



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting – 6/14/2021

PETITION DESCRIPTION

PETITION NUMBER: SPM-2021-02 Grove Market Site Plan Modification Review
APPLICANT: Crossman & Company
OWNER: 5060 Loxahatchee Retail LLC
LOCATION: 5060 Seminole Pratt Whitney Road
PCN: 77-40-43-01-01-001-0010
REQUEST: Application for Site Plan Modification to allow an upgrade to the entire architectural façade of 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 an upgrade to the entire architectural façade of the Grove Market Shopping Center to coincide with the new improvements of the Winn-Dixie grocery store. The subject application consists of enhancements of the commercial plaza architectural façade of approximately 89,133 square feet on a 9.98 acres site. The subject application is proposing the following upgrades to the façade of the shopping center:

- New paint colors for all architectural facades;
- Patch/repair and paint the upper sign band;
- Scrape/sand/prime and paint existing metal awnings;
- Remove existing latticework on awning façade, patch/repair and paint awning façade area and columns;
- Patch/repair and paint existing storefront wall;
- Scrape/sand/prime and paint all storefront window and doorframes and mullions.

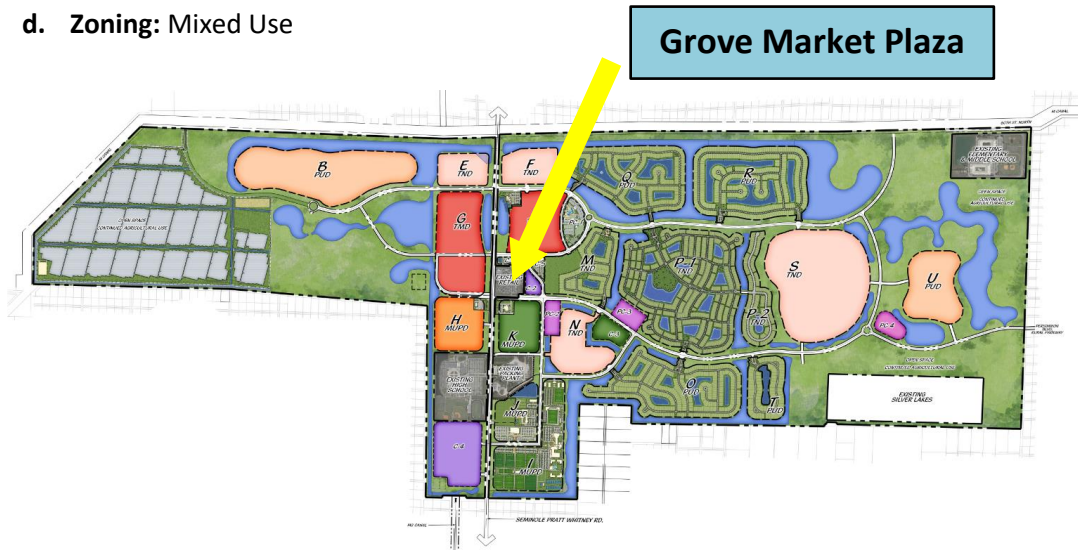
Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing commercial plaza will enhance the City's vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this plaza (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:** A Site Plan Modification to upgrade the current architectural façade.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use



2. BACKGROUND

Grove Market Shopping Center was constructed by Stiles Corp in 1999 with the anchor space being built to suit for Winn-Dixie. 5060 Loxahatchee Retail, LLC acquired the center in September of 2016 and has owned the property since. With the addition of a new Winn-Dixie, the applicant would like to enhance the architectural façade of the entire commercial plaza to remain consistent with the City's vision.

3. SITE PLAN REVIEW

The applicant is requesting approval to allow an upgrade to the entire architectural façade of the Grove Market Shopping Center to coincide with the new improvements of the Winn-Dixie grocery store. The subject application consists of enhancements of the commercial plaza architectural façade of approximately 89,133 square feet on a 9.98 acres site.

The subject application is proposing the following upgrades to the façade of the shopping center:

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Winn-Dixie has applied for a separate request to allow site plan modifications to 49,610 square foot grocery store, and 2,536 square foot liquor store (total 52,145 sq. ft.). The improvements include increasing 1,238 sq. ft. to grocery store floor plan; however, this is not adding to the impervious calculations since it is already a cover walk area.

Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing 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 (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 plaza as follows:



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, from Palm Beach County. 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-2021-02 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 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: 5/6/2021
APPLICATION NUMBER: SPM-2020-02
DESCRIPTION: Grove Market Shopping Center Façade Modification
APPLICANT: Crossman and Company
OWNER: 5060 Loxahatchee Retail, LLC
REQUEST: Site Plan Modification Review
LOCATION: 5060 Seminole Pratt Whitney Road, Westlake, FL 33470
STAFF REVIEW: **APPROVAL**

The Engineering Department has no objection to the approval of the application referenced above.

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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