



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 11/9/2020

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPR-2020-10 Publix at Westlake Plaza Site Plan Review  
**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 Site Plan Review for a 48,367 sq. ft. Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store. The subject application also includes an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscape plan **(Phase One)**. Note: The subject application does NOT include signage since the applicant will apply for a Master Sign Plan at a later time.

#### SUMMARY

The applicant is requesting approval of a Site Plan Review for a 48,367 sq. ft. Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store. The subject application also includes an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan. The subject application is Phase One of a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District.

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 (pages 8 and 9)**. City Staff asked the applicant to proposed aesthetic materials (pavers, others) on main accessways 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 where decorative sidewalks were installed; and existing decorative connecting sidewalk materials on Minto's sales center facility at Westlake (pages 7 and 8).

#### STAFF RECOMMENDATION

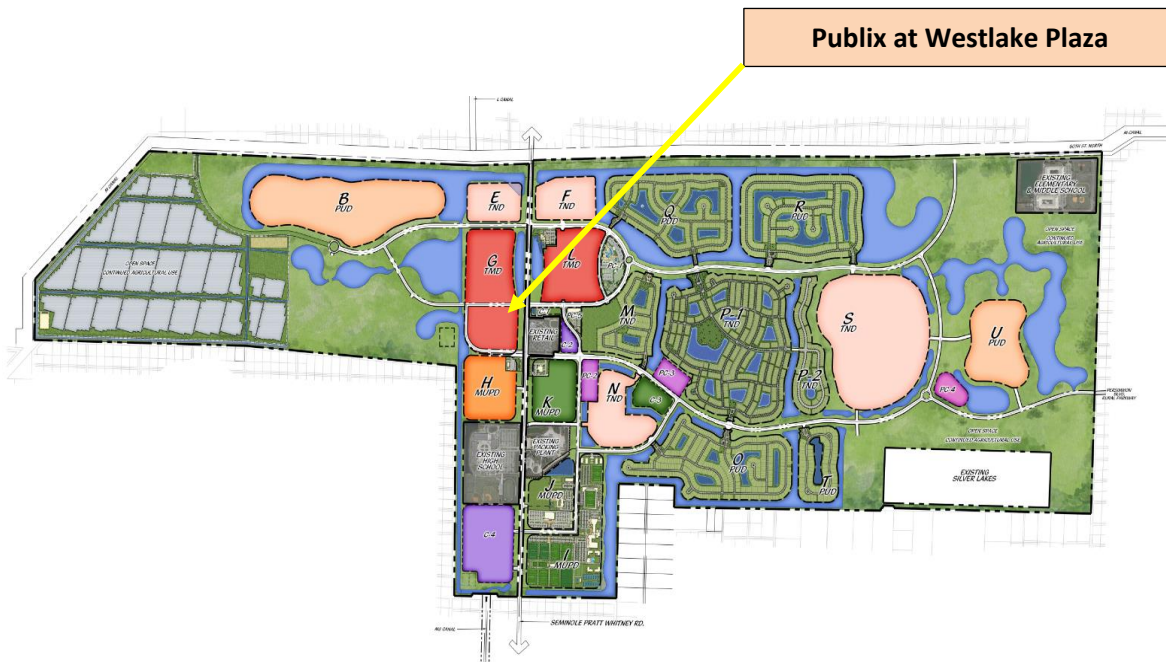
Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application. The **Engineering Department** recommends approval of the above referenced application with the following conditions:

1. Off-site dry retention will be dedicated by separate instrument in a form acceptable to the City Attorney. This shall be done prior to issuance of a Land Development Permit by the City.
1. Positive outfall from this site is directed to Town Center Parkway. The applicant shall provide evidence of approval by SID of the necessary stormwater system to serve the Plaza, prior to issuance of building permits for vertical construction.
2. 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.

**PETITION FACTS**

- a. Total Gross Site Area: 20.321 acres
- b. Building Data: 48,387 SF for Publix Shopping Center, 1,400 sq. ft. liquor store, 9,600 sq. ft. inline retail/office/medical building
- c. Land Use and Zoning
  - Existing Land Use: Vacant/Agricultural/Utility
  - Future Land Use: Mixed Use
  - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
<b>SUBJECT PROPERTY</b>	Mixed Use	Mixed Use
<b>NORTH</b>	Mixed Use	Mixed Use
<b>SOUTH</b>	Mixed Use	Mixed Use
<b>EAST</b>	Mixed Use & Civic	Mixed Use
<b>WEST</b>	Mixed Use	Mixed Use



**STAFF ANALYSIS**

The subject application is **Phase One** of a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The 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.

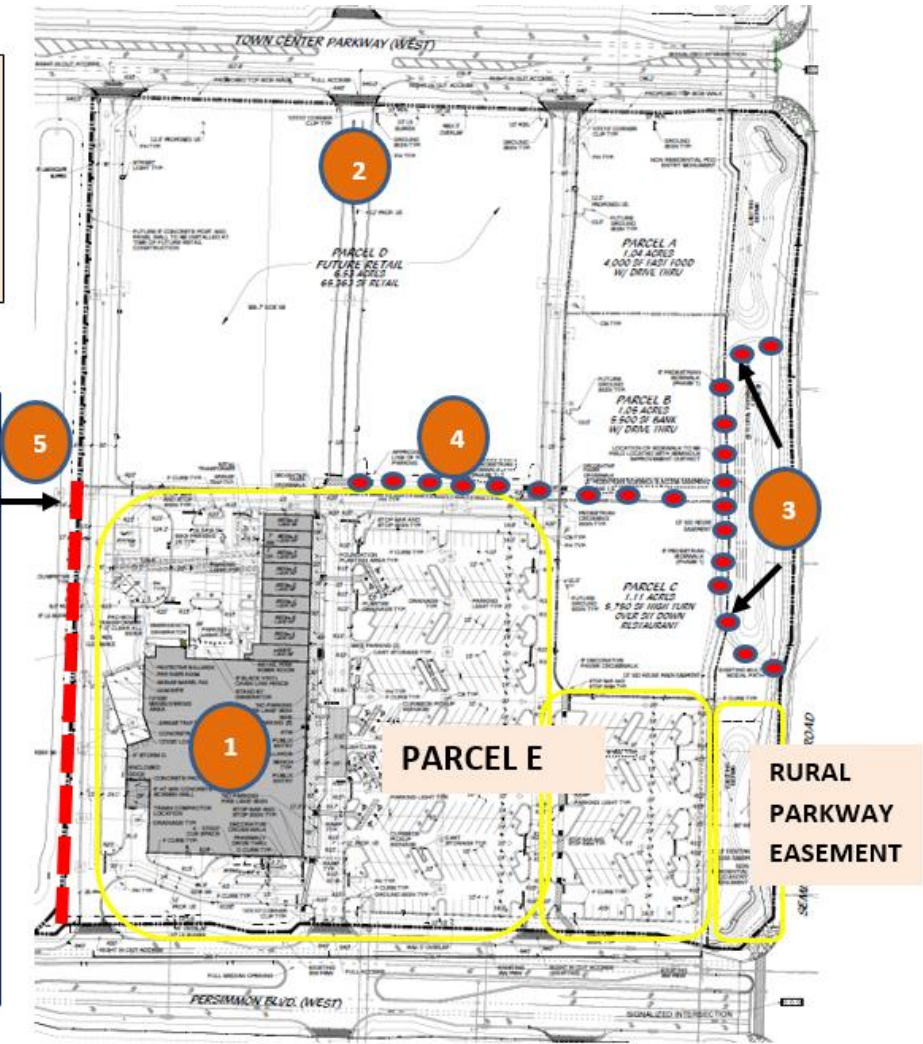
**Phase One** is located in **Parcel E** (8.60 acres) and includes part of the Rural Parkway Easement along with the following structures and site improvements:

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 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.



The following table presents compliance with applicable zoning code:

Zoning District: Mixed Use	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 20'	580'	In compliance
Rear	Main Structure: 10'	71'	In compliance
Side Yard - South	Main Structure: 10'	85'	In compliance
Side Yard - North	Main Structure: 10'	507'	In compliance
Lot Coverage	Max Lot Coverage: 45%	42.89%	In compliance
Building Height	120 ft. max	39'	In compliance
Parking	Required parking: 1/240 SF = 247 Required	354	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	26.91 %	In compliance
		See below pervious calculation	
Bike Racks	5% of parking required. Total: 12 required	12	In compliance

#### Rural Parkway Easement and Pervious Calculations

Per the Mixed Use Zoning District, the minimum required pervious area is 25%. Parcel E contains 21.04% of pervious area, and since the Rural Parkway Easement (RPE) is adjacent to Pod E, the applicant is proposing to use 0.396 acres (5.87%) of the RPE to meet the the minimum 25% requirement.

POD E **21.04 %** (1.83 acres) + Rural Parkway Easement **5.87%** (0.396 acres) = **26.91 %** (2.226 acres)

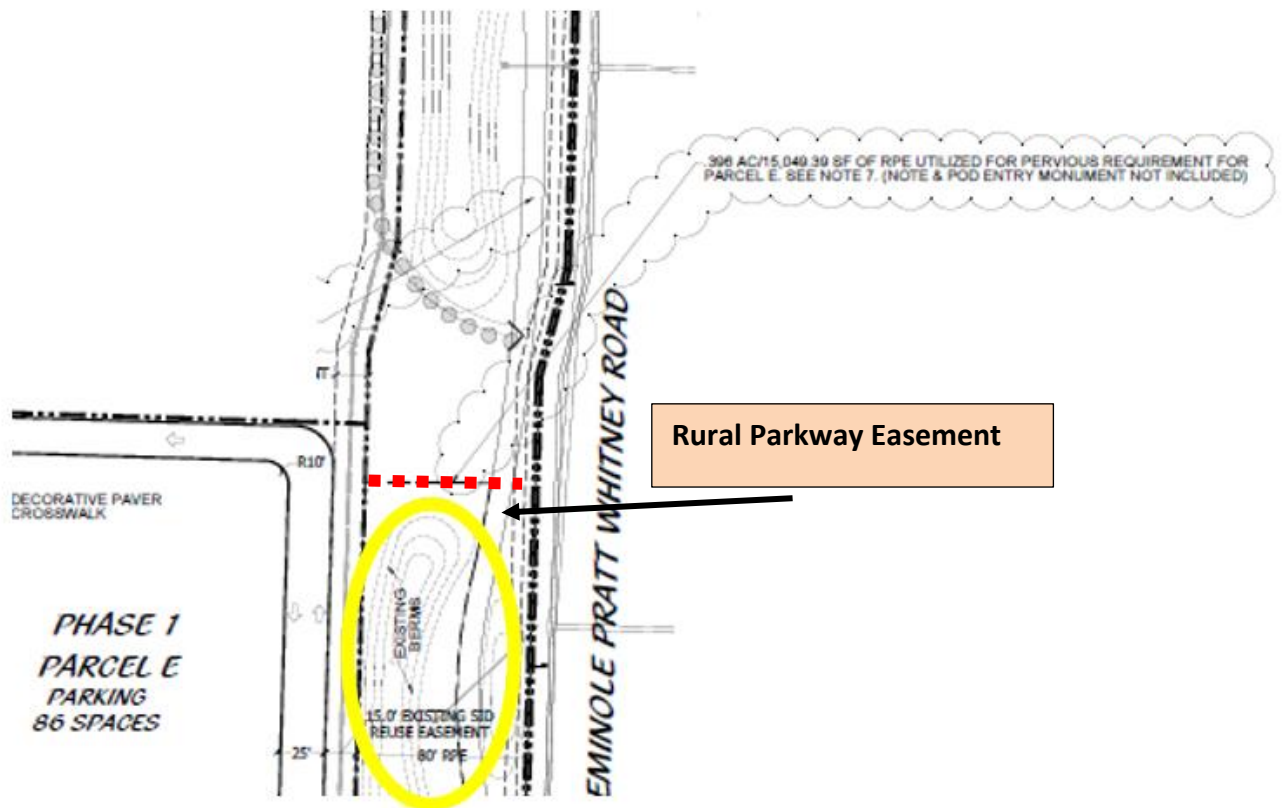


The below information regarding pervious calculation is included on the Site Plan drawing:

**PHASE I PARCEL E OPEN SPACE CALCULATIONS**

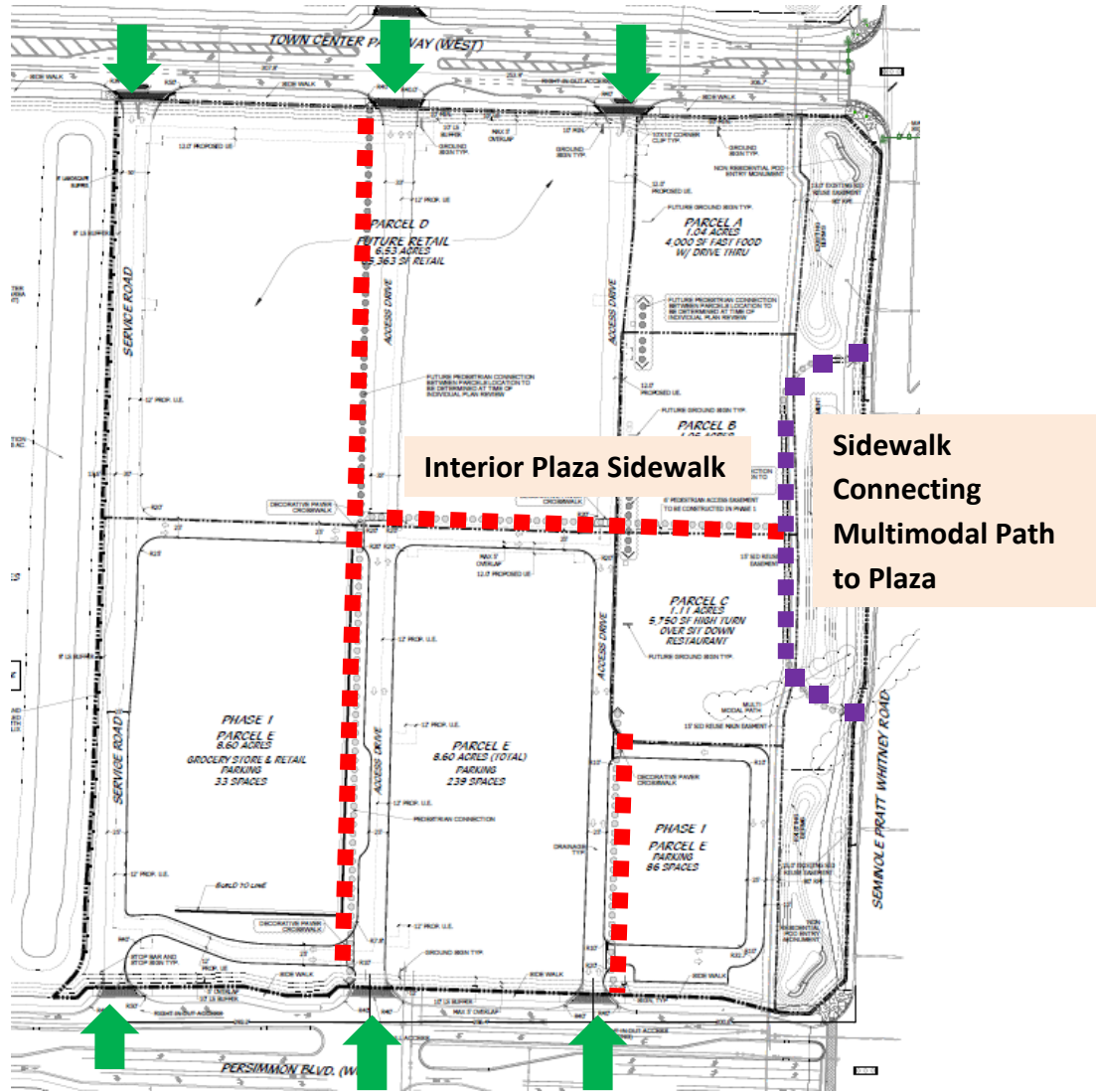
	ACRES	SQ.FEET	PERCENT
<b>PHASE I PARCEL AREA</b>	<b>8.72</b>	<b>379,626</b>	<b>100%</b>
<b>IMPERVIOUS</b>			
BUILDING LOT COVERAGE	1.36	59,387	15.64%
VEHUCULAR USE AREAS	5.32	231,896	61.09%
SIDEWALKS AND PLAZAS	0.19	8,486	2.24%
<b>SUBTOTAL</b>	<b>6.88</b>	<b>299,769</b>	<b>78.96%</b>
<b>PERVIOUS (SEE NOTE NUMBER 7)</b>			
LANDSCAPE BUFFERS AND OPEN SPACE	1.83	79,857	21.04%
<b>SUBTOTAL</b>	<b>1.83</b>	<b>79,857</b>	<b>21.04% (SEE NOTE NUMBER 7)</b>
<b>TOTALS</b>	<b>8.72</b>	<b>379,626</b>	<b>100.00%</b>

7. NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 25%. PARCEL E CONTAINS 21.04% OF PERVIOUS AREA EXCLUDING THE RPE. THE RPE CONTIGUOUS TO PARCEL E CONTAINS 0.544 ACRES (23,675 SF) WHICH IS EQUIVALENT TO 5.87%. 0.396 ACRES (15,049.39 SF) OF THE RPE ADJACENT TO POD E IS BEING UTILIZED TO SATISFY THE MIN 25% REQUIREMENT FOR PARCEL E.



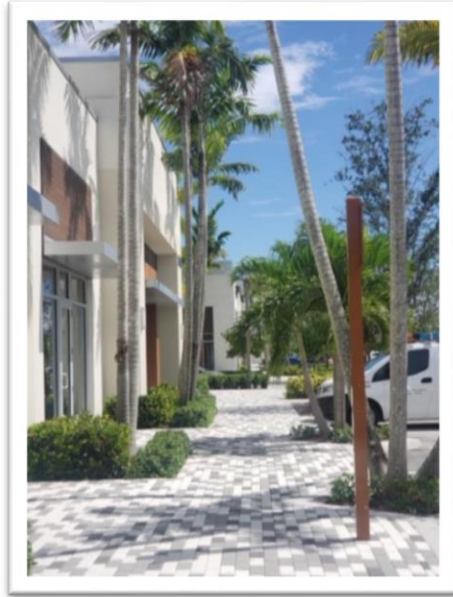
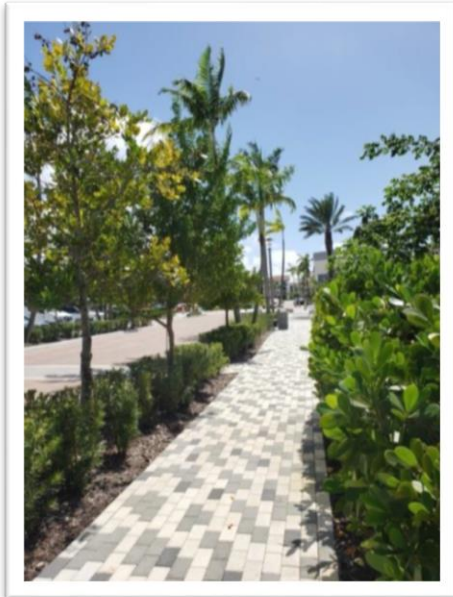
### Accessways and Connecting Sidewalks

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.

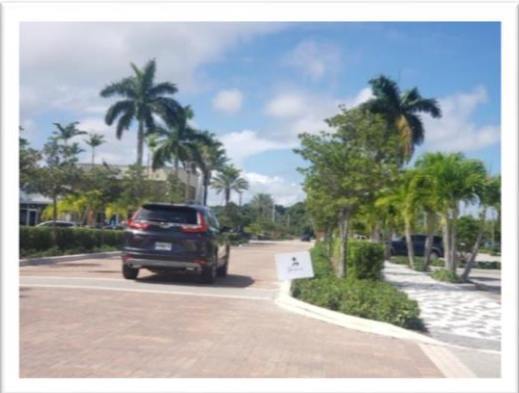


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Publix Super Market at Alton  
5410 Donald Ross Rd. Palm Beach Gardens, FL 33418

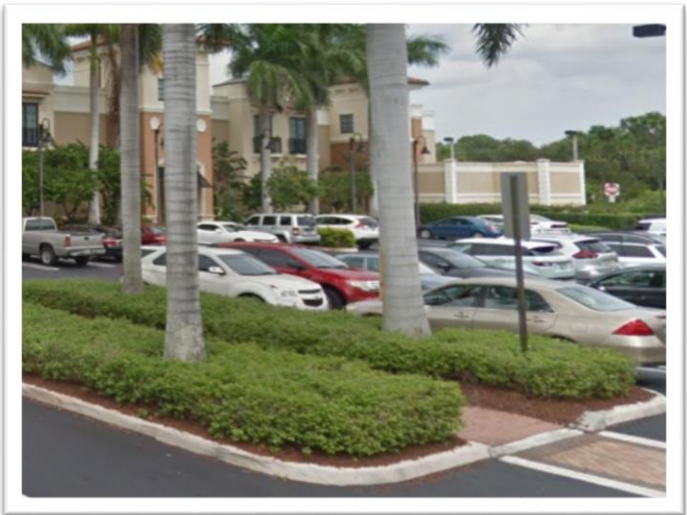
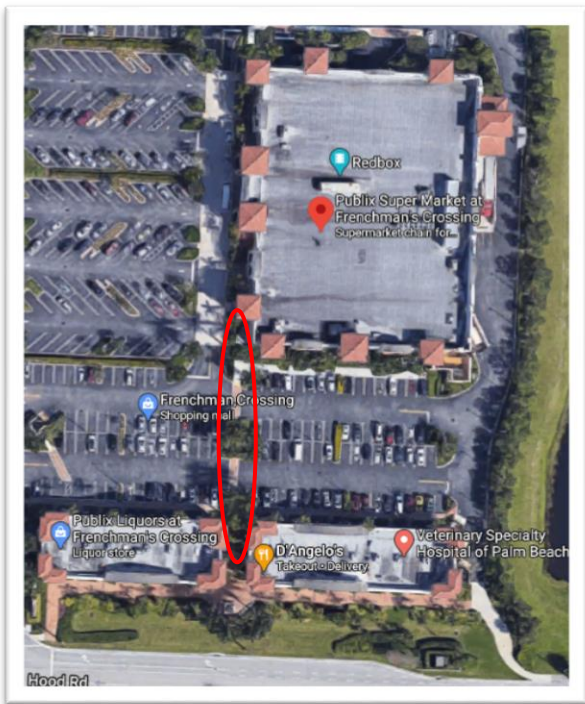


**Interior Plaza Sidewalks**



**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.*

**Publix Architectural Elevation**

The proposed aesthetics for the building is a result of a team work effort between the City Staff and the Architect.

**Initial Façade facing Persimmon Blv.**



LEFT PUBLIX ELEVATION

**Proposed Final Façade facing Persimmon Blvd.**

Extra architectural elements were added to the façade of the building toward Persimmon Blv.



### Proposed Final Façades facing Seminole Pratt Whitney Road



### Inline Retail Façades facing Seminole Pratt Whitney Road



### 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.

### Drainage

It is proposed that runoff from the subject site be directed to on-site inlets and storm sewer and then connected to and offsite retention area in the parcel immediately to the west of the site. From there, the stormwater is directed to the Master Drainage System within the roadway for water attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the S.I.D. canal system. The offsite retention area will require dedication by separate instrument prior to issuance of a land development permit.

### 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.

### **Fire Rescue**

The subject application was reviewed by Pedro Segovia with the Palm Beach County Fire Department. See attached approval.

### **FINAL REMARKS**

SPR-2020-10 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. Staff is not reviewing signage included on the site plan and elevations since the applicant will apply for a Master Sign Plan at a later time.

Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application. The **Engineering Department** recommends approval of the above referenced application with the following conditions:

1. Off-site dry retention will be dedicated by separate instrument in a form acceptable to the City Attorney. This shall be done prior to issuance of a Land Development Permit by the City.
1. Positive outfall from this site is directed to Town Center Parkway. The applicant shall provide evidence of approval by SID of the necessary stormwater system to serve the Plaza, prior to issuance of building permits for vertical construction.
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## CITY OF WESTLAKE

### Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

[www.westlakegov.com](http://www.westlakegov.com)

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|-------------------------------|-----------------------------|
| <b>1. DATE:</b>               | 10/22/2020                  |
| <b>2. APPLICATION NUMBER:</b> | SPR-2020-10                 |
| <b>3. DESCRIPTION:</b>        | Publix Plaza Site Plan      |
| <b>APPLICANT:</b>             | Cotleur & Hearing           |
| <b>OWNER:</b>                 | Minto PBLH, LLC             |
| <b>REQUEST:</b>               | Site Plan Review            |
| <b>LOCATION:</b>              | Westlake, FL                |
| <b>4. STAFF REVIEW:</b>       | <b>RECOMMENDED APPROVAL</b> |

The Engineering Department recommends approval of the above referenced application with the following conditions:

- Off-site dry retention will be dedicated by separate instrument in a form acceptable to the City Attorney. This shall be done prior to issuance of a Land Development Permit by the City.
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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.  
Chen Moore and Associates  
Tel: 561.746.6900 x 1035  
Email: [sdombrowski@chenmoore.com](mailto:sdombrowski@chenmoore.com)

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**RE: Publix Supermarket and Shopping Center City of Westlake. Fire-Rescue Site  
Plan Review Comments.**

2 messages

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**Pedro Segovia** <PSEGOVIA@pbcgov.org>

To: Gina Lawrence <gina@nzconsultants.net>

No comment.



October 13, 2020

NZ Consultants  
1851 W. Indiantown Road  
Jupiter, FL 33458  
Attn: Gina Lawrence  
Subject: Westlake Plaza

**Intention to Provide Water, Wastewater, and Irrigation Services**

To Ms. Lawrence,

Please accept this letter as a commitment from Seminole Improvement District (SID) to provide water, wastewater, and irrigation services to the above referenced project. It is our intention and within our capability to provide the needed water, wastewater, and irrigation services during and after completion of development of the project. SID has an interlocal utility agreement with Palm Beach County in which SID currently has the reserve capacity of potable water up to 5,000,000 gpd and wastewater capacity up to 4,000,000 gpd.

If you have any questions or need any further information, please do not hesitate to contact our office at 561-392-1991.

Sincerely,

Seminole Improvement District Engineer

*Ryan D. Wheeler*

Ryan D. Wheeler, P.E., LEED AP®

**Caulfield & Wheeler, Inc.**

Consulting Engineers, Surveyors and Landscape Architects  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434  
Boca Phone: 561-392-1991  
Boca Fax: 561-750-1452