



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 6/4/2024

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPR-2023-01 *Fifth Third Bank Site Plan Review (Westlake Plaza - Parcel C)*  
**OWNER:** Minto PBLH, LLC  
**APPLICANT:** Cotleur & Hearing  
**ADDRESS:** 16725 Persimmon Blvd. West Westlake, FL 33470  
**PCN:** Portion of 77404301240010000  
**REQUEST:** The applicant is requesting approval of a Site Plan Review for a **Bank with Drive Through** for Parcel C within the Westlake Plaza development. Parcel C is located on the east side of the Westlake Plaza site, abutting the south side of Parcel B. The proposed Bank with Drive Through consists of a 1,956 sq.ft. building with dual drive through lanes.

#### SUMMARY

The applicant is requesting approval of a Site Plan for Parcel C within the Westlake Plaza development. The proposed site plan for a Bank with Drive Through use consists of a 1,956 sq.ft. building with dual drive through lanes. Parcel C proposes aesthetic materials (pavers) on the walkways that connect to adjacent parcels continuing the overall paver walkway theme. *The subject application, is for Parcel C within the Westlake Plaza development, a 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District.*

The applicant is opting to contribute one percent (1%) of the building construction cost to the Art Acquisition Fund, pursuant to Ordinance No. 2021-22, Art in Public Places (AIPP).

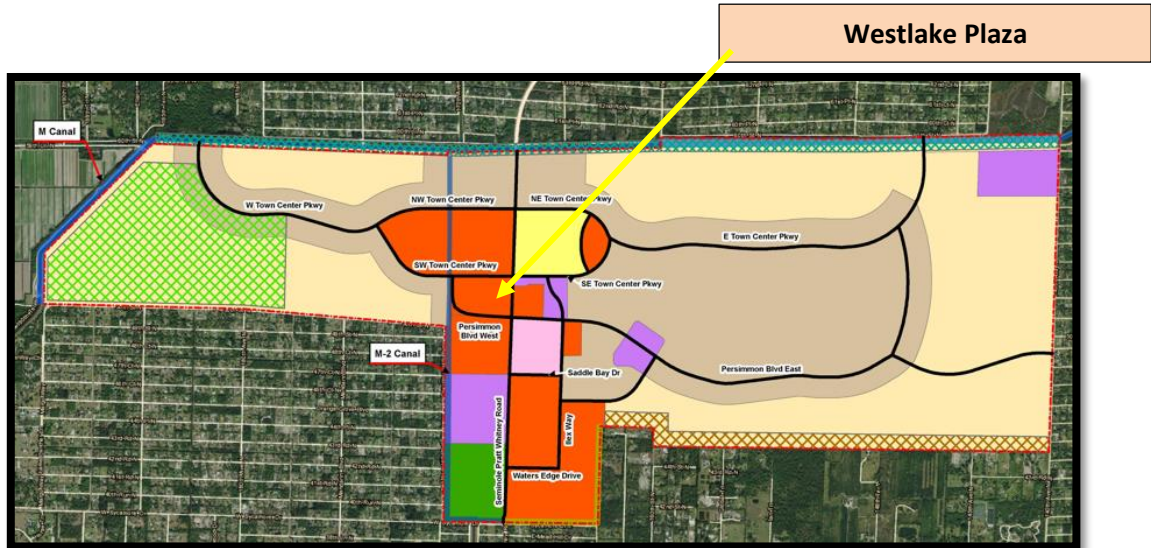
#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above referenced application meet all of the required City of Westlake land development regulations. The **Planning and Zoning and Engineering Departments** recommend the following conditions:

1. Applicant shall contribute one percent (1%) of the building's construction cost of Parcel C to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Applicant shall submit a land development permit for Parcel C prior to construction of the elements presented in this site plan. The previously approved Land Development Plan for Publix (ENG-2021-05 Publix - Land Development) does not include utility connection or drainage information for "Future Parcel C."

**PETITION FACTS**

- a. Total Gross Site Area: 1.13 acres (Outparcel C)
- b. Building Data: 1,956 sq.ft Bank with Drive Through (dual lanes)
- c. Land Use and Zoning
  - Existing Land Use: Vacant
  - Future Land Use: Downtown Mixed Use
  - Zoning: Mixed Use

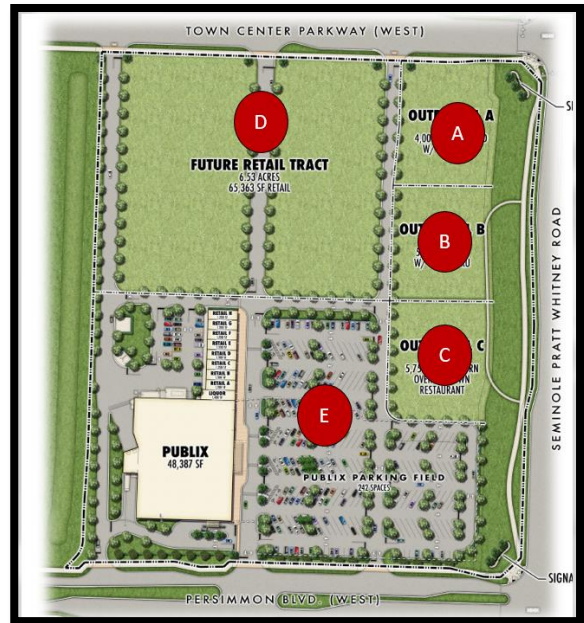


**BACKGROUND**

The subject application is requesting site plan approval of a Bank with Drive Through use in Parcel C within the Westlake Plaza development, which is a 20.321 acres, and a total 129,700 sq. ft. commercial development. The overall development was originally approved on November 9, 2020 by the City Council for the original Master Plan of Pod G South known as Publix at Westlake Plaza (Resolution 2020-03).

- On November 9, 2020, the City Council also approved a concurrent site plan application for Publix Grocery Store Phase One located in Parcel E (Resolution 2020-34). Phase One is now constructed containing 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan in the Downtown Mixed Use Zoning District.

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



- On January 8, 2024, the City Council approved to relocate previously approved outparcel users and include Phase Two at Westlake Plaza, located in Parcel D. Parcel C and Parcel B were amended to include uses as shown below.

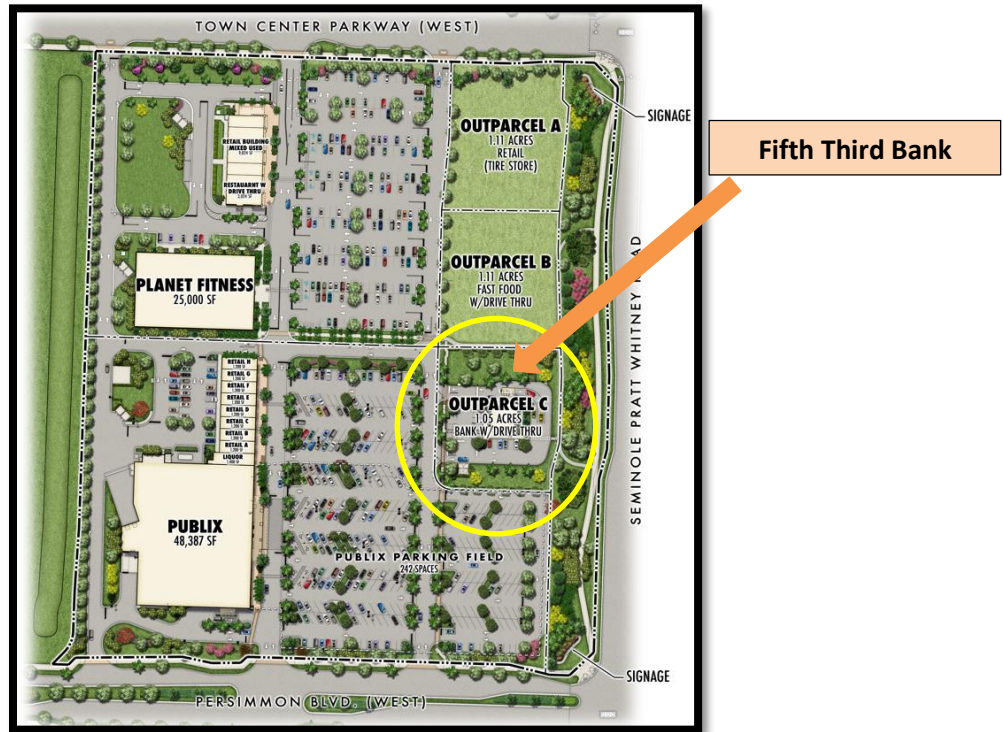
- Parcel A**  
**1.11 acres**-with a 5,750 Sq.Ft Retail (Tire Store)
- Parcel B**  
**1.05 acres**-with a 4,000 Sq. Ft. Fast Food with Drive Thru
- Parcel C**  
**1.12 acres**- with a 5,500 Sq. Ft. Bank with Drive Thru
- Parcel D (Phase Two)**  
**6.45 acres**- with 25,000 Sq. Ft. Physical Fitness, Massage Therapy & Spa; 6,000 Sq. Ft. inline retail/office/medical building; 3,024 Sq. Ft. Fast Food with Drive Through
- Parcel E (Phase One) Completed**  
**8.72 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

**STAFF ANALYSIS**

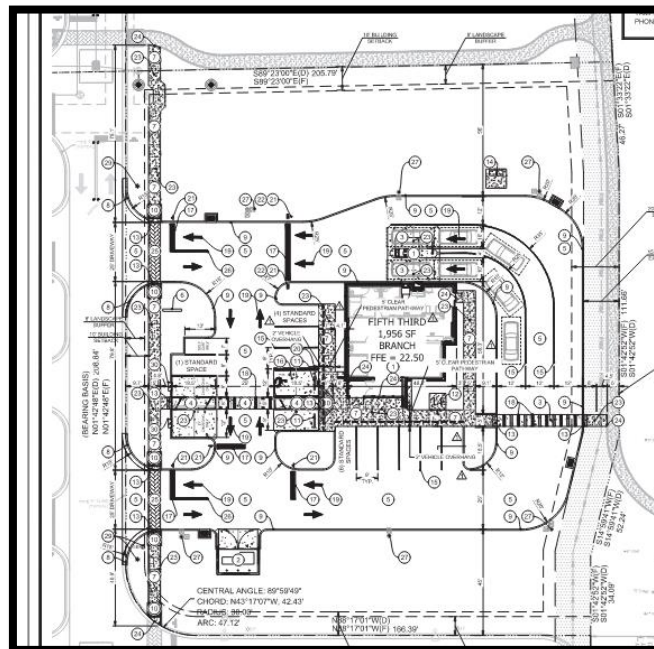
The applicant is requesting Site Plan approval for a Bank with Drive Through use located in **Parcel C** (1.13 acres) within the Westlake Plaza. The proposed Bank with Drive Through use includes the following structures and site improvements:

1. 1,956 sq.ft building for a Bank with dual drive through lanes;
2. Accessways to Parcel C from Town Center Parkway, Persimmon Blvd and Seminole Pratt Whitney Road through a pedestrian connection between parcels with decorative paver crosswalks;
3. Sidewalk connecting multimodal pathway;
4. Dual drive through lanes;
5. Bicycle Racks

The below graphics shows the proposed site plan located at the Westlake Plaza as it relates to the overall development and to the existing Publix building. The proposed bank is fronting Seminole Pratt Whitney Road in Parcel C.



The below site plan indicates the location of the dual drive through for the proposed Fifth Third Bank and the access to Parcel C.

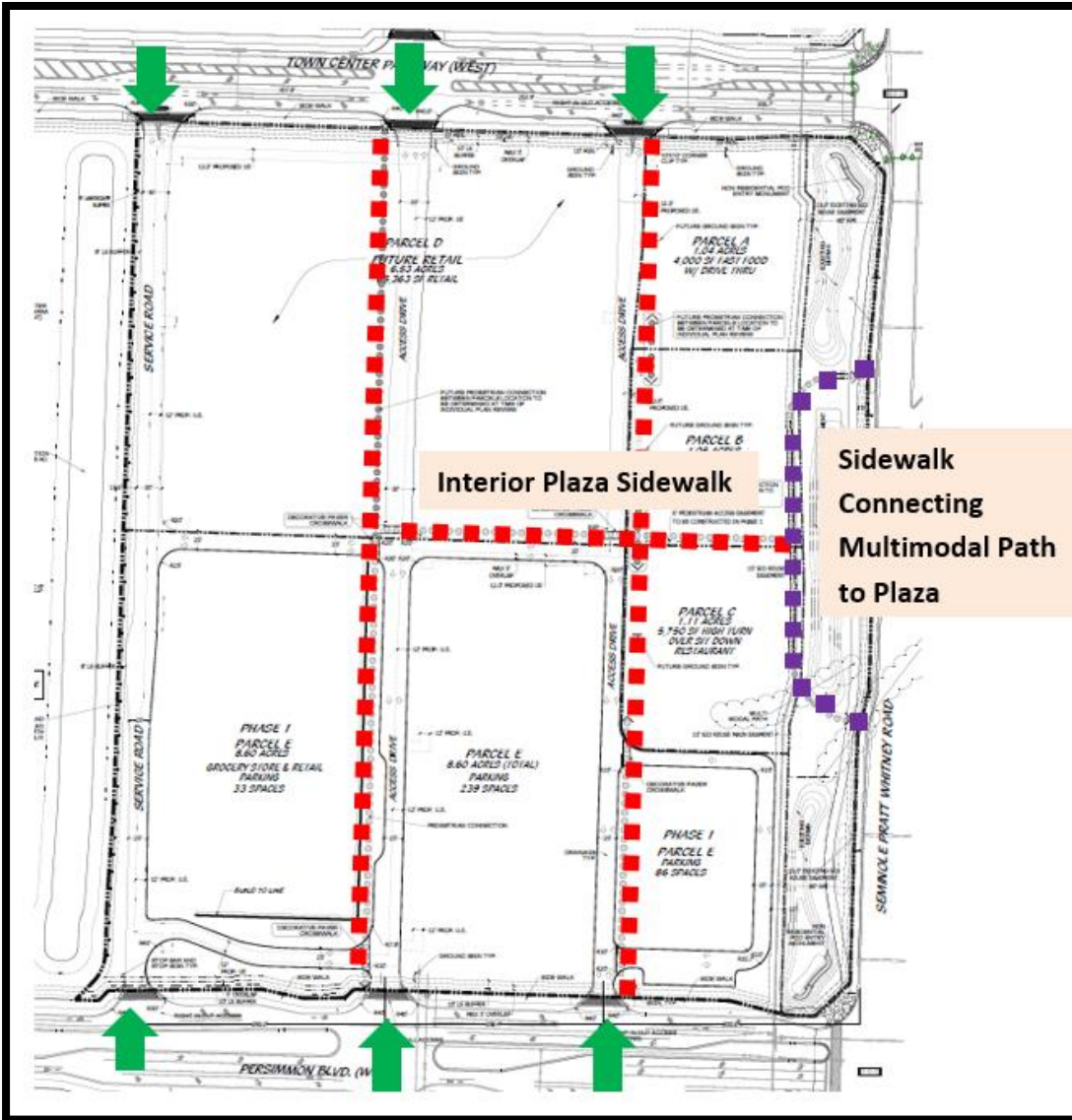


The following table presents compliance with applicable zoning code:

Zoning District: Mixed Used	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure 20'	68.6'	In compliance
Rear	Main Structure 10'	163.7'	In compliance
Side Yard - South	Main Structure 10'	75'	In compliance
Side Yard - North	Main Structure 10'	68'	In compliance
Lot Coverage	Max Lot Coverage 45%	Parcel C: 14.82%	In compliance
Building Height	120 ft. max	23 ft.	In compliance
Parking	Bank with Drive Through 1/300 SF = 7 Overall : 425	<b>Parcel C: 15 spaces</b> EVCPS - 2 spaces LSEV - 1 space ADA - 1 space Overall Total: 606	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 4 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	30.25%	In compliance
Bike Racks	5% of parking required. Total: 1	Parcel C: 4 spaces	In compliance
LSEV Parking	2% of parking required: 1	Parcel C: 1 spaces	In compliance

#### 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.



**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.*

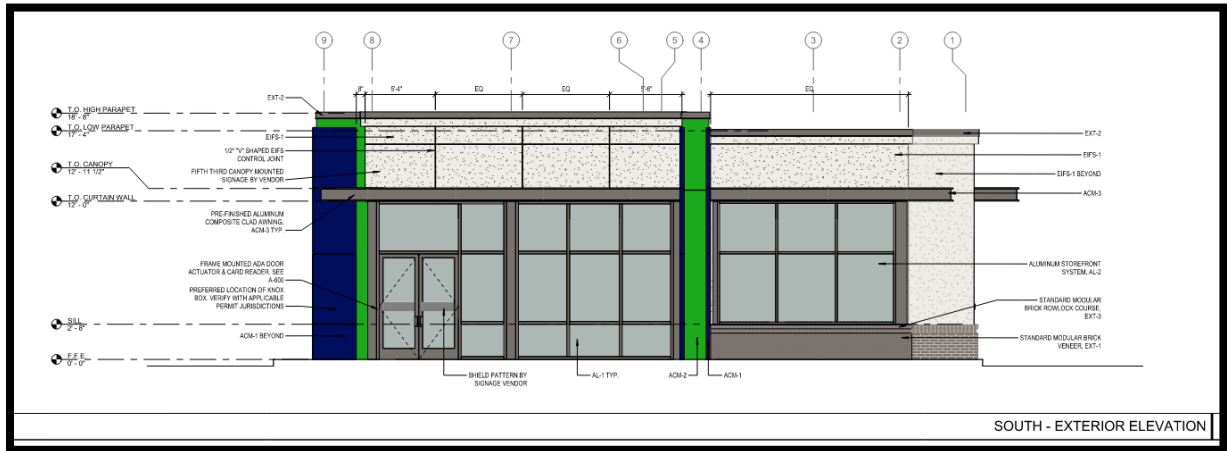
### **Promote Complete Streets, Transportation Choice and Mobility**

*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.*

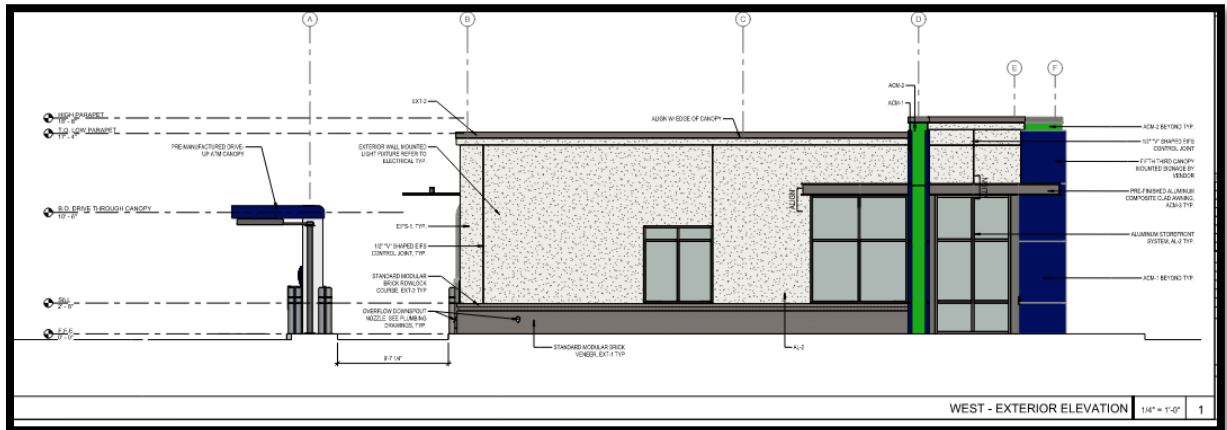
## Proposed Architectural Elevations

The proposed building elevations will continue with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below.

### South Elevations

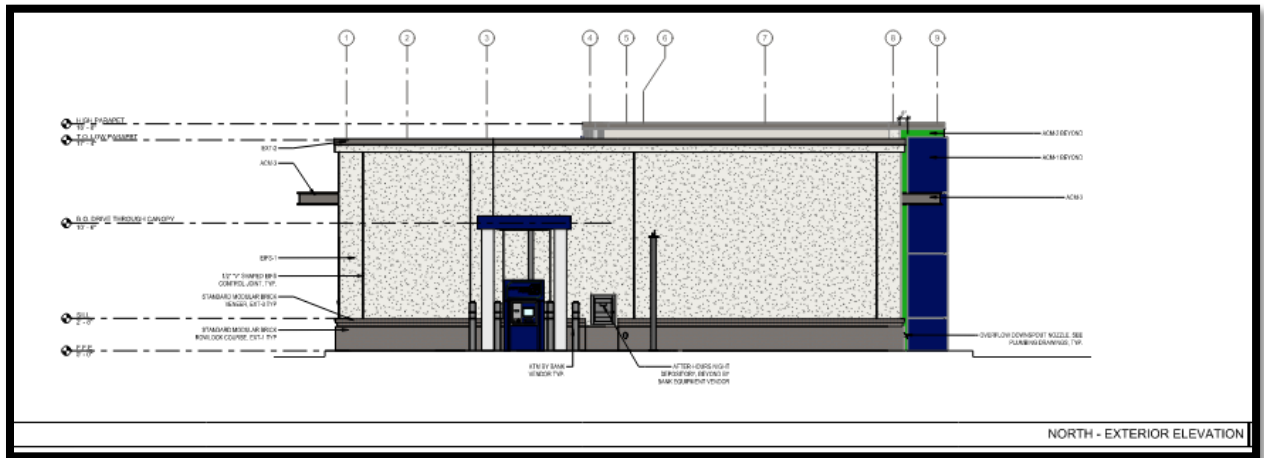


### West Elevations

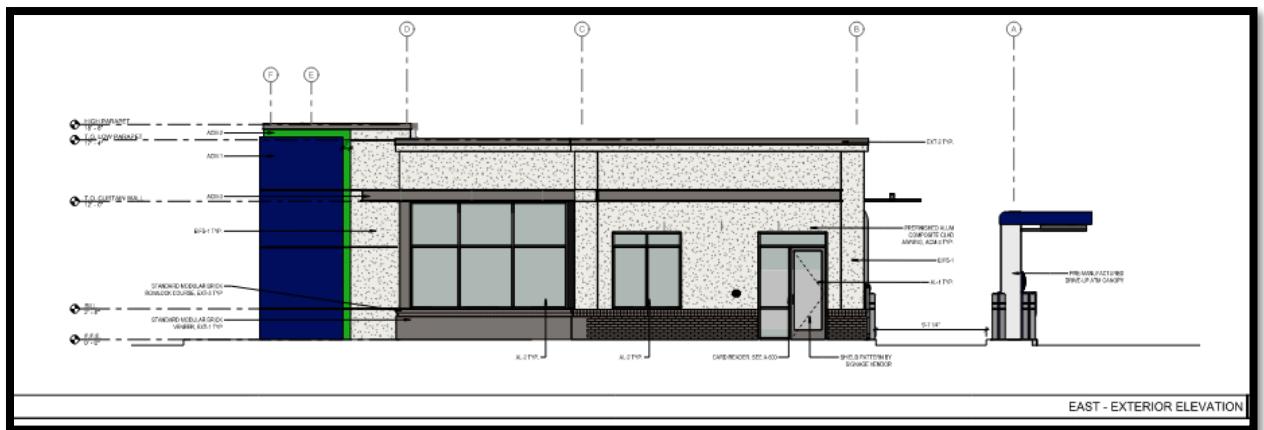




## North Elevations



## East Elevations



### 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. 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

Per the submitted drainage statement. It is proposed that runoff from the proposed site will be collected by a series of roof drains and storm inlets, which will be conveyed by the proposed stormwater piping that is connected to the existing master development storm infrastructure along the West of the project site and will be conveyed to the overall development’s water quality and detention pond. The proposed Fifth-Third bank development will be less than the impervious area of the original master plan design initially proposed as 35,284 sf. Outparcel C as designed will provide acceptable impervious/pervious area for the master development and the SWM system complies with Section 4.2.1, ERP Applicant’s Handbook (A.H.) Volume II (Vol. II).

**Traffic**

The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

**Fire Rescue**

The subject application was reviewed by the Palm Beach County Fire Department and provided no objections see enclosed estatement.

**FINAL REMARKS**

SPR-2023-01 will be heard by the City Council on June 6, 2024. 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), and Seminole Improvement District (SID) with no objections to the request.