are supported by structural posts driven into the ground. Minimal land disturbance is associated with the development of the Facility. The internal paths, including the entrance will be constructed as non-paved private paths for the exclusive use of maintenance personnel. This will be an un-manned facility with remote monitoring so there will be no need for a sewer, septic or water connection.

During construction, FPL will maintain those roadways located outside the development and utilized by contractors, in a safe and passable way. Construction activities and deliveries to the site will generally occur during daylight hours during the construction period. Construction of a facility of this size is typically completed in 6-10 months.

After construction the only vehicular traffic to the site will be for maintenance vehicles, and as such there are no minimum parking or loading needs for the Facility. The Facility is gated and not lit, with the exception of security lighting around the collector yard control building.

Use

The Comprehensive Plan, in Policy 2.2.5-g, permits utility uses within any transect zone. This is reiterated in Policy 2.2.9-c, which provides that “transportation and utilities uses may be permitted in all future land use designations.” Subsection no. 1 goes on to state “Electrical power facilities utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.” The Natural Transect zone is not a conservation area; therefore, the proposed solar energy use is permitted within the Natural Transect.

Article 4 of the Unified Land Development Code includes provisions for “Renewable Energy Facility, Solar” that establishes minimum setback requirements for lots 50 acres or greater. Side and rear property lines are identified to have a 25-foot setback. The front and side corner setbacks are dictated by the applicable zoning district. In this particular case, there are no established setbacks for the area. The front property line abuts a future right-of-way, which will require a 20-foot wide landscape buffer if the road is constructed in the future. These 20 feet has been reserved on the proposed site plan in the event the road is built.

Maintenance

The project requires a relatively low amount of maintenance, which primarily involves mowing on a regular basis. The lawn maintenance will be provided by a contracted company who will bring any necessary equipment to the property. No lawn equipment will be stored onsite.

Drainage

The existing farm ditches will remain in place and will be utilized to meet the drainage needs of the project. After the solar panels are installed, the property will remain primarily pervious. The panels create only approximately three percent impervious area. No drainage improvements are needed for the project.

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

Phasing

The project will be constructed in one phase.

Conclusion

The Applicant requests approval of the Site Plan for the FPL Westlake Solar Energy Center as presented. The application is in compliance with the Comprehensive Plan, Westlake Conceptual Plan, and conditions of approval of the Development Order as well as any applicable ULDC regulations. The Applicant looks forward to working with together to bring the City the first solar energy facility in Palm Beach County.



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

Phone: (561) 530-5880

www.westlakegov.com

DATE: February 14, 2018
PETITION NUMBER: SP-2017-03
APPLICANT: Cotleur & Hearing
OWNER: MINTO PBLH, LLC
REQUEST: FPL Solar Energy Center Site Plan
AFFECTED PCN: 77-40-43-02-00-000-1010
77-40-43-03-00-000-1020
RESUBMITTED: February 6, 2018

PLANNING & ZONING APPROVAL

Petition No. SP-2017-03 is hereby approved without conditions per Cotleur & Hearing, FPL Westlake Solar Energy Center, Site Plan, last revised 02-05-18, and received by the City on February 5, 2018.

APPROVED BY: Nilsa Zacarias 2/14/18
Nilsa Zacarias, AICP **Date**



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** 3/5/2018
 2. **PETITION NUMBER:** SP-2017-03
 3. **DESCRIPTION**

APPLICANT: FPL – Florida Power and Light.

OWNER: Minto PBLH, LLC

REQUEST: FPL Westlake Solar Energy Center Final Site Plan Approval

LOCATION: Westlake, Florida
 4. **STAFF REVIEW:** Approval

The Engineering Department approves the plans.

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

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.

Chen Moore and Associates

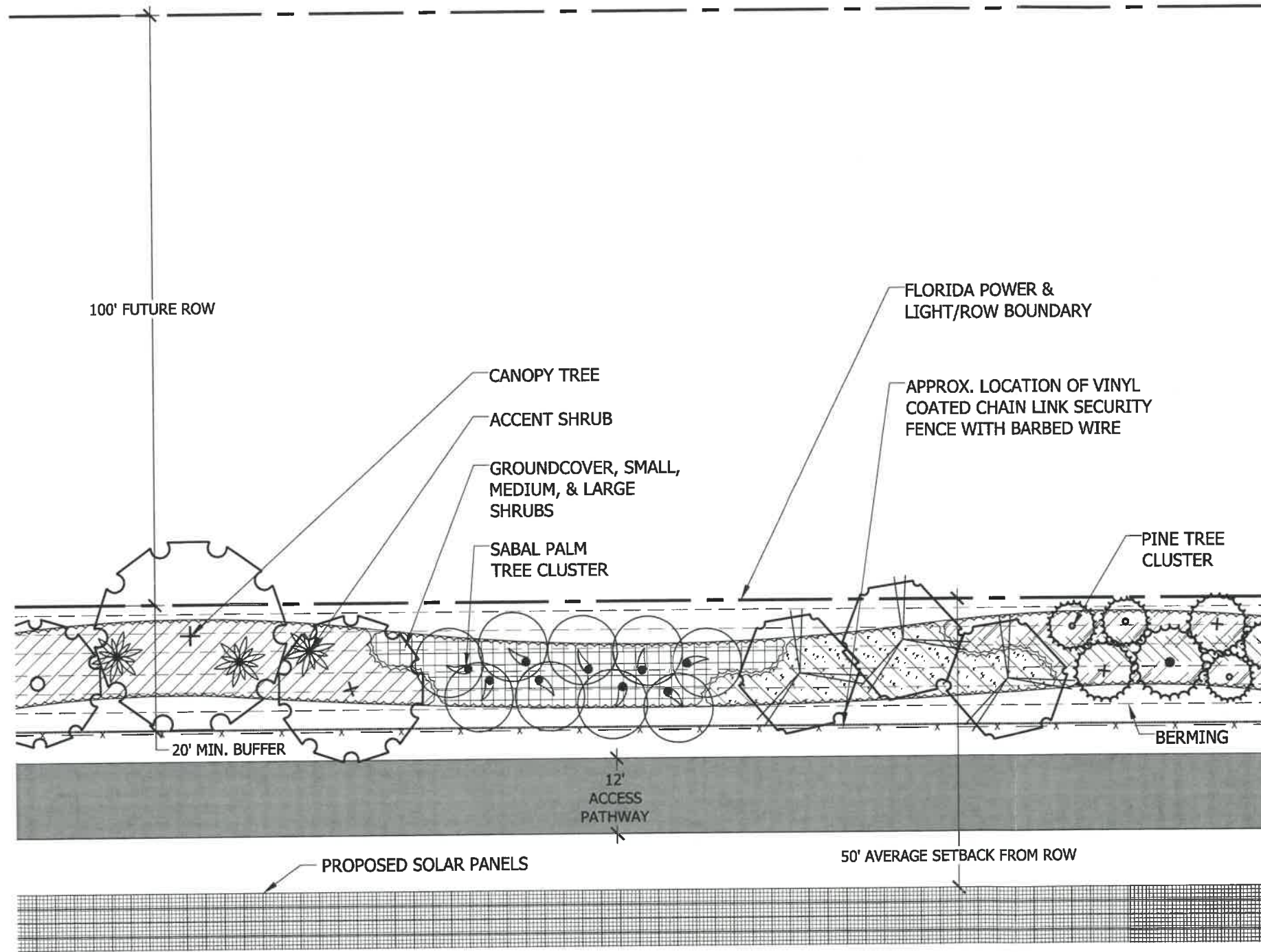
Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

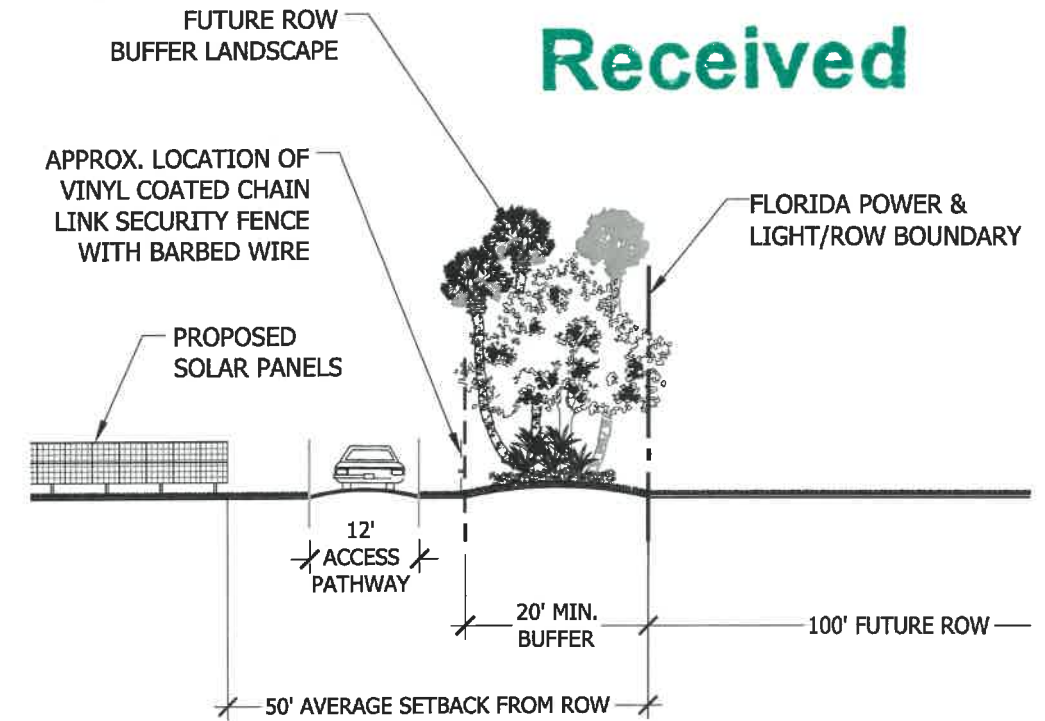
City of Westlake

JAN 09 2018

Received



TYP. FUTURE ROW BUFFER LANDSCAPE PLAN - 200' LENGTH



TYP. FUTURE ROW BUFFER SECTION

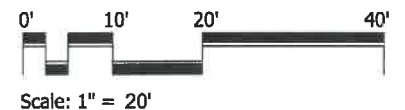
PALM BEACH COUNTY ULDC ROW BUFFER MINIMUM LANDSCAPE REQUIREMENTS:
(ARTICLE 7, CHAPTER F, SECTIONS 2 & 7)

- 1 CANOPY TREE/25 LF
- 2 GROUNDCOVER (6" HT.) / 1 LF
- 1 SMALL SHRUB (18" HT.) / 2 LF
- 1 MEDIUM SHRUB (24" HT.) / 4 LF
- 1 LARGE SHRUB (36" HT.) / 4 LF

60% NATIVE/DROUGHT TOLERANT SPECIES
3:1 PALM TREE SUBSTITUTION

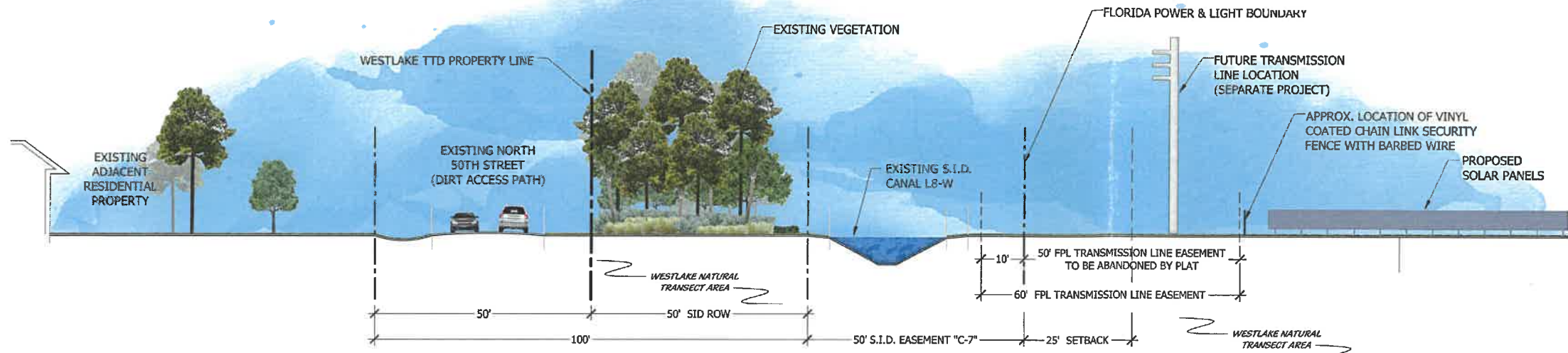
FPL WESTLAKE SOLAR ENERGY CENTER - TYP. FUTURE ROW BUFFER EXHIBIT

01-08-2018



FPL WESTLAKE SOLAR ENERGY CENTER

Westlake, Florida



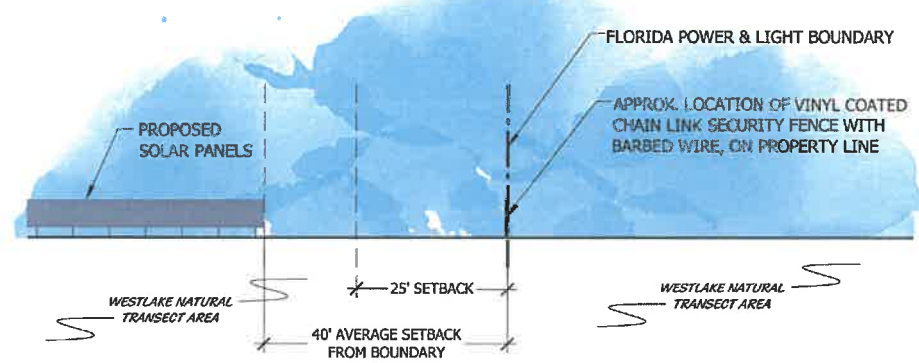
S-1 TYPICAL SOUTH PROPERTY LINE CROSS SECTION

WESTLAKE KEY MAP

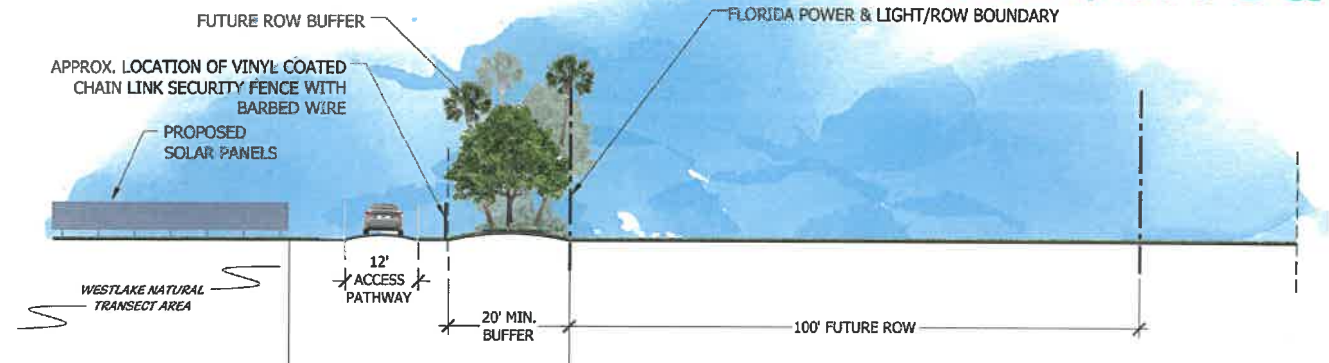


JAN 09 2018

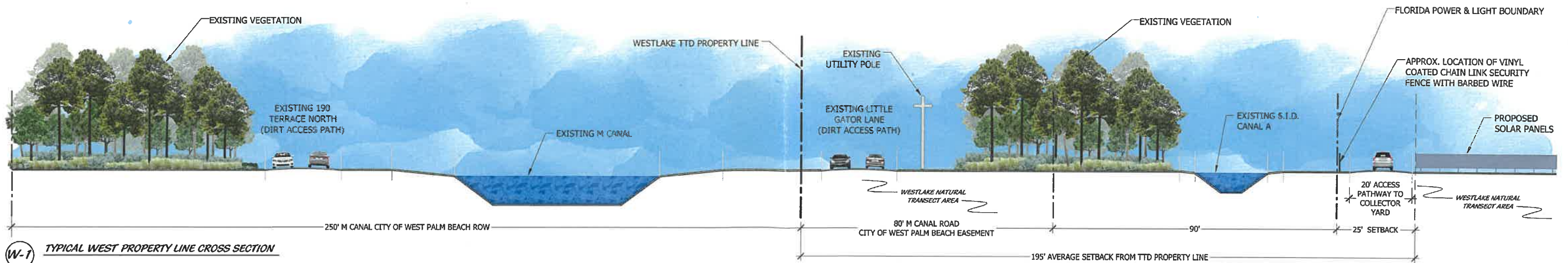
Received



E-1 EAST PROPERTY LINE CROSS SECTION

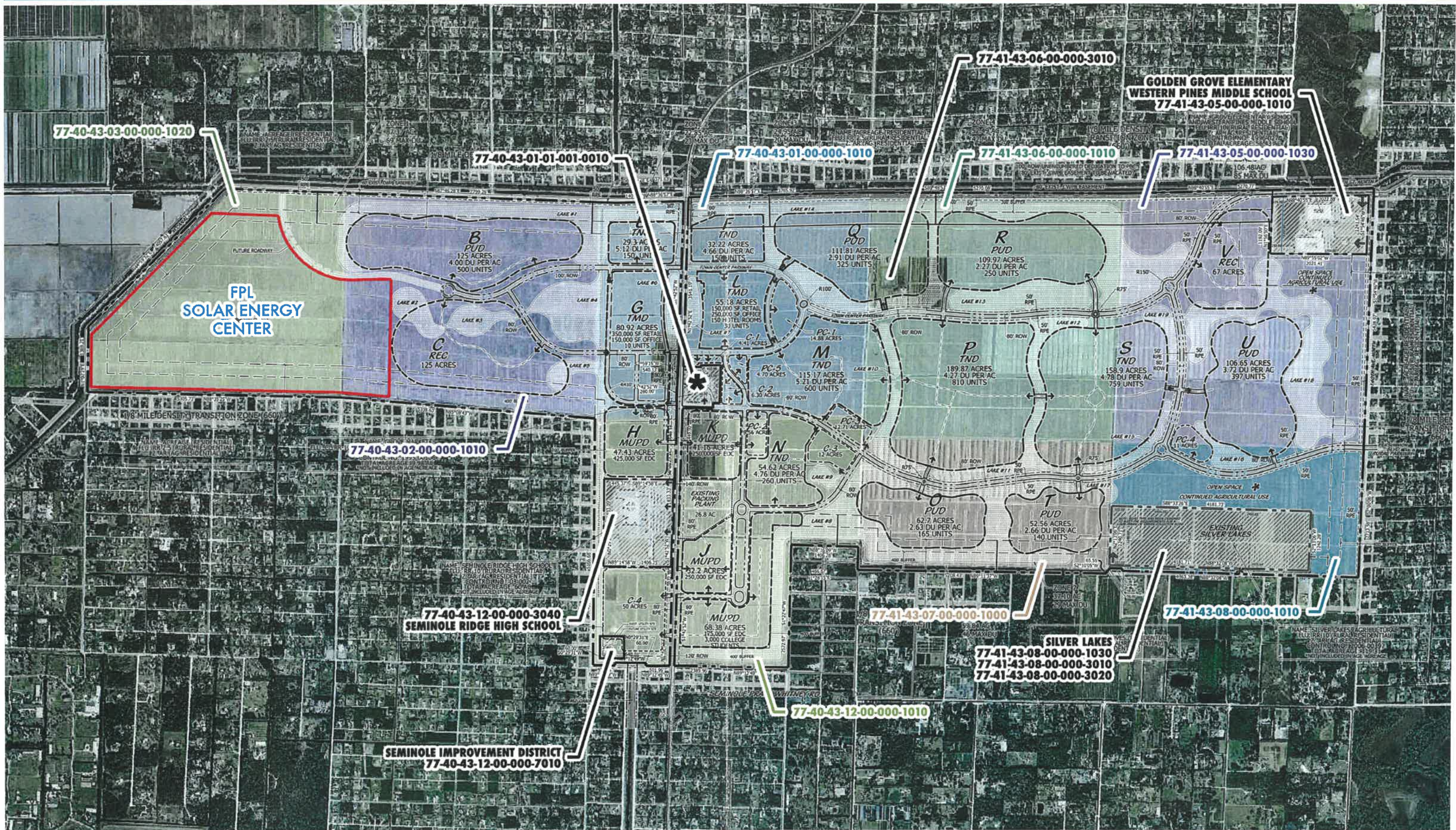


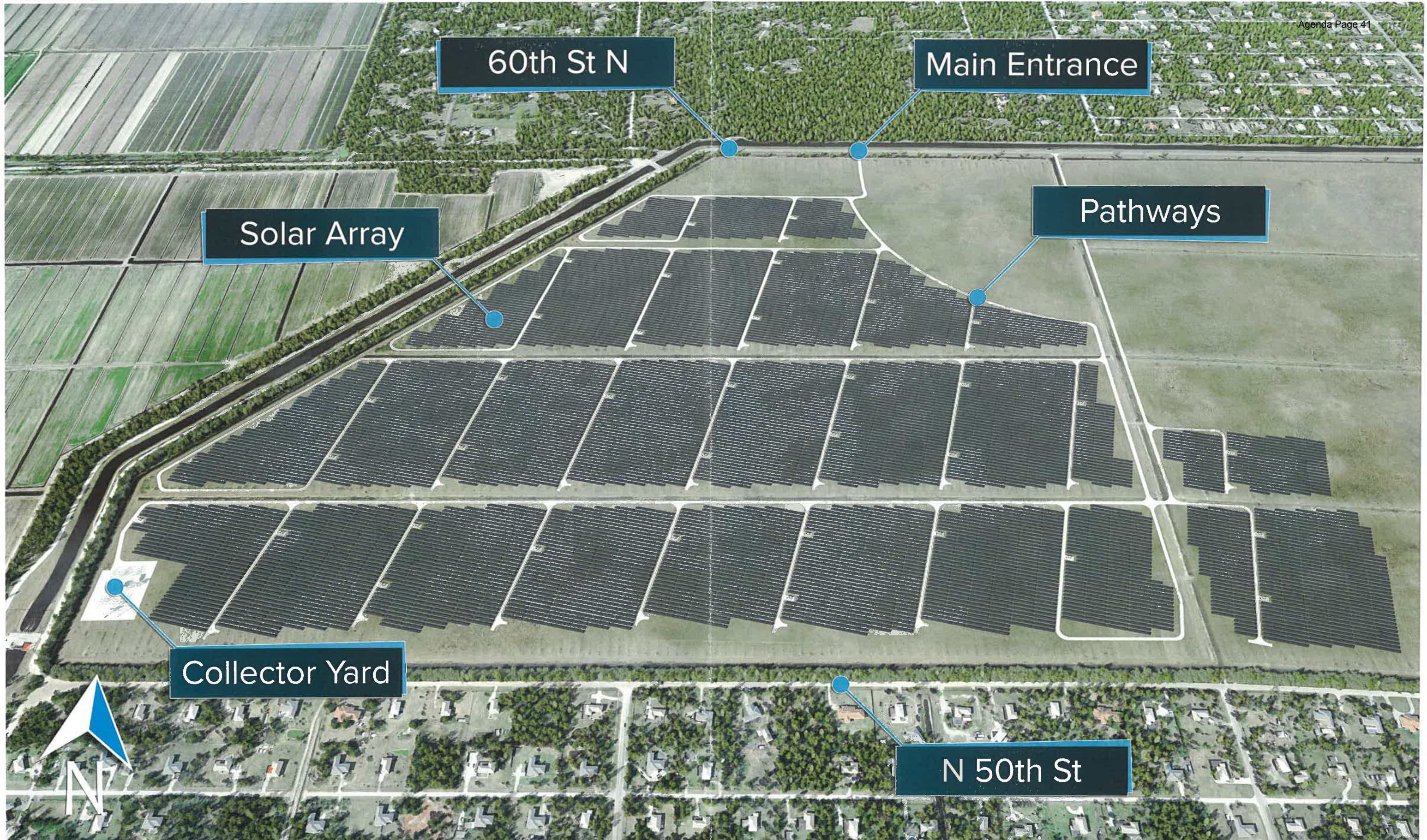
N-1 TYPICAL FUTURE PATHWAY CROSS SECTION
(TYPICAL SECTION C-1 "100' ROW" SHOWN FOR REFERENCE ONLY. FINAL FUTURE ROW DESIGN TBD)



W-1 TYPICAL WEST PROPERTY LINE CROSS SECTION

SETBACK EXHIBIT





FPL Westlake Solar Energy Center

Westlake, Florida

Artists impression only
Subject to final engineering

Truescape





Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1834 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6338 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

FPL WESTLAKE SOLAR ENERGY CENTER

SITE PLAN

City of Westlake, Florida

SITE DATA

NAME OF APPLICATION: FPL WESTLAKE SOLAR ENERGY CENTER
 APPLICATION NUMBER: SP-2017-03
 PROJECT NUMBER: CH 17-0811
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WL APPROVAL DATE: 1/23/2017
 RESOLUTION NUMBERS: TTD#R-2014-1648, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: AGRICULTURAL ENCLAVE OVERLAY
 EXISTING ZONING DISTRICT: TTD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION/TOWNSHIP/RANGE: 02 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-02-00-000-1010, 77-40-43-03-00-000-1020
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: NATURAL TRANSECT/UTILITY
 SUBDIVISION PLAN ACREAGE BREAKDOWN:
 TRACT "A" TOTAL: SF 17,496,018.78 AC 401.662

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPOINT SURVEYING, INC. SIGNED AND SEALED BY GARY FAGAR ON 02-05-18

PROJECT TEAM

APPLICANT: FLORIDA POWER & LIGHT, CO. 700 UNIVERSE BOULEVARD JUNO BEACH, FLORIDA 33408
SURVEYOR: GEOPOINT SURVEYING INC. 1408 E. 6TH AVENUE TAMPA, FLORIDA 33605
PROPERTY OWNER: FPL, LLC 4400 WEST RAMPLE RD. SUITE 200 COCCOBY CREEK, FLORIDA 33073
ENVIRONMENTAL CONSULTANT: BW CONSULTANTS, INC. 1000 DE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34989
CIVIL ENGINEER: SHIBBANE & WHITE 5801 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407

LEGAL SERVICES

OWNER: 777 SOUTH FLAGLER DRIVE, SUITE 802 WEST PALM BEACH, FLORIDA 33408

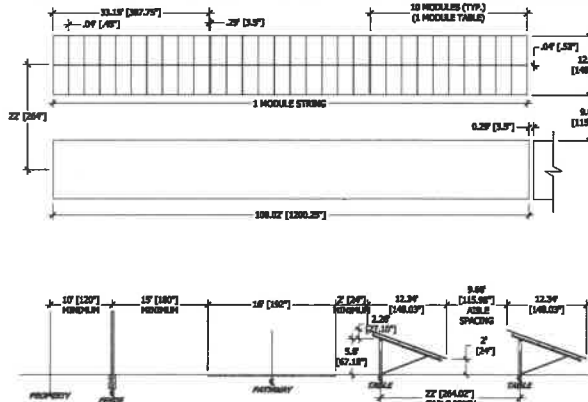
LEGEND

- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRAINAGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- TYP: TYPICAL
- PBC: PALM BEACH COUNTY
- WPB: WEST PALM BEACH
- RPE: RURAL PARKWAY EASEMENT
- FPL: FLORIDA POWER AND LIGHT
- REC: RECREATION
- SID: SEMINOLE IMPROVEMENT DISTRICT
- TL: TRANSMISSION LINE
- EXST. APPROX.: EXISTING APPROXIMATE
- TOB: TOP OF BANK
- EOW: EDGE OF WATER

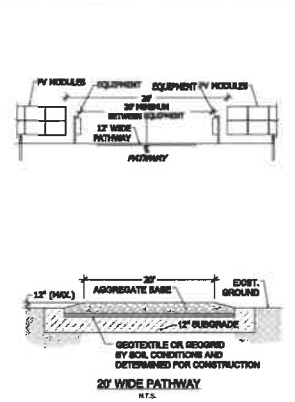
LOCATION MAP



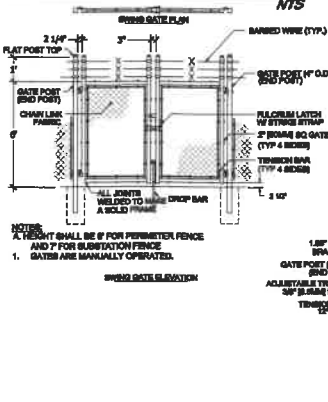
PV MODULE, PATHWAY, & FENCE DETAILS



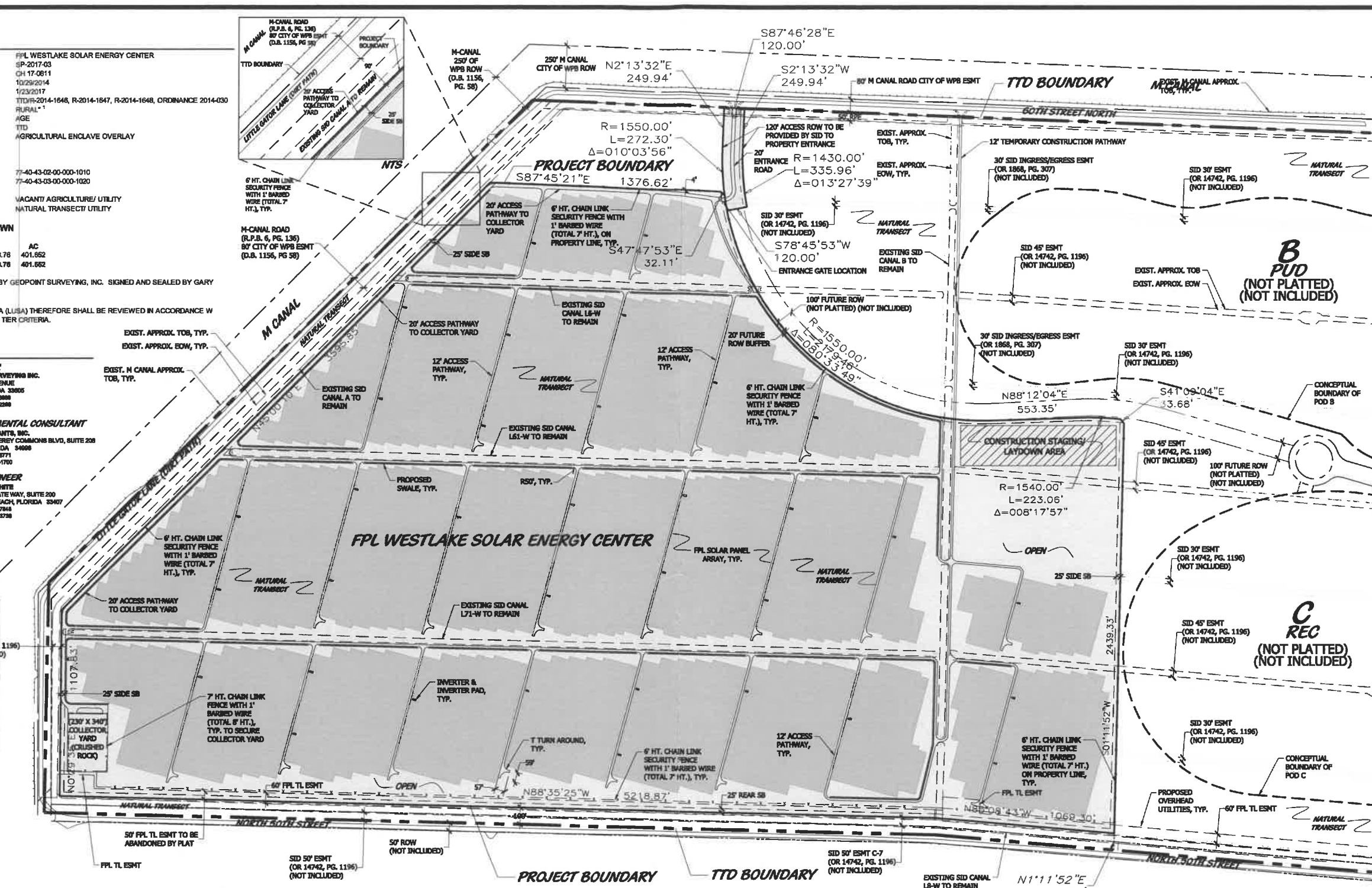
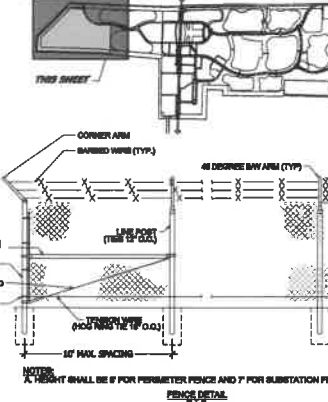
KEY MAP



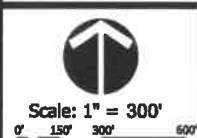
DRO AMENDMENTS



ZONING STAMP



DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	17-0811
DATE	12-18-17
REVISIONS	01-09-18
	01-24-18
	02-05-18



February 02, 2018 2:18:54 p.m.
Drawing: 170811 FPL SOLAR.DWG

SP1 of 1

COTLEUR & HEARING, INC.
These drawings are the property of Cotleur & Hearing, Inc. and are not to be used for construction or any other purpose without the express written consent of Cotleur & Hearing, Inc. Cotleur & Hearing, Inc. assumes no responsibility for any damages to the land.