



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 1/8/2024

PETITION DESCRIPTION

PETITION NUMBER: SPR-2023-05 Publix at Westlake Plaza Phase II Site Plan Review

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 Site Plan Review for **Phase Two** of the Publix at Westlake Plaza development. Phase Two 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.

SUMMARY

The subject application, Phase Two, is part of Pod G South, a 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District.

The applicant is requesting approval of a Site Plan Review for Phase Two of the Publix at Westlake Plaza development. Phase Two 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 building for a total of 34,024 sq.ft. Phase Two proposes aesthetic materials (pavers) on the entire front walkways of the inline mixed use building, continuing the Phase One (Publix) paver walkway theme.

On November 9, 2020, the City Council approved 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

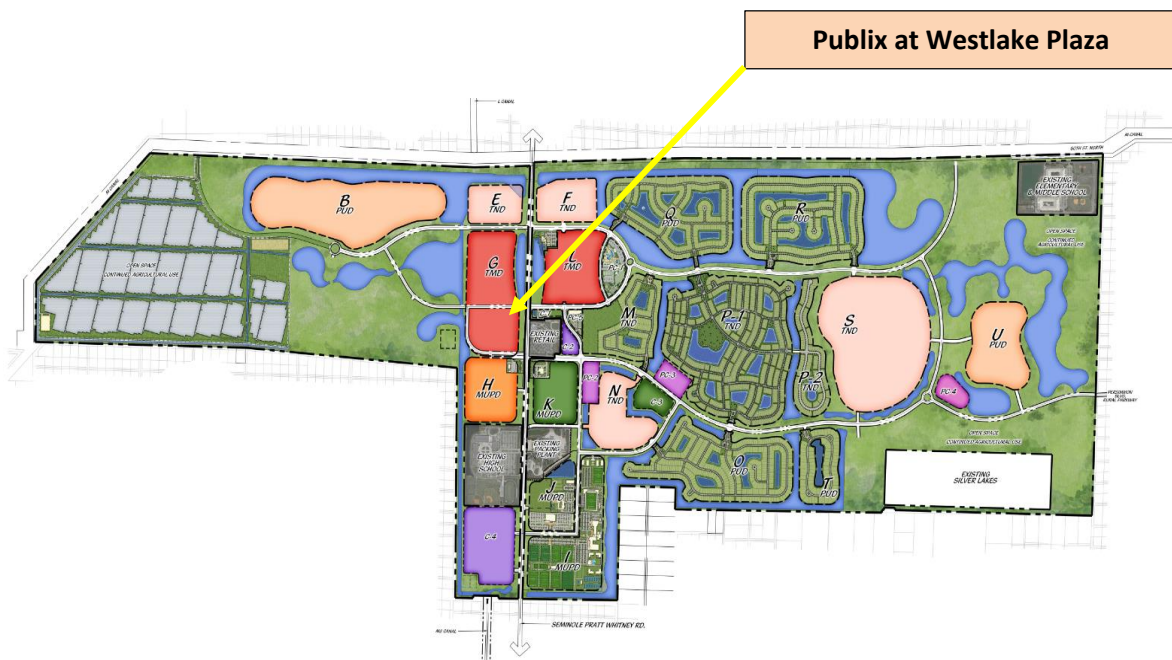
Based upon the facts and findings contained herein, the **Planning and Zoning Department** and **Engineering Department** recommend approval of the above referenced application with the following conditions:

1. Applicant shall contribute one percent (1%) of the building's construction costs of Phase Two to the City of Westlake Art Acquisition Fund prior to building permit issuance.
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. Building Data: Phase Two – 25,000 sq.ft Planet Fitness; 9,024 sq. ft inline building containing 6,000 sq.ft. of retail/office/medical uses, and 3,024 sq ft of fast food restaurant with drive through
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Mixed Use
 - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed use	Mixed Use
EAST	Mixed Use & Civic	Mixed Use
WEST	Mixed Use	Mixed Use



BACKGROUND

The subject application is requesting site plan approval of Phase Two of Pod G South, 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 approved Phase One of Pod G South which contained a 48,367 sq. ft. Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store, and also included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan.

STAFF ANALYSIS

*The subject application is **Phase Two** of a 20.321 acres Commercial Development in the Downtown Mixed Use Zoning District.* The 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.

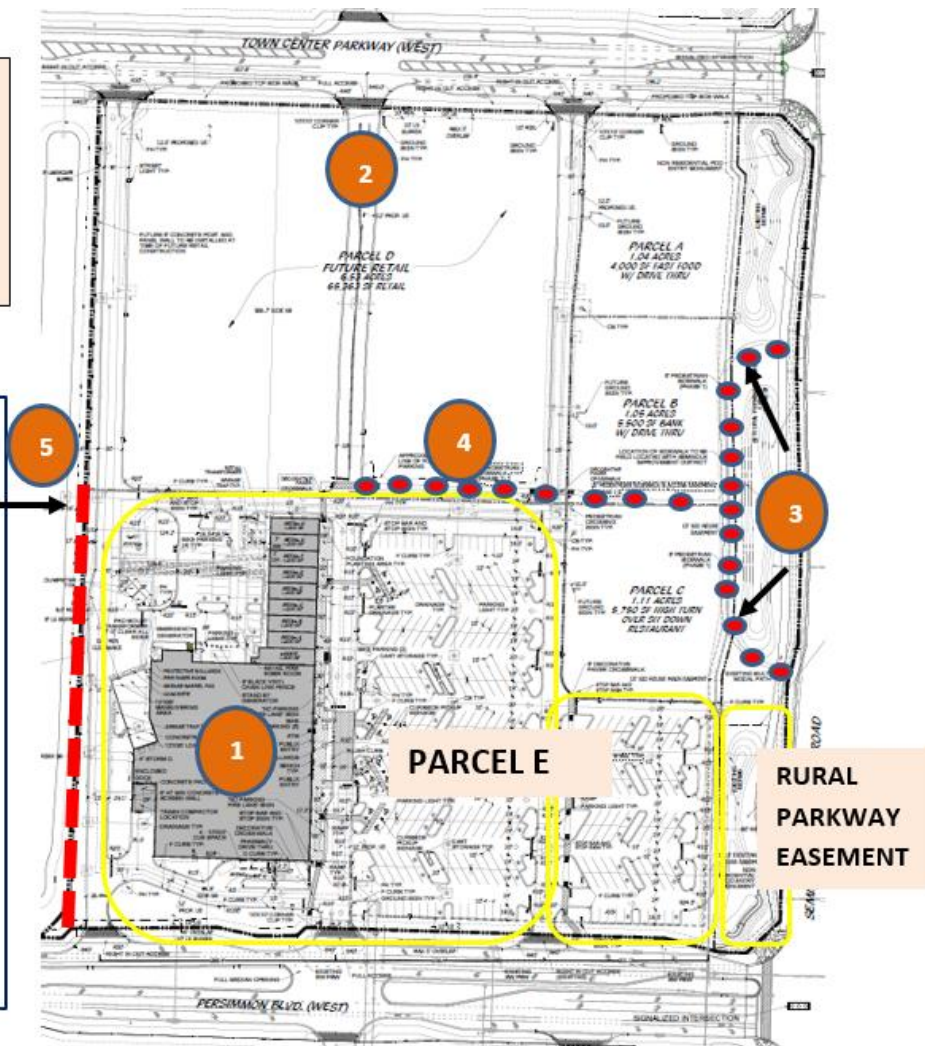
Phase One is located in **Parcel E** (8.60 acres) and includes part of the Rural Parkway Easement along with the following structures and site improvements:

1. 48,367 sq. ft. Publix grocery store with a drive thru pharmacy; 1,400 sq. ft. liquor store and 9,600 sq. ft. inline retail/office/medical building
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 as shown on graphics. Additional phases will be market driven.

Location of proposed Concrete Slip Wall Panel

Phase One development will include all parcel E with landscape buffers on Town Center Parkway and along the western boundary of the entire site. The only the portion of the 6' Buffer Concrete Slip Wall Panel adjacent to Parcel E will be constructed in Phase One. The remainder of the wall will be constructed with the future retail development on Parcel D.



The following table presents compliance with applicable zoning code:

Zoning District: Mixed Used	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure 20'	588'	In compliance
Rear	Main Structure 10'	80.7'	In compliance
Side Yard - South	Main Structure 10'	N/A	In compliance
Side Yard - North	Main Structure 10'	86'	In compliance
Lot Coverage	Max Lot Coverage 45%	Phase I & II: 14.82%	In compliance
Building Height	120 ft. max	40 fl.	In compliance
Parking	Retail Mixed Use - 1/225 SF Physical Fitness, Massage Therapy &Spa - 1/250 SF Fast Food w/ Drive Thru, Outdoor Seating - 1/150 SF+ 1/250 SF = 165 Overall : 425	Phase Two: 251 spaces Overall Total: 606	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	30.25%	In compliance
Bike Racks	5% of parking required. Total: 8	Phase Two: 8	In compliance
LSEV Parking	2% of parking required: 3	Phase Two: 6	In compliance

See below pervious calculation

The below information regarding pervious calculation is included on the Master Plan drawing:

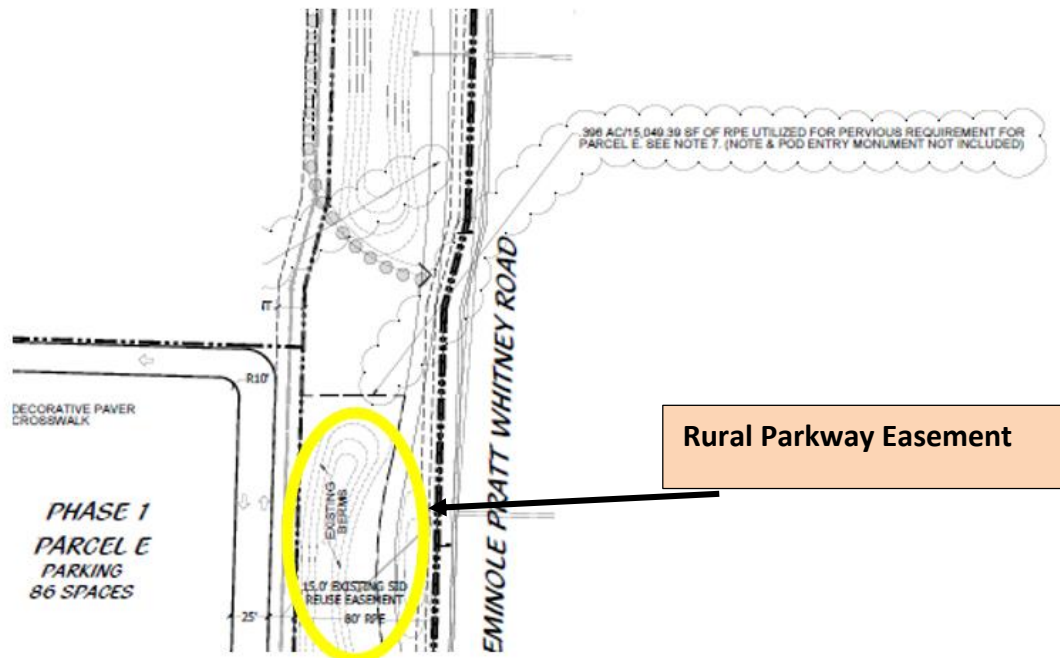
PHASE I PARCEL E OPEN SPACE CALCULATIONS

	ACRES	SQ.FEET	PERCENT
PHASE I PARCEL AREA	8.72	379,626	100%
IMPERVIOUS			
BUILDING LOT COVERAGE	1.36	59,387	15.64%
VEHICULAR USE AREAS	5.32	231,896	61.09%
SIDEWALKS AND PLAZAS	0.19	8,486	2.24%
SUBTOTAL	6.88	299,769	78.96%
PERVIOUS (SEE NOTE NUMBER 7)			
LANDSCAPE BUFFERS AND OPEN SPACE	1.83	79,857	21.04%
SUBTOTAL	1.83	79,857	21.04% (SEE NOTE NUMBER 7)
TOTALS	8.72	379,626	100.00%

PHASE II PARCEL D OPEN SPACE CALCULATIONS

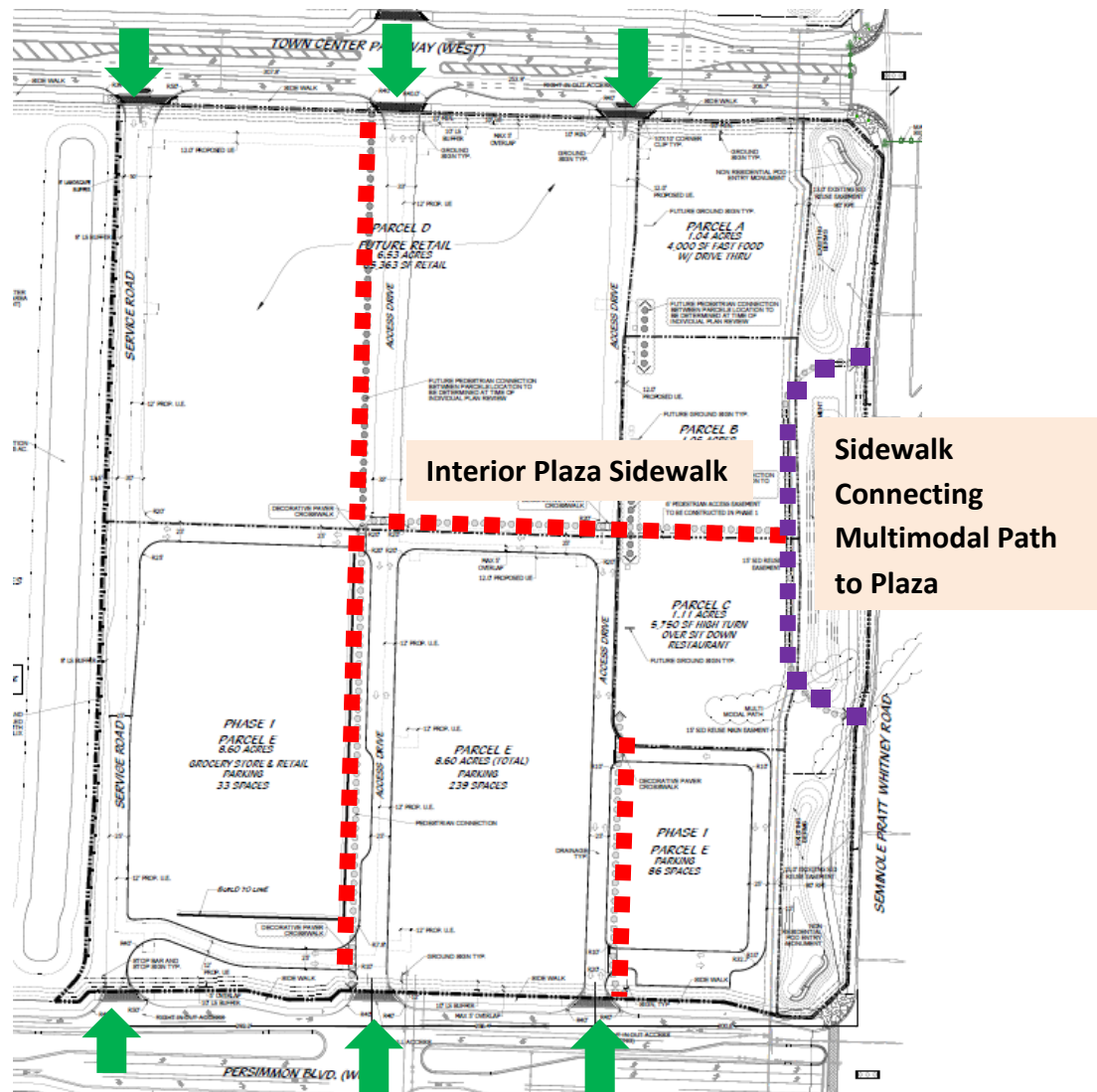
	ACRES	SQ.FEET	PERCENT
PHASE II PARCEL AREA	6.45	280,853	100%
IMPERVIOUS			
BUILDING LOT COVERAGE (INCLUDES OVERHANG GREATER THAN 24 IN)	0.81	35,453	12.62%
VEHICULAR USE AREAS	3.46	150,717	53.66%
SIDEWALKS AND PLAZAS	0.22	9,725	3.46%
SUBTOTAL	4.50	195,895	69.75%
PERVIOUS (SEE NOTE NUMBER 7)			
LANDSCAPE BUFFERS AND OPEN SPACE	1.95	84,958	30.25%
SUBTOTAL	1.95	84,958	30.25%
TOTALS	6.45	280,853	100.00%

7. NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 25%. PARCEL E CONTAINS 21.04% OF PERVIOUS AREA EXCLUDING THE RPE. THE RPE CONTIGUOUS TO PARCEL E CONTAINS 0.544 ACRES (23,675 SF) WHICH IS EQUIVALENT TO 5.87%. 0.396 ACRES (15,049.39 SF) OF THE RPE ADJACENT TO POD E IS BEING UTILIZED TO SATISFY THE MIN 25% REQUIREMENT FOR PARCEL E.



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.

Phase Two Architectural Elevations

The proposed aesthetics for the building is a result of a team work effort between the City Staff and the Architect.

Planet Fitness Elevations



10.12.2023

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Westlake, FL
Conceptual Renderings



Inline Retail Building Elevations



FRONT RETAIL ELEVATION



LEFT RETAIL ELEVATION



RIGHT RETAIL ELEVATION



REAR RETAIL ELEVATION

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WESTLAKE RETAIL
DESIGN DEVELOPMENT

WESTLAKE, FL

08.15.2023



FISHER
ARCHITECTS

FISHER ARCHITECTS, LLC, 2002
WESTLAKE, FL 32986

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.

Drainage

It is proposed that runoff from the subject site be directed to on-site inlets and storm sewer and then connected to and offsite dry detention area for ½” dry pre-treatment prior to discharging to the Town Center parkway west road drainage system north of the site. Legal positive outfall is available via connection to the Master Drainage System. The master development has been permitted under SFWMD ERP No. 50-00021-S. Land use is consistent with the master permit for commercial areas. Under the Master Permit, commercial areas are allowed to contain up to 85% impervious area.

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.

Fire Rescue

The subject application was reviewed by the Palm Beach County Fire Department.

FINAL REMARKS

SPR-2023-05 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.