

RESOLUTION 2019-40

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR AN INTERNATIONAL SOCCER TRAINING FACILITY (ISTF) PHASE IB, LOCATED AT 16560 WATER'S 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 Contraria Development, LLC, submitted an application for site plan review and approval for the International Soccer Training Facility (ISTF) Phase IB, located at 16560 Water's 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.

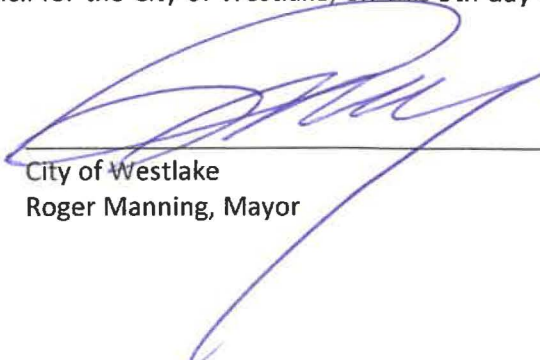
Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the International Soccer Training Facility (ISTF) Phase IB, located at 16560 Water's Edge Drive, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and 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.


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 9th day of December, 2019.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



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

**LEGAL DESCRIPTION
INTERNATIONAL SOCCER TRAINING FACILITY**

Exhibit "A"

ISTF LEGAL DESCRIPTION:

TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 EAST RIGHT-OF-WAY OF ILEX WAY-PHASE III, AS RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID 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°46'44"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.

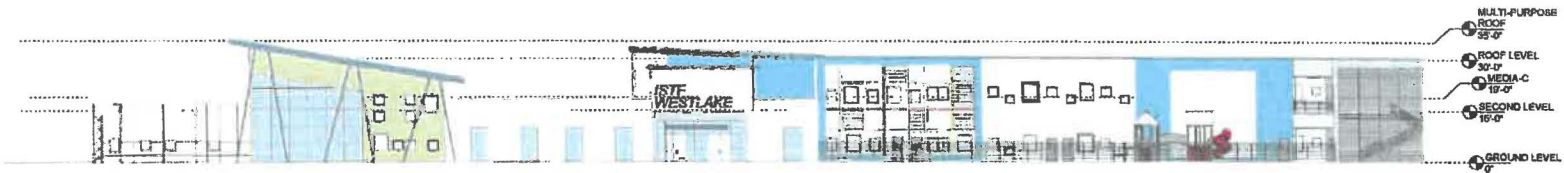
TOGETHER WITH:

TRACT "B", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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



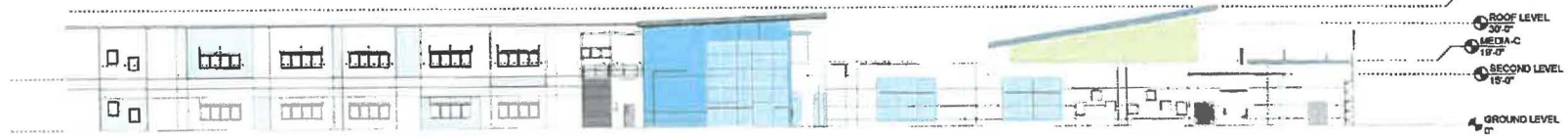
SP-EXTERIOR ELEVATION EAST (Sheet 2)



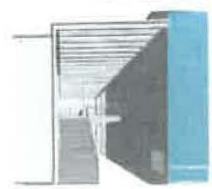
3D View 7 (5)



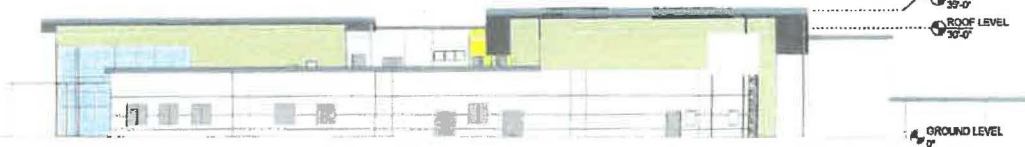
3D View 8 (6)



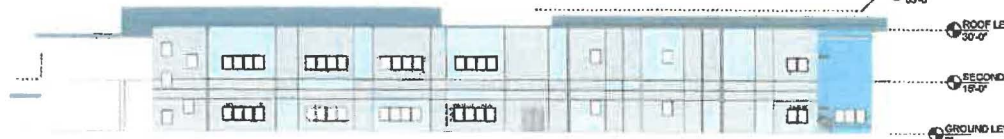
SP-EXTERIOR ELEVATION WEST (Sheet 3)



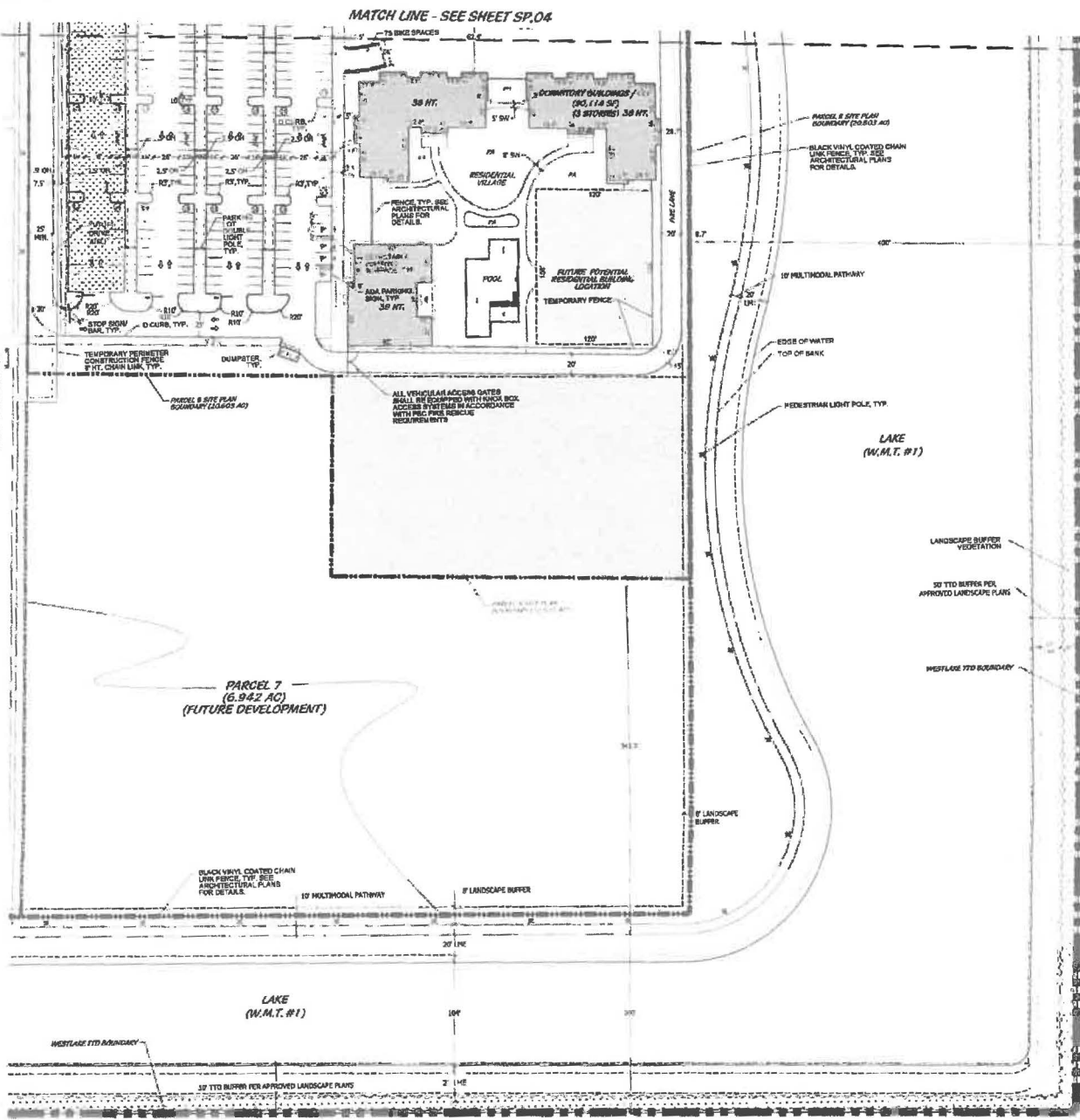
3D View 13 (7)



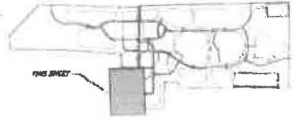
SP-EXTERIOR ELEVATION SOUTH (Sheet 1)



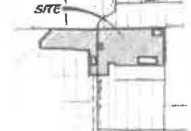
SP-EXTERIOR ELEVATION NORTH (Sheet 4)



KEY MAP



LOCATION MAP



PARCEL 5 SITE DATA

PARCEL 5	20,000 AC	BELOW SF
TOTAL BLDG AREA	1,660,000 SF	
BRIDGE & UNDER SCHOOL BUILDING DATA		
OFFICE & ADMINISTRATION SPACE	7,000 SF	
CLASSROOMS AND AN CULINARY SPACE	1,640,000 SF	
TOTAL BUILDING AREA	1,647,000 SF	
NUMBER OF STUDENTS	800	
NUMBER OF CLASSROOMS	31	
ESTIMATED NO. OF EMPLOYEES	725	344
DEVELOPMENT COVERAGE	100.00%	
NO OF FLOORS	1	
MAX BUILDING HEIGHT	30 FEET	
PROPOSED BUILDING HEIGHT	30 FEET	
FLOOR AREA RATIO	8.24	
B. OR COMMUNITARIAN BUILDING DATA		
RECREATION CENTER	10,000 SF	
CL. FACILITIES	4,000 SF	
CL. AREAS	20,000 SF	
CL. BAYS	100	
AREA CALCULATIONS	AC. FT.	ACRES
BUILDING LOT COVERAGE	20,000.00	1.00
VEHICULAR USE AREA	110,000.00	7.47
STOWABLES & PLAZAS	49,000.00	1.99
OPENSPACE	790,000.00	4.55
TOTAL	609,000.00	30.00

PARKING DATA	REQUIRED	PROVIDED
800 STUDENTS (1/2 STUDENT)	200	400
CLASSROOMS (1 PER CLASSROOM)	31	53
ADMINISTRATION OFFICE (1/200 SF)	20	30
CL. BAY/ COMMUNITARIAN (1/20,000)	200	225
TOTAL	391	708
AVAILABLE (INCLUDED IN TOTAL)	14	14
PAVED PARKING SPACES	40	40
GRASS PARKING SPACES	154	154
BIKE PARKING (1/20 STUDENTS)	40	80
BIKE PARKING (10 EMPLOYEES)	4	4
BIKE PARKING PROGRAMS (1 PER 1,000)	20	20
TOTAL	104	138
LOADING	4	7

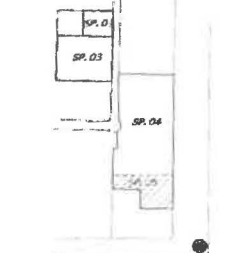
SETBACK CHART

SETBACK	PARCEL 5	PARCEL 6	PARCEL 7
FRONT	MIN 10 FT	MIN 20 FT	MIN 20 FT
REAR	MIN 10 FT	MIN 10 FT	MIN 10 FT
SIDE	MIN 10 FT	MIN 10 FT	MIN 10 FT
MIN	MIN 10 FT	MIN 10 FT	MIN 10 FT

LEGEND

- ROW, RIGHT OF WAY
- AC, ACRES
- UE, UTILITY EASEMENT
- TTD, TRADITIONAL TOWN DEVELOPMENT
- ESMT, EASEMENT
- DM, SIDEWALK
- LME, LAKE MAINTENANCE EASEMENT
- DTM, DOWNTOWN MIXED USE
- EDC, ECONOMIC DEVELOPMENT CENTER
- EXIST, EXISTING
- PA, PLANTING AREA
- DL, DECORATIVE LIGHT POLE
- PL, PEDESTRIAN LIGHT POLE
- PTD, PARKING LOT DOUBLE LIGHT POLE
- PLT, PARKING LOT SINGLE LIGHT POLE
- SB, STOP BAR & STOP SIGN
- AA, ADA ACCESSIBLE RAMP
- BR, BIKE RACK

SITE KEY MAP



CITY OF WESTLAKE
 PHASE 1A SUBMITTAL
 3617 NW 40TH DRIVE
 CORAL SPRINGS, FL 33087
 954-632-4512



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
 Suite 1
 1934 Commerce Lane
 Jupiter, Florida 33455
 561.747.6255 - Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-000239

REGISTRATION
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DATE	BY	DESCRIPTION

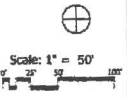
PROJECT NAME
**ISTP WESTLAKE
 PHASE 1B
 SUBMITTAL**

PROJECT LOCATION
 4001 Semihole Pratt
 Whitney Road
 CITY OF WESTLAKE
 FLORIDA

PROJECT NUMBER
1009999

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP.05



CONDITIONS OF APPROVALS
ISTF Phase 1B

1. The Ilex Way Phase 3 design has been modified from the approved Land Development permit. The applicant will need to submit for a revision to this Land Development permit. Applicant shall note that if modifications to the Ilex Way design are required during the review of the land development revision, Applicant will be required to modify the Site Plan accordingly.
2. General note throughout the Preliminary Landscape Plan: It appears, in some locations that the accurate minimum SID setbacks and root barrier are not shown. At this preliminary level, it is not necessary to have that spacing perfected, as the applicant has included the SID details and specifications on the plans. Please note that the exact location of some of the proposed landscape material will have to be shifted and root barrier added to comply with SID standards at the time of Landscape Permit application.
3. Parcel 2 Preliminary Landscape Plan: In the northern parking lot, there's two canopy trees conflicting with the lighting. At time of Landscape permit, all lighting conflicts will need to be resolved.
4. Parcel 5 Preliminary Landscape Plan: Per code, a tree is required in the terminal landscape islands. There are two islands without trees – one is front of building near HC parking and one southwest corner of property line. It appears trees were eliminated from these islands because of conflicts with utilities. At time of Land Development Permit and Landscape Permit utility conflicts will have to be worked out so that all requirements are met.
5. Traffic: The Ilex Way design, including right-turn and left-turn lanes at all site accesses, will be reviewed at the time of land development permit, and the turn lanes on Ilex Way may be removed or shortened based on the traffic volumes and traffic analyses provided with the site plan applications, the traffic analyses in the City's Comprehensive Plan, and the criteria for turn lanes set forth in FDOT.

