City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/10/2026

PETITION DESCRIPTION

PETITION NUMBER: MSP-2026-07 Mavis Tires & Brakes *(Publix at Westlake Plaza - Parcel A)*

OWNER: PUBLIX SUPER MARKETS INC

APPLICANT: Bohler Engineering

ADDRESS: 16725 Persimmon Blvd. West Westlake, FL 33470

PCN: Portion of 77-40-43-01-24-001-0000

REQUEST:

The applicant is requesting approval of a Master Sign Plan for Mavis Tires & Brakes, located on Parcel A within Publix at Westlake Plaza. The proposed Master Sign Plan includes one (1) wall sign on the south elevation of the building and incorporates the monument sign previously approved under MSP-2020-02.

SUMMARY

The applicant, Bohler Engineering, acting as agent for the property owner, is requesting approval of a Master Sign Plan for Mavis Tires & Brakes, located on Parcel A within Publix at Westlake Plaza. The proposed Master Sign Plan includes one (1) wall sign on the south elevation of the building and incorporates the monument sign previously approved on December 14, 2020, under MSP-2020-02, pursuant to Resolution 2020-39.

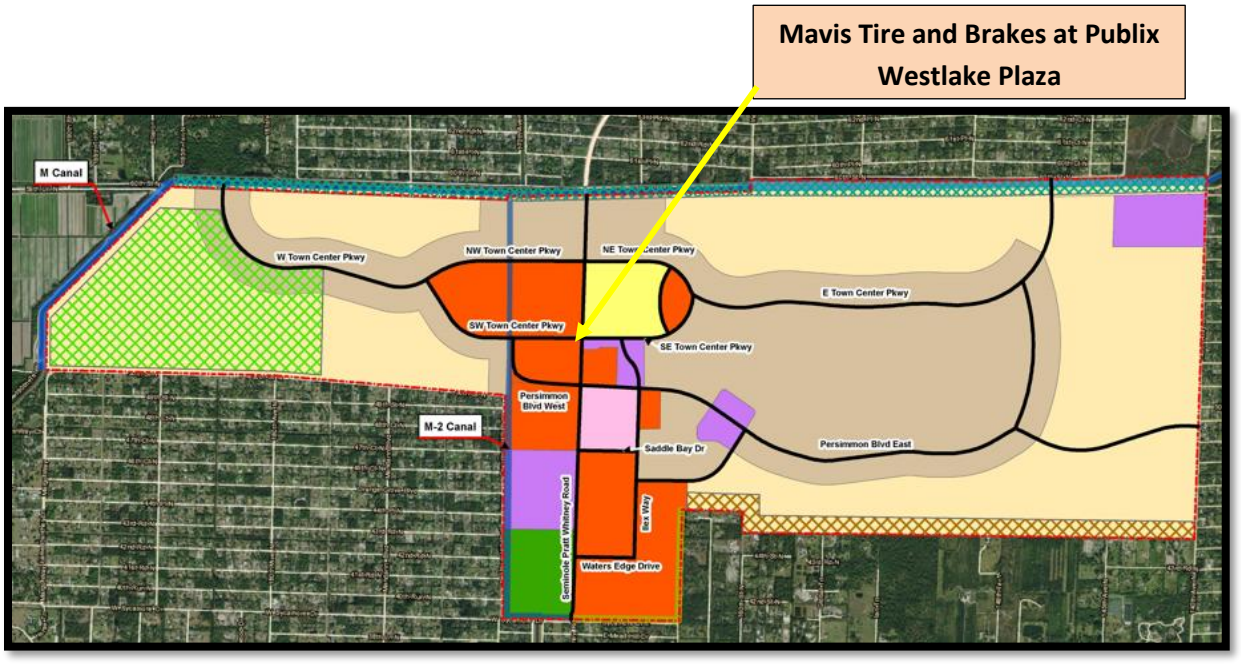
Pursuant to Section 113-8 of the City's Code, commercial developments, multi-tenant buildings, and planned developments must obtain Master Sign Plan approval prior to the issuance of any sign building permit.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections to the above-mentioned application.

PETITION FACTS

a. Total Gross Site Area: 1.11 acres (Outparcel A)
b. Building Data: 5,636 sq.ft Mavis Tires and Brakes
c. Land Use and Zoning
   Existing Land Use: Vacant
   Future Land Use: Downtown Mixed Use
   Zoning: Mixed Use



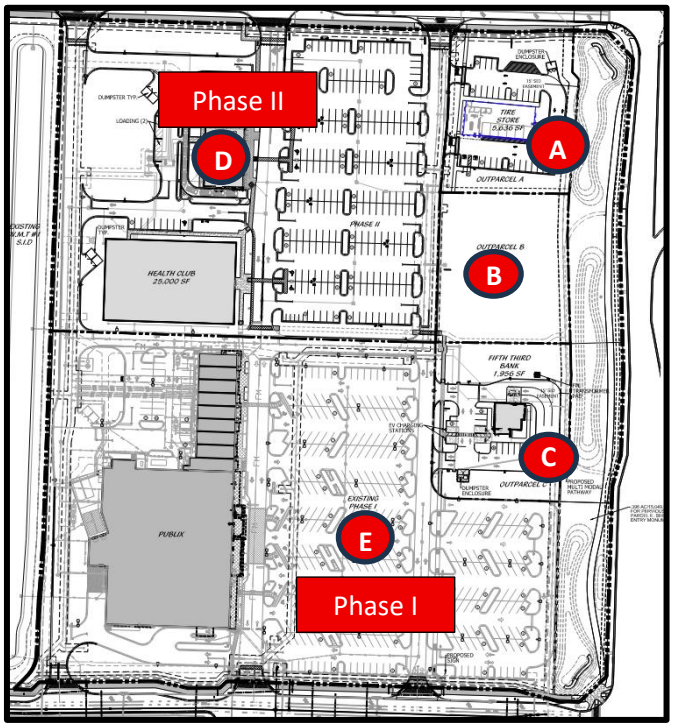
BACKGROUND

The subject application requests Master Sign Plan approval for Mavis Tires & Brakes on Parcel A, an approximately 1.11-acre outparcel within the larger 20.321-acre Publix at Westlake Plaza development. The overall development was originally approved by the City Council on November 9, 2020, under 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 Mixed Use Zoning District.
- On January 8, 2024, the City Council approved to relocate previously approved outparcel uses and include Phase Two at Westlake Plaza (Parcel D). Parcel C and Parcel B were amended to include uses as shown below.

January 8, 2024, master plan approval

Parcel A
1.11 acres-with a 5,750 Sq.Ft Retail (Tire Store) *(Approved on 01/08/2024)*
Parcel B
1.05 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru
Parcel C Completed
1.12 acres- with a 5,500 Sq. Ft. Bank with Drive Thru
Parcel D (Phase Two) Completed
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



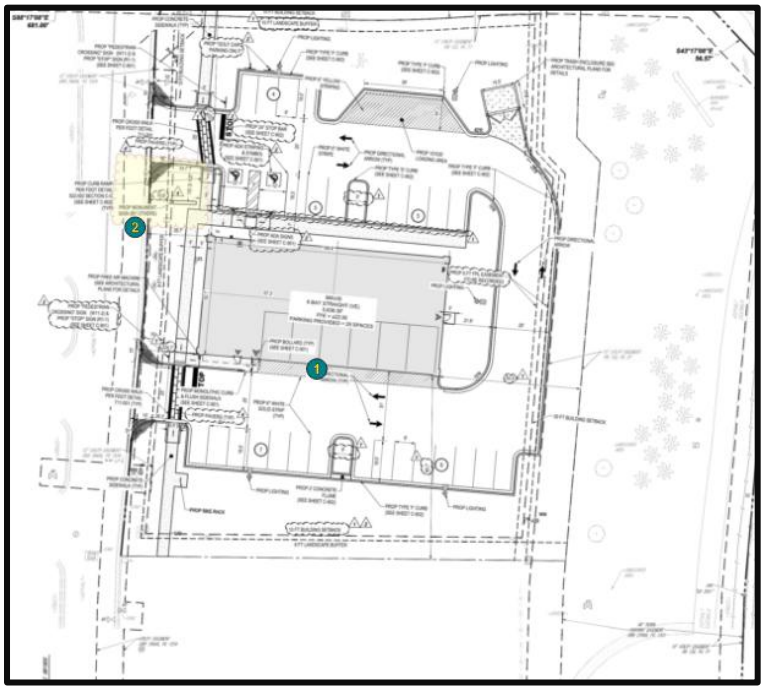
- On June 6, 2024, the City Council approved a bank drive-through with a 1,956-square-foot building and dual drive-through lanes on Parcel C, subject to two conditions of approval.
- On May 8, 2025, Parcel D received approval for a Minor Site Plan Modification to remove the electric vehicle (EV) charging stations.
- On September 24, 2025, Parcel D received approval for a Minor Site Plan Modification to remove one (1) handicap parking space on the north side of the Planet Fitness building.
- On January 6, 2026, the City Council postponed SPR-2025-04 per applicant requested to the February 3rd, 2026 City Council meeting.
- On February 3, 2026, the City Council approved SPR-2025-04 for a 5,636-square-foot motor vehicle repair building with six service bays.

STAFF ANALYSIS
The applicant is requesting approval of a Master Sign Plan for Mavis Tires & Brakes, a 5,636-square-foot motor vehicle repair facility with six service bays, located on Parcel A within Publix at Westlake Plaza development, west of Seminole Pratt Whitney Road. The proposed Master Sign Plan includes one (1) wall sign on the south elevation of the building and incorporates the monument sign previously approved on December 14, 2020, under MSP-2020-02, pursuant to Resolution 2020-39.

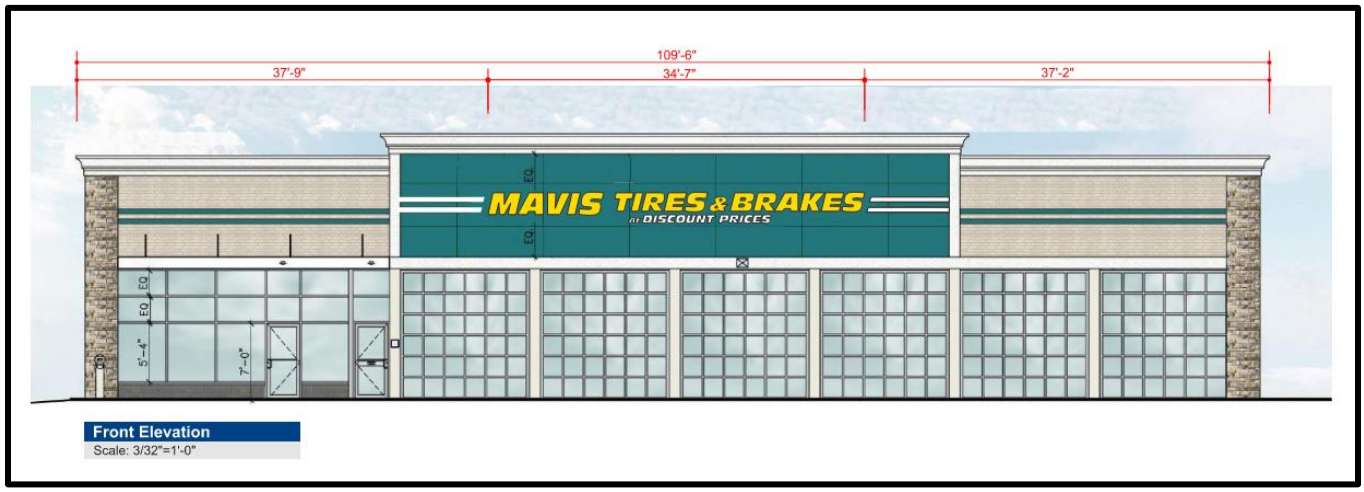
The proposed wall sign consists of internally illuminated channel letters and a tagline, with a total sign area of 87.70 square feet. Its placement and scale complement the building's architectural features and provide business identification. The monument sign provides identification at the site entrance and incorporates colors and materials compatible with the surrounding commercial development.

The proposed signage is compatible with the commercial character of Publix at Westlake Plaza. Based on the submitted plans, the signage is not anticipated to obstruct pedestrian or vehicular circulation or adversely affect traffic visibility. The proposed Master Sign Plan is consistent with the general intent and purpose of Chapter 113, Signs.

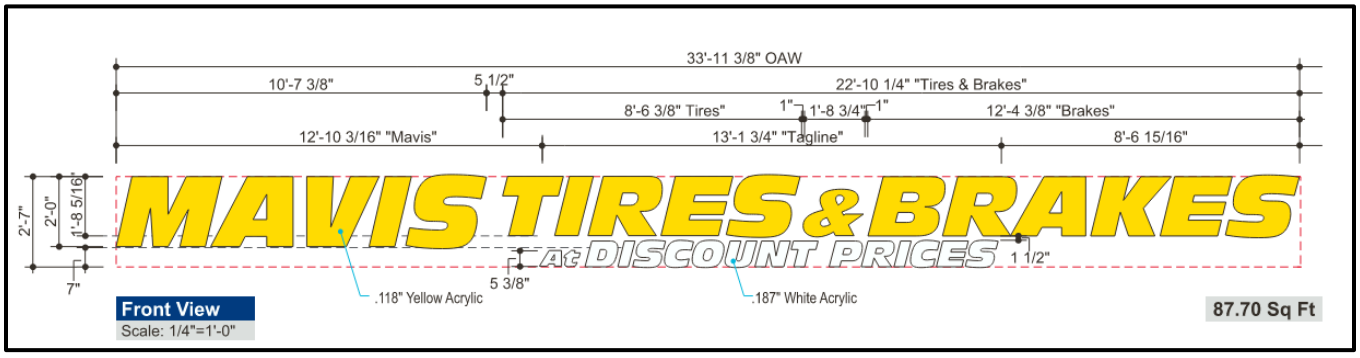
Proposed Signs Location



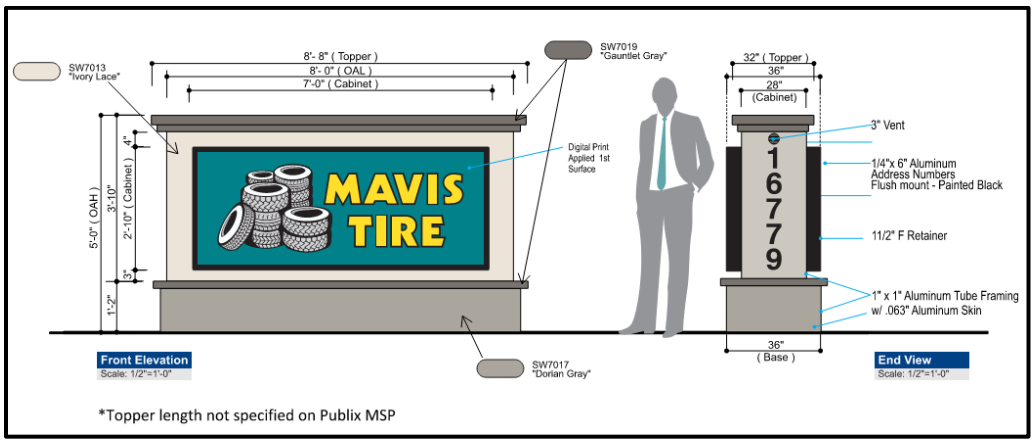
Proposed Wall Sign on the South Elevation



Proposed Wall Sign



Previously Approved Monument Sign



FINAL REMARKS

MSP-2026-07 will be heard by the City Council on November 10, 2026. The public hearing was advertised in compliance with the City's code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.