



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting – 6/14/2021

PETITION DESCRIPTION

PETITION NUMBER: SPM-2021-01 Winn-Dixie Site Plan Modification
APPLICANT: Rebecca K. Wright, Southeastern Grocers LLC
OWNER: 5060 Loxahatchee Retail LLC
LOCATION: 5042 Seminole Pratt Whitney Road
PCN: 77-40-43-01-01-001-0010
REQUEST: Application for Site Plan Modification for 49,610 square foot Winn Dixie grocery store, and 2,536 square foot liquor store at the Grove Market Shopping Center.

* The applicant will apply for a separate Master Sign Plan at a later time, this Site Plan Modification does Not include approvals for any signage.

SUMMARY

The applicant is requesting approval to allow site plan modifications to 49,610 square foot Winn Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq. ft.) at the Grove Market Shopping Center. The improvements include increasing 1,238 sq. ft. to grocery store floor plan, upgrading the façade and interior modifications to the current vacant grocery store space.

The subject application includes modifications as follows:

- Upgraded aesthetic architectural façade;
- Realignment of the front façade to match a prototypical store front;
- Interior cart corral and storage;
- Updated vestibule and entry storefront;
- New materials and paint color scheme;
- New floating canopy to cover walkway with lighter and open feel;
- New liquor store with separate entrance

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing grocery store and commercial plaza will enhance the City's vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this plaza and grocery store (built in 1999) be consistent with the City's vision and guiding principles.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend approval of the subject application.

1. PETITION FACTS

- a. **Total Site Acres:** 8.7573 acres
- b. **Subject Application:** 49,610 square foot Winn Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq. ft.)
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning District:** Mixed Use

Winn-Dixie at Grove Market Plaza



2. BACKGROUND

Grove Market Shopping Center was constructed by Stiles Corp in 1999 with the anchor space being built to suit for Winn-Dixie. The grocery store operated at the Shopping Center until the summer of 2010, closing after sales declined with the opening of the Publix ~2.5 miles to the North. 5060 Loxahatchee Retail, LLC acquired the Shopping Center in September of 2016 and has owned the property since.

Although vacant, Winn-Dixie remained a tenant of the Shopping Center until February 2018 when the lease was terminated in association with the company's bankruptcy filing. Winn-Dixie emerged from bankruptcy with a clean balance sheet and strong growth plan with new upgraded stores. Winn-Dixie signed a new lease to return to the shopping center in December of 2020.

3. SITE PLAN REVIEW

The applicant is requesting approval to allow site plan modifications to 49,610 square foot Winn Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq. ft.) at the Grove Market Plaza. The improvements include increasing 1,238 sq. ft. to grocery store floor plan, upgrading the façade and interior modifications to the current vacant grocery store space. The added square footage is Not increasing impervious since it is already part of a covered walk area that now will be enclosed as part of the grocery store floor area. The applicant is proposing to update its interior layout but and including the following modifications:

- Upgraded aesthetic architectural façade;
- Realignment of the front façade to match a prototypical store front;
- Interior cart corral and storage;
- Updated vestibule and entry storefront;
- New materials and paint color scheme;
- New floating canopy to cover walkway with lighter and open feel;
- New liquor store with separate entrance

Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing grocery store and commercial plaza will enhance the City’s vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this plaza and grocery store (built in 1999) be consistent with the City’s vision and guiding principles.

The proposed architectural color and material scheme will apply to the entire Grove Market Shopping Center. Please note that the below architectural elevations are not including signage since the applicant will request at a later time. Winn-Dixie is proposing the following aesthetics for its store front:



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 & Drainage Standards

The Engineering Department has no comments on the site plan package and will review the applicable components during the land development permit process.

Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist from Palm Beach County Fire Rescue. The current site plan amendment is not proposing modifications that will affect the site plan in terms of Fire Safety.

4. FINAL REMARKS

Application SPM-2021-01 will be heard by the City Council on June 14, 2021. The subject application was advertised on the Palm Beach Post. As stated previously, the subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering) and the Seminole Improvement District (SID).

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments recommend approval of the subject application.

5. EXISTING CONDITIONS

Please see below photos of current conditions at the Winn-Dixie and Grove Market Shopping Center:







CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: 5/18/2021
APPLICATION NUMBER: SPM-2021-01
DESCRIPTION: Winn Dixie 0213 – Site Plan Amendment
APPLICANT: Southeastern Grocers LLC
OWNER: 5060 Loxahatchee Retail, LLC
REQUEST: Site Plan Modification Review
LOCATION: 5042 Seminole Pratt Whitney Road, Westlake, FL 33470
STAFF REVIEW: **Recommended Approval**

The Engineering Department takes no exception to the application referenced above. All previous comments will be addressed with the review of the land development permit.

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".

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