



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/6/2023

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-01
Site Plan Modification Shoppes of Westlake Landings Pod H, Parcel B

OWNER: DKC Westlake Landings, LLC

APPLICANT: Cotleur & Hearing

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

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 DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the **North Building of Parcel B**. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet **South Building**. *The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).*

SUMMARY

The applicant is requesting 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 3.5 acres, and it includes two buildings: the **North building** will be 9,450 square feet and the **South Building** will be 7,065 square feet. The **North Building** consist of a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet; and the **South Building** comprise of 5,000 square feet of Mixed Use and one (1) 2,065 square foot fast food restaurant with a drive through totaling 7,065 square feet. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet.

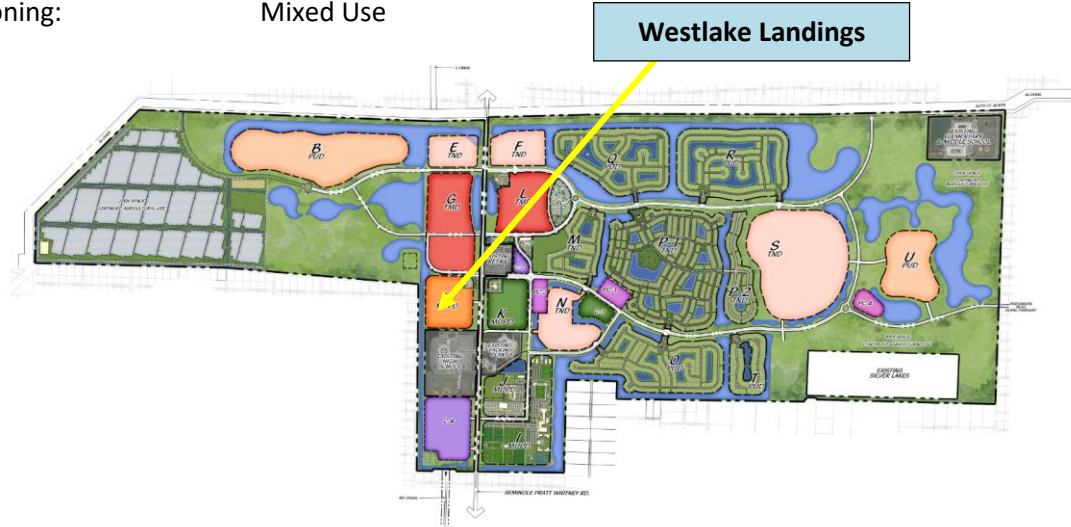
The vehicle parking spaces have been modified to provide for the proposed drive-through exit. The parking demand has decreased because of the proposed use modification. The total number of required parking is 84 spaces, the applicant is providing 115 spaces at the subject site. The subject application is in compliance with the City Code Chapter 8. Parking Regulations.

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

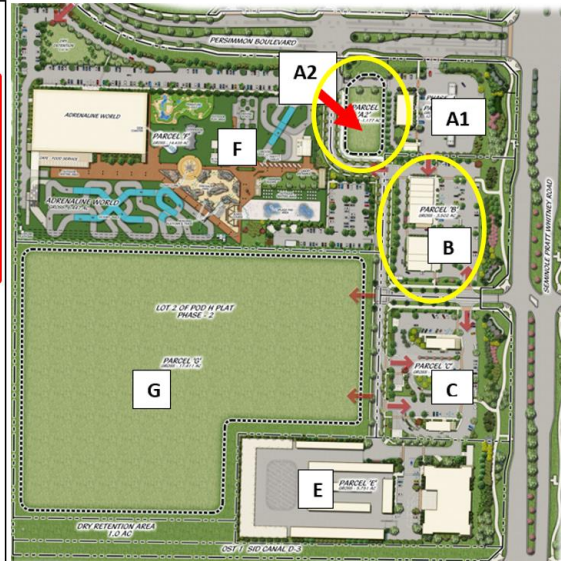
- a. Total Gross Site Area: 3.5 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

Parcel B is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” is 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. *Concurrently with this subject application “Weslake Landings” is requesting a Master Site Plan Amendment to be heard by the City Council on June 6, 2023, to modify Parcel A2 and Parcel B with this subject application, see below graphic:*

- Parcel A 1** - 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); 2,572 Sq. Ft. Bank with drive through & 2,065 Sq. Ft. Fast Food Restaurant with drive through.
- Parcel C**-3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food 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
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



Staff Analysis

The subject application is for a Site Plan Modification for the Shoppes at Westlake Landings development, specifically the **North Building**. The applicant is proposing to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. According to the applicant mixed use will include retail, medical and restaurant uses. There are no changes proposed to the 7,065 square feet **South Building**. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).

Parcel B – Proposed Request

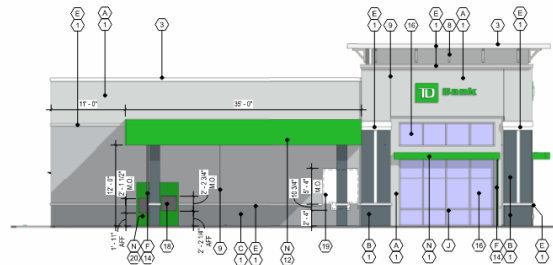
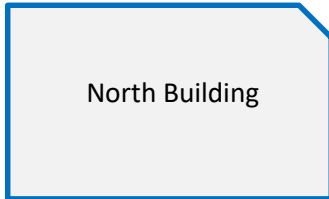
Building Breakdown	Description
NORTH BUILDING	
Bay 1 – Mixed Use	2,782 Sq. Ft.
Bay 2 – Mixed Use	1,190 Sq. Ft.
Bay 3 – Mixed Use	1,506 Sq. Ft.
Bay 4 – Mixed Use	1,400 Sq. Ft.
Bay 5 – Bank with Drive Through	2,572 Sq. Ft.
Total:	9,450 Sq. Ft.
SOUTH BUILDING	
Bay 1 – Mixed Use	3,710 Sq. Ft.
Bay 2 – Mixed Use	1,290 Sq. Ft.
Bay 3 – Fast Food Restaurant with Drive Through	2,065 Sq. Ft.
Total:	7,065 Sq. ft.



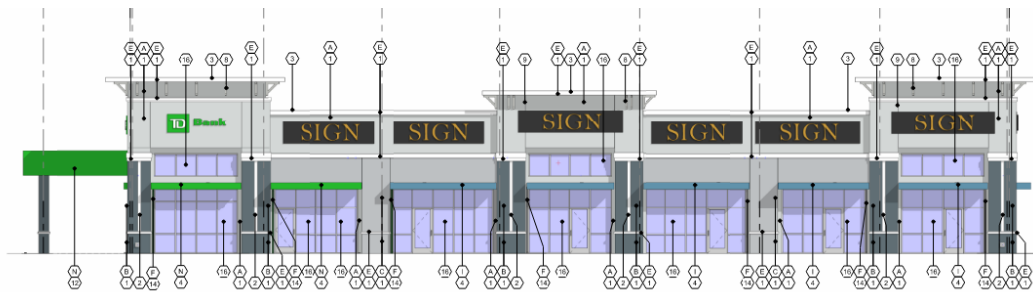
Architecture

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.

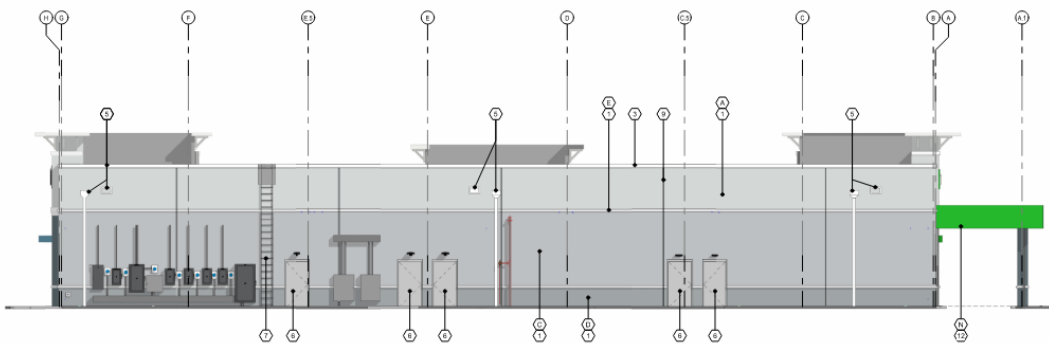
Below renderings are proposed color schemes and aesthetics of each building within Parcel B.



3 South Elevation
SCALE: 1/8" = 1'-0"



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



2 West Elevation
SCALE: 1/8" = 1'-0"

Accessways and Connecting Sidewalks

The applicant is proposing site amenities such as benches, and connectivity within Pod H parcels. The subject application provides 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 Bank w/ drive through: (1/300SF): 9 Restaurant w/ drive through: 22 Total Required: 84	Total Provided: 115	<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-2023-01 will be heard by the City Council on June 6, 2023. 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.