

Publix at Westlake Plaza
Master Plan
Justification Statement
September 11, 2020

Introduction

The Applicant has submitted a request for site plan approval for Pod PG-South, a 20.321 acre site, specifically Parcel E of Pod G, situated west of Seminole Pratt Whitney Road, adjacent to the south side of Town Center Parkway, and north of Persimmon Boulevard East. Pod G has a Mixed-Use zoning designation allowing Commercial and Retail Center. A PUBLIX grocery store will anchor this shopping plaza that will include three stand-alone buildings containing a fast-food restaurant with a drive-thru, a sit-down restaurant, and a bank with a drive thru. In all, consisting of 140,000 square feet, this plaza will be located between Town Center Parkway, to its north and Persimmon Blvd. West to its south.

Subsequent to our master site plan submittal, and as requested by staff, Coteleur & Hearing has prepared a simplified Master Plan to accompany the Master Site Plan. The Master Plan simply identifies each proposed development parcel, together with the applicable tabular data, showing the development intensity and densities associated with each parcel. The master plan reflects 5 potential development parcels depicted as parcels A - E. The anticipated use and proposed development entitlement for each parcel is identified on the master plan as well as in the tabular data. The applicant is not proposing to subdivide the parcels into individual lots. A concurrent boundary plat is being processed with this application. Future subdivision for ownership and financing purposes, if required, will be accommodated by metes & bounds. Additionally, we offer the following:

Authority and Ownership

The authority and the ownership of the land is by Minto PBLH, LLC, A Florida Limited Liability Company, Its successor and assigns, for future development and purposes consistent with the zoning regulations of the City of Westlake, FL, and is the perpetual maintenance obligation of said Minto PBLH, LLC, its successors and assigns, without recourse to the City of Westlake .

Proposed Phases

The Applicant is proposing at least two phases of development. The first phase of development will be the Publix Grocery Store and the related inline retail, as designated on the site plan. This development will be located on Parcel E. The remaining parcels will be developed when market forces demand. All the primary points of access and vehicular driveway connections will be constructed as a part of the first phase of development.

Total Land Areas

The Master Plan identifies the land area for each of the respective parcels, together with the locations of the main access points from Persimmon Boulevard, as well as from Town Center Parkway West. The existing and proposed easements are identified on the site plan.

Circulation

The required circulation is identified on the plan. As discussed above, the east/west access drive running between Town Center Parkway and Persimmon Boulevard West will be constructed during the first phase of development. The Master Plan also identifies pedestrian connections, as we know them today, which

includes primary pedestrian connection to the multi-modal pathway, as well as a connection to Persimmon Boulevard West. The pedestrian connection to Seminole Pratt has been designed to be pedestrian friendly with landscape an allay of palms on either side.

As the future development plans for other parcels come in, additional pedestrian connection information will be provided. Please note that there are no proposed road rights-of-way associated with this Master Plan.

Easements

All proposed and existing easements are identified on the plan. Additionally, the location of all existing and proposed landscaping buffers are identified on the plan. The easements consist of general utility easements along the adjacent roadway network, utility easements to support the proposed infrastructure and a Seminole Improvement District re use watermain easement which runs parallel to the west side of the RPE along Seminole Prate Whitney.

Landscaping

All existing and proposed landscape buffers are delineated on the master plan. An 80' rural parkway easement and landscape buffer exists along the east boundary adjacent to Seminole Pratt Whitney. 10' Right of Way buffers are proposed along Town Center Parkway to the north and persimmon Boulevard West to the South. An 8' landscape buffer is provided along the west boundary. The buffer will contain a 6' post and panel concrete wall in addition to the required landscape material. The wall will be constructed with the vertical constriction of parcel D and E respectively. The wall adjacent to parcel E will be constructed with the Publix at Westlake Plaza. The wall adjacent to parcel D will be constructed when the buildings for the parcel are constructed.

The Applicant will work closely with Staff on all aspects of this development as necessary. 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.