



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 3/5/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-15 Parcel C Site Plan Review at Shoppes of Westlake Landings Pod H.

OWNER: DKC Westlake Landings, LLC
APPLICANT: Cotleur & Hearing
PCN: 77-40-43-01-17-000-0025
ADDRESS: 4751 Seminole Pratt Whitney Road.

REQUEST:

The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.

SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel C, limited to the Taco Bell site. Parcel C was previously approved for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totalling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.

The applicant proposes to amend the Taco Bell site by increasing building area by 238 square feet, totalling 2,278 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors.

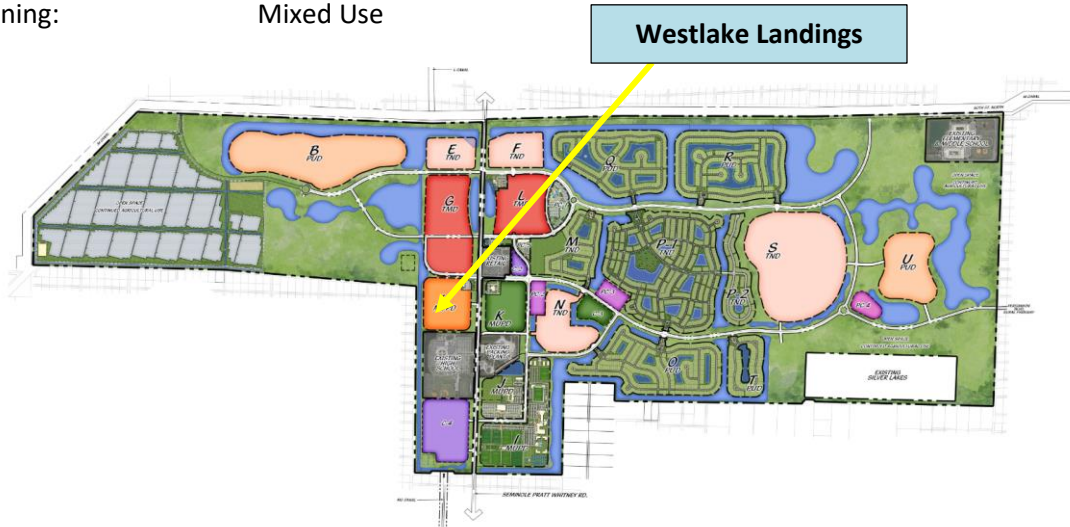
The total number of required parking spaces is 80 spaces, the applicant is providing 109 spaces at the subject site.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application.

PETITION FACTS

- a. Total Gross Site Area: 3.68 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

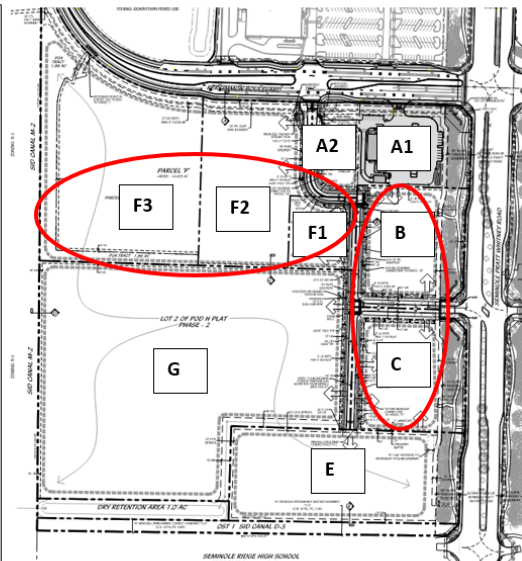


Background

Parcel C is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject plaza consists of a number of parcels that will be developed according to market driven demand. “Westlake Landings” is requesting a Master Site Plan Amendment (MPA-2023-04) to be heard by the City Council on Marh 5, 2024 to modify Parcels concurrently with this subject application, see proposed amendment:

Proposed Master Site Plan Amendment

- Parcel A1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2** - 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 4,637 Sq. Ft. Fast Food Restaurant with drive through.
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,278 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F1** -1.3 acres- with 10,400 Retail Mixed Use
- Parcel F2** – 4.5 – with 47,529 Retail (includes 23,572 sq.ft. outdoor garden area)
- Parcel F3** – 1.9 – with 73,800 Light Industrial
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



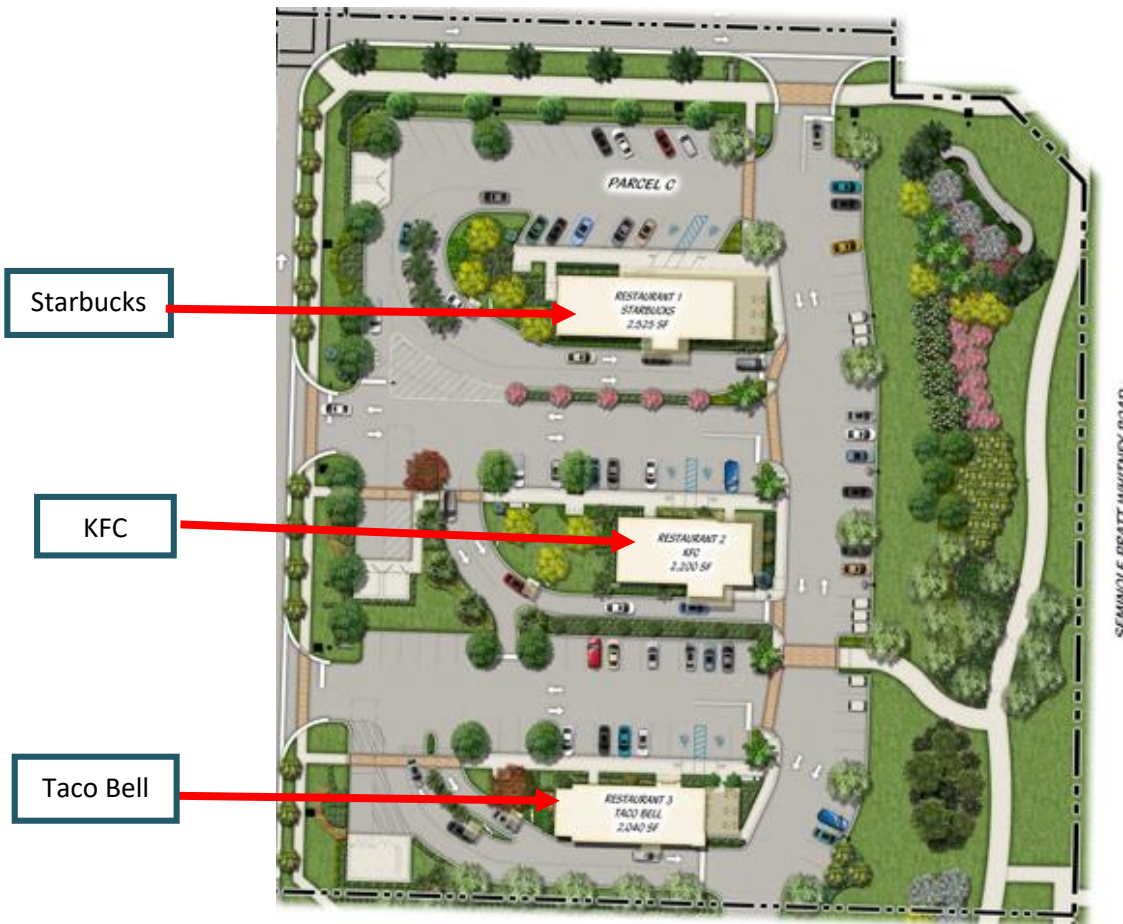
- On November 22, 2021 the City Council approved a Site Plan Review for Parcel C which included three (3) Fast-Food restaurants.
- On March 30, 2023, the applicant received approval for a minor site plan modification for the removal of a second drive-through lane for the Starbucks building.
- On November 2, 2023, the applicant received approval for a minor site plan modification to remove two (2) dual level II EV charging stations located on the north and east side of the Starbucks building and adding EV charging stations to Parcel B.

Staff Analysis

The applicant is requesting Site Plan Modification approval to increase the allocation of Fast Food with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell for a total of 2,278; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. There are no proposed changes to the rest of Parcel C and will remain an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC. Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H new overall total is approximately 7,003 Square Feet.

Breakdown of buildings are as follows:

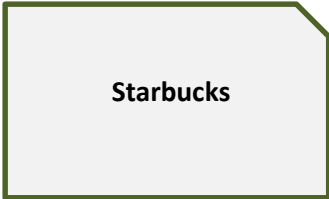
Starbucks with Drive Through: 2,525 Sq. Ft.
 KFC with Drive Through: 2,200 Sq. Ft.
 Taco Bell with Drive Through: 2,278 Sq. Ft.
Total: 7,003 Sq. Ft.



Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing commercial plaza will enhance the City’s vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this Parcel be consistent with the City’s vision and guiding principles. Below renderings are proposed color schemes and aesthetics of each fastfood restaurant within Parcel C.

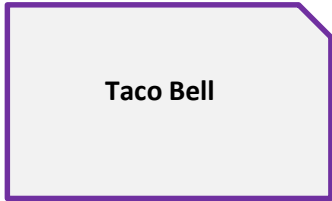
Not Changing



Not Changing



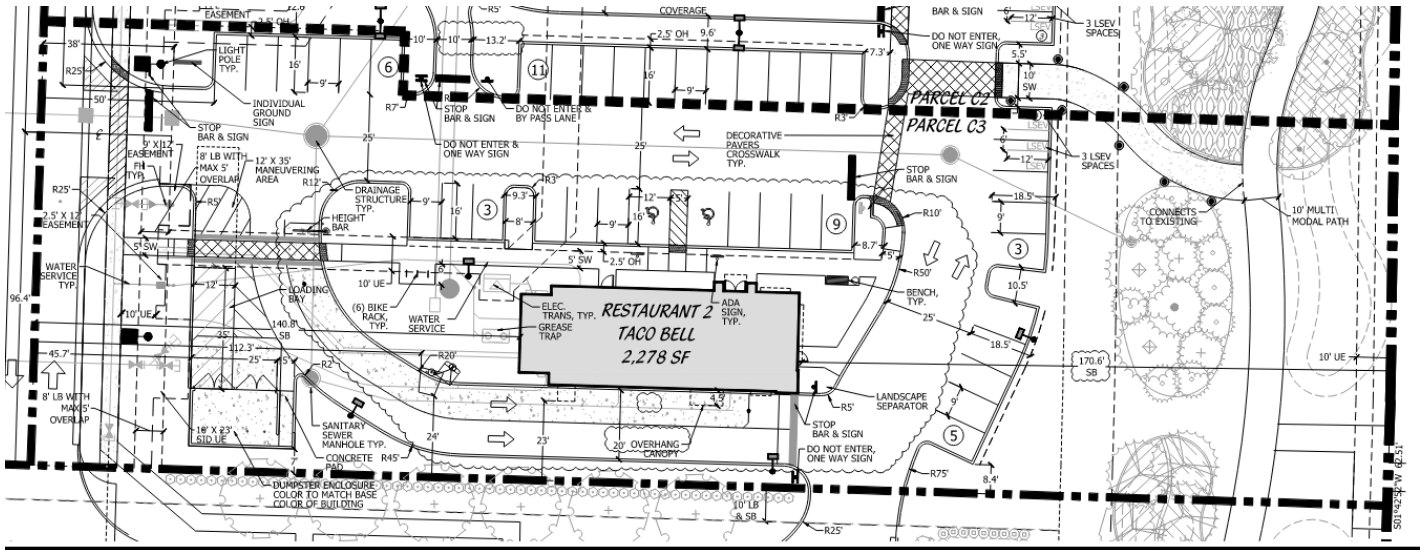
Previous Elevations



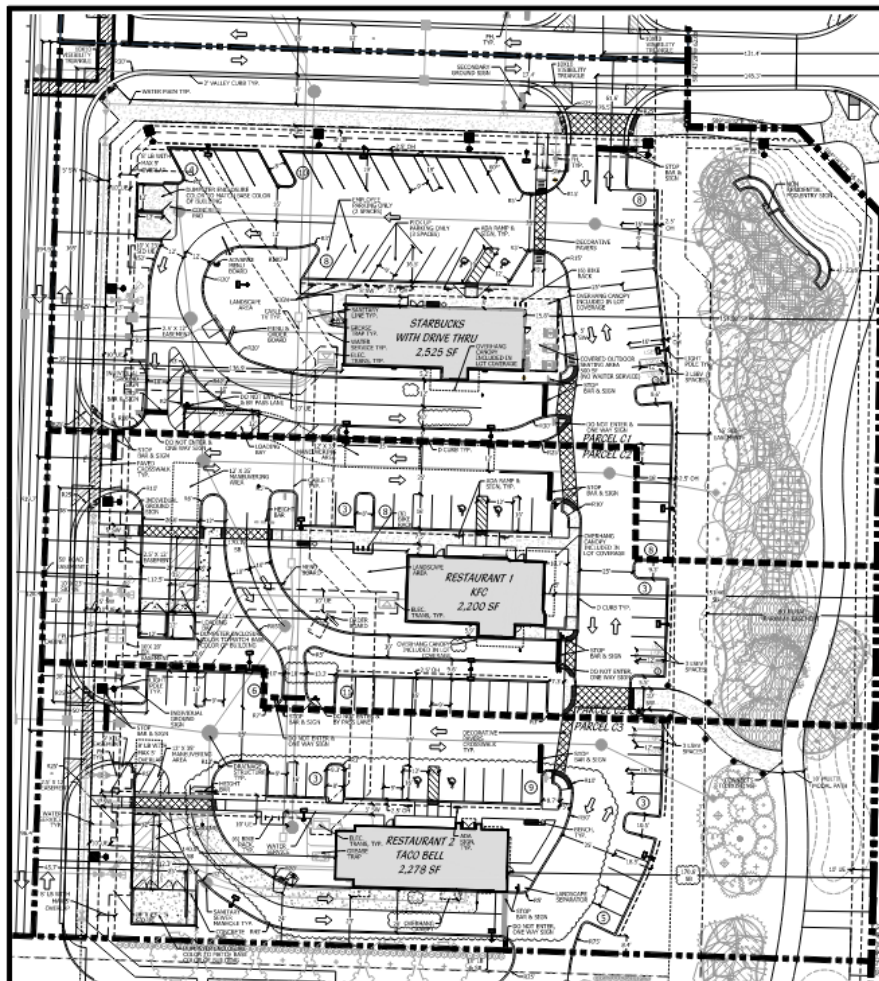
Proposed Elevations



Proposed Taco Bell Site Plan



Overall Site Plan



Parking Analysis

The total number of required parking spaces is 80 spaces, the applicant is providing 109 spaces at the subject site. The subject application is in compliance with the City Code Chapter 8. Parking Regulations.

The following table presents compliance with applicable zoning code:

Zoning District: MixedUse / Commercial Recreation	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	Building 1 (KFC): 151.46 Building 2 (Taco Bell): 170.6 Building 3 (Starbucks): 151.08	<i>In compliance</i>
Rear (South)	Main Structure: 10'	Building 1 (KFC): 170.19 Building 2 (Taco Bell): 140.8 Building 3 (Starbucks): 136.9	<i>In compliance</i>
Side	Main Structure: 10'	Building 1 (KFC): 35.6 Building 2 (Taco Bell): 23 Building 3 (Starbucks): 32.2	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	5.19%	<i>In compliance</i>
Building Height	120 ft. max	Building 1 (KFC): 25' Building 2 (Taco Bell): 20' Building 3 (Starbucks): 20' 2"	<i>In compliance</i>
Parking	Required parking: Coffee shop with drive-thru (1/150 + 1/250 SF): 27 Outdoor seating 500 SF: 5 Building 1 with drive-thru (1/150 + 1/250 SF): 23 Building 2 with drive-thru (1/150 + 1/250 SF): 24 Total required: 80 spaces 6 ADA spaces	Total provide spaces: 109 6 ADA Spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>

Minimum Pervious / Open Space	Minimum 25%	40.70%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 15	18	<i>In compliance</i>

Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Review and approval from SID will be required for the landscaping abutting underground utilities.

Drainage

This property is being served by a common stormwater system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention systems that serves all of Pod H, excluding Parcel F & G. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed as part of the land development permitting process. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

FINAL REMARKS

SPR-2023-15 will be heard by the City Council on March 5, 2024. The public hearing was advertised in compliance with the City’s code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.