



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/1/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2024-06 Site Plan Modification - Shoppes of Westlake Landings (Parcel B)
OWNER: DKC Westlake Landings, LLC
AGENT: Coteleur & Hearing
PCN: 77-40-43-01-17-000-0022.
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

The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza. Parcel B is located on the east side of The Shoppes of Westlake Landings, located west of Seminole Pratt Whitney Road. The applicant is requesting to replace all the brick paver crosswalks with crosswalk striping for all of Parcel B; add a landscape island along the east elevation of the north building; remove one (1) parking space and adjust the parking total number; add two (2) designated “PICK UP ONLY” parking spaces for a takeout restaurant (Chipotle); and add smooth stucco finish on the top corner (southeast) of the south building façade.

SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza. Parcel B is located on the east side of The Shoppes of Westlake Landings, west of Seminole Pratt Whitney Road and within the Mixed Use zoning district. The subject site is located on a 3.5 acres and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Food Restaurant with drive through; and the South Building is comprised of two (2) retail stores and one (1) Fast Food Restaurant with drive through.

The subject site was originally approved by the City Council with brick paver crosswalks. The applicant proposes to replace brick paver crosswalks with crosswalk striping, add a landscape island along the east elevation of the north building; remove one (1) parking space and adjust the parking total number; add two (2) designated “PICK UP ONLY” parking spaces for a takeout restaurant (Chipotle); and add smooth stucco finish on the top corner (southeast) of the south building façade panel. A mechanical equipment closet, is also depicted on the west (corner) elevation of this building.

Staff issued a comment letter dated September 27, 2024, advising the applicant to reconsider keeping the the pavers as approved. The pavers were approved by the City Council because Westlake places a strong emphasis on aesthetics, and the proposed stripes will make the subject site NOT be consistent with the characteristics of other comparable properties in the City. (See enclosed staff comment and response letter). The Applicant provided this response: *The paver/decorative crosswalks are not a requirement of*

the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the-fact construction is an additional burden to the applicant.

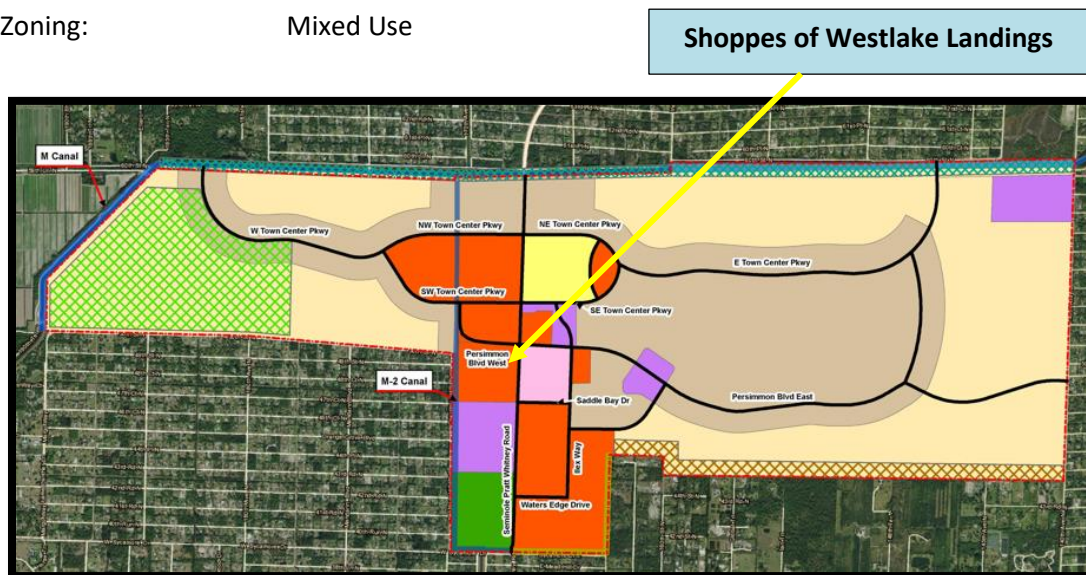
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above referenced application meet all of the required City of Westlake land development regulations. However, the subject site will Not be consistent with the characteristics of other comparable properties in the City. See photos of other existing sites on page 7 of the subject staff report.

PETITION FACTS

- a. Total Gross Site Area: 3.68 acres
- b. Land Use and Zoning

Existing Land Use:	Commercial
Future Land Use:	Downtown Mixed Use
Zoning:	Mixed Use



Background

Parcel B is within “The Shoppes of 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. “The Shoppes of Westlake Landings” has a Property Owners Association (POA) with individual owners. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

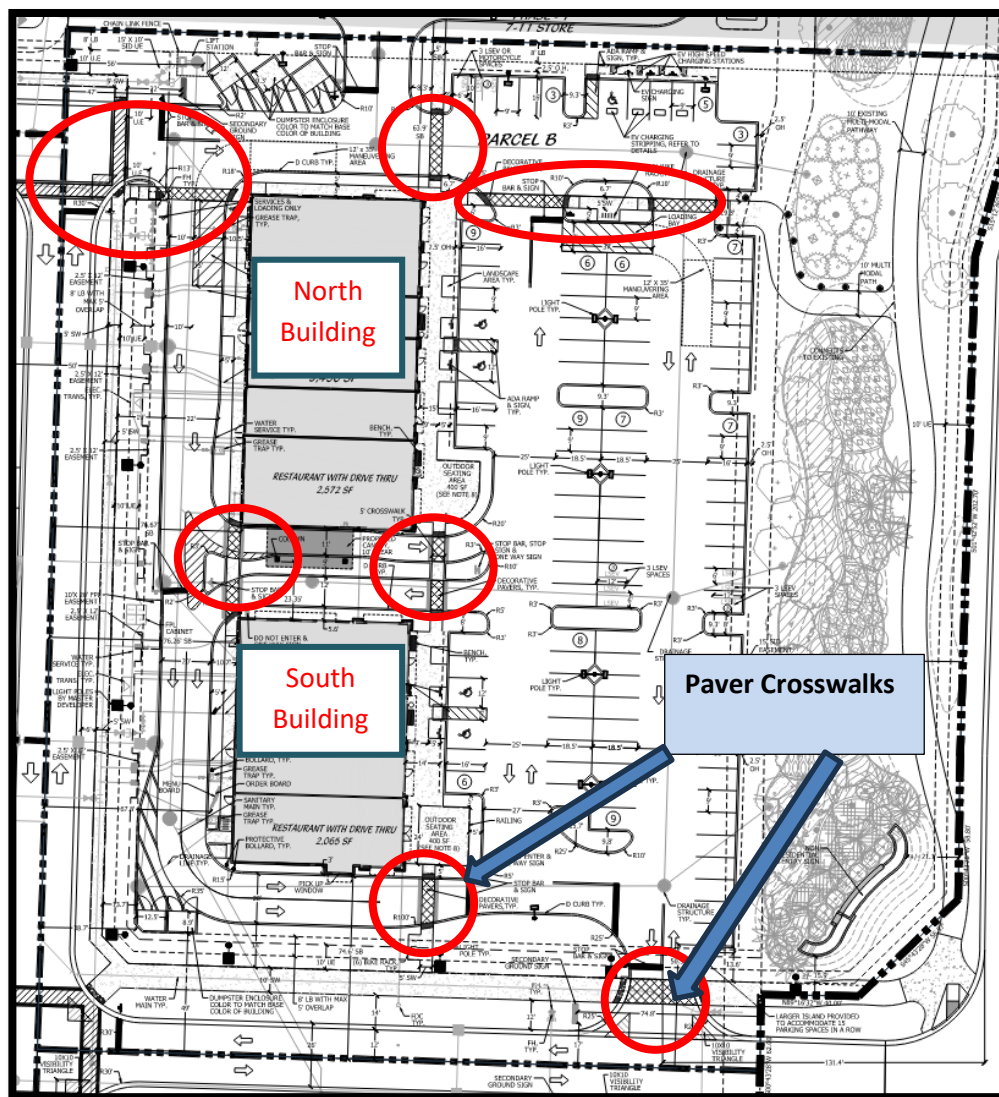
- On November 22, 2021, the City Council approved Parcel B site plan for mixed-retail uses to be located within 2 proposed buildings.
- On June 6, 2023, the City Council approved a master site plan modification to replace the previously approved Restaurant use with a Bank with Drive Through on the North Building south end portion.
- On March 5, 2024, the City Council approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area.

Staff Analysis

The applicant is requesting a Site Plan Modification approval for Parcel B located within The Shoppes of Westlake Landings Commercial Plaza. There are no proposed changes to the overall total square feet for the North and South buildings. The proposed site plan amendment consist on the following:

- Replace brick paver crosswalks with crosswalk striping,
- Add a previously constructed landscape island along the east elevation of the north building, remove one (1) parking space,
- Add 2 “PICK UP ONLY” parking spaces for Chipotle take out restaurant customers, adjusted total parking count to reflect the updates,
- Add smooth stucco finish instead of corrugated metal panel on the top corner (southeast) of the façade for the South Building only. A mechanical equipment closet, is also depicted on the west (corner) elevation of this building.

City Council approved Site Plan - March 5, 2024



Parcel B

NORTH BUILDING MIXED USE / RESTAURANT 9,450 SF

SOUTH BUILDING MIXED USE / RESTAURANT 7,065 SF

LANDSCAPE ISLAND ADDITION

TWO (2) RESERVE PARKING SPACES

Proposed crosswalk striping throughout.

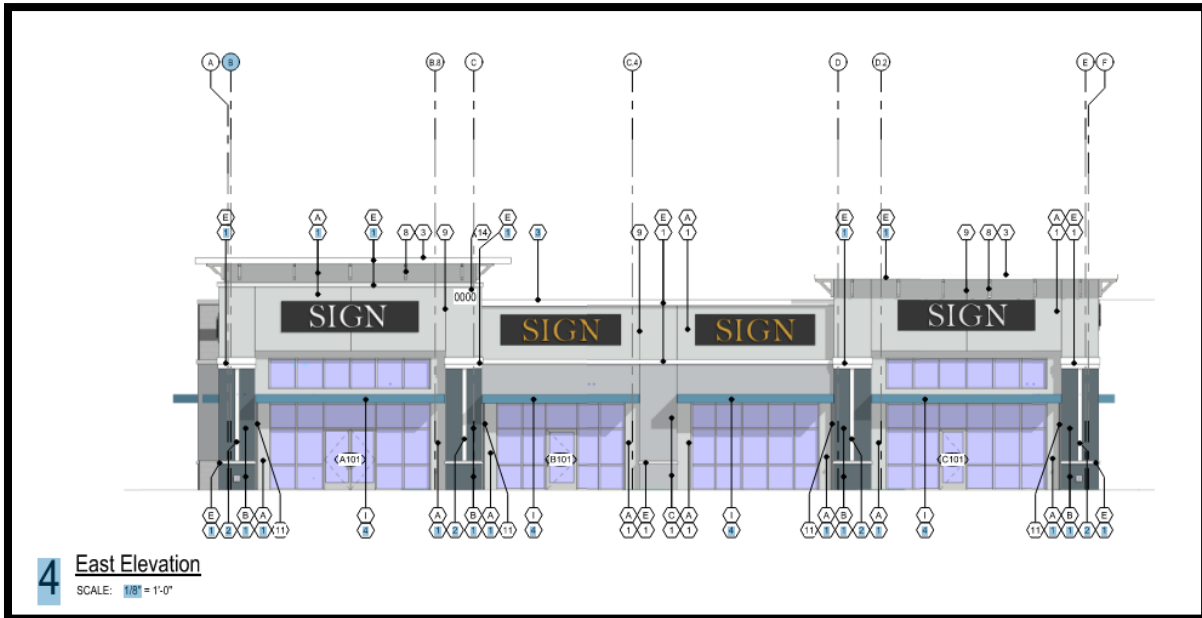
Proposed Elevation Plan Change

The applicant proposes to add smooth stucco finish on the South Building top corner (southeast) façade. The previously proposed corrugated metal panel has been removed. A mechanical equipment closet, is also depicted on the west (corner) elevation of this building.

Previous Approved Elevation Rendering



Proposed East Elevation Plan



See below photos of existing other sites developed with paver crosswalks



The applicant is requesting crosswalk stripping in place of pavers



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 Fast Food Restaurant w/ Drive Through (1/150 SF + 1/250 SF): 49 Total Required: 111	Total Provided: 111	<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>

Agent Response Letter



LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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October 2, 2024
Chen Moore and Associates
Nilsa Zacharias/Osniel Leon/Brandon Sullivan
(Via Email)

DATE: September 27, 2024
PETITION NUMBER: SPM-2024-06 – PARCEL B (POD H)
APPLICANT: Cotleur & Hearing
OWNER: DKC Westlake Landings, LLC
REQUEST: Site Plan Modifications – (Parcel B) Added back a previously constructed landscape island along the east elevation of the north building, removing 1 parking space to accommodate same, replace decorative paver crosswalks with code compliant striping, added 2 “PICK UP ONLY” parking spaces for Chipotle take out restaurant customers, adjusted total parking count to reflect the above updates as needed.

STAFF COMMENTS PLANNING AND

ZONING SITE PLAN:

1. Reconsider maintaining the pavers on the site (**Parcel B**). After further discussion with you, we understand you still would like to **propose changing the previously approved pavers to stripes**. The pavers were approved by the City Council because Westlake focus on aesthetics, and the proposed stripes will make the subject site Not consistent with the characteristics of other comparable properties in the City.

Response: The applicant is requesting a modification to the approved site plan to remove the requirement for paver crosswalks. The applicant's Justification is that paver/decorative crosswalks are not a requirement of the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the- fact construction is an additional burden to the applicant.

We hope this response is helpful. Please feel free to contact me with any questions you may have. Thank you for your continued time and assistance.

A handwritten signature in blue ink, appearing to read 'Don Hearing'.

Cotleur & Hearing/dc
Donaldson E. Hearing, ASLA, LEED® AP
Principal

Fire Safety

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

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code.

Drainage

No proposed drainage impacts.

Traffic

All previous material traffic comments were addressed. No proposed traffic impacts.

FINAL REMARKS

SPM-2024-06 will be heard by the City Council on November 1, 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.