

Shoppes of Westlake Landings - Parcel B

Site Plan Modification Review

Justification Statement

March 22, 2023

Introduction

The Applicant would like to submit this request for a site plan modification of the Shoppes of Westlake Landings, Parcel B (specifically the North Building) in Pod H, Westlake Landings. The site plan was previously approved by Development Order on November 22, 2021 for mixed-retail uses to be located within 2 proposed buildings situated in the northeast portion of Pod H. Pod H has been previously approved and platted and known as “Westlake Landings”. Parcel B is located on the east side of Pod H, just north of the proposed entrance road off of Seminole Pratt Whitney, to be known as Landings Way, and east of the proposed north-south road within Pod H, to be known as Landings Drive.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the

Westlake POD H – Shoppes of Westlake – Parcel B
Justification Statement
SPA-2023.01
CH 13-0518.60.01
March 22, 2023

approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

Subject Request

The Applicant is requesting a site plan modification to revise the uses previously approved for the North Building on Parcel B. The applicant is requesting approval to replace the 3,972 square foot Restaurant use with a 2,572 square foot Bank ,with one drive through lane and 1,400 square feet of Shopping Center Mixed Use. Parcel B is comprised of approximately 3.5 acres as part of Phase 2 of the previously platted Pod H, which will be subdivided by metes and bounds. The north building will have a maximum square footage of 9,450 sq.ft., containing up to 5 bays. There is no change to the total square footage in the north or south buildings. A revised breakdown of the proposed uses for the North Building are identified in Table 1.0 below. A breakdown of the proposed uses in the South Building is provided in Table 2.0. however, there are no changes proposed at this time.

The parking has been modified to provide for the geometrics of the proposed drive through exit. The total number of parking spaces on Parcel B has been reduced by 2 spaces. The parking demand however has decreased because of the proposed use modification. While Parcel B will continue to have the right to share parking located on Parcel C the revised plan meets the minimum parking requirements on site without sharing.

Pod H / Parcel B have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the retail/restaurant/medical uses will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval The site development plan modification will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Westlake POD H – Shoppes of Westlake – Parcel B
Justification Statement
SPA-2023.01
CH 13-0518.60.01
March 22, 2023

Parking for the mix of uses will adhere to the “Shopping Center/ Mixed Uses” parking requirements under Article 8.6, Ordinance No. 2019-10. Cross-parking and access will be accommodated throughout the site. In addition, a revised “Queuing Exhibit” has been provided in this submittal depicting the proposed drive-thru circulations.

TABLE 1.0

BUILDING DATA

	SF
NORTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	2,782
BAY 2 - SHOPPING CENTER MIXED USE	1,190
BAY 3 - SHOPPING CENTER MIXED USE	1,506
BAY 4 - SHOPPING CENTER MIXED USE	1,400
BAY 5 – BANK WITH DRIVE THRU	2,572
TOTAL	9,450

TABLE 2.0

BUILDING DATA

SOUTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	3,710
BAY 2 - SHOPPING CENTER MIXED USE	1,290
BAY 3 - RESTAURANT W DR THRU (FAST FOOD)	2,065
TOTAL	7,065

Conclusion

The Applicant is requesting approval of the proposed modifications to the Shoppes of Westlake Landings, Parcel B, site plan as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.