



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 3/5/2024

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPM-2023-14 Parcel B Site Plan Review at Shoppes of Westlake Landings Pod H.  
**OWNER:** Minto PBLH, LLC  
**APPLICANT:** Cotleur & Hearing  
**PCN:** 77-40-43-01-17-000-0022  
**ADDRESS:** North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

#### REQUEST:

Application of Minto PBLH, LLC for a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings.

#### SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed Use District. The retail center is located on a 3.5 acres and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Bank with drive through; and the South Building is comprised of two (2) retail stores and one (1) Fast Food Restaurant with drive through. The applicant is proposing to replace the previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area.

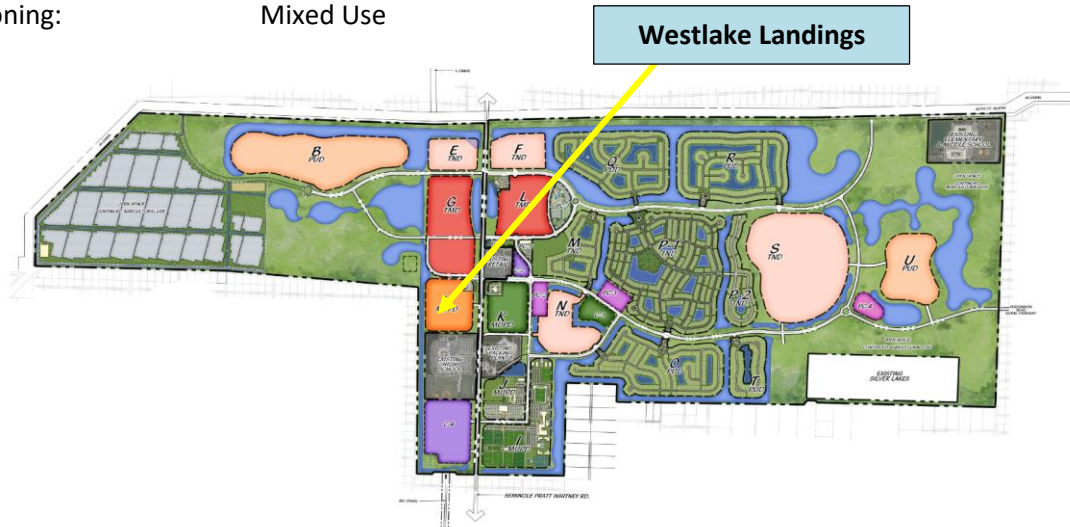
The total number of required parking spaces is 102 spaces, the applicant is providing 112 spaces at the subject site.

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application with no condition of approval.

**PETITION FACTS**

- a. Total Gross Site Area: 3.5 acres
- b. Land Use and Zoning
  - Existing Land Use: Vacant/Agricultural/Utility
  - Future Land Use: Downtown Mixed Use
  - Zoning: Mixed Use

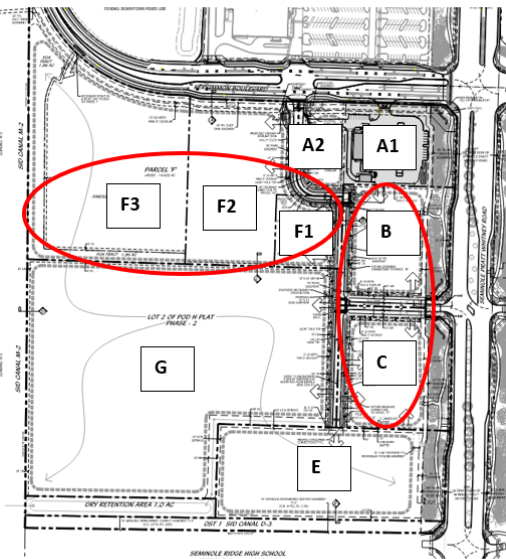


**Background**

Parcel B 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. “Weslake Landings” is also requesting a Master Site Plan Amendment to be heard by the City Council on March 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 Parcel B site plan for mixed-retail uses to be located within 2 proposed buildings.
- On June 7, 2023, the City Council approved a site plan modification to replace the previously approved Restaurant use with a Bank with Drive Through on the North Building south end portion.

**Staff Analysis**

The subject application is for a Site Plan Modification to the 9,450 Square Feet building with four (4) retail stores and one (1) Bank with drive through known as **North Building**. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. The site plan and landscape plans have been modified to accommodate the proposed outdoor seating area. A loading area has been relocated from the west side of the north building to the east side of the building in order to accommodate vehicle drive through stacking. Additionally, the site plan modifications resulted in the loss of two (2) parking spaces (114 to 112).

There is no proposed change to the approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**.

Building Breakdown	Description
<b>NORTH BUILDING</b>	
Bay 1 – Retail	2,792 Sq. Ft.
Bay 2 – Retail	1,190 Sq. Ft.
Bay 3 – Retail	1,506 Sq. Ft.
Bay 4 – Retail	1,400 Sq. Ft.
Bay 5 – Fast Food Restaurant with Drive Through and Outside Seating Area (400 sq.ft.)	2,572 Sq. Ft.
<b>Total:</b>	<b>9,450 Sq. Ft.</b>
<b>SOUTH BUILDING</b>	
Bay 1 – Retail	3,710 Sq. Ft.
Bay 2 – Retail	1,290 Sq. Ft.
Bay 3 – Fast Food Restaurant with Drive Through	2,065 Sq. Ft.
<b>Total:</b>	<b>7,065 Sq. ft.</b>

North Building

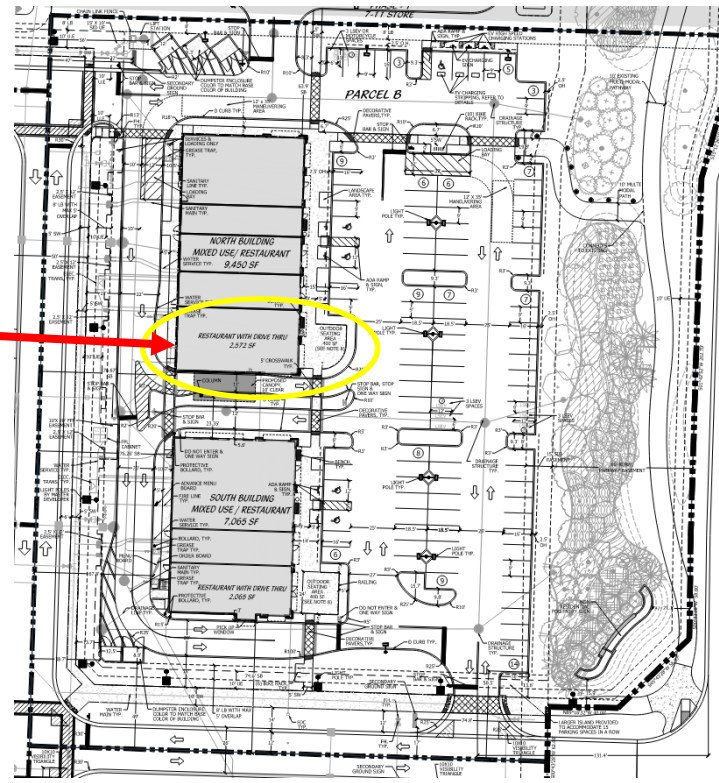


South Building



### Proposed Site Plan

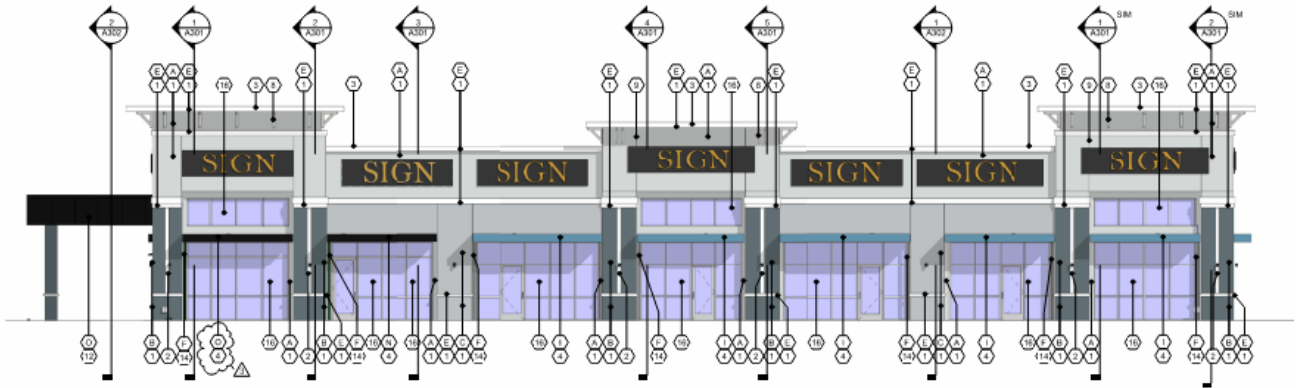
Proposed Fast Food Restaurant with Drive Through and Outdoor seating



**Architecture**

Design and aesthetics are paramount to the vision and goals of the City of Westlake. 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 building within Parcel B.**

North Building



4 East Elevation  
SCALE: 1/8" = 1'-0"

**No change to South Building Elevations**

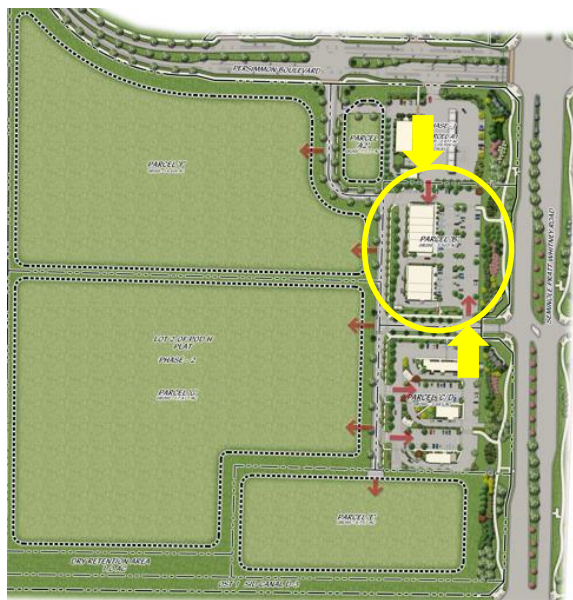
South Building



**Accessways and Connecting Sidewalks**

The applicant is proposing site amenities such as benches, and connectivity within Pod H parcels. The subject application provide internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as proposed in the Pod H Master Plan Amendment.

Parcel B has **two** (2) points of vehicular access to the site, one (1) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



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'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Rear (South)	Main Structure:10'	North Bldg: 71.50 South Bldg: 76.26	<i>In compliance</i>
Side	Main Structure:10'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	11%	<i>In compliance</i>
Building Height	120 ft. max	North Bldg: 27' South Bldg: 27'	<i>In compliance</i>
Parking	Required parking: Shopping Center (1/225): 53 Fast Food Restaurant w/ Drive Through (1/150 SF + 1/250 SF: 49 <b>Total Required: 102</b>	<b>Total Provided: 112</b>	<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%	35.70%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 10	16	<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. Additional comments and actions might be forthcoming at time of full landscape permit review.

**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**

SPM-2023-14 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.