



City of Westlake
Planning and Zoning Department – Staff Report
City Council Meeting – 9/5/2023

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-05 Westlake Pointe (Grove Market) at Westlake Site Plan Modification
APPLICANT: Gentile Holloway O’Mahoney & Associates, Inc.
OWNER: 5060 Loxahatchee Retail LLC
LOCATION: 5060 Seminole Pratt Whitney Road
PCN: 77-40-43-01-01-001-0030
REQUEST: Application for a Site Plan Modification to modify the existing Grove Market at Westlake shopping plaza in the Mixed-Use Zoning District. The subject application modifies outparcel D, located at the southwest corner of the development. The Grove Market is located on the northeast corner of the intersection of Seminole Pratt Whitney Road and Persimmon Boulevard East on a 9.98-acre parcel of land.

SUMMARY

The applicant is requesting approval for a Site Plan Modification to modify the Grove Market at Westlake shopping plaza in the Mixed-Use Zoning District. The applicant is proposing to increase the previously approved square footage for Building D (outparcel D) from 3,675 square feet to an 8,317 square foot for a 1-story building to allow retail and medical office use. The development is located on the northeast corner of the intersection of Seminole Pratt Whitney Road and Persimmon Boulevard East on a 9.98 acres site.

The applicant is proposing 25 parking spaces for LSEV (golf carts). This is 6.1 percent of the total 409 parking spaces provided. Per the City Code the required amount of the overall parking spaces is 385 spaces. The subject site plan modification does not include electrical vehicle charging stations.

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing commercial plaza will enhance the City’s vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this plaza (built in 1999) be consistent with the City’s vision and guiding principles.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend approval.

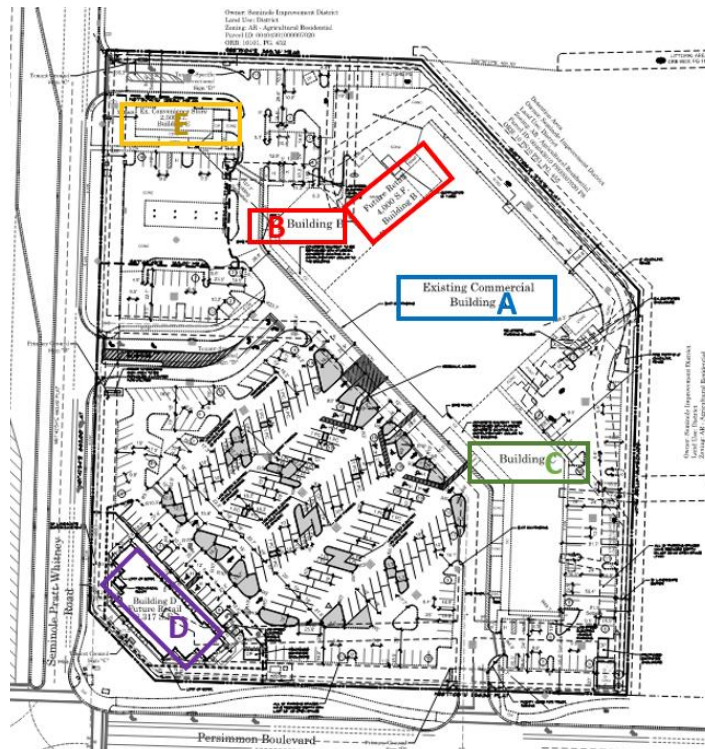
Grove Market Plaza



1. PETITION FACTS

- a. **Total Site Acres:** 9.98 acres
- b. **Subject Application:** A Site Plan Modification to develop Parcel D within the Grove Market Shopping Center.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use
- e.

TOTAL BUILDING SQUARE FOOTAGE	91,494 S.F.
GROCERY STORAGE BUILDING A	52,145 S.F.
RETAIL - BUILDING B	7,882 S.F.
FUTURE RETAIL BUILDING B	4,000 S.F.
RETAIL - BUILDING C	16,650 S.F.
PROPOSED - RETAIL - BUILDING D	8,317 S.F.
CONV. STORE W/GAS SALES - BLDG E	2,500 S.F.
FUEL STATIONS	8 Stations (4 Islands)



2. BACKGROUND

Grove Market Shopping Center was constructed by Stiles Corp in 1999 with the anchor space being built to suit for Winn-Dixie. 5060 Loxahatchee Retail, LLC acquired the center in September of 2016 and has owned the property since. With the addition of a new Winn-Dixie, the applicant would like to enhance the architectural façade of the entire commercial plaza to remain consistent with the City's vision.

On June 14, 2021, the City Council approved a Site Plan Modification (SPM-2021-02) to allow an upgrade to entire architectural façade of the Grove Market Shopping Center.

On June 14, 2021, the City Council approved, a Site Plan Modification (SPM-2021-01) to allow an upgrade to the 49,610 square foot Winn Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq. ft.) at the Grove Market Shopping Center. The improvements include increasing 1,238 sq. ft. to grocery store floor plan, upgrading the façade and interior modifications to the current vacant grocery store space.

On August 9, 2021, the City Council approved with conditions a Master Sign Plan (MSP-2021-05) to allow an upgrade to all wall signs, monuments signs and tenant signs of the Grove Market Shopping Center.

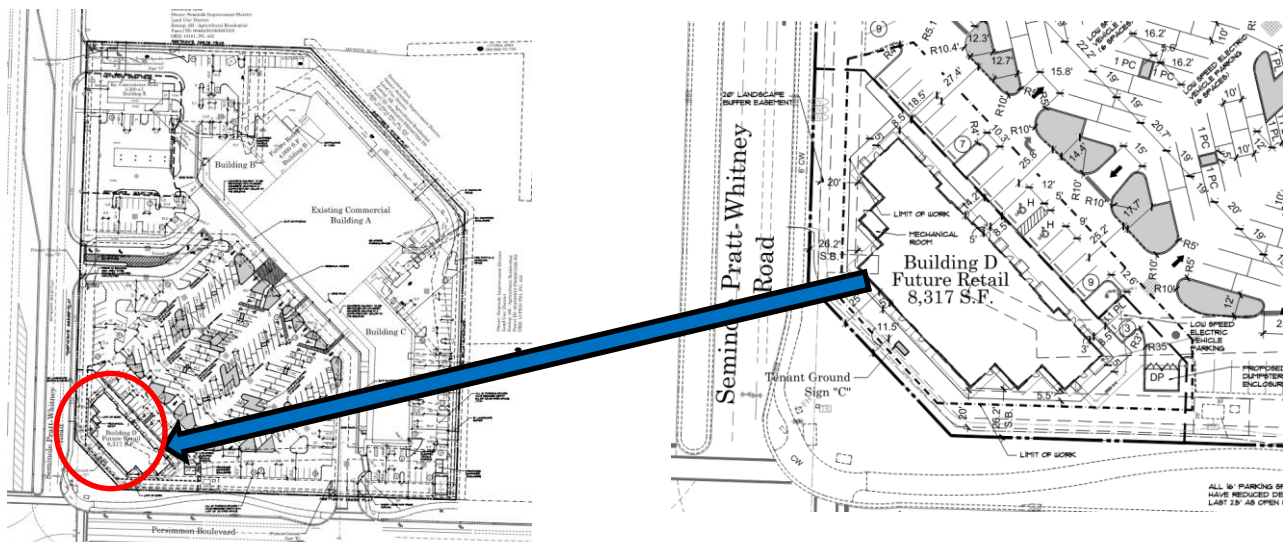
On October 11, 2021, the City Council approved Application SPR-2021-08 (remove underline) to upgrade the Grove Market at Westlake site plan. The application included a landscaping plan, improvements to the parking area, the dumpster enclosures, and the covered walking area.

3. SITE PLAN REVIEW

The applicant is requesting approval for a Site Plan Modification to increase the previously approved square footage for Building D from 3,675 square feet to an 8,317 square foot 1-story building to allow retail and medical office use. The proposed modification increases the total overall square feet of the Grove Market at Westlake shopping plaza from 86,852 square feet to 91,494 square feet. The subject application includes the following modifications:

Site Plan Modifications:

1. Building a 1-story 8,317 square foot structure for retail and medical office
2. Adding 3 Low Speed Electric Vehicle (LSEV) for a total of 25 spaces.
3. Providing a total of 409 vehicle parking spaces for the shopping plaza



Building Setbacks, Lot Coverage and Impervious Area

The subject application is in compliance with the Mixed-Use zoning district as follows:

TABLE 3-12: MU DISTRICT NON-RESIDENTIAL STANDARDS

Commercial Uses	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Required by Code	20	10	10	45%	25%
Provided	28 West	53 North 28 South	81.9 East	21%	25.2%

Parking Analysis

As part of the parking improvements, the applicant is proposing adding 3 parking spaces for LSEV (golf carts) for a total of 25 spaces. This is 6.1 percent of the total 409 parking spaces provided. Per the City Code the required amount of parking spaces is 389 spaces, then, the applicant is proposing 6.1 percent spaces of golf carts from the total required. The subject site plan modification does not include electrical vehicle charging stations. The following table presents the parking calculation proposed for the subject site plan modification:

PARKING DATA		REQUIRED		PROVIDED	
TOTAL PARKING		385	SPACES	409	SPACES
EXISTING - RETAIL/GROCERY Buildings A,B,C		319	SPACES 1/240 s.f.	348	SPACES
FUTURE RETAIL Building B		17	SPACES 1/240 s.f.	17	SPACES
CONVENIENCE STORE W/PUMPS Building E		14	SPACES 1/240 s.f.+ 1/gas pump island (4 islands)	9	SPACES
FUTURE OUTPARCEL Building D		35	SPACES 1/240 s.f. as approved	35	SPACES
HANDICAP SPACES (INCLUDED IN TOTAL)		9	SPACES	13	SPACES
LOW SPEED ELECTRIC VEHICLE (INCLUDED IN TOTAL)		-	SPACES Assumed 5% - Not Required As of Now	25	SPACES
MOTOR CYCLE /COMPACT CAR (INCLUDED IN TOTAL)		-	SPACES	12	SPACES
LOADING SPACES		3	SPACES	3	SPACES
BICYCLE PARKING		19	SPACES	21	SPACES
NOTES: PBC MU REQUIREMENTS MIN. 4/1,000 TO A MAX. OF 6/1000 CITY OF WESTLAKE REQUIREMENT - BY USE 1/240 S.F.					

Parking and Non-Conformity Considerations

Since the Grove Market Shopping Center was constructed in 1999 in compliance with the Palm Beach County code, there are a number of items that are not in compliance with the current City Code.

In terms of the parking area lay-out, the site plan includes a number of non-conformities such as width, depth, and aisle dimensions that are detailed in the following table:

The Grove Market at Westlake Non-Conformities Chart		
Westlake Code	Required	Provided
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	60° Parking - Retail Width: 9.5' Depth: 19.0' Module Width: 53'	60° Parking - Retail Width: 9.0' Depth: 16.8' Module Width: 50.8'
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	90° Parking - Retail Depth: 18.5' Aisle Width: 25' Module Width: 62'	90° Parking - Retail Depth: 18.3' Aisle Width: 21.5' Module Width: 59.1'
Ordinance No. 2019-7 Article III - Section 4.26 A) Interior Planting Areas	2) Parking in a Row – 10 spaces Alt. parking – increased to 15 if divider median 4) min. width landscape divider – 5' excluding curb 8) terminal island – 8' excluding curb	2) Parking in a Row – increased to (3)11 spaces, (1) 12 space runs 8) terminal island – 4.8' excluding curb

DESIGN AND AESTHETICS

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a warehouse facility of the City’s vibrant Seminole Pratt Whitney corridor and will continue to set the standards and precedents for future developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed development be consistent with the City’s vision and guiding principles.

ARCHITECTURAL ELEVATIONS

South Elevation



North Elevation



Landscape

The proposed landscape plan for Parcel D is in compliance with City Code.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per Palm Beach County’s Traffic Performance Standards (TPS) and the City’s Code.

Drainage

This property is currently served by a previously permitted stormwater management system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention and wet detention systems. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall via existing platted drainage easements. Requirements for pretreatment prior to discharge of site due to the changes in impervious area will be addressed in the Land Development permitting process. The discharge into the master drainage system will be accordance with the master plan for the Westlake.

Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue. The current site plan amendment is not proposing modifications that will affect the site plan in terms of Fire Safety.

FINAL REMARKS

Application SPM-2023-05 will be heard by the City Council on September 5, 2023. The subject application was advertised on the Palm Beach Post. As stated previously, the subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering) and the Seminole Improvement District (SID).

EXISTING CONDITIONS

Please see below photos of current conditions at the Grove Market Shopping Center:







