

RESOLUTION 2020-34

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR AN APPROXIMATELY 48,367 SQUARE FOOT PUBLIX GROCERY STORE WITH A DRIVE THROUGH PHARMACY, AN APPROXIMATELY 1,400 SQUARE FOOT LIQUOR STORE, AND APPROXIMATELY 9,600 SQUARE FEET OF INLINE RETAIL, LOCATED IN THE WESTLAKE PLAZA, LOCATED AT 16841 PERSIMMON BOULEVARD WEST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the developer Minto PBLH, LLC, submitted an application for Site Plan review and approval for the Publix at Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Site Plan, SPR 2020-10, which consists of a one (1) story approximately 48,367 square foot grocery store, with a drive through pharmacy, and approximately 1,400 square foot liquor store located on Parcel E, and approximately 9,600 square feet of retail, office and medical offices, located on approximately 8.72 acres, as detailed in the attached Exhibit "B", (Site Plan); and

WHEREAS, the applicant will apply for a separate Master Sign plan for the Westlake Plaza project, therefore, this Site Plan does not include approvals for any signage, however, the City staff have reviewed the parking requirements, the drainage requirements, the landscape plans and other site related improvements for the Publix shopping center, and finds the application consistent with the City's Interim Land Development Regulations and the City's Codes; and

WHEREAS, the Site Plan is consistent with all the requirements of the City of Westlake's Interim Land Development Regulations and the City's Codes, the city staff recommend approval of the Site Plan with conditions as set forth in Exhibit "C"; 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 Site Plan SPR 2020-10 including a one (1) story 48,367 square foot grocery store with a drive through pharmacy, a liquor store and future development of approximately 9,600 square feet retail, office and medical uses for the Publix grocery store located in the Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, as described in the attached Exhibit "B", located on approximately 8.72 acres, in the City of Westlake, and in Palm Beach County, Florida.

Section 3: Conditions of Approval: 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 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.

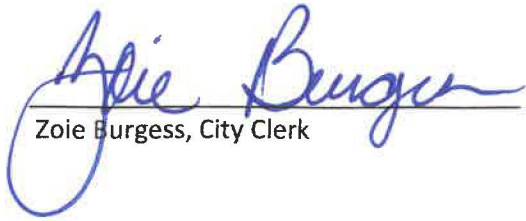
Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 9th day of November, 2020.

PUBLISHED on this 29th day of October, 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor


Zoie Burgess, City Clerk


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

Exhibit 'A'
Legal Description
Westlake Plaza (Publix)

A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3323.29 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 50.63 FEET; THENCE S.01°33'22"E., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W., A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W., A DISTANCE OF 290.78 FEET; THENCE S.46°42'49"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W., A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

1) N.88°17'15"W., A DISTANCE OF 440.37 FEET;
2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET.

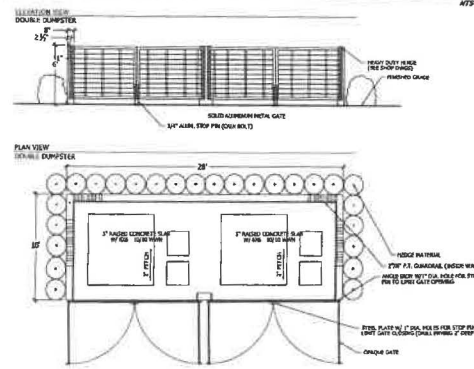
THENCE N.44°29'36"E., A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E., A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E., A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E., A

DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT

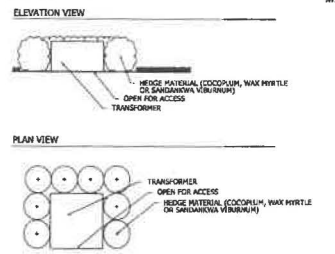
ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.3205 ACRES, 885,162 SQ FT. MORE OR LESS.

DUMPSTER DETAIL



TRANSFORMER DETAIL



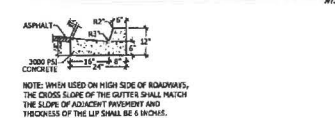
D CURB DETAIL



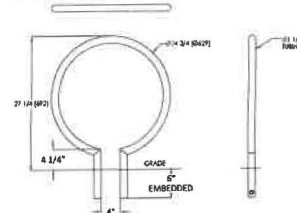
VALLEY CURB DETAIL



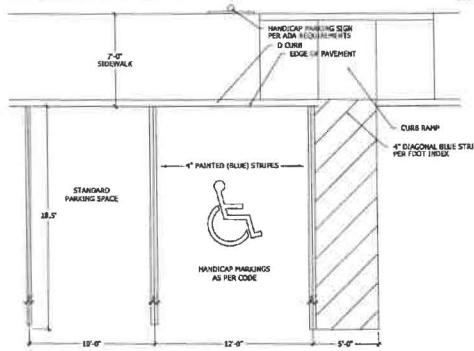
F CURB DETAIL



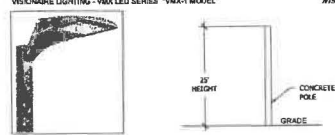
BIKE RACK DETAIL



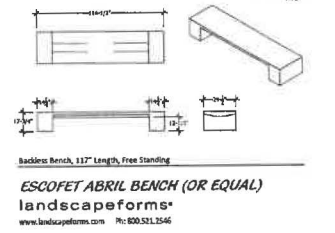
STANDARD AND HANDICAP PARKING DETAIL



PARKING LOT LIGHT DETAIL



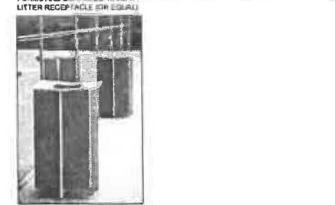
BENCH DETAIL



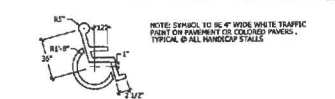
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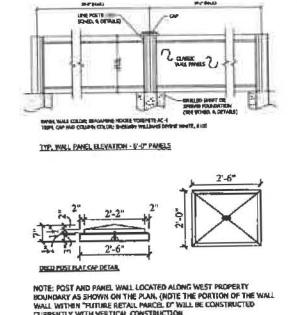
TRASH CAN DETAIL



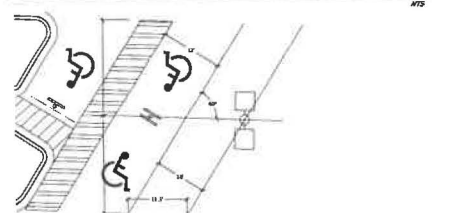
HANDICAP SYMBOL DETAIL



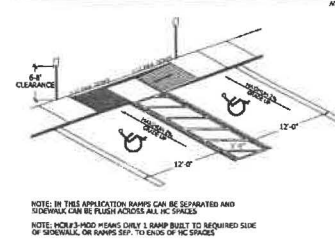
POST & PANEL WALL DETAIL



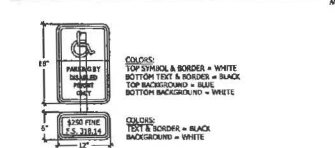
60° STANDARD AND HANDICAP PARKING DETAIL



HANDICAP RAMP DETAIL



HANDICAP SIGN DETAIL



Site Details



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1134 Commerce Lane
Suite 1
Jupiter, Florida 33458
888.747.2538 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000235

PUBLIX at WESTLAKE PLAZA
SITE DETAILS
City of Westlake, Florida

DESIGNED	DATE
DRAWN	SCALE
APPROVED	DATE
COR NUMBER	DATE
DATE	DATE
REVISION	DATE

Scale: 1" = 10'-0" (SEE PLAN)
SHEET 2 of 2
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Exhibit 'C'
Conditions of Approval
Publix at Westlake Plaza Site Plan Review

1. Off-site dry retention will be dedicated separate instrument in a form acceptable to the City Attorney. This shall be done prior to issuance of a Land Development Permit by the City.
2. Positive outfall from this is directed to Town Center Parkway. The applicant shall provide evidence of approval by SID of the necessary stormwater system to serve the Plaza, prior to issuance of building permits for vertical construction.
3. Entry and exit points onto Town Center Parkway are approved for the configuration of Town Center Parkway that was presented in this application. If the Town Center Parkway configuration is altered during the Land Development Permit process, applicant will be required to modify the site plan for consistency. Further details about phasing of the work in this application as it relates to the Town Center Parkway construction will be reviewed at the time of Land Development permits.