



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 1/8/2024

PETITION DESCRIPTION

PETITION NUMBER: MPA-2023-03 *Publix Westlake Plaza Master Plan Amendment*

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16841 Persimmon Blvd. West Westlake, FL 33470 (Pod G South)

PCN: 77-40-43-01-00-000-1010

REQUEST: The applicant is requesting approval of a Master Plan amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The applicant proposes to relocate previously approved outparcel users. The applicant submitted a concurrent Site Plan application (SPR-2023-05) for **Parcel D**, a 6.45 acres-**(Phase Two)** will consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of in line retail/office/medical and fast-food restaurant with drive through for a total of 34,024 sq. ft.

The subject master plan also includes 1.88 acres Rural Parkway Easement; **Parcel A**-1.11 acres-with a 5,750 Sq.Ft. Retail; **Parcel B**-1.05 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru; **Parcel C**-1.12 acres- with a 5,500 Sq.Ft. Bank with Drive Thru; and **Parcel E**-8.72 acres- with a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building (Phase One).

SUMMARY

The subject Plaza consists of a number of parcels that will be developed in phases. The applicant is requesting approval of a Master Plan amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District fronting our Seminole Pratt Whitney Road.

Phase Two consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of inline retail/office/medical and fast-food restaurant with drive through building for a total of 34,024 sq.ft. In the future, the Plaza will also include a fast food and a sit down restaurants, a bank with drive through, and additional retail space.

On November 9, 2020, the City Council approved the original Master Plan for Pod G South and Phase One for a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan.

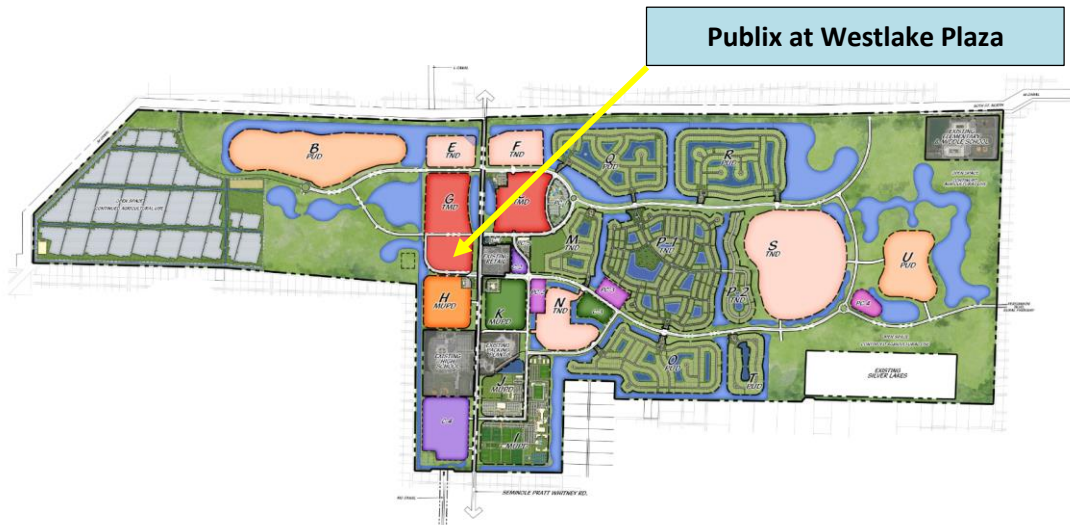
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning Department** and **Engineering Department** recommend approval of the subject application with the following Conditions:

1. Maintain vacant parcels (A, B, C) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.
2. Applicant shall revise the Land Development Permit for Publix (ENG-2021-05), or submit new Land Development permit for Publix Phase II.

PETITION FACTS

- a. Total Gross Site Area: 20.321 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural
 - Future Land Use: Downtown Mixed Use
 - Zoning: Downtown Mixed Use



BACKGROUND

On November 9, 2020, the City Council approved the original Master Plan of Pod G South known as Publix at Westlake Plaza (Resolution 2020-03) which is a 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District. On November 9, 2020, the City Council also approved a concurrent site plan application for Publix Grocery Store Phase One located in Parcel E (Resolution 2020-34). Phase One is now constructed containing 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan.

The subject application is requesting a Master Plan Amendment approval to relocate previously approved outparcel users and include Phase Two of Pod G South located in Parcel D. The applicant submitted a concurrent site plan application for Phase Two (SPR-2023-05).

STAFF ANALYSIS

The applicant is requesting approval of a Master Plan Amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The subject Plaza is located west of Seminole Pratt Whitney Road; includes 1.88 acres Rural Parkway Easement and the following parcels:

Parcel A- 1.11 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru

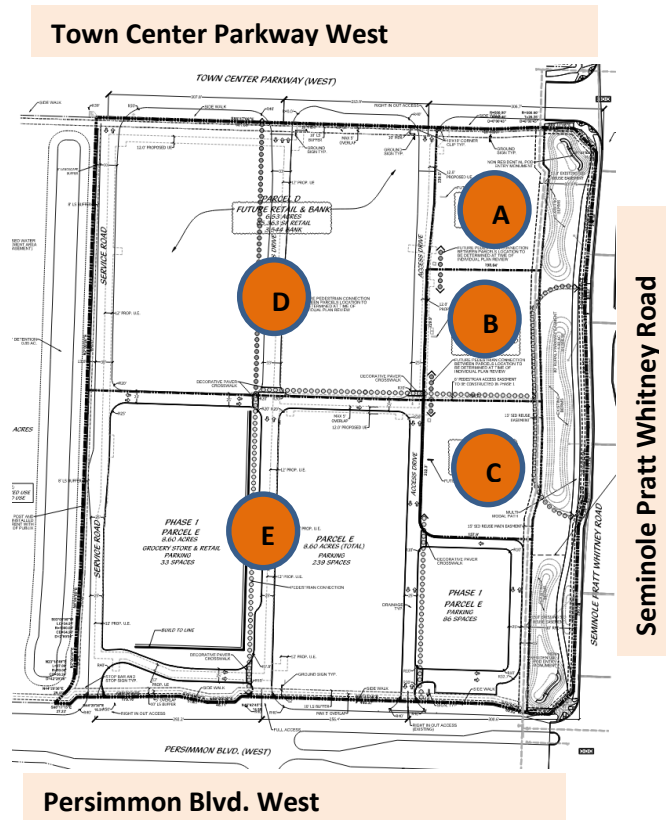
Parcel B- 1.05 acres-with a 5,500 Sq. Ft. Bank

Parcel C- 1.12 acres- with a 5,750 Sq.Ft Seat Down Restaurant

Parcel D- 6.45 acres- with 25,000 Sq. Ft. Physical Fitness, Massage Therapy & Spa; 6,000 Sq. Ft. inline retail/office/medical building; 3,024 Sq. Ft. Fast Food with Drive Through

Parcel E- 8.72 acres- with a 48,367 sq. ft Publix grocery store with a drive thru pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building (**Phase One**).

This graphic presents the proposed parcels included on the Master Site Plan



Master Site Plan Phases

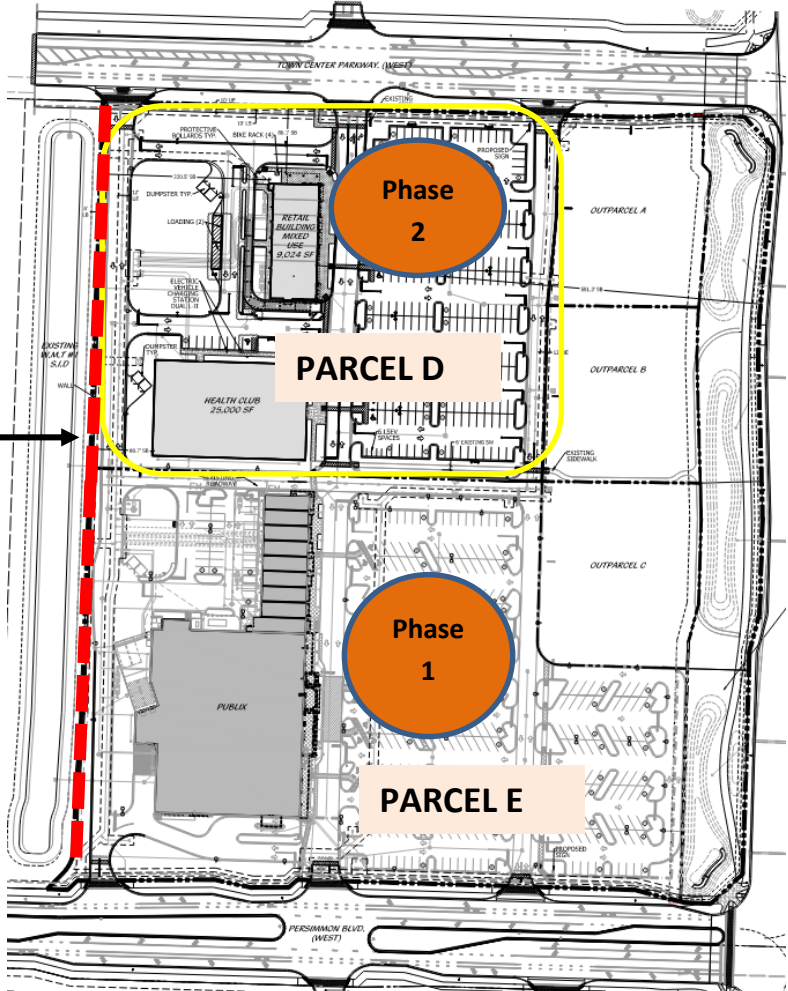
The subject commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council. **Phase Two** is located in **Parcel D** (6.45 acres).

1. 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of in line retail/office/medical and fast-food restaurant with drive through for a total of 34,024 sq. ft.
2. Accessways to Plaza from Town Center Parkway and Persimmon Blvd.
3. Sidewalk connecting multimodal pathway on the Rural Parkway Easement
4. Interior Plaza Sidewalk
5. Concrete Slip Panel Wall

The Master Site Plan includes Phase One and Two as shown on graphics. Additional phases will be market driven.

Location of proposed Concrete Slip Wall Panel

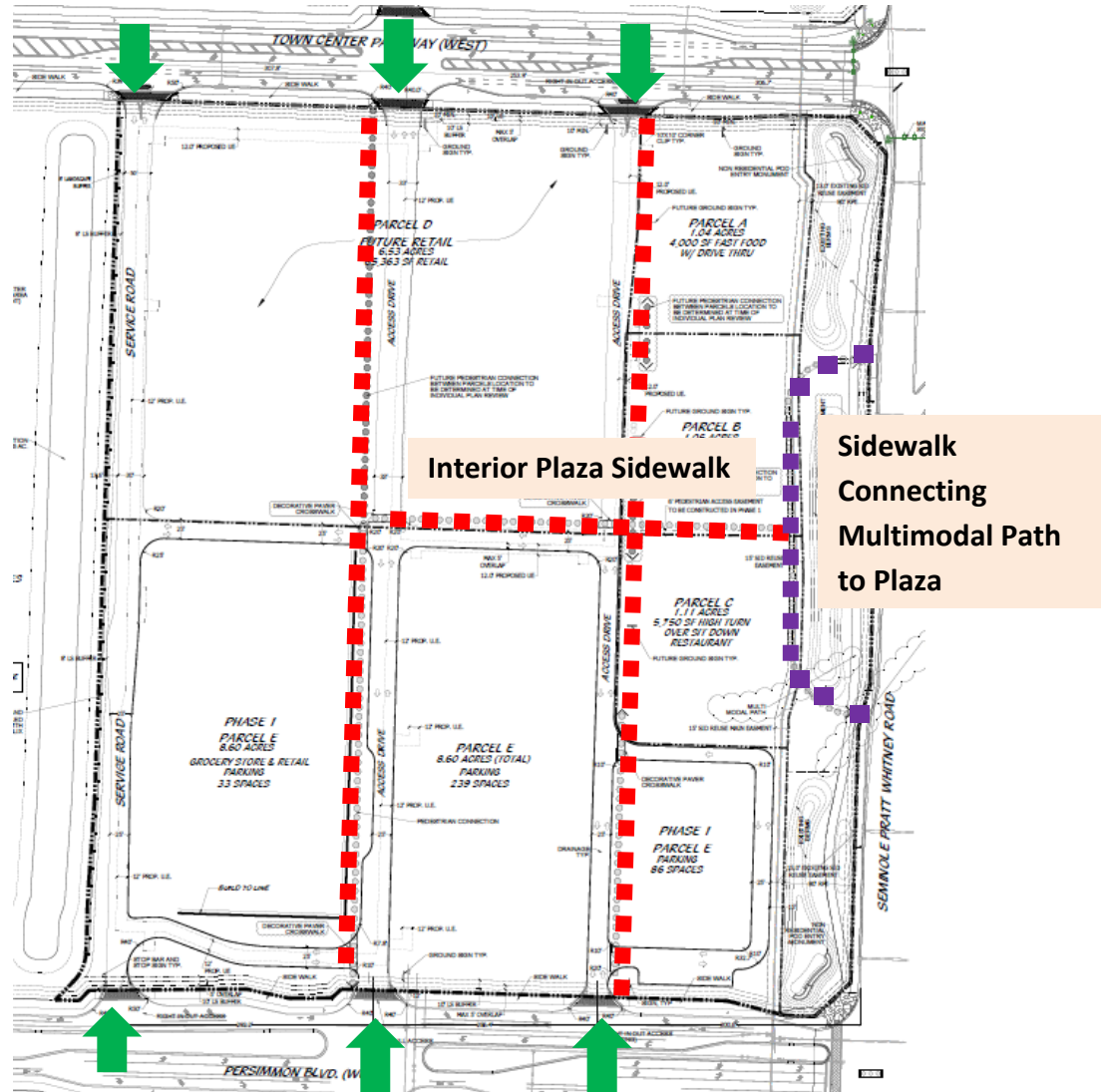
Phase One and Two development will include all parcel E and D with landscape buffers on Town Center Parkway and along the western boundary of the entire site including a 6' Buffer Concrete Slip Wall Panel Wall.



Currently, the applicant only defined Phase One and Two. Additional phases will be determined by market demand and respective site plans will be submitted for staff review and approval by the City Council.

Accessways and Connecting Sidewalks

The commercial Plaza Master Site Plan provides six (6) points of vehicular access to the site, three (3) from Town Center Parkway (West) from the north, and three (3) from Persimmon Boulevard West, from the south. The western most access point on both Town Center Parkway and Persimmon Boulevard West are intended to primarily support the service and delivery functions of the plaza. Applicant is also proposing two (2) connecting sidewalks from Rural Parkway Easement to plaza, as well as, one (1) internal sidewalk.



City's Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City's Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. "Build City Character and Identity" guiding principle emphasizes how important is aesthetics and design for the City's identity and urban character. The subject document includes the following key paragraphs:

Vision for the City

The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.

The City's Guiding Principles

Build City Character and Identity

The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City's competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment

in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

Landscape

The subject site is landscaped in accordance with Article 7 “Landscape” of the City of Westlake’s Code of Ordinances. Plantings are placed around the perimeter of the building and throughout the parking lot per requirements. Royal Palms line the primary access drive through the plaza. Landscape buffers are proposed along the north, south and west property boundaries. The eastern property boundary is buffered by the existing Rural Parkway Easement.

Maintenance of Vacant Parcels

All landscaped areas will be fully irrigated and maintained on a regular basis. The future development parcels (A, B, C) will be stabilized and seeded and mulched with Argentine Bahia Grass. These areas will receive temporary watering by way of traditional water trucks during the initial establishment period. The future development parcels will be regular mowed consistent with industry standards to maintain a neat visual appearance.

Drainage

Drainage for each outparcel is not presented at this time. Applicant is required to comply with drainage requirements at the time of each parcel’s development.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

Roadway Connections

Entry and exit points onto Town Center Parkway are approved for the configuration of Town Center Parkway that was presented in this application.

FINAL REMARKS

MPA-2023-03 will be heard by the City Council on January 8, 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.