

***Fifth Third Bank on Parcel C -
PUBLIX at Westlake Plaza
Justification Statement
December 21, 2023
Revised: March 29, 2024***

Introduction

The PUBLIX shopping plaza is pleased to welcome Fifth Third Bank on their outparcel C, their first outparcel tenant. The plat, site plan and master site plan for the Plaza were previously approved on November 09, 2020, and to date the PUBLIX grocery store and in line retail is constructed. This site consists of 20.321 acres located in the southern portion of Pod G. The PUBLIX grocery consists of approximately 48,000 square feet and includes 11,000 square feet of in line retail. In addition, the master site plan includes three (3) outparcels proposed to house a retail (tire store), a restaurant with drive thru and a financial institution/bank with a dual drive-thru service window. On January 8, 2024, the Phase II portion of Publix (SPR-2023-05) was approved consisting of a 25,000 square foot Planet Fitness facility and a separate 6,000 square foot inline retail building. Concurrently, the master site plan (MPA-2023-03) was approved establishing the uses to be part of the overall site. The site plan review for this financial institution/bank is the subject of this submittal.

Background

The original 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 adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original 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

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to

facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

Subject Request

The Applicant is requesting site plan approval for outparcel C within the Publix Plaza. This tenant will be a Fifth Third Bank building with a dual drive-thru service window. Outparcel C is located on the east side of the Publix Plaza site, abutting the south side of Parcel B. Outparcel C will contain a 1,956 SF bank/financial institution with drive thru. (An amended master site plan of the Publix site has been previously approved under separate cover. Staff has agreed that any increase of square footage that may occur in the future within the site plan area (Outparcel C) will require a Site Plan Amendment. Furthermore, any reassignment of the unassigned retail entitlement outside Outparcel C shall require a Master Plan Amendment).

Outparcel C site plan for the PUBLIX at Westlake Plaza 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 shopping center / retail commercial use 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.

The Site design orients the PUBLIX grocery store and attached inline retail uses towards Seminole Pratt Whitney Road to the east and Persimmon Blvd. (West) to the south. The site plan provides six points of vehicular access to the site, three from Town Center Parkway (West) from the north, and three 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.

As noted previously the overall project site contains 20.321 acres. The Publix at Westlake Plaza will be developed in multiple phases as market demand dictates. The first phase of development

has been constructed with the PUBLIX grocery store and in-line retail. At build out of all phases the project will contain approximately 129,700 square feet of commercial use. All future development on the site will be subject to the review and approval of the City of Westlake and City Council.

The site is well landscaped in accordance with the requirements of Article 7 “Landscape” of the City of Westlake’s code of ordinances. The project Signage will comply with the requirements of Article 6, Signage. One (1) Low Speed Electric Vehicle (LSEV) parking space and one (1) Electric Vehicle Charging Station parking space will be provided.

AIPP

Pursuant to CHAPTER 24: ART IN PUBLIC PLACES, Section 3) Art Acquisition Fund, as set forth in Ordinance No. 2021-22, the Applicant understands that while Publix corporation will be paying for the Phase 2 (Parcel D) portion, the Parcel C developer (Fifth Third Bank) will be responsible to either provide art work on its site, or contribute one percent (1%) of the building’s construction cost to the City of Westlake’s Art Acquisition Fund prior to building permit issuance.

Conclusion

The Applicant is requesting site plan approval of Parcel C within the PUBLIX at Westlake Plaza, 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.