

RESOLUTION 2021-08

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SITE PLAN AMENDMENT FOR WESTLAKE LANDINGS, CONTAINING A CONVENIENCE STORE WITH A GAS STATION ON PARCEL A1; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL A2; RETAIL AND FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL B1; RETAIL AND FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL B2; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL C1; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL C2; SELF SERVICE STORAGE ON PARCEL E; COMMERCIAL RECREATION ON PARCEL F AND OFFICE AND LIGHT INDUSTRIAL ON PARCEL G, LOCATED AT 16860 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 a Master Site Plan review and approval for the Westlake Landings, located at 16860 Persimmon Boulevard West , Westlake, Florida, 33470, containing approximately 50.826 acres, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Master Site Plan Amendment, MPA-2021-01, which consists of a 1.39 acres of Canal; a 1.00 acre of Dry Retention; Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station; Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with drive through; Parcel D -1.81 acres- with 3,585 Sq. Ft. Restaurant with drive through; Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage; Parcel F -14.44 acres- with Commercial Recreation; and Parcel G - 17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial all as provided in the attached Exhibit "B", (Master Site Plan); and

WHEREAS, the applicant will apply for a separate Master Sign Plan for the Westlake Landings

project, therefore, this Master Site Plan Amendment does not include approvals for any signage, however, the City staff have reviewed the drainage requirements, the landscape plans and other site related improvements for the Master Site Plan, and finds the application consistent with the City's Interim Land Development Regulations and the City's Codes; and

WHEREAS, the Master Site Plan Amendment is consistent with all of the requirements of the City of Westlake's Interim Land Development Regulations and the City's Codes, the city staff recommends approval of the Master Site Plan Amendment 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 Master Site Plan Amendment: The City Council for the City of Westlake hereby approves the Master Site Plan Amendment, MPA-2021-01, for Westlake Landings, consisting of which consists of a 1.39 acres of Canal; a 1.00 acre of Dry Retention; Parcel A 1 - 2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station; Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with drive through; Parcel D -1.81 acres- with 3,585 Sq. Ft. Restaurant with drive through; Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage; Parcel F -14.44 acres- with Commercial Recreation; and Parcel G -17.41 acres-

-with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470, as described in the Master Site Plan, attached hereto as Exhibit "B", located on approximately 50.826 acres, in the City of Westlake, and in Palm Beach County, Florida.

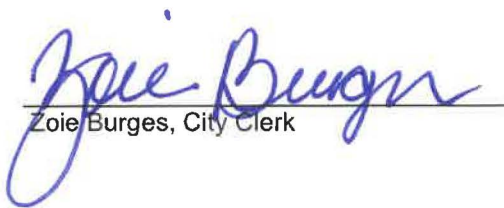
Section 3: Conditions of Approval: The Master Site Plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

Section 4. Implementation: The City Manager and the Interim 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 14th day of June, 2021.

PUBLISHED on this 4th day of June, 2021 in the Palm Beach Post.


Zoie Burges, City Clerk


City of Westlake
Roger Manning, Mayor

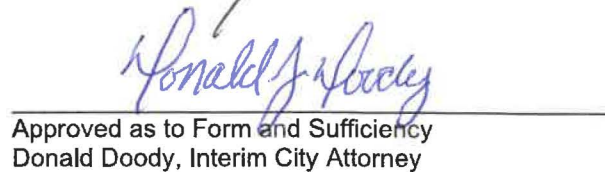

Approved as to Form and Sufficiency
Donald Doody, Interim City Attorney

Exhibit 'A'
Legal Description
Westlake Landings Plaza

A PARCEL OF LAND LYING IN SECTIONS 1 AND 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE
S.06°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 349.01 FEET TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY,
DESCRIBED IN DEED BOOK 1134, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE
S.07°40'27"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE
OF 370.84 FEET; THENCE N.81°36'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND
MONUMENTED, A DISTANCE OF 1,464.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF
SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK
1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 24, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'32"W.,
ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,416.53 FEET TO THE NORTHERLY MOST CORNER OF
ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK
1028, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL
RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING
THREE (3) COURSES: 1) S.82°59'15"W., A DISTANCE OF 548.13 FEET; 2) THENCE S.81°45'52"W., A DISTANCE
OF 286.00 FEET; 3) THENCE S.00°28'19"W., A DISTANCE OF 193.91 FEET; THENCE N.89°27'39"W., A DISTANCE
OF 62.32 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL
RECORDS BOOK 2847, PAGE 122, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG
THE WEST LINE OF SAID EXISTING RIGHT-OF-WAY FOR THE FOLLOWING FIFTEEN (15) COURSES: 1)
S.43°17'00"E., A DISTANCE OF 36.57 FEET; 2) THENCE S.81°42'33"W., A DISTANCE OF 234.62 FEET; 3) THENCE
S.11°17'30"W., A DISTANCE OF 31.43 FEET; 4) THENCE S.81°42'33"W., A DISTANCE OF 202.70 FEET; 5) THENCE
S.08°47'39"W., A DISTANCE OF 36.80 FEET; 6) THENCE S.45°43'21"W., A DISTANCE OF 36.57 FEET; 7) THENCE
N.87°10'31"W., A DISTANCE OF 40.80 FEET; 8) THENCE S.80°43'51"W., A DISTANCE OF 62.80 FEET; 9) THENCE
S.87°18'27"E., A DISTANCE OF 52.00 FEET; 10) THENCE S.49°18'32"E., A DISTANCE OF 36.57 FEET; 11) THENCE
S.88°47'39"W., A DISTANCE OF 326.38 FEET; 12) THENCE S.01°42'33"W., A DISTANCE OF 62.51 FEET; 13) THENCE
S.11°17'30"W., A DISTANCE OF 36.93 FEET; 14) THENCE S.01°42'33"W., A DISTANCE OF 224.37 FEET; 15) THENCE
S.46°13'31"W., A DISTANCE OF 37.44 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL CONVEYED TO THE
SCHOOL BOARD OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 1436, PAGE 179, OF
SAID PUBLIC RECORDS; THENCE N.89°14'59"W., ALONG SAID NORTH LINE, A DISTANCE OF 1,482.37 FEET TO A
POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1817, PAGE
178, OF SAID PUBLIC RECORDS; THENCE N.09°29'11"E., ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A
DISTANCE OF 1,360.10 FEET; THENCE N.09°29'11"E., ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A
DISTANCE OF 231.64 FEET TO THE NORTHWESTERLY MOST CORNER OF TRACT M-3, AS SHOWN ON SAID PLAT
OF PERSIMMON BOULEVARD WEST - REPLAT; THENCE N.89°43'52"E., ALONG THE NORTH LINE OF SAID TRACT
M-3, A DISTANCE OF 134 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD
WEST, PERSIMMON BOULEVARD WEST - REPLAT, THENCE THE FOLLOWING COURSES BEING ALONG THE
WASTERLY AND SOUTHERLY LINE OF THE RIGHT-OF-WAY FOR PERSIMMON BOULEVARD WEST, AS SHOWN ON
SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT: THENCE S.82°39'53"E., A DISTANCE OF 38.71 FEET TO
A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 511.88 FEET; THENCE
SOUTHWASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°37'22", A DISTANCE OF
788.42 FEET TO A POINT OF TANGENCY; THENCE S.88°17'15"E., A DISTANCE OF 36.88 FEET; THENCE S.77°52'40"E.,
A DISTANCE OF 51.21 FEET; THENCE S.88°17'15"E., A DISTANCE OF 374.75 FEET; THENCE N.88°17'00"E., A
DISTANCE OF 81.32 FEET; THENCE S.88°17'15"E., A DISTANCE OF 326.83 FEET TO A POINT ON THE WEST LINE OF
RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 2847, PAGE 122, OF SAID PUBLIC
RECORDS; THENCE S.88°17'00"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 32.88
FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,213,086 SQUARE FEET OR 50.826 ACRES MORE OR LESS.

Exhibit "B"

Westlake Landings Master Site Plan

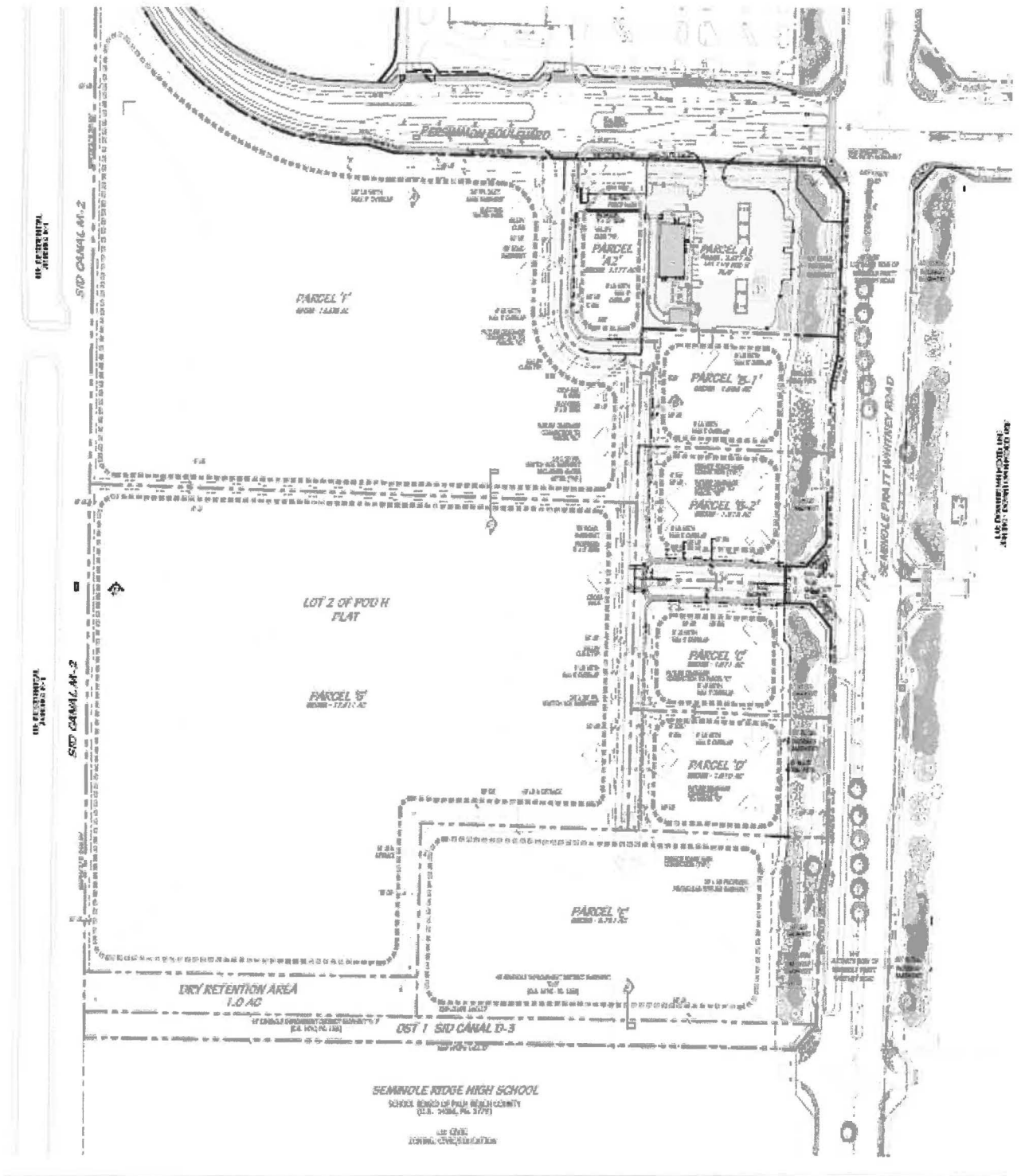


Exhibit 'C'

Conditions of Approval

Westlake Landings Master Site Plan

1. Maintain vacant parcels (A2, B1, B2, C1, D, F, G) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.
2. Current egress points to internal parcels from internal road are schematic in nature. Final location of driveway will be reviewed and approved per the current code at time of Land Development Application.