



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/6/2023

PETITION DESCRIPTION

PETITION NUMBER: MPA-2023-01
"Shoppes of Westlake Landings" Master Plan Amendment Pod H

OWNER: DKC Westlake Landings, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16860 Persimmon Boulevard West

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

REQUEST: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the **North Building** and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use.

SUMMARY

A Master Site Plan Amendment for *Pod H "Westlake Landings"* was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.

The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel A2 and Parcel B. **Parcel A2** is being reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. **Parcel B** is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square foot of Mixed Use.

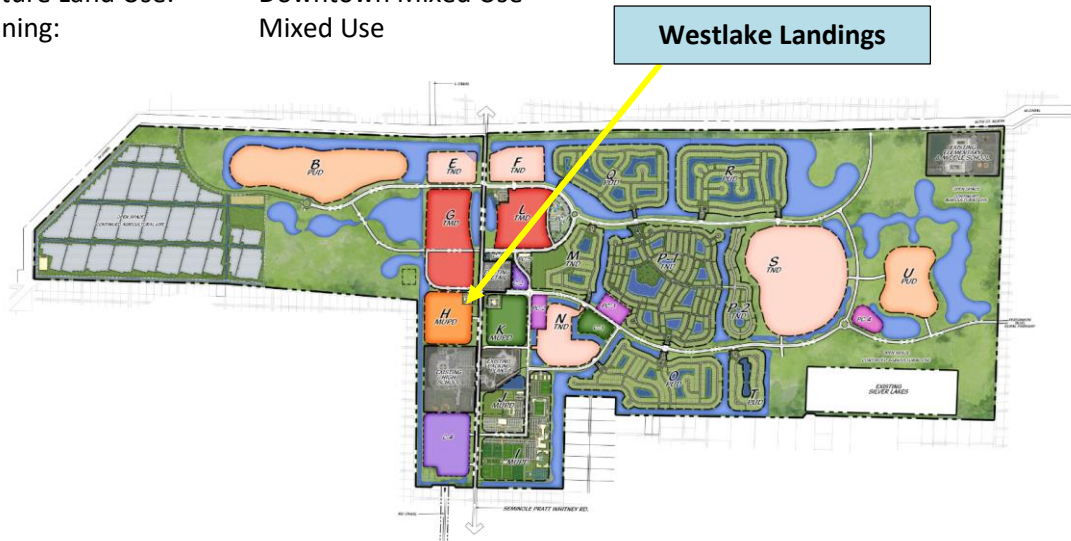
The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. *"Westlake Landings"* is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

PETITION FACTS

- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

The applicant is requesting an amendment to the Master Site Plan for Pod H. A Master Site Plan Amendment for *Pod H "Westlake Landings"* was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

"Westlake Landings" is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of several parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station (Parcel A 1) is included on the subject Commercial Plaza. The original June 14, 2021, approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

Phase One:

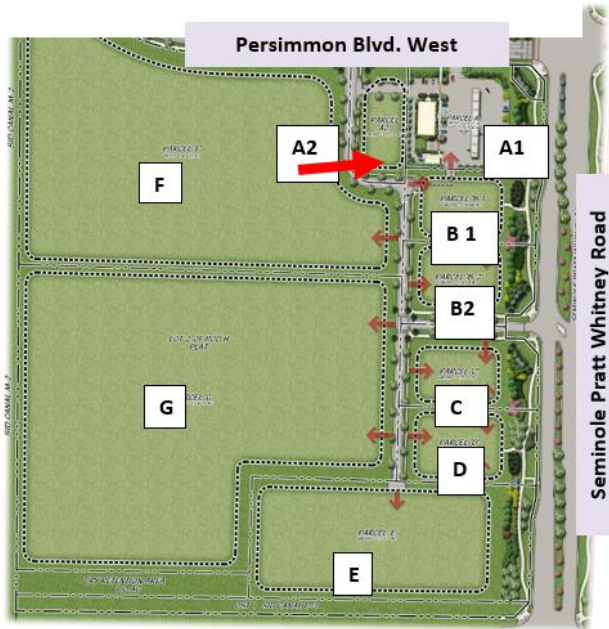
- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

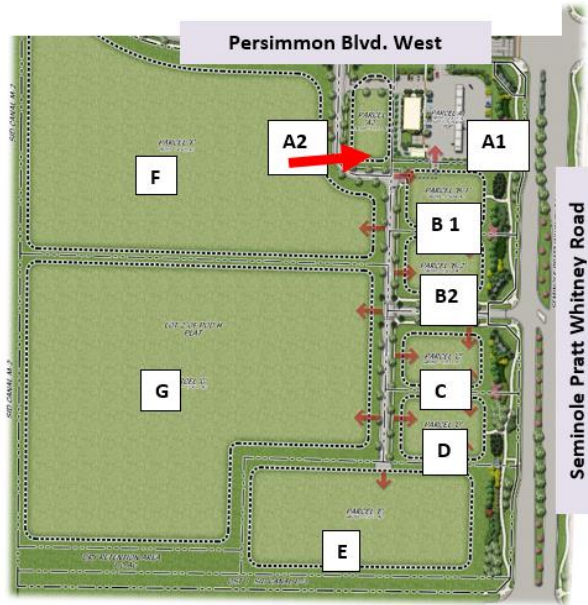
Master Site Plan Amendment approved by City Council on June 14, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 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 a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



Master Site Plan Amendment approved by City Council on November 22, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 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 a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



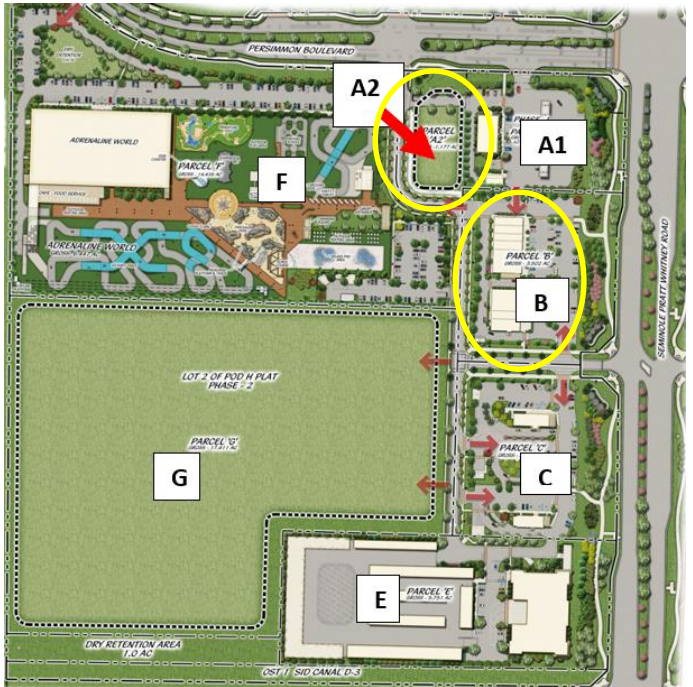
Master Site Plan Amendment approved by City Council on January 18, 2022

- 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- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 10,478 Sq. Ft. (Retail, Medical, Restaurant); 3,972 Sq. Ft. Restaurant & 2,065 Sq. Ft. Fast Food Restaurant with drive through (coffee shop).
- 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



Proposed Master Site Plan Amendment

- 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 site has a Downtown Mixed-Use future land use designation and a Mixed-Use (MU) zoning district. Per Policy FLU 1.1.15, this land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

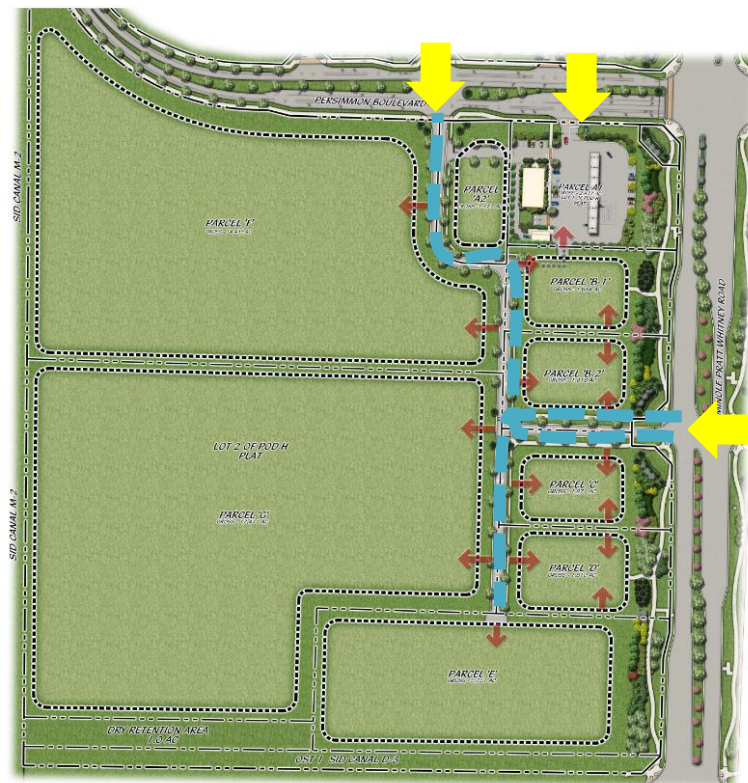
The subject request is limited to Parcel A2 and Parcel B. **Parcel A2** is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet. **Parcel B** is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There is no change to the overall 16,515 total square footage in Parcel B (North & South Bldgs.). Pod H total square footage is being reduced from 398,280 Sq. Ft. to 397,280 Sq. Ft.

Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. The Commercial Plaza Master Site Plan provides **three** (3) points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



Fire Safety

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

Landscape, Drainage, Traffic

The proposed changes have been reviewed by the Engineering Department for traffic impacts. The submittal was found to be acceptable and in accordance with the City's LDRs. The proposed changes do not have an impact on the landscape, drainage or other components of Engineering Department's review.

FINAL REMARKS

MPA-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.

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