

***Parcel H, Sub-parcel F-1
“Westlake Palms”
Site Plan Review (SPR-2024-03)***

Justification Statement

May 31, 2024

Revised 06.21.2024

Introduction

The Applicant is pleased to submit this request for the site plan review for a shopping center mixed use building in Westlake Landings (Parcel H, Sub-parcel F-1). Parcel H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School.

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 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.

(A list of Westlake’s cumulative approved zoning entitlements to date are included, separately, with this submittal).

Subject Request

The Applicant is requesting the site plan approval of a commercial shopping center mixed use site to be known as “Westlake Palms” within Parcel H, “Westlake Landings” to be situated on sub-parcel F-1 on the previously platted Parcel H site. Sub-parcel F-1 consists of 1.30 acres and will contain 10,400 square feet of commercial mixed uses within up to 7 bays of space in the proposed one (1) building.

Architecture Design

The architectural design is intended to be uniquely different while complementing surrounding commercial buildings. The design is considered contemporary with modern design features. Materials such as architectural metal canopies, composite architectural siding, aluminum trellises work together to articulate the building with shade and shadow. The facades are highly articulated with multiple breaks and movement in the façade. Glass storefront creates transparency at the pedestrian level and will encourage activation.

Landscape Design

Landscape design for this site follows Florida Friendly principals and uses drought-tolerant and hardy, low-maintenance species with an emphasis on South Florida natives. Tree species exhibit high wind resistance. The plan follows City of Westlake landscape requirements for commercial use in the MUPD zoning district. A variety of unique ornamental palms are used throughout the foundation planting and common areas, hence the name Westlake Palms. The landscape design has been coordinated with the adjacent properties (Tractor Supply and Westlake Commerce Center). The design also continues the street tree plantings established for Westlake Landings.

Foundation plantings utilize Japanese blueberry trees, garcinia, Montgomery, thatch and old man palms to name a few. The planting design is very intentional to complement the buildings strong contemporary architectural design. The building is designed to engage the

street and sidewalk on the north and east sides of the building thus the traditional perimeter buffer is not proposed on these sides consistent with the provisions and intent of the Westlake Landscape Code. Perimeter buffers are proposed along the south and west boundaries. It should be noted however these buffers exceed code requirements since buffering is provided on the adjacent properties within the same Mixed-Use district. The plantings exceed the minimum code by greater than 20% therefore the project is eligible for a 5% parking reduction.

The building is designed to be four-sided architecture to respect the unique setting of this site. The main visitor entrances will be on the south and west side of the building, facing Tractor Supply, where convenient access to parking is proposed. The building engages the street on the north side and offers potential customers pedestrian access directly from the street. The north face of the building has been strategically designed and serves as a terminated vista for vehicular traffic entering Westlake Landings from Persimmon Boulevard. The east elevation of the building serves as a second front facing the road. A formal Zoysia lawn with flowering Royal Poinciana trees is provided to special setting and to encourage utilization of the outdoor covered patio areas.

To avoid cluttering up the east side of the building and the formal lawn the lift station has been placed in the southeast corner of the site adjacent to other SID utilities. This is the most appropriate location however to accommodate the lift station a landscape waiver is requested to eliminate the requirement for a terminal island at this location. The required tree is relocated to a nearby location.

Westlake Palms

Parcel H is to be known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Parcel H. Moving forward, Parcel H will be subdivided by metes and bounds, whereby no additional platting will be necessary.

Parcel H, and therefore, Sub-parcel F-1, have a Mixed-Use zoning designation allowing commercial, retail, industrial uses, and retail sales and services. The site plan for “Westlake Palms” 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 proposed mixed use shopping center is considered a permitted use within the Mixed-Use Zoning District. The site development plan 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. A mixture of uses is anticipated to call Westlake Palms their home. Anticipated uses include local medical services, dentistry, veterinary services, small cafes, retail shoppes and services uses (dry cleaning etc.). The actual uses will be market driven. The project will meet the growing demand for commercial space in Westlake.

Waiver Requests

- 1) Pursuant to code, *Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8. Table 8-4*, the applicant is requesting a waiver to eliminate the requirement for two (2) 12' x 35' loading zones. The proposed building is 10,400 SF, Code requires 1 Loading Space for buildings 10,001 – 50,000 SF.

Unlike the Shoppes at Westlake Landings, 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 (Fed Ex & UPS). Loading zones are rarely if ever used by these types of services. A loading zone can be accommodated on the east side of the building if that demand arises. Placing a loading zone on the east side of the building will detract for the highly articulated building architecture. In closing, there is room on the site to accommodate a 12 x 35' loading zone (Refer to the attached "Future Loading Zone Exhibit") if ever deemed necessary.

- 2) Pursuant to code, Section 4.26, A), 2):
 - 2) Parking lot 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. All interior islands shall contain at least one canopy tree, three palm trees, or one specimen palm. On average, each parking space should be within 50 feet of the required canopy tree, specimen palm, or three palm trees.

The lift station has been placed adjacent to other SID utilities in the SE corner of the site, directly next to the parking row in this area. The applicant is requesting a waiver to the required 10 consecutive parking spaces in this row in order to create a more aesthetically pleasing and appropriate design.

The building maintains 4 significant frontages. More than ample room exists to place the lift station on the east side of the building. This, however, will negatively impact the desired aesthetic for this unique corner lot, given that lift stations require a 6' chain link fence and an access drive. The applicant proposes a 4 sided architecturally articulated building with complementing lush foundation plantings along with a formal xoyzia grass lawn on the east side of the building. A lift station in this location will be an eyesore.

The shape of the lot and the unique curve in the road informs the placement of buildings, green space and utilities. The lift station can be screened in the proposed location which is contiguous to the Westlake Commerce Center landscape buffer and open space area. The number of required trees is maintained. The open space and landscaping proposed are substantially in excess of code.

WAIVER TABLE

WAIVERS	CODE REQ'MT	DEVIATION
<i>Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8. Table 8-4</i>	2 LOADING SPACES FOR NON-RESIDENTIAL BLDG. 10,001 TO 50,000 SF	NO LOADING SPACES PROVIDED
<i>Chapter 4., Section 4.26, A), 2).</i>	INTERIOR LANDSCAPE ISLANDS REQUIRED EVERY 10 CONSECUTIVE PARKING SPACES	1 TERMINAL LANDSCAPE ISLAND NOT PROVIDED ADJACENT TO LIFT STATION

AIPP

The applicant intends to install art at this site and is currently working with a famous local artist (Mark Fuller) on the design. As such, a master sign plan application will be submitted to the City for review at the appropriate time.

Conclusion

The Applicant is requesting approval of “Westlake Palms” 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.