



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 9/3/2024

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPR-2024-03 Westlake Palms (Westlake Landings, Parcel F1)

**OWNER:** Minto PBLH, LLC

**APPLICANT:** Cotleur & Hearing

**ADDRESS:** 16950 Persimmon Blvd. West, Westlake, FL 33470

**PCN:** Portion of 77-40-43-01-17-000-0021

**REQUEST:** The applicant is requesting site plan approval of a 1.3-acre site for a proposed 10,400 sq.ft. Commercial use building to be known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development. The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).

#### SUMMARY

The applicant is requesting approval of a site plan for a 1.3-acre commercial shopping center site to be known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The proposed commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area.

In accordance with Ordinance No. 2021-12, all non-residential development projects with building constructions costs of one million dollars (\$1,000,000.00) as determined by the City’s Building Official or more shall be subject to the requirements of the Art in Public Places program. The non-residential development must either contribute one percent (1%) of the building constructions cots of the project as a fee to the art Acquisition Fund or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs. The applicant has chosen to provide artwork onsite. The proposed artwork will be located on the east side of the building fronting Landings Drive. The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).

Additionally, the applicant has submitted a Master Sign Plan application (MSP-2024-1) concurrent with this request.

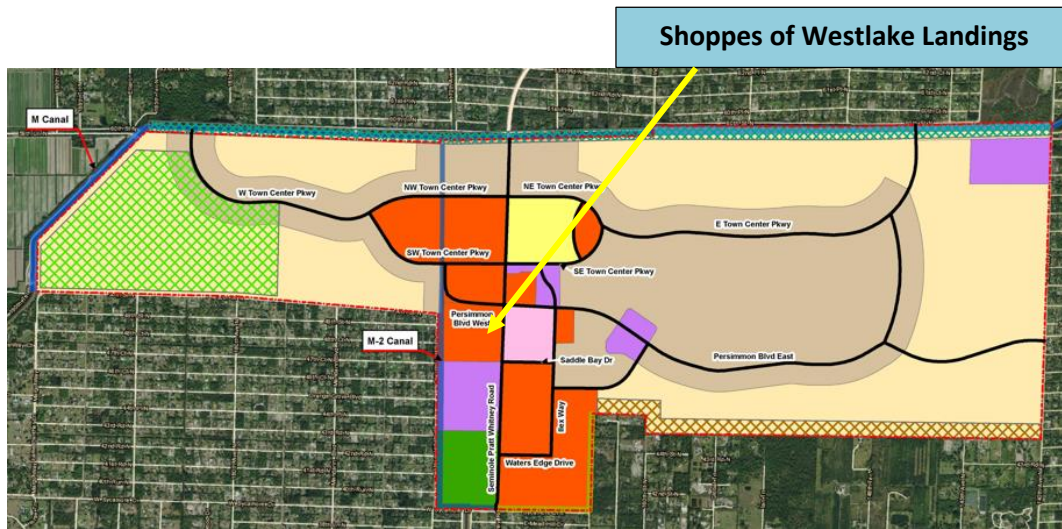
#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections of the above referenced application with the following conditions:

1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit.
2. Semi-truck deliveries onsite are not permitted.

**PETITION FACTS**

- a. Total Gross Site Area: 1.3 acres (Parcel F, Parcel F1)
- b. Building Data: 10,400 sq.ft
- c. Land Use and Zoning
  - Existing Land Use: Vacant
  - Future Land Use: Downtown Mixed Use
  - Zoning: Mixed Use

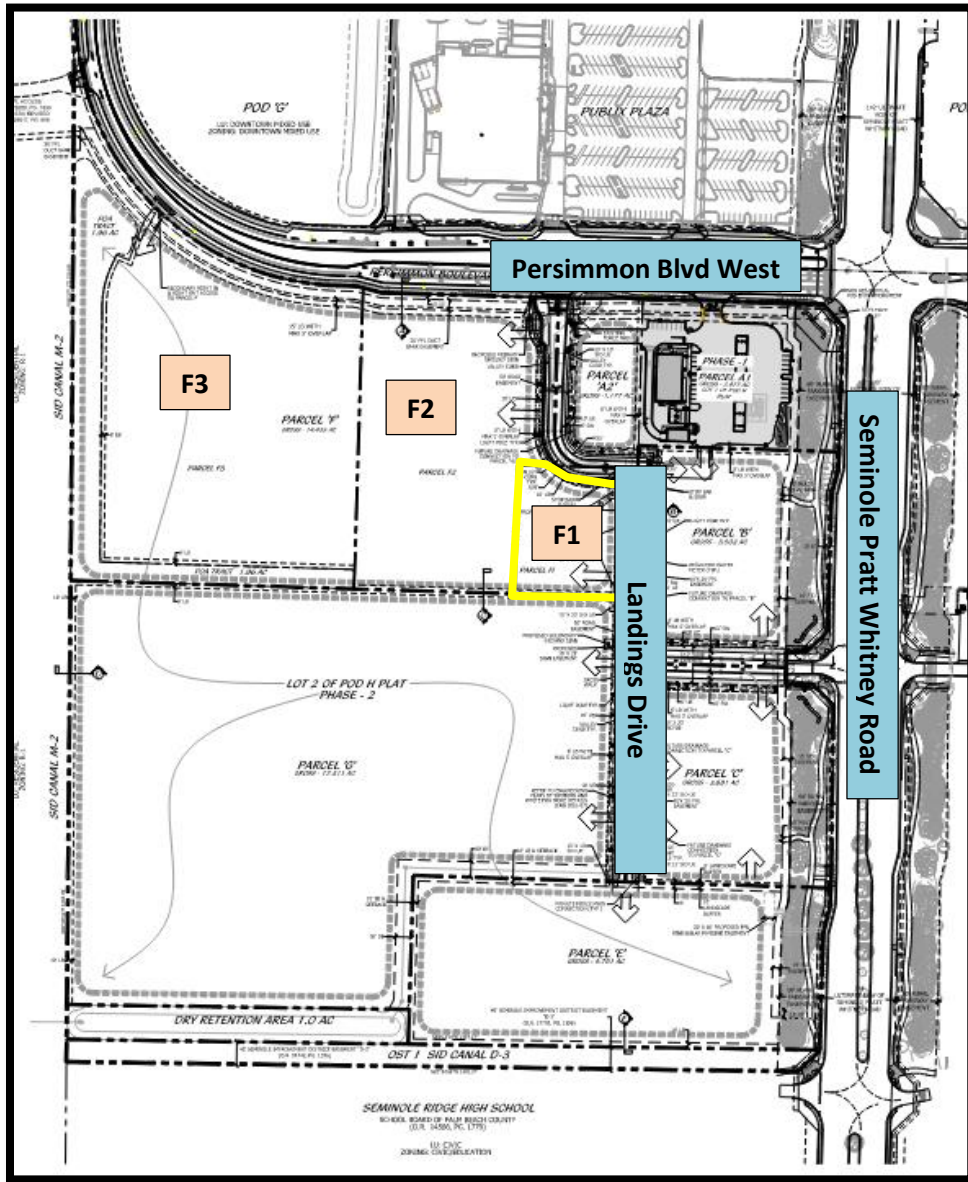


**BACKGROUND**

Parcel F1 is within “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” is to developed as a Property Owners Association (POA) with individual owners within the development. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

- On April 2, 2024, the City Council approved modifying Parcel F into three (3) subparcels F1 (Retail/Mixed Use), F2 (Retail Sales or Services) and F3 (Light Industrial).

**Approved Master Site Plan**



**STAFF ANALYSIS**

The applicant is requesting site plan approval of a 1.3-acre site for a proposed commercial shopping center to be known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The Proposed Commercial Shopping Center use includes the following structures and site improvements:

1. A one story 10,400 sq. ft. building.
2. 520 sq.ft. outdoor seating area.
3. 17,070 sq. ft. green space area.
4. 5,766 sq. ft. of permanent sidewalk and plaza area.
5. Artwork onsite.

The applicant is requesting two (2) Waivers as part of this application:

- Waiver (1) to eliminate two (2) 12' x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.

*Pursuant to Chapter 8, Article 8.7, Section 8, the required off-street loading facilities may be waived or lessened in whole or part by the Planning and Zoning Director upon recommendation of the City Engineer. Any request for a waiver allowing a reduction in the number of loading spaces, size of loading area, shared use of loading facilities or other terms of this section shall require an applicant to submit a "justification statement" from a licensed professional.*

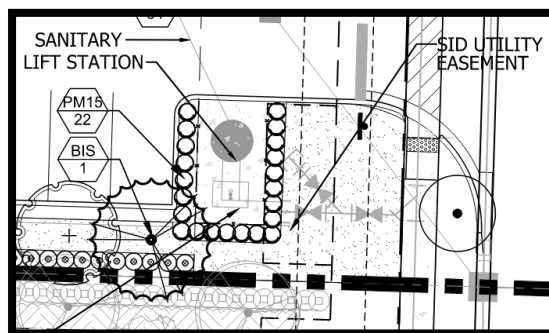
The applicant submitted a Loading Demand Analysis requesting a waiver to eliminate the requirement for two (2) 12' x 35, loading zones. The proposed building is 10,400 SF, Code requires 2 Loading Spaces for buildings 10,001 – 50,000 SF. The Loading Demand Analysis document provides the following justification for the elimination of the loading areas: *"the building's 4-sided architecture does not have a back of house. Its corner location warrants special architectural treatment and consideration. While small restaurants (> 3000 SF) may occur, the tenant mix will not demand significant deliveries other than box trucks (i.e., Fed Ex & UPS). Loading zones are rarely if ever used by these types of services."*

- Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).

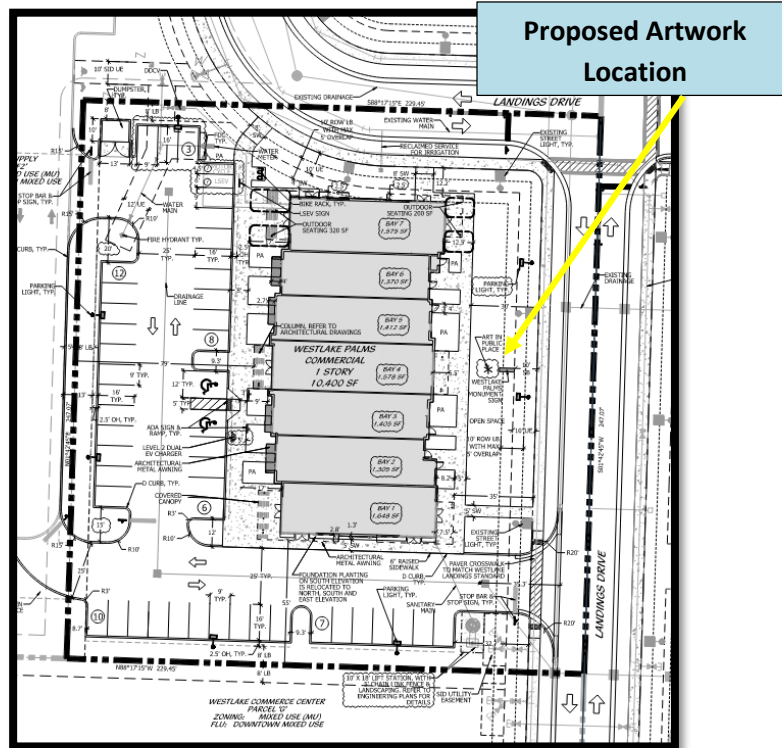
*Pursuant to Section 4.26, A), 2). Landscape interior islands are required every 10 consecutive parking spaces. The number of consecutive spaces may be increased to 15 if a divider median, tree diamonds, and or larger terminal islands are incorporated into the parking lot design.*

A lift station has been placed adjacent to the other SID utilities in the SE corner of the site, directly next to the parking row area. According to the applicant's justification statement, the lift station at this location creates a more aesthetically pleasing and appropriate design, therefore is requesting a waiver to eliminate the required terminal island. The lift station at this location will be screened from view with landscape material.

### Lift Station



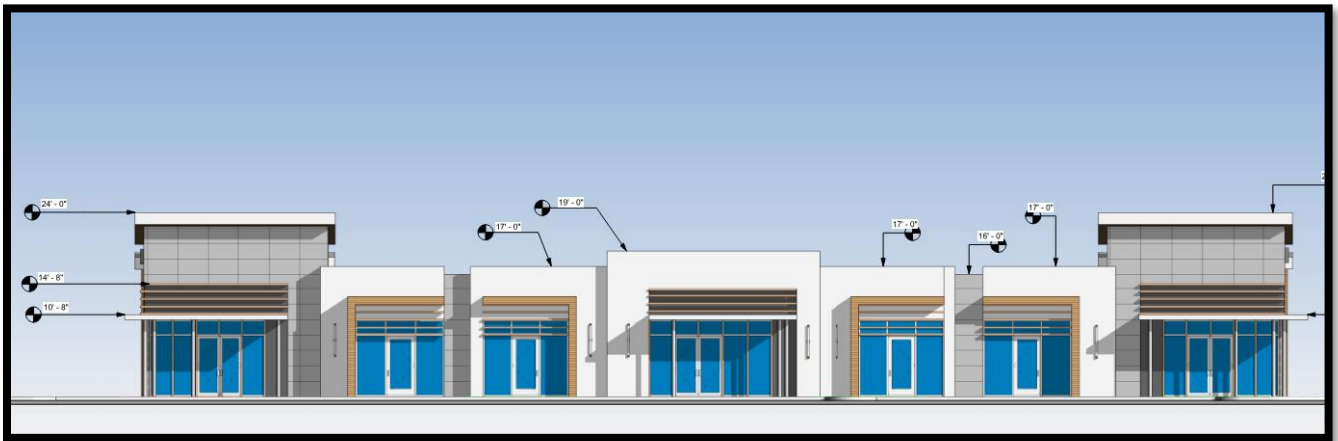
Proposed Site Plan



### Proposed Architectural Elevations

The proposed building continues with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below. The structure provides various architectural elements and materials such as metal canopies, aluminum trellises and creates multiple breaks and movement in the façade.

West Side



East Side



North Side



South Side



## Rendered Elevations



### Art in Public Places Program Requirements

Pursuant to **Article 24.2, Section 4**, of the Art In Public Places (AIPP) Ordinance, non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs of the project and incorporate such artwork into the non-residential development project. The applicant intends to install artwork at this site and will work with a famous local artist (Mark Fuller) on the design.

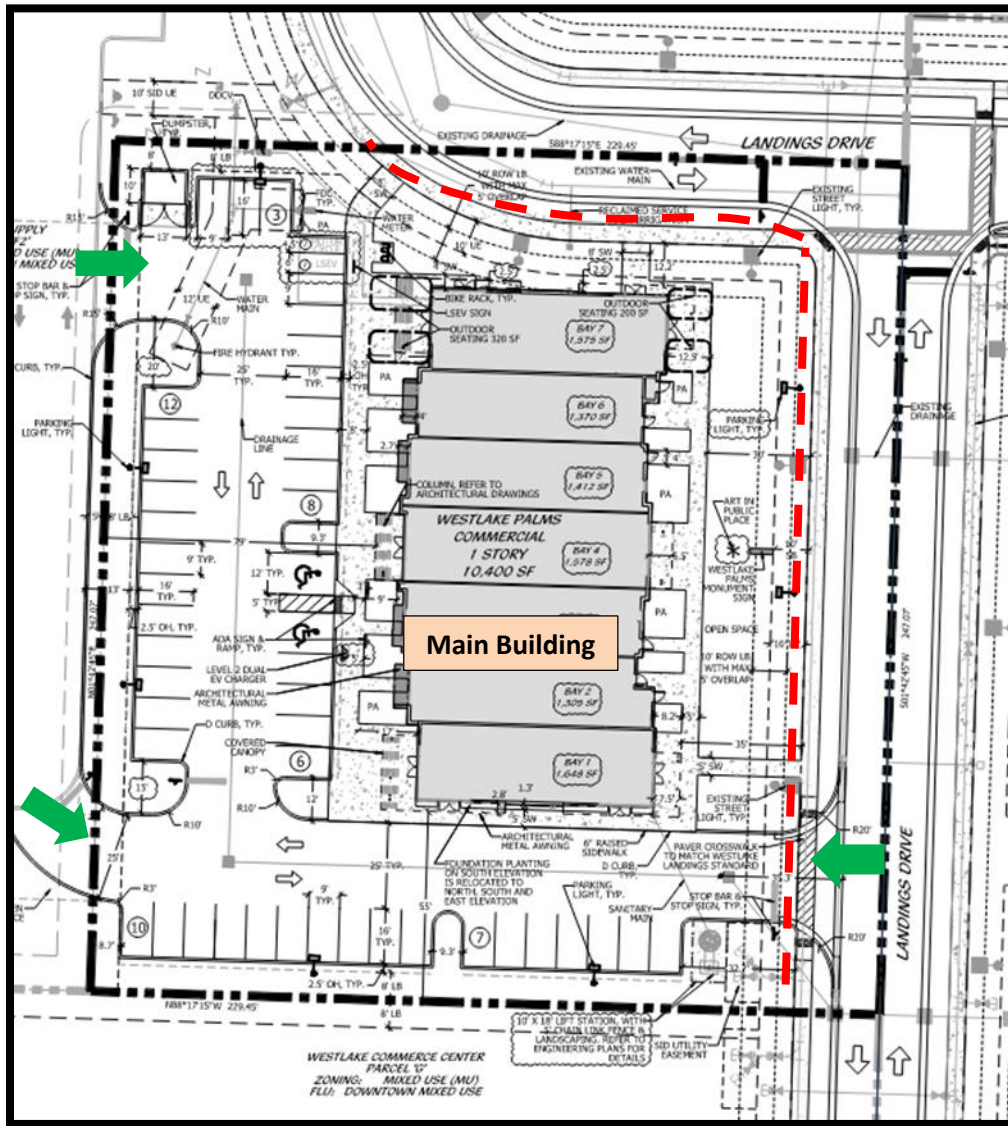
**Per Chapter 24. Article 24.1.** *Art or Artwork means all tangible creations by artists exhibiting the highest quality of skill and aesthetic principles, and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, painting, sculpture, fountains, engraving, carving, frescos, mobiles, murals, collages, mosaics, bas-reliefs, tapestries, photographs, drawings, artist-designed seating, iconic or placemaking architecture, or other functional art pieces and collaborative design projects between architects and/or landscape architects and artists, together with all hard costs and soft costs such as, but not limited to, design, engineering, permitting, artistic fees, lighting, landscaping, or other aesthetic effects or enhancements integrated with the art and approved by the City Planner. The city council shall not consider for approval art objects which are mass-produced in unlimited quantities.*

*The Art in Public Places Advisory Board shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of this Ordinance. The City Council will render a decision on the artwork after receiving a recommendation from the Art in Public Places Advisory Board.*



## Accessways and Connecting Sidewalks

The Westlake Palms development provides three (3) access points to the site, two (2) to the west with the adjacent parcel F2 and one (1) to the East from Landings Drive. The Site also provide a sidewalk connecting with Seminole Pratt Whitney Road and adjacent parcels in the development.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (East)	Main Structure: 20'	35'	<i>In compliance</i>
Rear (West)	Main Structure: 10'	97'	<i>In compliance</i>
Side (North) (South)	Main Structure: 10'	East - 35' West - 79'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	18%	<i>In compliance</i>
Building Height	120 ft. max	33'	<i>In compliance</i>
Parking	Required parking: 46 (1/225 SF Shopping Center.) Outdoor Seating: 2 (1/225 SF) Total: 48  LSEVS: 1 Loading Space: 2 ADA: 2 EV Charging Stations: 0	Total: 48  LSEVS: 1 Loading Space: 0 (waiver) ADA: 2 EV Charging Stations: 2	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be minimum of 5 ft. wide	5 ft	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	30.12%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 5 12% of Required Parking:	5	<i>In compliance</i>

**Drainage**

According to the submitted drainage statement, “The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer and then connected to the Landings Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the S.I.D. owned and maintained Master Drainage System which ultimately discharges to the South Florida Water Management District C-51 Canal. The master development has been permitted under SFWMD ERP No. 50-00021-S, Application No. 141120-2. Land use is consistent with the master permit for commercial areas.”

**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.

**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.

**Fire Rescue**

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue and provided no objections.

**FINAL REMARKS**

SPR-2024-03 will be heard by the City Council on September 3, 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. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department have no objections to the above referenced application approval request. Please see enclosed letter from City Engineer.