



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting – 10/11/2021

PETITION DESCRIPTION

PETITION NUMBER: SPM-2021-08 *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: 77-40-43-01-01-001-0010
REQUEST: Application for a Site Plan Modification to upgrade the Grove Market at Westlake site plan in the Mixed- Use Zoning District. The application includes a landscaping plan; and, improvements to the parking area, the dumpster enclosures and the covered walking area.

SUMMARY

The applicant is requesting approval for a Site Plan Modification to upgrade the Grove Market at Westlake site plan in the Mixed- Use Zoning District. The application includes a landscaping plan; and, improvements to the parking area, the dumpster enclosures and the covered walking area. The subject application consists of enhancements of the existing commercial plaza site plan and landscaping located on a 9.98 acres site.

As part of the parking improvements, the applicant is proposing 22 parking spaces for LSEV (golf carts). This is 5.12 percent of the total 430 parking spaces provided. Per the City Code the required amount of parking spaces is 365 spaces, then, the applicant is proposing 6.03 percent spaces of golf carts from the total required. The subject site plan modification does not include electrical vehicle charging stations.

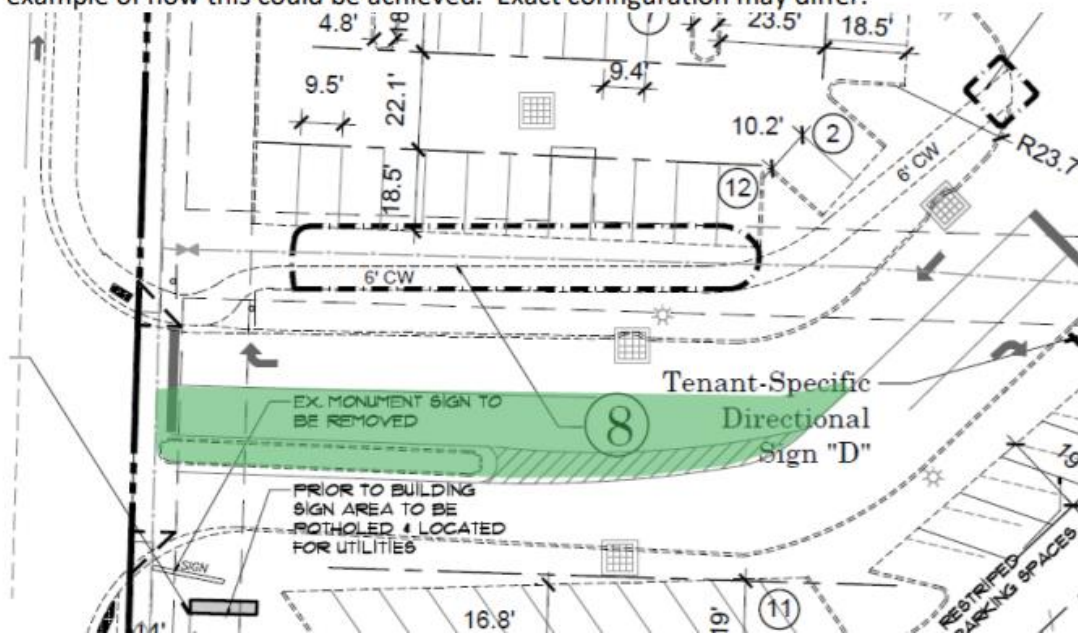
Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing commercial plaza will enhance the City’s vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding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

The applicant has indicated that landscape improvements including landscape survey, evaluation of existing landscape condition, proposed removals, replacements and additions are also included and detailed below.

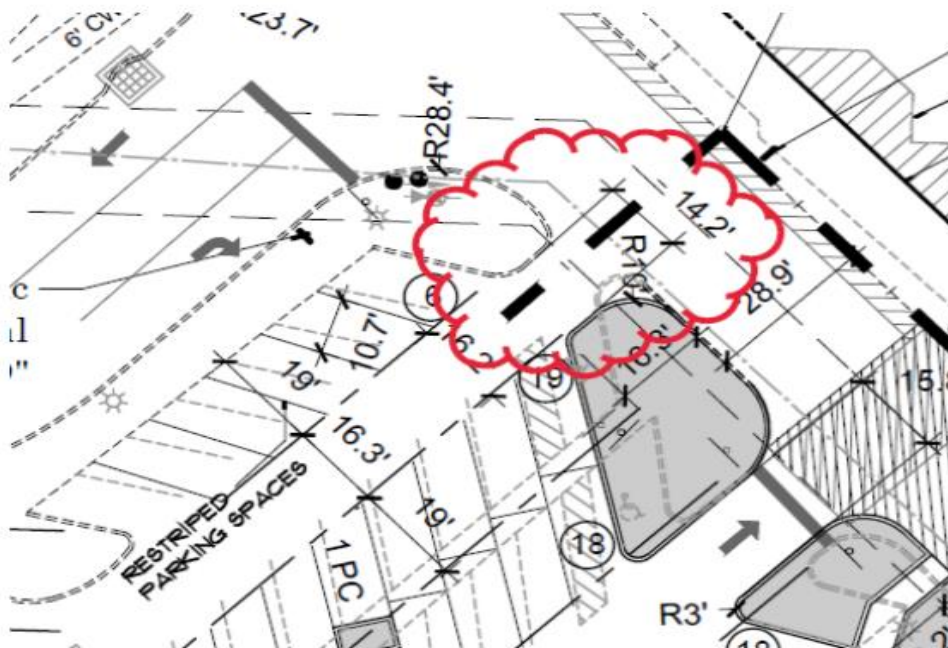
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend the following **two (2) conditions of approval:**

1. The abandoned left turn lane onto Seminole Pratt Whitney Rd. should be either striped or curbed and absorbed into the adjacent landscape island by expanding the landscape island and effective funneling traffic into one lane, right turn only. See sketch below for a visual example of how this could be achieved. Exact configuration may differ.



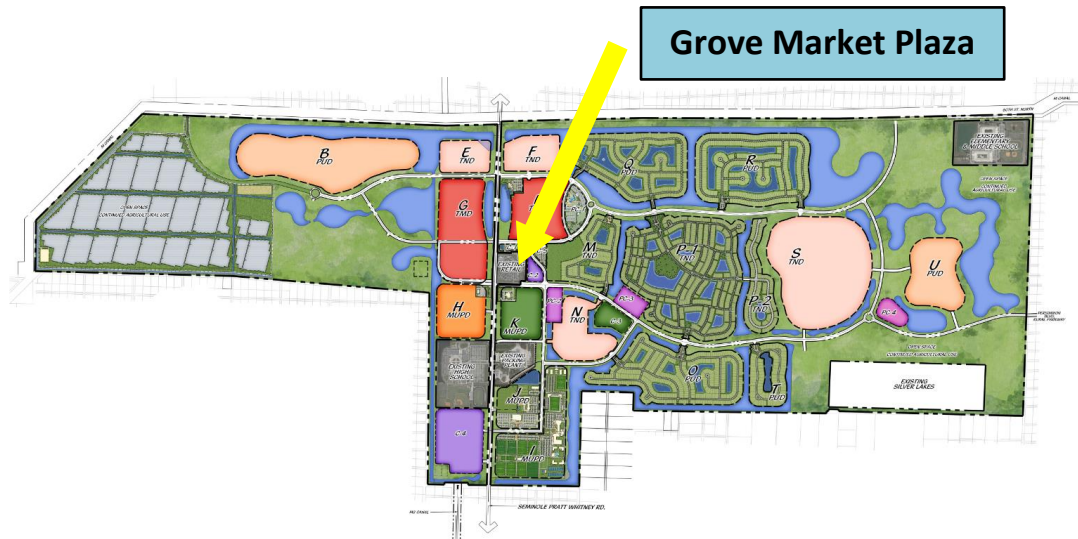
2. The drive aisles within the affected area of the parking lot containing 60-degree parking shall be maintain at a minimum width of 15'. There is one (1) noted location that is less than 15'. It appears that the northern most curb line in this area can be adjusted to accommodate the 15' minimum.



1. PETITION FACTS

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

e. TOTAL BUILDING SQUARE FOOTAGE	86,852 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.
FUTURE - RETAIL - BUILDING D	3,675 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.

The applicant applied for a Site Plan Modification (SPM-2021-02) to allow an upgrade to entire architectural façade of the Grove Market Shopping Center. The City Council approved the subject application on June 14, 2021.

The applicant applied for 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. The City Council approved the subject application on June 14, 2021.

The applicant applied for 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. The City Council approved the subject application with conditions on August 9, 2021.

3. SITE PLAN REVIEW

The applicant is requesting approval for a Site Plan Modification to upgrade the Grove Market at Westlake site plan in the Mixed- Use Zoning District. *The application includes a landscaping plan; and, improvements to the parking area, the dumpster enclosures and the covered walking area.* The subject application consists of enhancements of the existing commercial plaza site plan and landscaping located on a 9.98 acres site. The subject application includes the following modifications:

Site Plan Improvements

1. Adding 22 Low Speed Electric Vehicle (LSEV) / golf cart parking spaces and 12 motorcycle or compact car spaces.
2. Identifying and addressing accessibility issues as to slopes and dimensional requirements for accessible parking spaces, curb ramps and other vertical accessibility issues.
3. Showing the changes approved through the Winn Dixie application for façade improvements for additional square footage in the front of the principal use.
4. Updating the square footage of the existing buildings based upon survey information from the as-built conditions which has reduced the square footage by about 1,043 square feet.
5. Improving dumpster enclosures
6. Updating the existing walkway with a Winn-Dixie complementary color of ‘Pewter’ for the Stardeck concrete coating as shown:



Parking Space Width

- Above Code
- Non-Compliant
- Code
60° Parking - 9.5'
90° Parking - 9'

Landscaping Plan Upgrades

1. Adding vegetation to the base of the new signs.
2. Addressing missing shrubs and groundcover within existing buffers and planting areas.
3. Remove most of the trees in the median and some end islands for the main angled parking to allow functional site lighting and provide safer circulation.
4. Adding trees to enhance the shopping plazas look and new refurbishment.

TREES REMOVED	TREES PROPOSED	TREES RELOCATED
22 MAHOGANY TREES	6 TRIPLE ALEXANDER PALMS	2 ADONEDIA PALMS
20 LIVE OAK TREES	3 LIVE OAK TREES	2 TREE LIGUSTRUM
19 SATIN LEAF TREES	9 ROYAL PALMS	
	44 SABAL PALMS	
	2,000 SHRUBS	

Please see applicant detail explanation and examples of parking lot existing conditions in terms of trees and overall parking lot condition

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	37 West	53 North 95.6 South	81.9 East	20%	26.1%

Parking Analysis

The Engineering Department has recommended that electric vehicle charging stations, electric vehicle parking, and designated golf cart parking be considered. These elements are not required under the City’s code at the time of the subject application. However, the installation of these elements are recommended since the City is currently in process of updating its parking code to include Low Speed Electric Vehicle (LSEV) and charging stations.

As part of the parking improvements, the applicant is proposing 22 parking spaces for LSEV (golf carts). This is 5.12 percent of the total 430 parking spaces provided. Per the City Code the required amount of parking spaces is 365 spaces, then, the applicant is proposing 6.03 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		PBC REQUIRED		WESTLAKE REQUIRED		PROVIDED	
TOTAL PARKING		352	SPACES	365	SPACES	430	SPACES
EXISTING - RETAIL/GROCERY Buildings A,B,C				319	SPACES 1/240 s.f.	380	SPACES
FUTURE PARKING						6	SPACES Future Approved Not Constructed N.E. Corner of Site
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				15	SPACES 1/300 s.f. as approved	18	SPACES 18 Future Spaces Provided/5 Spaces are lost due to Access Aisle
HANDICAP SPACES (INCLUDED IN TOTAL)	10	SPACES		9	SPACES	13	SPACES
LOW SPEED ELECTRIC VEHICLE (INCLUDED IN TOTAL)	-	SPACES		-	SPACES Assumed 5% - Not Required As of Now	22	SPACES
MOTOR CYCLE /COMPACT CAR (INCLUDED IN TOTAL)	-	SPACES		-	SPACES	12	SPACES
LOADING SPACES	2	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.

With regard to compliance with the American with Disability Act (ADA), the applicant indicates that the plaza’s owner will execute the eleven (13) ADA issues identified in the report from Otten Consulting Group from 2016 in order to meet all current State and National ADA guidelines. The following improvements will be implemented as part of the subject application:

- ① RECONSTRUCTION OF CURB RAMP
- ② RESURFACE AND RESTRIPE REQUIRED
- ③ RESURFACE PARKING AND ACCESS AISLE
- ④ RESURFACE AND RESTRIPE REQUIRED
- ⑤ RESURFACE AND RESTRIPE REQUIRED
- ⑥ RESTRIPE AND ENSURE IT DOES NOT EXCEED THE 2% SLOPE REQUIRED
- ⑦ REPLACE PAVERS NOT TO EXCEED ¼" VERTICAL CHANGES
- ⑧ RESURFACE CROSSING SLOPES OF SIDEWALK
- ⑨ RESURFACE SIDEWALK AND REPAIR CURB RAMP
- ⑩ REPAIR PAVERS NOT TO EXCEED ¼" ELEVATION
- ⑪ THRESHOLD REPLACEMENT NEEDED NOT TO EXCEED ¼" ELEVATION

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.

Per the applicant justification statement, page 4, *“Although we cannot widen the existing, legal, non-conforming drive isles we are widening the parking stalls in the areas of concern to well beyond the legal requirement to improve the maneuverability into and out of these areas”.*

Per the applicant justification statement, page 4, *“Principal Anchor: Winn Dixie has special requests. When possible, the parking spaces have been restriped to be 10-foot wide which is above the City’s requirements. Shopping cart corals have also been added meeting their specifications. So while some of the angle parking is non-compliant, many now exceed the code, lessening the non-conformity”*

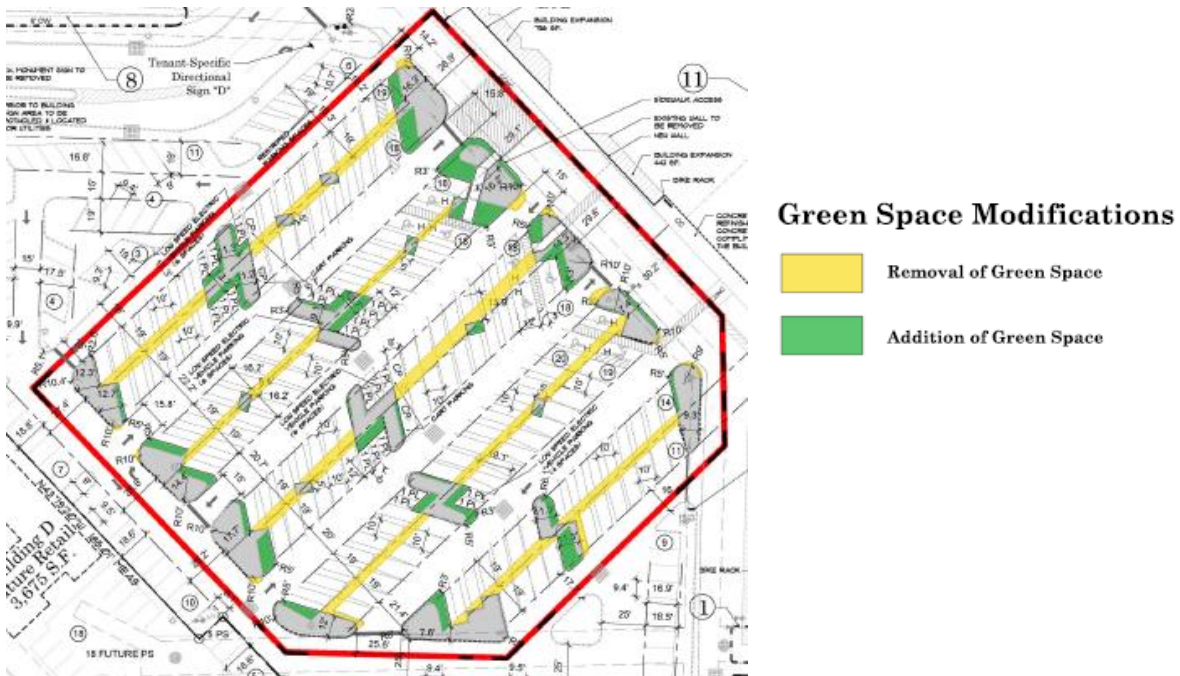
In terms of the parking area lay-out, the site plan includes a number of non-conformities such as width, depth, and aisle dimensions that are detailed in the following table:

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

Landscape

The existing landscape that was not in conformance with Code has been supplemented to conform. There are trees within the affected area of the parking lot that have been proposed for removal. As the parking lot exists currently, there are several trees that are in poor condition and also buckling the adjacent pavement. The parking lot redesign successfully preserves the healthy and viable canopy trees while selectively removing the trees that are in poor condition. The redesigned landscape within the affected area of the parking lot has been reviewed and is in compliance with City Code.

The image below highlights the locations of the proposed landscape:



Traffic

From review of the two future retail uses, it is believed that the project will generate fewer than twenty (20) Gross Peak Hour Trips (after internalization). Therefore, a traffic statement is not required and offsite improvements for the purposes of traffic are not required.

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 SPR-2021-08 will be heard by the City Council on October 11, 2021. 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).

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend the following two (2) conditions of approval:

1. The abandoned left turn lane onto Seminole Pratt Whitney Rd. should be either striped or curbed and absorbed into the adjacent landscape island by expanding the landscape island and effective funneling traffic into one lane, right turn only. See sketch below for a visual example of how this could be achieved. Exact configuration may differ.
2. The drive aisles within the affected area of the parking lot containing 60-degree parking shall be maintain at a minimum width of 15'. There is one (1) noted location that is less than 15'. It appears that the northern most curb line in this area can be adjusted to accommodate the 15' minimum.

5. EXISTING CONDITIONS

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







CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE: 9/24/2021
APPLICATION NUMBER: SPR-2021-08
DESCRIPTION: Grove Market Site Plan Review
APPLICANT: 2GHO, Inc.
OWNER: 5060 Loxahatchee Retail, LLC
REQUEST: Site Plan Modification Review
LOCATION: 5060 Seminole Pratt Whitney Road, Westlake, FL 33470
STAFF REVIEW: **APPROVAL LETTER**

The Engineering Department approves the plans with the following notations and conditions of approval.

Site Plan Comments

1. Non-conformities were mentioned by the applicant. It's unclear where many of the non-conformities occur. Please provide a highlighted plan, or exhibit that makes it clear where the non-conformities occur on the site plan.

Applicant response: Please see the four exhibits to clarify the non-conformities.

City response: There are items that remain unclear.

- The 60-degree aisle width is noted at 13.5'. it is still not clear where the 13.5' aisle width occurs on the plan.

Response: This has been modified.

- The module width for 60-degree is noted with a 47' requirement – this should read 53'. The provided module with for 60-degree is noted as 40.2' – where does this occur?

Response: This was changed.

- The 90-degree parking required section notes a parking depth of 18'. This should read 18.5'. noting this, are there any 90-degree parking depth non-conformities? The provided section details a 18.5' parking depth.

Response: This has been updated throughout.

City response: Non-conforming site elements/conditions that are existing to remain are accepted. All site modifications within effected areas are expected to meet Code.

All previous site plan comments not included herein have been addressed and/or satisfied.

Preliminary Landscape Plan Comments

2. There is a discrepancy between the submitted tree disposition plan and the justification statement. Within the justification statement, it reads that over sixty (60) trees are being removed. The tree disposition plan indicates that forty-four (44) trees are being removed. This discrepancy is noted and the preliminary landscape plan is approved with the understanding that forty-four (44) trees are currently anticipated for removal. At the time of Landscape Permit application, the applicant will further evaluate the landscape design and condition of the trees on site. Every reasonable effort shall be made to preserve healthy and viable canopy trees on site.

All previous preliminary plan comments not included herein have been addressed and/or satisfied. Additional landscape comments may be forthcoming at the time of Landscape Permit application.

Justification Statement Comments

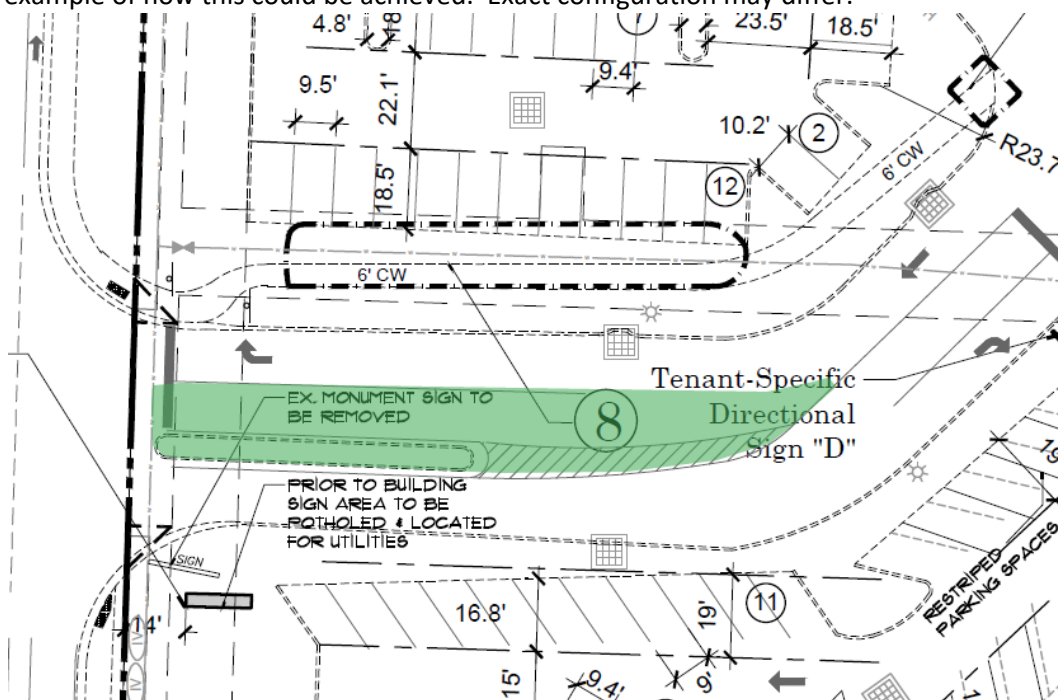
All previous justification statement comments not included herein have been addressed and/or satisfied.

Traffic Comments

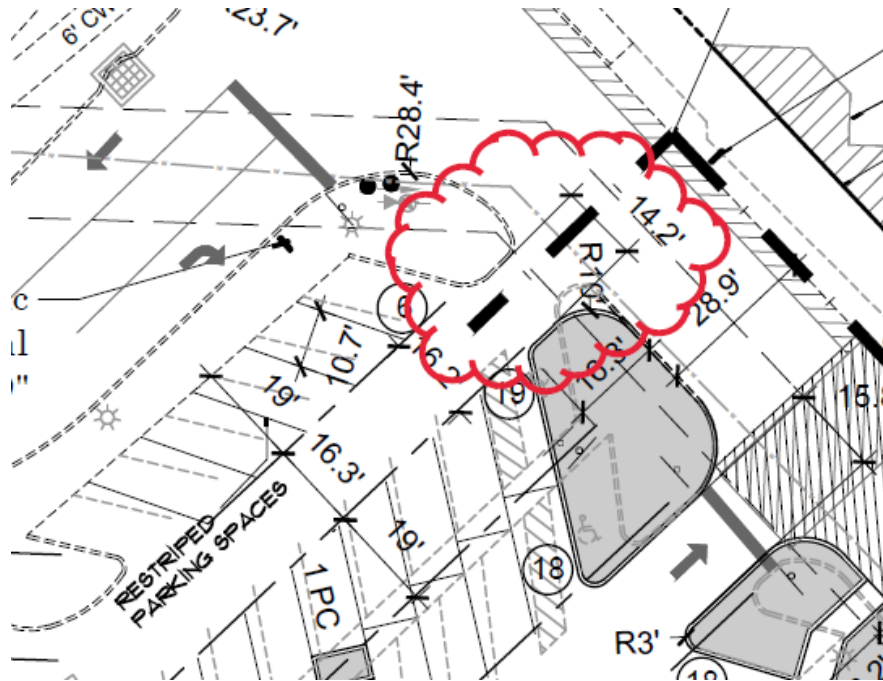
All traffic comments not included herein have been addressed and/or satisfied.

CONDITIONS OF APPROVAL

1. The abandoned left turn lane onto Seminole Pratt Whitney Rd. should be either striped or curbed and absorbed into the adjacent landscape island by expanding the landscape island and effective funneling traffic into one lane, right turn only. See sketch below for a visual example of how this could be achieved. Exact configuration may differ.



2. The drive aisles within the affected area of the parking lot containing 60-degree parking shall maintain at a minimum width of 15'. There is one (1) noted location that is less than 15'. It appears that the northern most curb line in this area can be adjusted to accommodate the 15' minimum.



This letter has been prepared by the following individual, in association with their consultants and subconsultants:

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