



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 4/2/2024

PETITION DESCRIPTION

PETITION NUMBER: MPA-2023-04 “Shoppes of Westlake Landings” Master Site Plan Amendment Pod H
OWNER: DKC Westlake Landings, LLC & MINTO PBLH LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 4901 & 4751 Seminole Pratt Whitney Rd; 16950 Persimmon Boulevard West
PCN: 77-40-43-01-17-000-0022, 77-40-43-01-17-000-0025, 77-40-43-01-17-000-0021

REQUEST:

The applicant is requesting approval for a Master Site Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel B, to modify the approved 2,572 square foot Bank with Drive-through use to a Restaurant with Drive-Through; Parcel C-3, to increase the allocation of Restaurant with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master site plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of Retail Sales and Services on F-1; 47,529 square feet of Retail Sales and Services on F-2; and 73,800 square feet of light industrial on parcel F-3.

SUMMARY

A Master Site Plan Amendment for Pod H “Westlake Landings” was initially approved on June 14, 2021, by the City Council through Resolution 2021-08 (MPA-2021-01). On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. Additional amendments were approved by City Council on January 18, 2022, and June 6, 2023.

The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Restaurant with Drive Through; Parcel C-3, to increase the allocation of Restaurant with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of Retail Sales and Services on F-1; 47,529 square feet of tractor supply on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. “Westlake Landings” is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject 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.

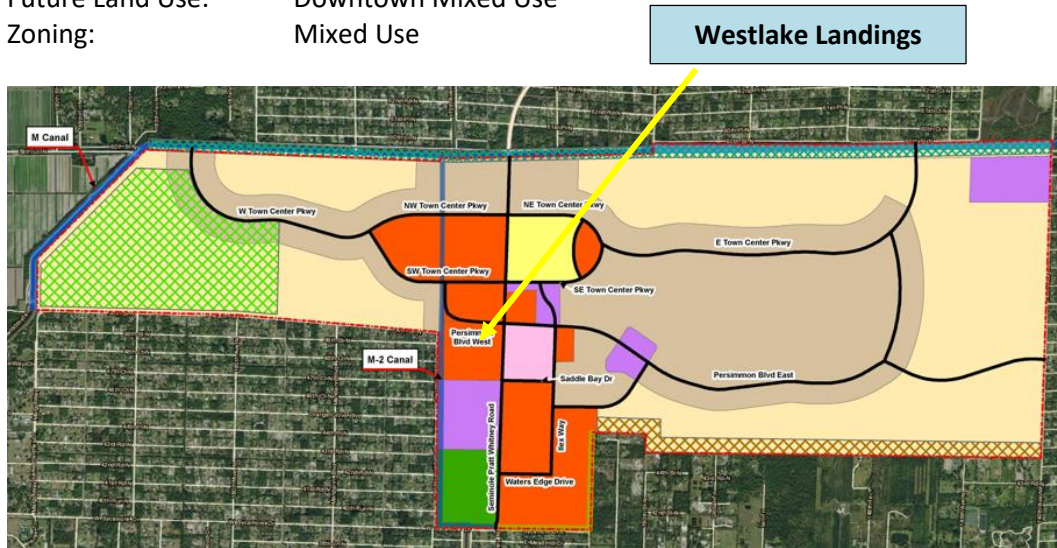
On March 5, 2024, the City Council voted (4-0) to postpone the application to the April 2, 2024, City Council meeting.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

PETITION FACTS

- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
Future Land Use: Downtown Mixed Use
Zoning: Mixed Use



Background

The applicant is requesting an amendment to the Master Site Plan for Pod H. A Master Site Plan Amendment for Pod H “Westlake Landings” was initially approved on June 14, 2021, by the City Council through Resolution 2021-08 (MPA-2021-01). The following amendments were approved by the City Council.

- On November 8, 2021, a Site Plan approval of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings was approved by City Council. The application included a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities.
- On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council.
- On January 18, 2022, the City Council approved a request to amend Parcel G (MPA-2021-04), to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.
- On June 6, 2023, the City Council approved a Master Plan Amendment (MPA-2023-01) for Parcel A2 and Parcel B. Parcel A2 was reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. Parcel B was modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

“Westlake Landings” is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of several parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station (Parcel A 1) is included on the subject Commercial Plaza. The original June 14, 2021, approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

Phase One:

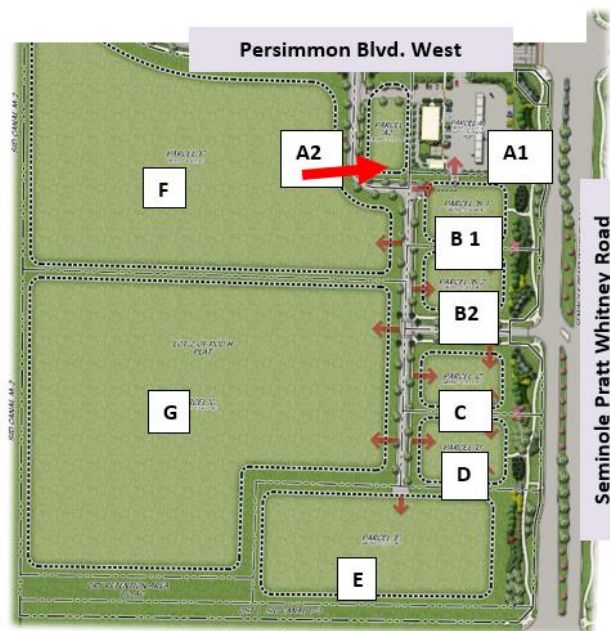
- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

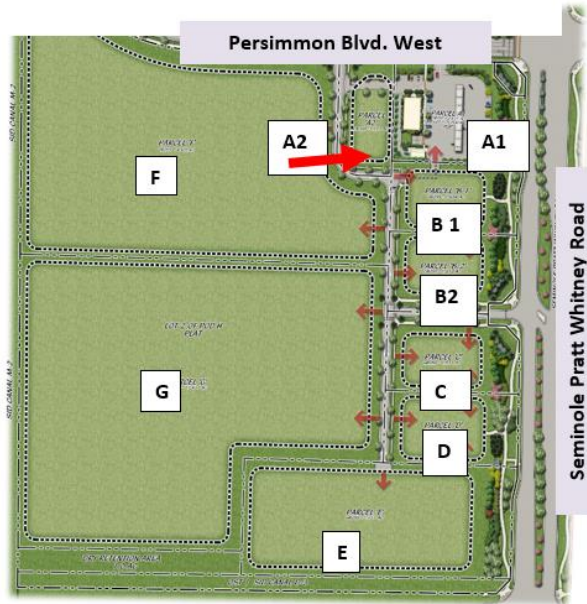
Master Site Plan Amendment approved by City Council on June 14, 2021

<p>Parcel A 1 -2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)</p> <p>Parcel A 2 -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel B 1 -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel B 2 -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel C 1 -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel D -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage</p> <p>Parcel F -14.44 acres- with Commercial Recreation</p> <p>Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial</p>
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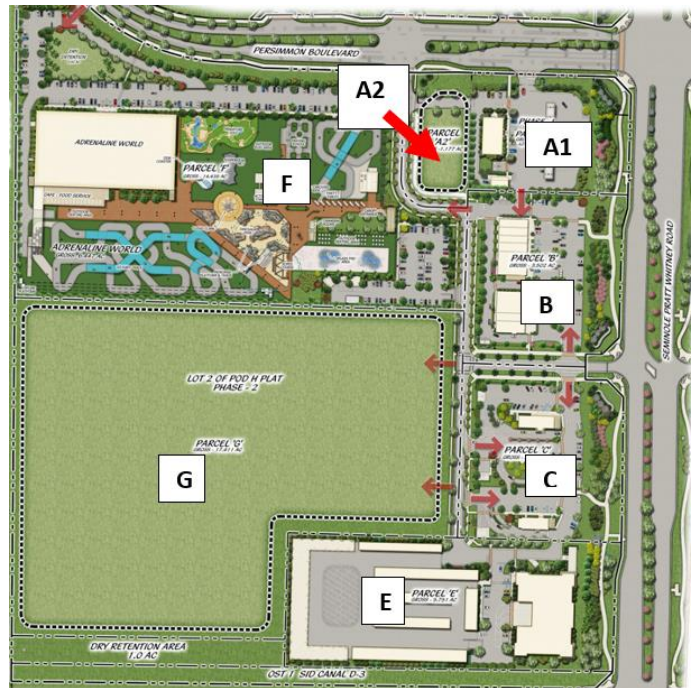
Master Site Plan Amendment approved by City Council on November 22, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



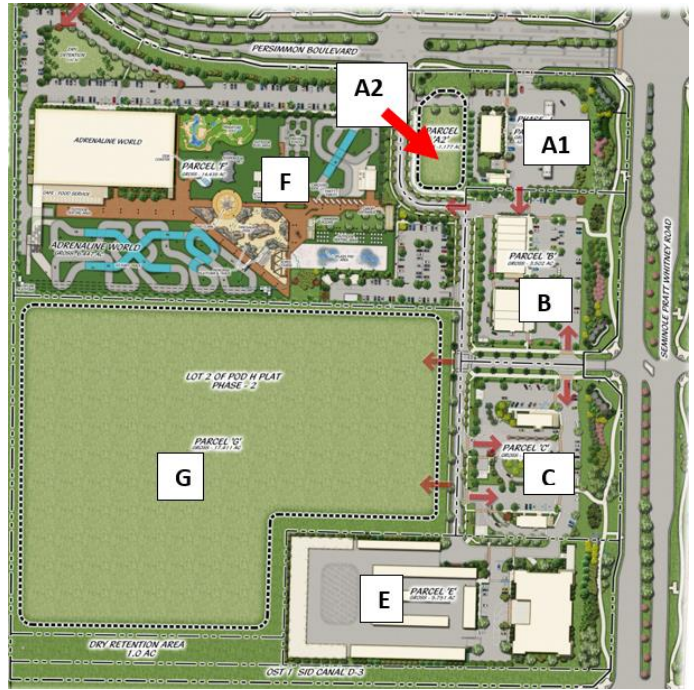
Master Site Plan Amendment approved by City Council on January 18, 2022

- Parcel A 1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2**- 1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 10,478 Sq. Ft. (Retail, Medical, Restaurant); 3,972 Sq. Ft. Restaurant & 2,065 Sq. Ft. Fast Food Restaurant with drive through (coffee shop).
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



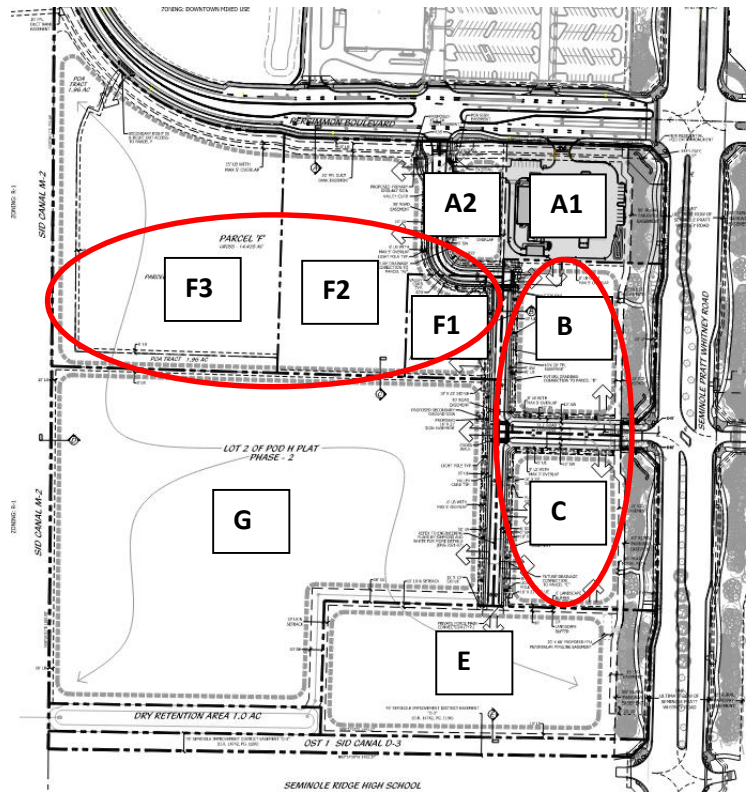
Master Site Plan Amendment approved by City Council on June 6, 2023

- Parcel A 1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2**- 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 2,572 Sq. Ft. Bank with drive through & 2,065 Sq. Ft. Fast Food Restaurant with drive through.
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



Proposed Master Site Plan Amendment

- Parcel A1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2** - 1.18 acres- 2,500 Sq. Ft. Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 4,637 Sq. Ft. Restaurant with drive through.
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Restaurant with drive through (Coffee Shop) & 4,278 Sq. Ft. Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F1** -1.3 acres- with 10,400 Retail Mixed Use
- Parcel F2** – 4.5 acres – with 47,529 Retail Sales or Services (includes 23,572 sq.ft. outdoor garden area)
- Parcel F3** – 6.6 acres – with 73,800 Light Industrial
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



Staff Analysis

The subject site has a Downtown Mixed-Use future land use designation and a Mixed-Use (MU) zoning district. Per Policy FLU 1.1.15, this land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

The subject request is limited to Parcels, B, C, and F. **Parcel B** is being modified, changing the 2,572 square feet Bank with a drive through lane in the North Building and replace it with 2,572 square foot Restaurant with a drive through lane. There is no change to the overall 16,515 total square footage in Parcel B (North & South Bldgs.). **Parcel C** is being amended by increasing 238 square feet to the previously approved building area for Taco Bell totaling 2,278 square feet. **Parcel F** is being modified to create three (3) sub-parcels F1, F2 and F3. The previously approved Adrenaline World is being replaced with 10, 400 square feet of Retail Sales or Services on F1; 47,529 square feet of Retail Sales or Services (Tractor Supply store) in F2; and 73,800 square feet of Light Industrial for F3.

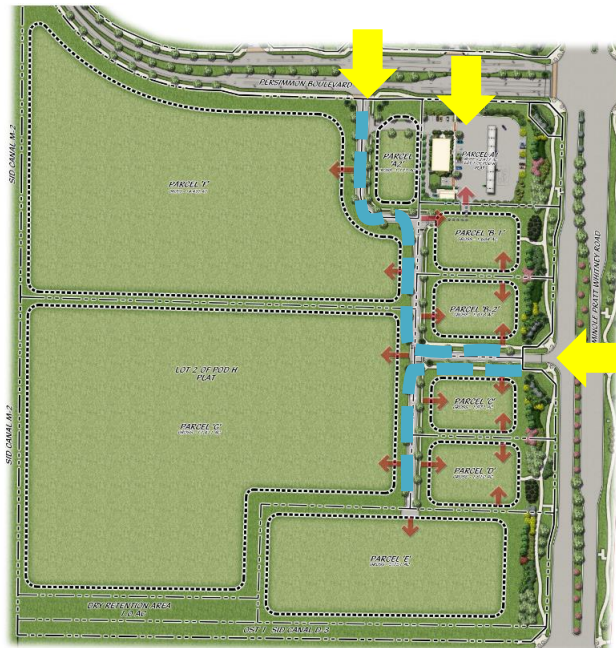
Pod H total square footage is being increased from 397,280 Sq. Ft. to 529,247 Sq. Ft.

Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject 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.

Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. The Commercial Plaza Master Site Plan provides **three** (3) points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

Landscape, Drainage, Traffic

The proposed changes have been reviewed by the Engineering Department for traffic impacts. The submittal was found to be acceptable and in accordance with the City's LDRs. The proposed changes do not have an impact on the landscape, drainage or other components of Engineering Department's review.

FINAL REMARKS

On March 5, 2024, the City Council voted (4-0) to postpone the application to the April 2, 2024, meeting. 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.