



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/9/2020

PETITION DESCRIPTION

PETITION NUMBER: SPR-2020-10 Publix Westlake Plaza Master Site Plan
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 Master Site Plan for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The subject application includes 1.88 acres Rural Parkway Easement; **Parcel A**-1.04 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru; **Parcel B**-1.05 acres-with a 5,500 Sq. Ft. Bank; **Parcel C**-1.11 acres- with a 5,750 Sq.Ft Seat Down Restaurant; **Parcel D**-6.53 acres- with 65,363 Sq. Ft. Retail; and **Parcel E**-8.60 acres- with a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building (**Phase One**).

SUMMARY

The applicant is requesting approval of a Master Site Plan for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District fronting our Seminole Pratt Whitney Road. The subject Plaza consists of a number of parcels that will be developed in phases including a Publix grocery store with a drive through pharmacy; a liquor store; inline attached retail/office/medical building (Phase One). In the future, the Plaza will also include a fast food and a sit down restaurants, a bank with drive through, and additional retail space.

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be the first NEW shopping plaza of the City's vibrant Seminole Pratt Whitney corridor and will set the standards and precepts for future commercial developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed Publix plaza be consistent with the **City's vision and guiding principles (pages 6 and 7)**. City Staff asked the applicant to proposed aesthetic materials (pavers, others) on main access ways and interior Plaza sidewalks instead of concrete. However, the applicant confirmed that the proposed Plaza will have concrete on main access ways and interior connecting sidewalks. See photos of other Publix plazas in Palm Beach County where decorative sidewalks were installed; and, existing decorative connecting sidewalk materials on Minto's sales center facility at Westlake (pages 5 and 6).

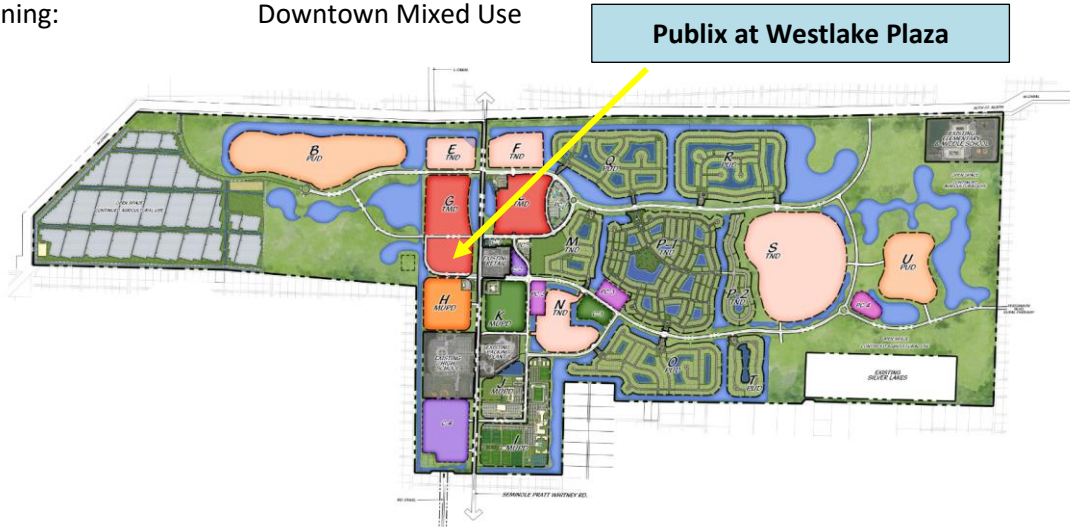
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application with the following Conditions :

1. Maintain vacant parcels (A, B, C, & D) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.

PETITION FACTS

- a. Total Gross Site Area: 20.321 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural
 - Future Land Use: Downtown Mixed Use
 - Zoning: Downtown Mixed Use

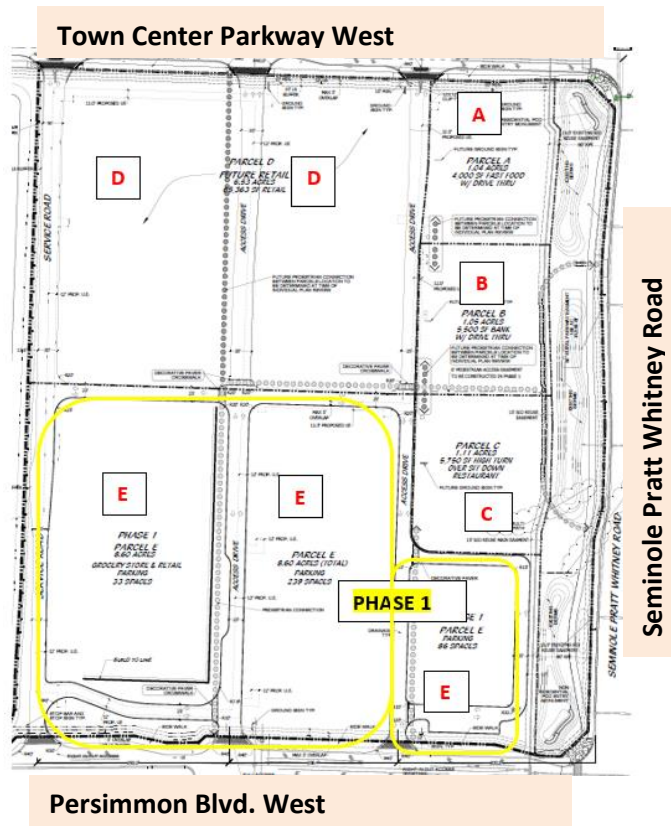


STAFF ANALYSIS

The applicant is requesting approval of a Master Site Plan for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The subject Plaza is located west of Seminole Pratt Whitney Road; includes 1.88 acres Rural Parkway Easement and the following parcels:

- Parcel A**- 1.04 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru
- Parcel B**- 1.05 acres-with a 5,500 Sq. Ft. Bank
- Parcel C**- 1.11 acres- with a 5,750 Sq.Ft Seat Down Restaurant
- Parcel D**- 6.53 acres- with 65,363 Sq. Ft. Retail
- Parcel E**- 8.60 acres- with a 48,367 sq. ft Publix grocery store with a drive thru pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building **(Phase One).**

This graphic presents the proposed parcels included on the Master Site Plan



Master Site Plan Phases

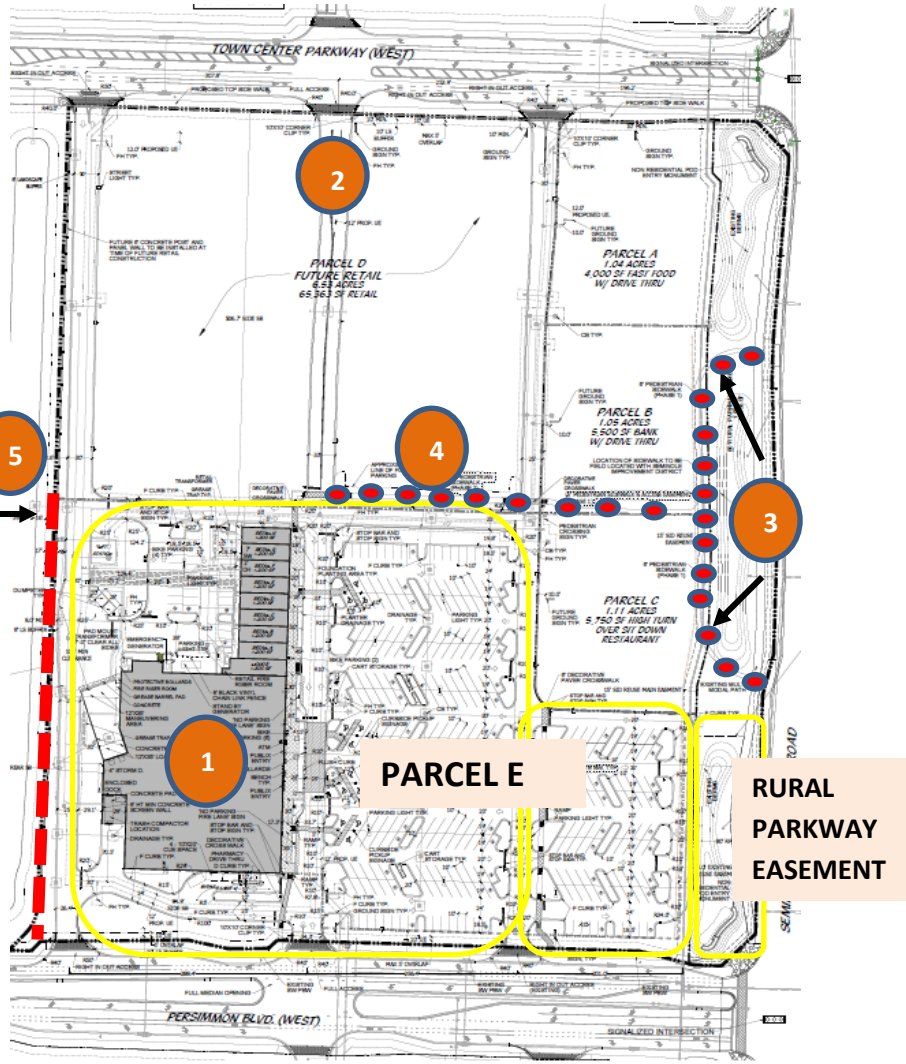
The subject commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council. **Phase One** is located in **Parcel E** (8.60 acres) and includes part of the Rural Parkway Easement along with 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

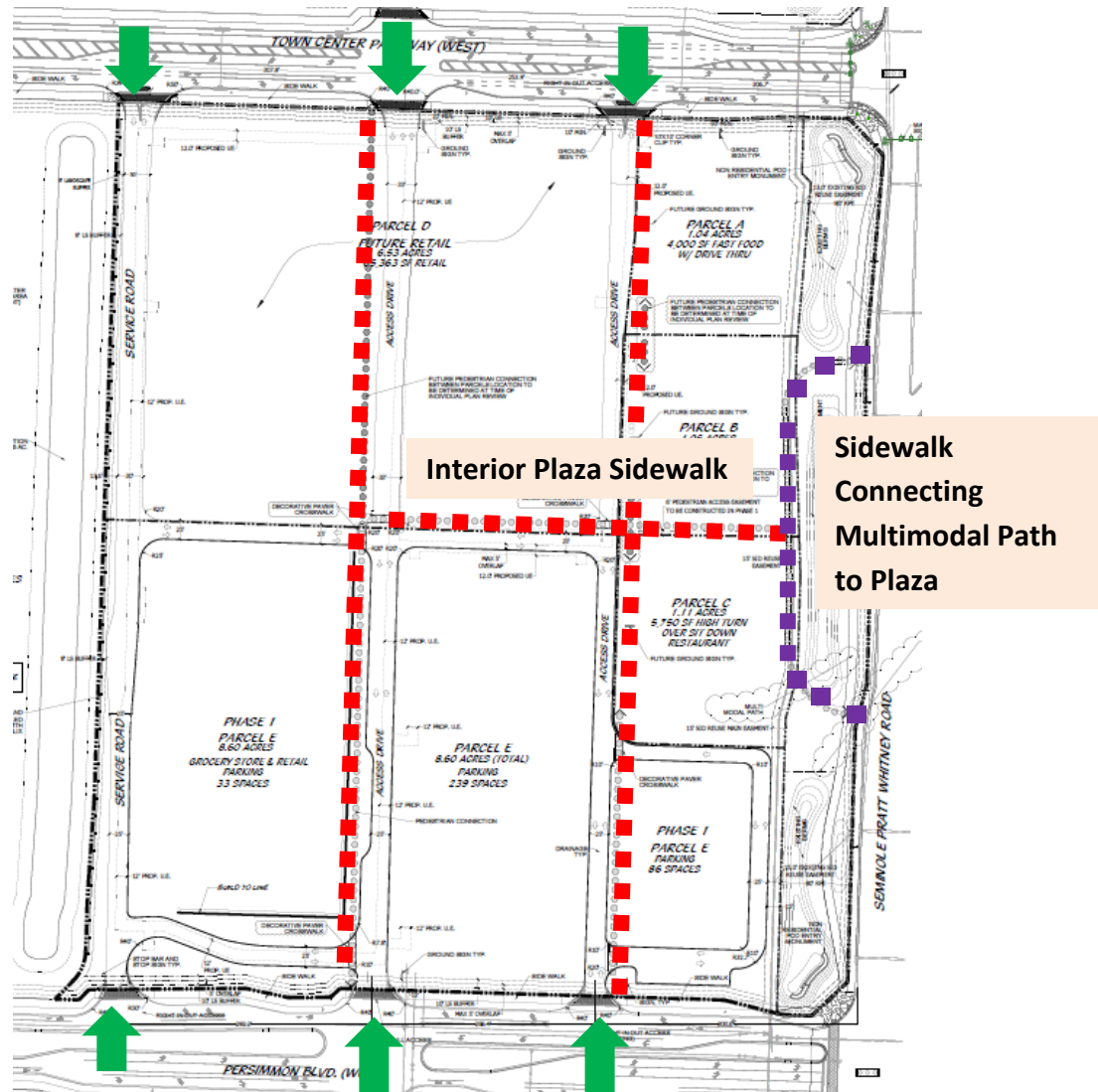
Phase One development will include all parcel E with landscape buffers on Town Center Parkway and along the western boundary of the entire site. The only the portion of the 6' Buffer Concrete Slip Wall Panel Wall adjacent to Parcel E will be constructed in Phase One. The remainder of the wall will be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



Currently, the applicant only defined Phase One. Additional phases will be determined by market demand and respective site plans will be submitted for staff review and approval by the City Council.

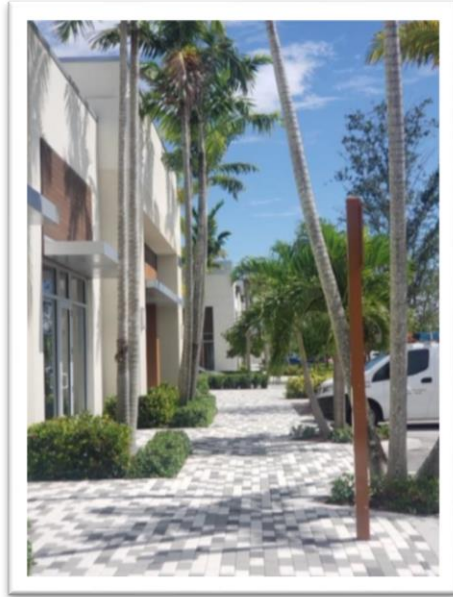
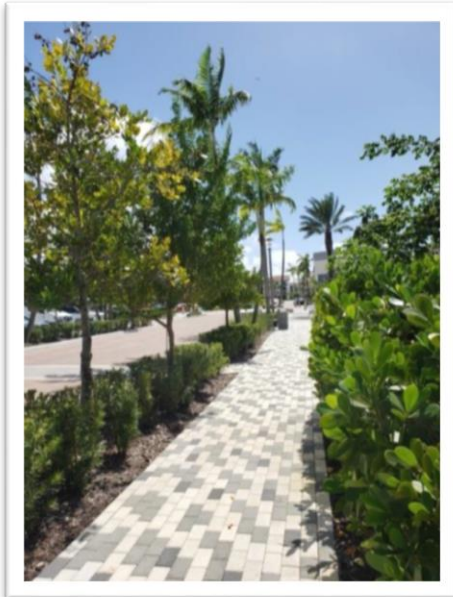
Accessways and Connecting Sidewalks

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.

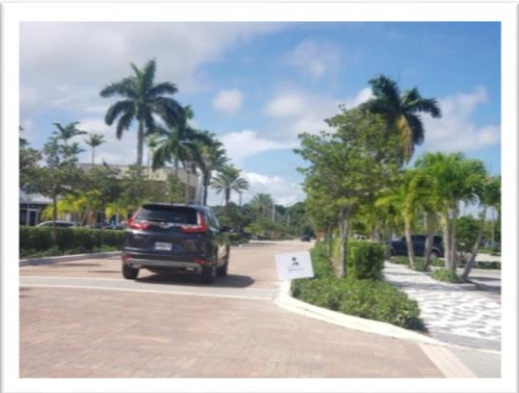


Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be the first NEW shopping plaza of the City’s vibrant Seminole Pratt Whitney corridor and will set the standards and precedents for future commercial developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed Publix plaza be consistent with the City’s vision and guiding principles . City Staff asked the applicant to proposed aesthetic materials (pavers, others) on main access ways and interior Plaza sidewalks instead of concrete. However, the applicant confirmed that the proposed Plaza will have concrete on main access ways and interior sidewalks. See photos of other Publix plazas in Palm Beach County:

Publix Super Market at Alton
5410 Donald Ross Rd. Palm Beach Gardens, FL 33418

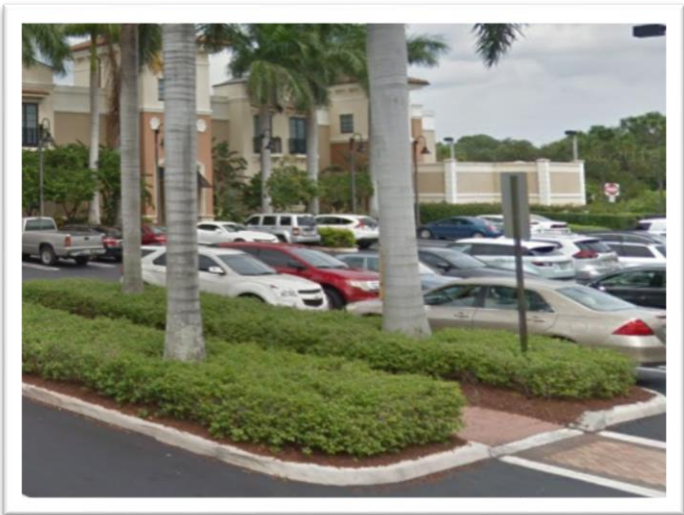
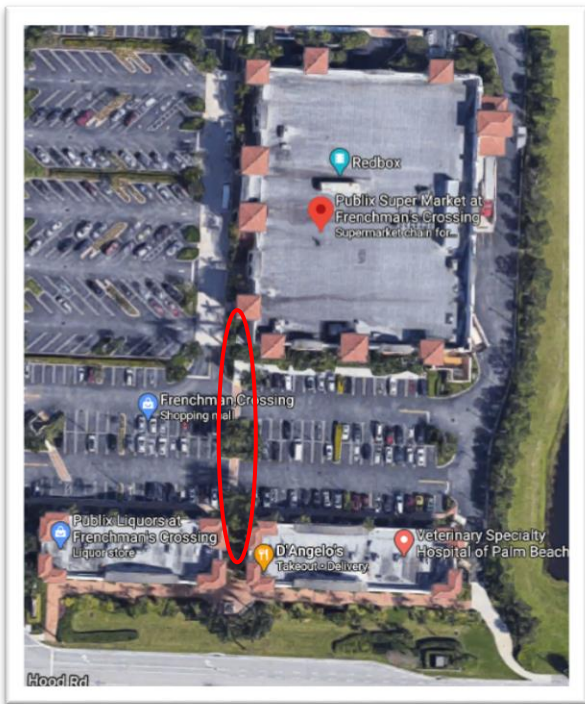


Interior Plaza Sidewalks



Accessway

Publix Super Market at Frenchman's Crossing
4101 Hood Rd. Palm Beach Gardens, FL 33410



Interior Plaza Sidewalk

In addition to the previous Publix plazas examples, the below photos showcase existing decorative materials used as connecting sidewalks at the Minto's sales center facility at Westlake.



Existing Decorative Connecting Sidewalks at Minto's Sales Center

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.

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.

Maintenance of Vacant Parcels

All landscaped areas will be fully irrigated and maintained on a regular basis. The future development parcels (A, B, C, & D) will be stabilized and seeded and mulched with Argentine Bahia Grass. These areas will receive temporary watering by way of traditional water trucks during the initial establishment period. The future development parcels will be regular mowed consistent with industry standards to maintain a neat visual appearance.

Drainage

Drainage for each outparcel is not presented at this time. Applicant is required to comply with drainage requirements at the time of each parcel's development.

Traffic

Three new land uses were introduced in this application: high-turnover sit-down restaurant, bank, and fast-food restaurant both with drive through lanes. To account for the trip generated by these new land uses, the applicant proposed "swapping out" trips generated by a portion of Retail and Office land uses, as documented in the trip equivalency statement. The new retail uses attract higher "pass-by" percentages (e.g., an intermediate stop at the bank on the way to an original planned trip). Also, some

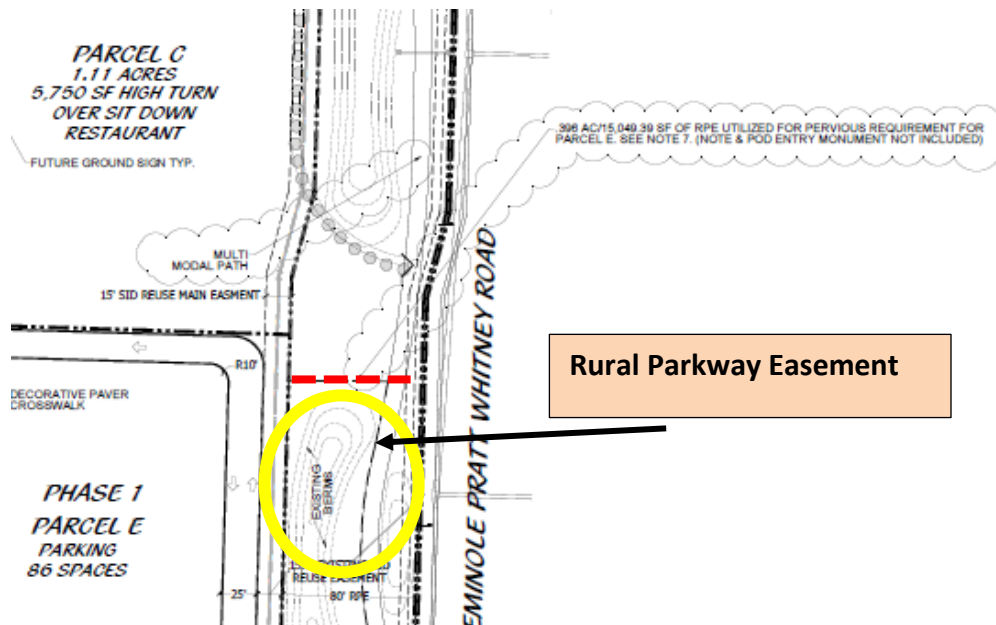
trips are made to more than one land uses (e.g., a stop for coffee before or after a stop at the grocery store). This is referred to as “internalization”. Due to the high pass-by and internalization percentages for the new uses, the internalization with the approved used is kept to that of the general approved Retail use. The total trips projected for this application do not exceed the approved trips for Westlake per the 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. If the Town Center Parkway configuration is altered during the Land Development Permit process, applicant will be required to modify the site plan for consistency. Further details about phasing of the work in this application as it relates to the Town Center Parkway construction will be reviewed at the time of Land Development permits.

Rural Parkway Easement and Pervious Calculations

Per the Mixed Use Zoning District, the minimum pervious area is 25%. Parcel E contains 21.04% of pervious area. Since the Rural Parkway Easement (RPE) is included on the plat area, the applicant is proposing to apply 0.396 acres of RPE adjacent to Parcel E in order to satisfy the minimum 25% requirement. The City will monitor percentages from the RPE to be applied toward the pervious areas on future Commercial Plaza developments for Parcel A, B, C, and E.



FINAL REMARKS

MPA-2020-03 will be heard by the City Council on November 9, 2020. 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. Based upon the facts and findings contained herein, the Planning and Zoning Department recommends approval of the subject application with the following conditions :

1. Maintain vacant parcels (A, B, C, & D) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

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1. **DATE:** 10/22/2020
 2. **APPLICATION NUMBER:** MPA-2020-03
 3. **DESCRIPTION:** Master Plan Amendment – Publix Plaza
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Master Plan Amendment Review
LOCATION: Westlake, FL
 4. **STAFF REVIEW:** **RECOMMENDED APPROVAL**

The Engineering Department recommends approval of the above referenced application.

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

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
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Email: sdombrowski@chenmoore.com