

Pod G-S, Parcel D
PUBLIX at Westlake Plaza – Phase II & Planet Fitness
Justification Statement
October 27, 2023
Revised: December 13, 2023

Introduction

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza; Resolution 2020-34 approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail. The Final Plat for the Westlake Plaza (Publix) was also approved on this date. Publix is pleased to now submit the Phase II development plan, including in line Retail and a stand-alone Planet Fitness facility.

The PUBLIX shopping plaza is located on 20.321 acres in the southern portion of Pod G-South. The PUBLIX grocery store consists of approximately 48,000 square feet and includes in line retail and three (3) outparcels housing a fast-food restaurant with a drive-thru, a sit -down restaurant, and a bank with a drive-thru. The future retail tract, Parcel D, is now being submitted as Phase II and is earmarked for approximately 34,000 total square feet to accommodate a 25,000 square foot Planet Fitness facility and an additional 9,000 square feet of in line retail/office/medical and a fast-food restaurant with drive thru. In all, the Publix Plaza will consist of approximately 130,000 square feet of use, uniquely positioned to serve the residents of Westlake, as well as the western community at large.

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 complete, updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The Applicant is requesting site plan approval for Pod G-South, Parcel D. This site has a Mixed-Use zoning designation allowing Commercial and Retail Center.

The site plan for the Publix Phase II at Westlake Plaza 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 shopping center / retail commercial use is considered 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.

The Site design orients the PUBLIX grocery store and attached inline retail uses towards Seminole Pratt Whitney Road to the east and Persimmon Blvd. (West) to the south. The overall site

provides six points of vehicular access to the site, three from Town Center Parkway (West) from the north, and three 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.

The overall project site contains 20.321 acres. The Publix at Westlake Plaza will be developed in multiple phases as market demand dictates. The first phase of development is now constructed and includes approximately 59,000 square feet of commercial retail/ shopping center uses. Phase I anchors the center with a 48,000 square foot grocery store, and 11,000 square feet of inline retail/office/medical uses.

As noted previously Phase II will consist of approximately 34,000 total square feet to accommodate a 25,000 square foot Planet Fitness facility and an additional 9,000 square feet of in line retail/office/medical and a fast-food restaurant with drive thru. All future development on the site will be subject to the review and approval of the City of Westlake and City Council.

A comparison master plan amendment is proposed to address the equivalency of the proposed Fitness use with the previously approved retail square footage. The master plan amendment also relocates the previously approved outparcel users. It is worth noting that approximately 21,000 square feet will remain available within the outparcels for future uses.

The first phase of this project provides pedestrian connectivity to Persimmon Boulevard West. Phase II will provide additional pedestrian access points to Town Center Parkway and to the multimodal pathway system along Seminole Pratt Whitney Boulevard. Vehicle parking is provided to the east of the existing PUBLIX and retail store fronts and will also accommodate the proposed Planet Fitness and additional retail store fronts. Low Speed Electric Vehicle (LSEV) parking Electric Vehicle (EV) Charging Stations will be provided to accommodate the entire plaza. The LSEV parking spaces are located in a common location convenient to all of the users. All vehicular use areas are well buffered in excess of the minimum requirements. The site is well landscaped in accordance with the requirements of Article 7 “Landscape” of the City of Westlake’s code of ordinances. The foundation Plantings have been installed and conform to the requirements of Article 7, Section 4.15, providing rows of large specimen Royal Palms to line the primary access drives through the Plaza. The specimen Royal Palms will provide a strong sense of arrival and elegance while preserving the needed visibility to the retail stores. The applicant is particularly sensitive to maintaining good visibility as the 80’ rural parkway along the east boundary totally obscures all visibility from Seminole Pratt Whitney Boulevard. The project Signage will comply with the requirements of Article 6, Signage. The applicant has received approval for a Master Signage Plan in accordance with the requirements Section 6.9 of the code.

Art in Public Places

Pursuant to CHAPTER 24: ART IN PUBLI9C PLACES, Section 3) Art Acquisition Fund, as set forth in Ordinance No. 2021-22, the Applicant chooses o voluntarily contribute one percent (1%) of the building construction costs of the Publix Phase II project as a fee to the Art Acquisition Fund.

Conclusion

The Applicant is requesting approval Pod G-South, Parcel D (Publix Phase II) Site Plan Approval, 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.