

Shoppes of Westlake Landings - Parcel B

Site Plan Review

Justification Statement

July 15, 2021

Revised: October 04, 2021

Introduction

The Applicant is pleased to submit this request for the site plan approval of the Shoppes of Westlake Landings, Parcel B in Pod H, Westlake Landings. The proposed mixed-retail uses will be located within 2 proposed buildings situated in the northeast portion of Pod H. Pod H has been previously approved and platted and known as “Westlake Landings”. Parcel B is located on the east side of Pod H, just north of the proposed entrance road off of Seminole Pratt Whitney, to be known as Landings Way, and east of the proposed north-south road within Pod H, to be known as Landings Drive.

Background

The 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 newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. To provide consistency with the Development Order and existing zoning, the plan states the FLUA designation as Agricultural Enclave. The property is currently in active construction.

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

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles.

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The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On November 13, 2017, Resolution No. 2017-09 approved the final plat for Persimmon Boulevard East Plat 1.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2, and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind 'Pod P'.

On March 11, 2019, Resolution No. 2019-07 approved the final plat for Meadows of Westlake Phase II.

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Westlake Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

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On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven Gas Station.
On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven Gas Station.

On August 12, 2019, Resolution No. 2019-18 approved the Plat for Pod K.

On August 12, 2019, Resolution No. 2019-19 approved the Plat for Pod R (Meadows Phase 2).

On August 12, 2019, Resolution No. 2019-20 approved the Plat for Kingfisher.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019-34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

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On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod 0).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14 approved the Site Plan for the PBC Tax Collector's and DMV offices.

On July 13, 2020, Resolution 2020-16 approved the Site Plan for the Cresswind Palm Beach Amenity Center.

On July 13, 2020, Resolution 2020-11 approved the Final Plat for Green Lane.

On August 10, 2020, Resolution 2020-03 approved a Site Plan Amendment for 7-Eleven 1.0 .

On August 10, 2020, Resolution 2020-04 approved a Site Plan Amendment for 7-Eleven 2.0.

On August 10, 2020, Resolution 2020-05 approved the Final Plat for Persimmon Boulevard East Plat 4.

On August 10, 2020, Resolution 2020-22 approved the Final Plat for Groves of Westlake Phase 2.

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On September 14, 2020, Resolution 2020-26 approved the Final Plat for Pod T – Estates of Westlake.

On November 09, 2020, Resolution 2020-32 approved the Final Plat for the Westlake Plaza (Publix).

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza.

On November 09, 2020, Resolution 2020-34, approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail.

On November 12, 2020, the City of Westlake approved an amendment (MPA-2020-04) to the Final Master Plan, which allowed minor adjustments to the dwelling unit allocations and land area in Pods N, S, and U.

On December 14, 2020, Resolution 2020-36, approved the Final Plat for Sky Cove South, Phase 1A (Pod N).

On December 14, 2020, Resolution 2020-37, approved the Final Plat for Sky Cove South, Phase 1B (Pod N).

On December 14, 2020, Resolution 2020-38, approved the Master Sign Plan for 7-Eleven 1.0.

On December 14, 2020, Resolution 2020-39, approved the Master Sign Plan for the Publix at Westlake Plaza.

On December 15, the City of Westlake approved an amendment (MPA-2020-05) to the Final Master Plan, which allowed minor adjustments in Pod S.

On January 11, 2021, Resolution 2020-01, approved the Final Plat for Town Center Parkway South-West.

On January 11, 2021, Resolution 2020-02, approved the Final Plat for Pod G South-West.

On February 8, 2021, Resolution 2021-03, approved the Final Plat for Pod S - Phase I, Orchards of Westlake.

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On March 8, 2021, Resolution 2021-06, approved the Final Plat for Pod M – Crossings of Westlake.

On March 8, 2021, Resolution 2021-07, approved the Final Plat for Pod S - Phase II, Orchards of Westlake.

On April 12, 2021, Resolution PZ-2021-01, approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-04, Council approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-11, approved the Final plat for Cresswind Palm Beach, Phase 3 (Pod P-1 Phase 3).

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E in Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-16, approved the site plan modification for the Winn-Dixie grocery store in the Groves Market.

On June 14, 2021, Resolution 2021-17, approved the site plan modification for the Groves Market shopping center.

On July 12, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 12, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 12, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

On August 9, Resolution 2021-03, approved the Amended the master Sign Plan for 7-11 2.0.

On August 9, Resolution 2021-05, approved the site plan for Pod PC-1, Phase 2.

On August 9, Resolution 2021-25, approved the master Sign Plan for Grove Market.

On September 13, 2021, Resolution 2021-27, approved the replat of Parcel C-2.

On September 13, 2021, Resolution 2021-28, approved the amendment of the Pod S (Orchards) Phase II Plat.

Subject Request

The Applicant is requesting site plan approval for a collection of mixed retail uses within two buildings to be situated on Parcel B in Pod H, “Westlake Landings”, to be known as “The Shoppes of Westlake Landings”. These proposed retail uses will conveniently serve the Westlake master planned community and their surrounding Loxahatchee neighbors with much needed shops, services, and restaurants. Parcel B is comprised of approximately 3.5 acres as part of Phase 2 of the previously platted Pod H, which will be subdivided by metes and bounds. The north building will have a maximum square footage of 9,450 sq.ft., containing up to 5 bays, and the south building will have a maximum of 7,065 sq.ft. containing up to 3 bays. A breakdown of the proposed uses for each building are identified in Table 1.0 on Page 9. The parking area has been modified to include 4 Electric Vehicle Charging Stations as well as some golf cart and motorcycles parking.

Pod H, “Westlake Landings”, is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. More recently, On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings. On the same date, Resolution 2021-15, approved a Site Plan for a Self-Storage Facility to be located on Parcel E. A minor master plan amendment of Pod H is being submitted concurrently with this site plan review in order to recognize the final building square footages and development intensities proposed on Parcel B.

Pod H, and therefore Phase 2, Parcel B have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the retail/restaurant/medical uses 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 self-service storage facility is considered a 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.

Parking for the mix of uses will adhere to the “Shopping Center/ Mixed Uses” parking requirements under Article 8.6, Ordinance No. 2019-10. Cross-parking and access will be accommodated for throughout the site. In addition, a “Queuing Exhibit” has been provided in this submittal depicting the proposed restaurant drive-thru circulation.

TABLE 1.0

BUILDING DATA

	SF
NORTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	1,391
BAY 2 - SHOPPING CENTER MIXED USE	1,391
BAY 3 - SHOPPING CENTER MIXED USE	1,190
BAY 4 - SHOPPING CENTER MIXED USE	1,506
BAY 5 - RESTAURANT	3,972
TOTAL	9,450
SOUTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	3,710
BAY 2 - SHOPPING CENTER MIXED USE	1,290
BAY 3 - RESTAURANT W DR THRU (FAST FOOD)	2,065
TOTAL	7,065

Conclusion

The Applicant is requesting approval of the Shoppes of Westlake Landings, Parcel B, site plan 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.