



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 02/03/2026

PETITION DESCRIPTION

PETITION NUMBER: SPR-2025-04 Mavis Tires & Brakes – City of Westlake (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 Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.

SUMMARY

The applicant is requesting approval of a Site Plan for Parcel A within the Publix at Westlake Plaza development. The proposed Site Plan includes a 5,636-square-foot building for a motor vehicle repair use containing six (6) service bays. The project includes aesthetic enhancements such as paver walkways that provide pedestrian connectivity to adjacent parcels and maintain the cohesive design theme of the overall development.

The subject application is part of the Publix at Westlake Plaza project, which encompasses approximately 20.321 acres and 129,700 square feet of commercial development within the Mixed Use (MU) Zoning District. Parcel A is an outparcel within the larger Publix at Westlake Plaza master development and does not represent a standalone development site. The applicant has elected to contribute one percent (1%) of the building construction cost to the City of Westlake Art Acquisition Fund, pursuant to Chapter 103-7, Art in Public Places (AIPP) of the City Code.

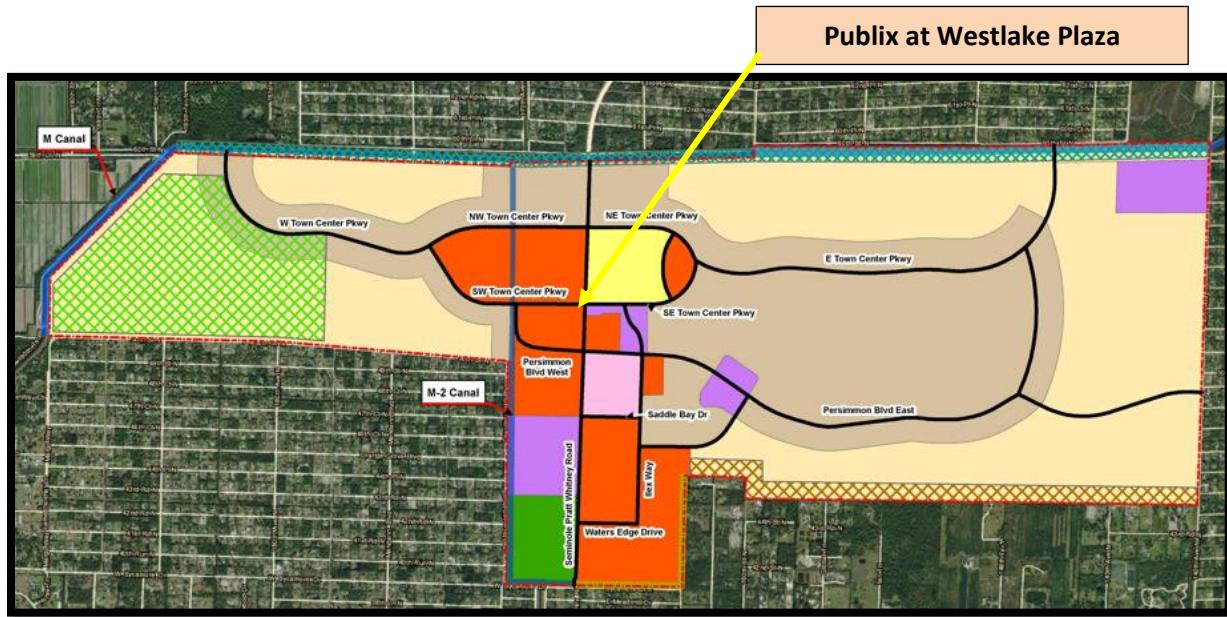
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, application meets all applicable City of Westlake Land Development Regulations. The **Planning and Zoning and Engineering Departments** recommend the following conditions:

1. The applicant shall contribute one percent (1%) of the building construction cost for Parcel A to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. The applicant shall ensure that no overnight parking of customer or service vehicles occurs on the premises.

PETITION FACTS

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



BACKGROUND

The subject application requests site plan approval for a motor vehicle repair use on Parcel A (Outparcel), which consists of approximately 1.11 acres and is part of the larger 20.321-acre Publix at Westlake Plaza development, totaling 129,700 square feet of commercial 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.

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

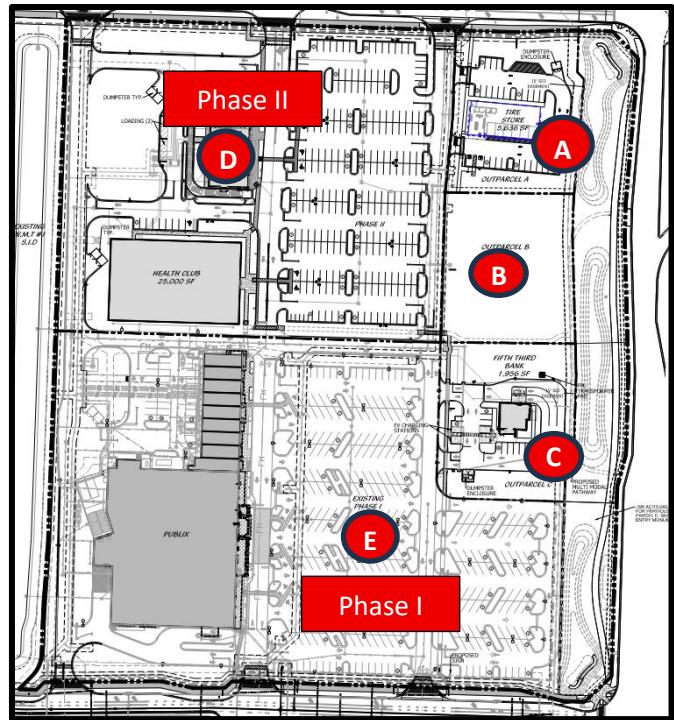
1.12 acres- with a 5,500 Sq. Ft. Bank with Drive Thru

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

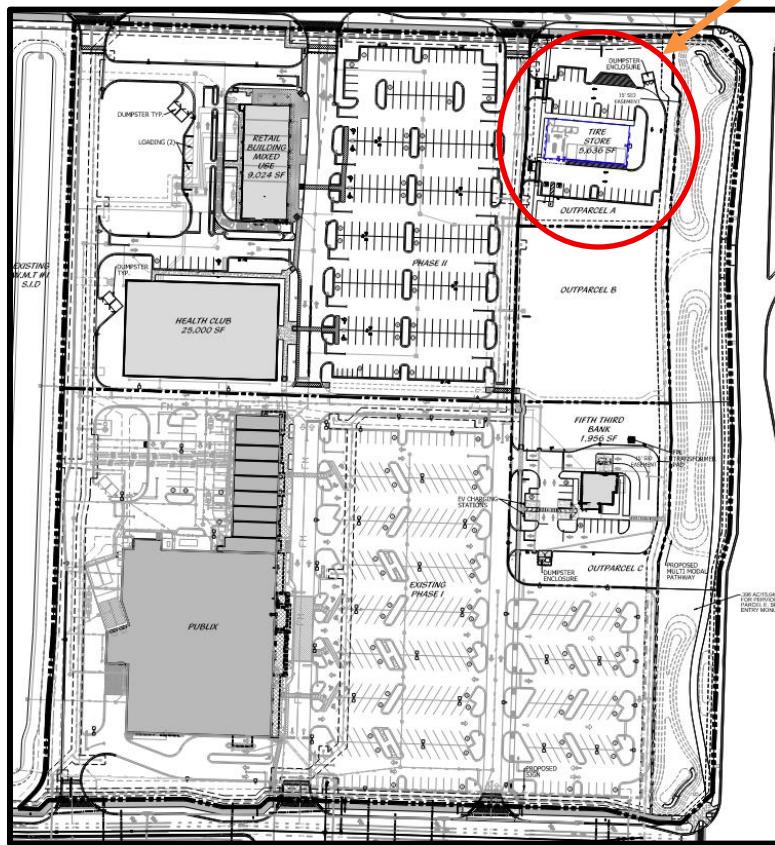
STAFF ANALYSIS

The applicant is requesting Site Plan approval for a Motor Vehicle Repair use located in Parcel A (1.11 acres) within the Westlake Plaza. The proposed use includes the following structures and site improvements:

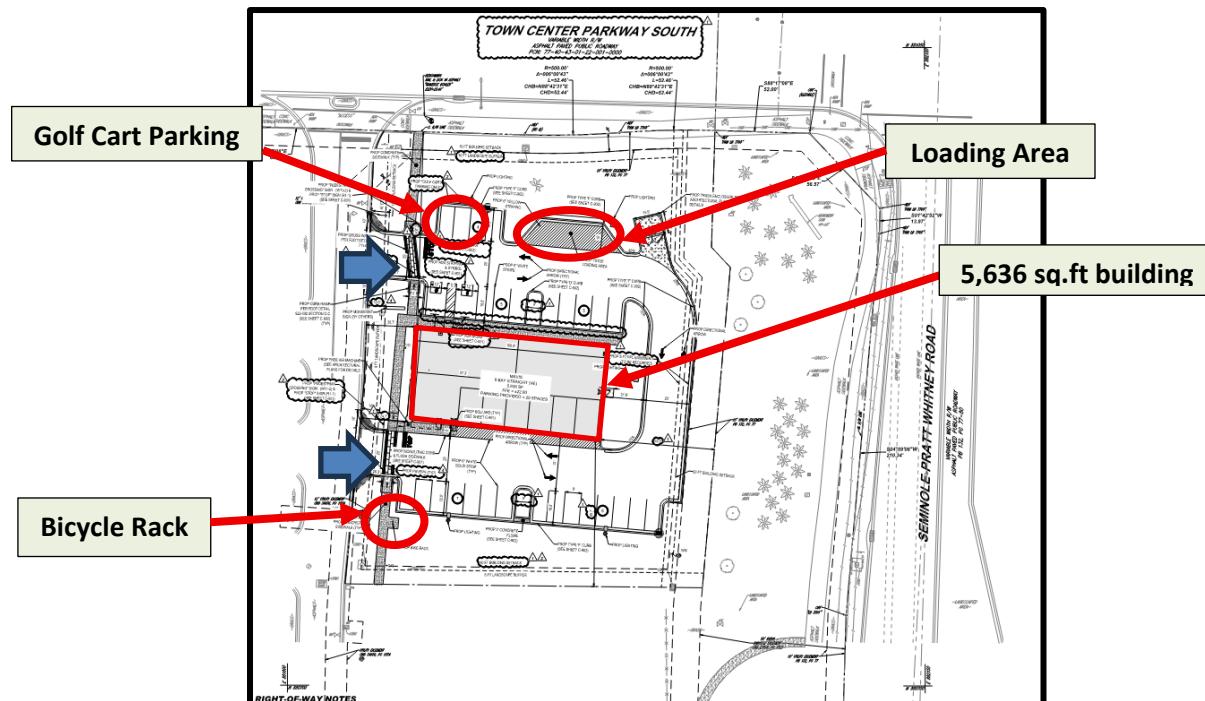
- 5,636 sq.ft building for a Motor Vehicle Repair use with 6 bays.
- Accessways to Parcel A from Town Center Parkway, Persimmon Blvd and Seminole Pratt Whitney Road through a pedestrian connection between parcels with decorative paver crosswalks.
- Sidewalk connecting multimodal pathway.
- Two (2) LSEV/Golf Cart Parking.
- One (1) Loading Area.
- Bicycle Rack.

Proposed Site within Publix at Westlake Plaza

Mavis Tires & Brakes



Proposed Site Plan

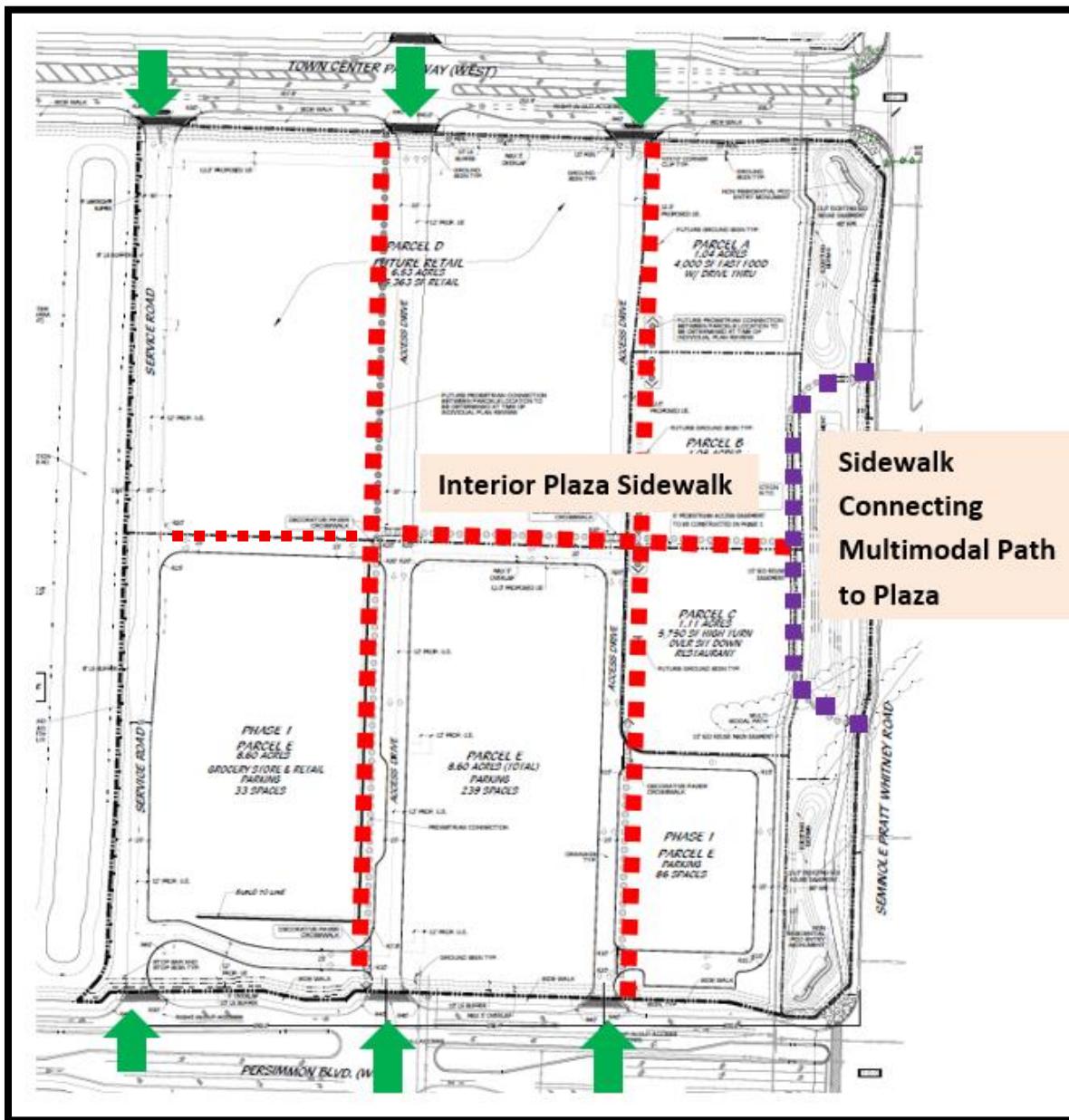


The following table presents compliance with applicable zoning code:

Zoning District: Mixed Used	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure 20'	62.5'	In compliance
Rear	Main Structure 10'	24.7'	In compliance
Side Yard - South	Main Structure 10'	80.7'	In compliance
Street Side Yard - North	Main Structure 20'	107.2'	In compliance
Lot Coverage	Max Lot Coverage 45%	Parcel A: 11.66%	In compliance
Building Height	120 ft. max	24.4 ft.	In compliance
Parking	1 space per 300 square feet, plus 1 space per service bay for repair and 1 space per 2 bays for car wash = 27 spaces	Parcel A: 29 spaces LSEV/Golf Cart - 2 space ADA - 2 space Overall Total: 29	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	48.6%	In compliance
Bike Racks	5% of parking is required. Total: 1	Parcel A: 1 space	In compliance

Accessways and Connecting Sidewalks

The commercial Plaza Master Site Plan provides six (6) points of vehicular access to the site, three (3) from Town Center Parkway (West) from the north, and three (3) 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. Applicant is also proposing two (2) connecting sidewalks from Rural Parkway Easement to plaza, as well as, two (2) internal sidewalks.



Proposed Architectural Elevations

The proposed development features a coordinated palette of exterior materials consistent with the overall design of the Westlake Plaza development. Architectural elements include clear anodized aluminum storefront systems, painted hollow metal doors in Alabaster White, aluminum-and-glass overhead doors, and Hardie Reveal panels with aluminum accent stripes. Metal roof coping and aluminum cornice elements are designed to complement the overall color scheme, while gutters, downspouts, and lintels utilize standard mill or painted finishes. Exterior concrete block surfaces are finished in Alabaster White and Puritan Gray. All materials will be installed in accordance with manufacturer specifications to ensure uniformity and long-term durability. The east elevation includes glazing with spandrel glass.

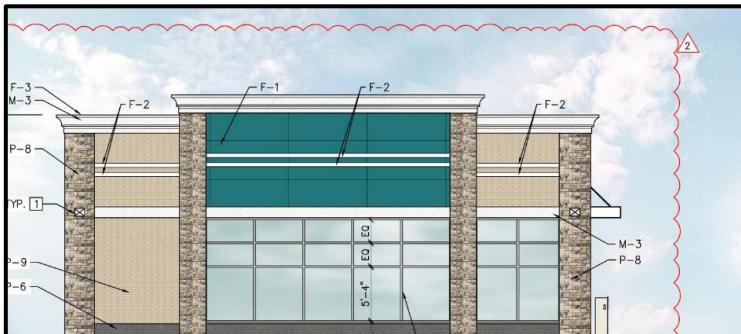
South Elevation



North Elevation



West Elevations



East Elevations (Seminole Pratt Whitney RD)



Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

Drainage

Per the submitted drainage statement. It is proposed that the site will be located on outparcel A which will drain to the offsite dry detention area located to the west of Master Development. Per the approved permitted plan outparcel A is 1.11 acres. The offsite dry detention area, which serves 18.46 acres and has maximum impervious area of 85% includes 4.03 acres of impervious area using the assumption that 61.72% of the commercial use area will be impervious.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

Fire Rescue

The subject application was reviewed by the Palm Beach County Fire Department and provided no objections.

Review					
review	assigned to	date required	outcome	date completed	
Fire Department Review	Wesley Jolin	08/20/2025	No Comments	08/08/2025	  
comments <small>(read only)</small>					
comments history					
responsible department	Fire Department	resource group			
hours spent		Fire Reviewers (PL)			
priority	completed by	category			
Routine	Wesley Jolin	- none -			
> 0 checklist	<input type="checkbox"/> add checklist item	original due date			
> 0 corrections	<input type="checkbox"/> add correction	MM/dd/yyyy			
Associations Submittals 1 Fees 0 Letters 0 Application Types 1					

FINAL REMARKS

SPR-2025-04 will be heard by the City Council on February 3, 2026. 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. Please see enclosed letter from City Engineer.