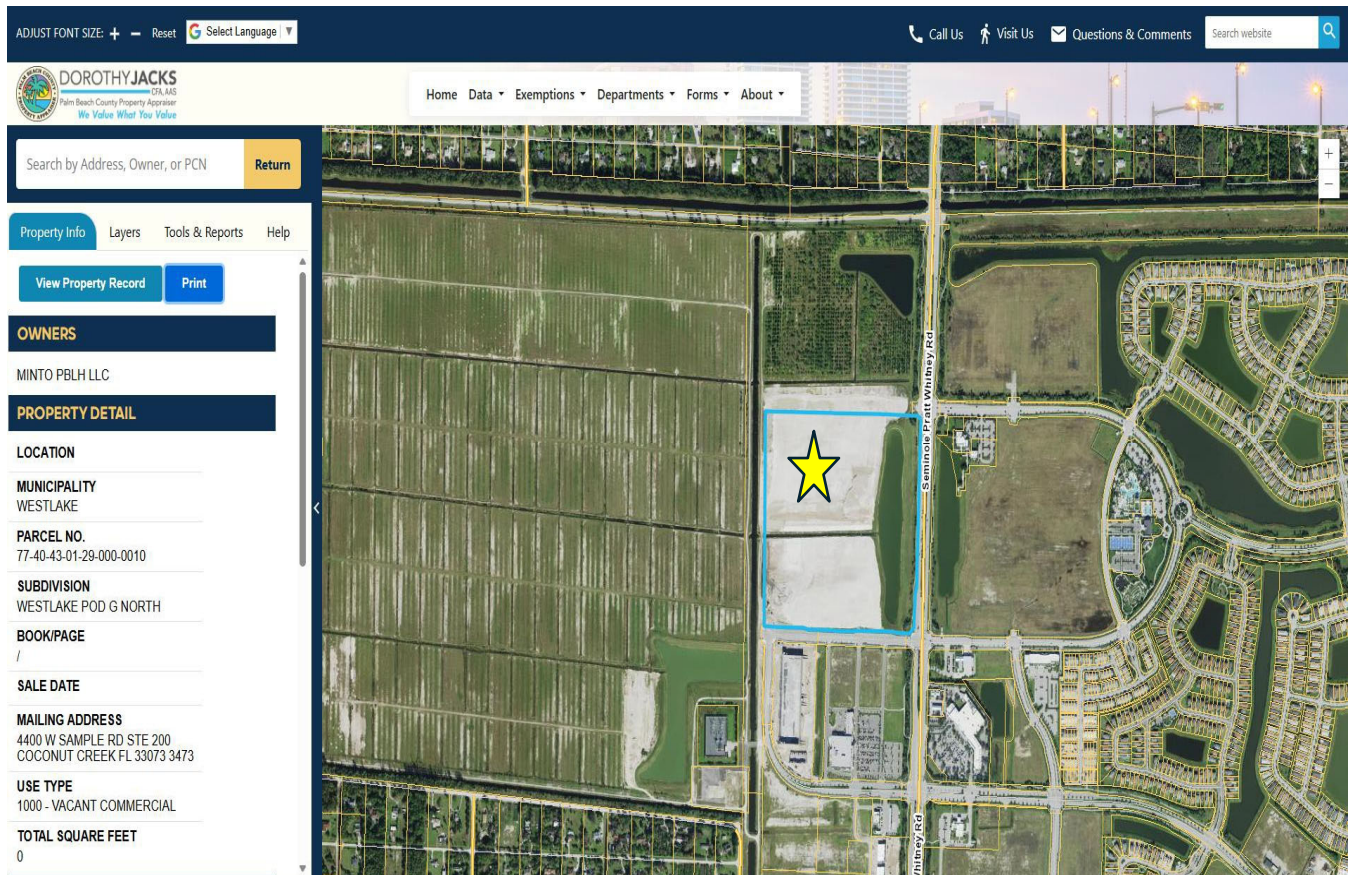


**Lowe's at Westlake**  
**Description and Justification Statement for**  
**the LOWE'S SITE PLAN APPROVAL REQUEST**

**I. Summary Introduction**

Lowe's Home Centers, LLC is pleased to bring a Lowe's Shopping Center to the City of Westlake, located on 12.72 acres in the northern portion of Pod G. The proposed Lowe's Shopping Center will consist of approximately 134,148 sqft in total, which includes a 26,601 sqft Garden Center and 107,547 sqft big box retail space under air. The proposed Lowe's Shopping Center will be located between Town Center Parkway North and Town Center Parkway South, with frontage abutting Seminole Pratt Whitney Road (Please see location map excerpted below – The site is indicated by a star).



The FLUA designation of the Site is Downtown Mixed Use (DTMU), and the zoning designation is Mixed Use pursuant to Ordinance 2019-09 of the City of Westlake. The property is currently vacant.

The proposed shopping center / retail commercial use is a permitted uses within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All the

proposed uses are permitted uses (P) within the Mixed Use (MU) zoning district, as defined by Article 3-20 of the City of Westlake Code of Ordinances.

The Developer, Minto, was granted a plat for the Center Entrance Road Right-of- Way to the South of the Site allowing access from Seminole Pratt Whitney and the Site. The Plat also identifies utility and access easements, and provide open space for the entire platted area, including the proposed Lowe's at Westlake Site. The plat was approved by the City of Westlake pursuant to Plat Resolution SPR-2025- 05.

The Site design orients the proposed Lowe's store towards Seminole Pratt Whitney Road to the east. The site plan provides four points of vehicular access to the site, three from Town Center Parkway North, and one from Seminole Pratt Whitney Road. The western most access point on Town Center Parkway North is intended to primarily support the service and delivery functions of the Lowe's store.

Pod G, in which the Lowe's at Westlake Site is situated, will require creation of the Town Center Parkway North Right of Way to the North of the Site, and the Center Entrance Road Right-of- Way to the South of the Site, via the approved Plat by Minto, which includes all pedestrian connectivity, water, wastewater, sewer, utility and reuse lines up to within 5 feet of the boundary line of the Site (Please find the Approved Plat submitted by Minto attached). The future developments within Pod G contemplated in the Minto Plat attached will be subject to the review and approval of the City of Westlake and City Council.

The Lowe's at Westlake Site Plan will be developed in one phase. Lowe's will construct driveways, Radius curbs, and all improvements interior to Lowe's Site. Vehicle parking is provided to the east of the proposed Lowe's store. All vehicular use areas are well buffered to at least the minimum requirements. The site is well landscaped in accordance with the requirements of Article 7 "Landscape" of the City of Westlake's code of ordinances. The foundation plantings have been designed to conform to the requirements of Article 7, Section 4.15. The Applicant is proposing to plant rows of large specimen Royal Palms to line the primary access drives through the Plaza. The specimen Royal Palms will provide a strong sense of arrival and elegance while preserving the needed visibility to the retail stores. The Applicant is particularly sensitive to maintaining good visibility as the 80' rural parkway along the east boundary obscures visibility from Seminole Pratt Whitney.

## **II. Westlake's Store – Voluntary Upgrades**

The Applicant, Lowe's Home Centers, LLC, acknowledges and empathizes with the City of Westlake's commitment to a higher quality of life, and individual community character that sets the City of Westlake apart from other municipalities within Palm Beach County. In respectful consideration of the City of Westlake's unique nature, the Applicant has voluntarily provided multiple architectural, landscape, and operational upgrades that are above and beyond the standard Lowe's store prototype. All of which are significant monetary commitments made voluntarily to invest in the City of Westlake and its singular and valued character.

### **A. Architectural**

The architectural upgrades provided as a part of the proposed Lowe's at Westlake are as follows:

- Increased fence height from 11'-3" a.f.f. to 20'-0" a.f.f. along front of the Garden Center;
- Changed chain link fence to black tube steel fence along front of the Garden Center;
- Added six (6) CMU piers with E.I.F.S. cornices along the front of the Garden Center;
- Added Chain link fence with black vinyl chain link fabric enclosure around the trash compactor up to 10'-0" a.f.f.;
- Added three (3) CMU building pilasters with E.I.F.S. cornices on the front elevation;
- Added two (2) CMU building pilasters with E.I.F.S. cornices on the rear elevation;
- Added change of CMU color and CMU band at the rear elevation;
- Added six (6) CMU building pilasters with E.I.F.S. cornices on the right-side elevation;
- Added change of CMU color and CMU band to the right-side elevation at two bays;
- Added two (2) CMU building pilasters with E.I.F.S. cornices on the left side elevation; and
- Deletion of the Contractor-Supply Storage Bullpen, typically required at the back of the store

For further detail and visual encapsulation of the above architectural upgrades, please find attached and included herein the architectural color elevation, exterior elevation, floor plan, roof plan, material board, and renderings.

### **III. Westlake's Store – Voluntary Upgrades Contd.**

#### **B. Landscape**

The landscape upgrades provided as a part of the proposed Lowe's at Westlake are as follows:

- Added foundation planters along the north side, south side, and front of the building;
- Added 6-foot concrete decorative privacy wall along the west boundary of the Lowe's at Westlake Site;
- Added fencing along the east side of the property to improve security and screening;
- Enhanced landscaping along the north side elevation, over and above the requirements of the City of Westlake, to make the northside elevation more visually appealing;
- Added additional plantings along the front façade, enhancing curb appeal;
- Incorporated extra screening along the south boundary, over and above the requirements of the City of Westlake, to effectively shield the loading areas from view;
- Exceeded landscape code requirements, ensuring a consistently high standard of aesthetic and environmental quality;
- Maintained the design scheme from neighboring developments at Westlake and
- Ensured a cohesive and harmonious landscape design throughout the area.

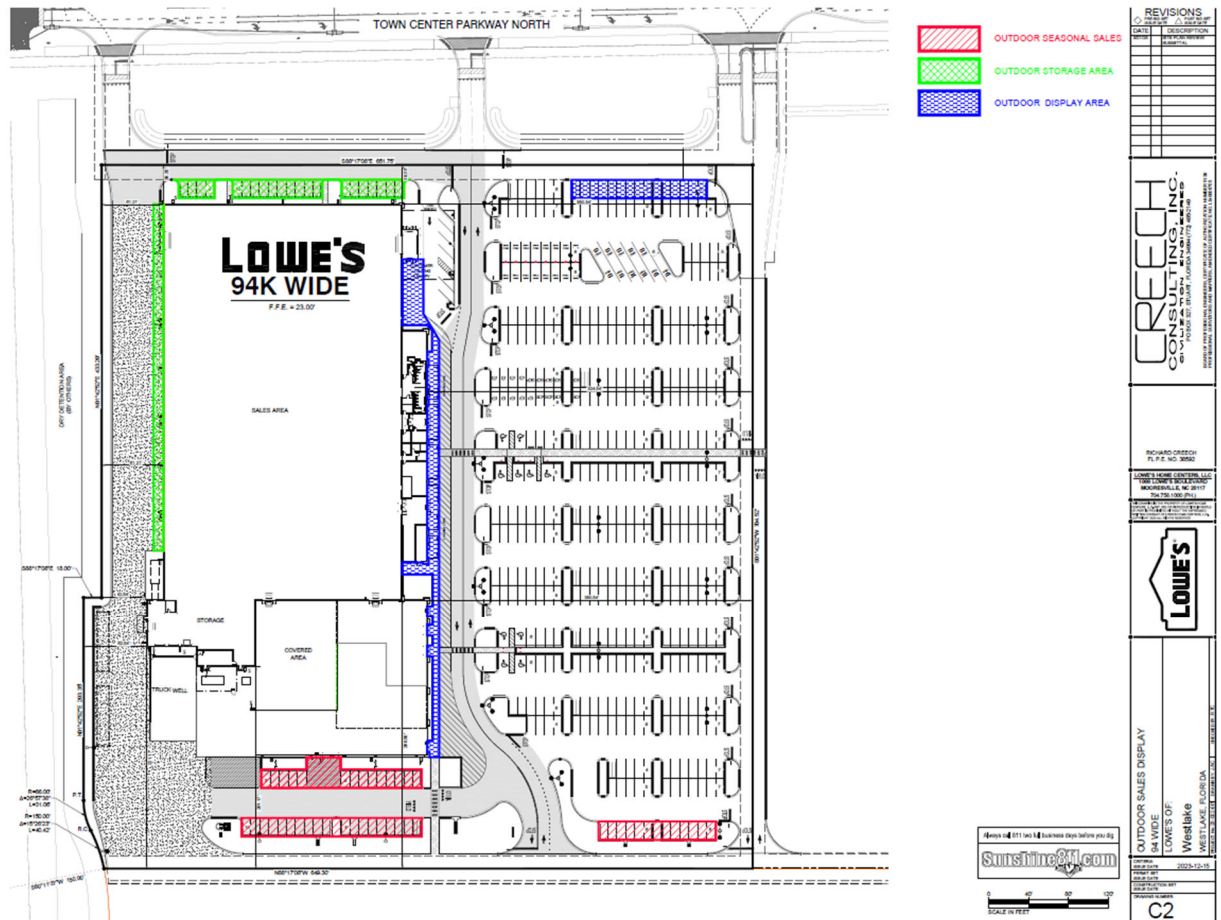
For further detail and visual encapsulation of the above landscape upgrades, please find attached and included herein the architectural renderings, and the revised landscape plans.

#### **C. Outside Display & Storage Area**

The typical south florida Lowes' store uses, on average, 30,000 to 40,000 sqft of outdoor space for outdoor storage and outdoor display areas.

During the Pre-Application Meeting with the City of Westlake held in Septmber 2024, and multiple meetings regarding the outdoor storage with the City of Westlake and the City Administrator through October and November 2024, the Applicant voluntarily provided a submittal on March 21, 2025 that presented only 21,128 sqft of outdoor display and storage area, as visually represented below.

**a. Sheet C2 submitted March 21, 2025 to the City of Westlake**



In the Applicant's initial application on March 21, 2025, which featured the outdoor display and storage areas already reduced from the typical Lowe's store, the front outdoor display area was proposed at 5,900 sqft along the front of the store as well as a portion of the parking lot. The rear outdoor storage area was proposed to be 4,000 sqft along the rear and northern side of the store. The outdoor display area immediately adjacent to the Garden Center was proposed to be 6,553 sqft. The parking lot outdoor display area was proposed to be 4,675 sqft. The above March 21, 2025 Sheet C2, also incorporates outdoor seasonal sales which are not incorporated in this current submittal.

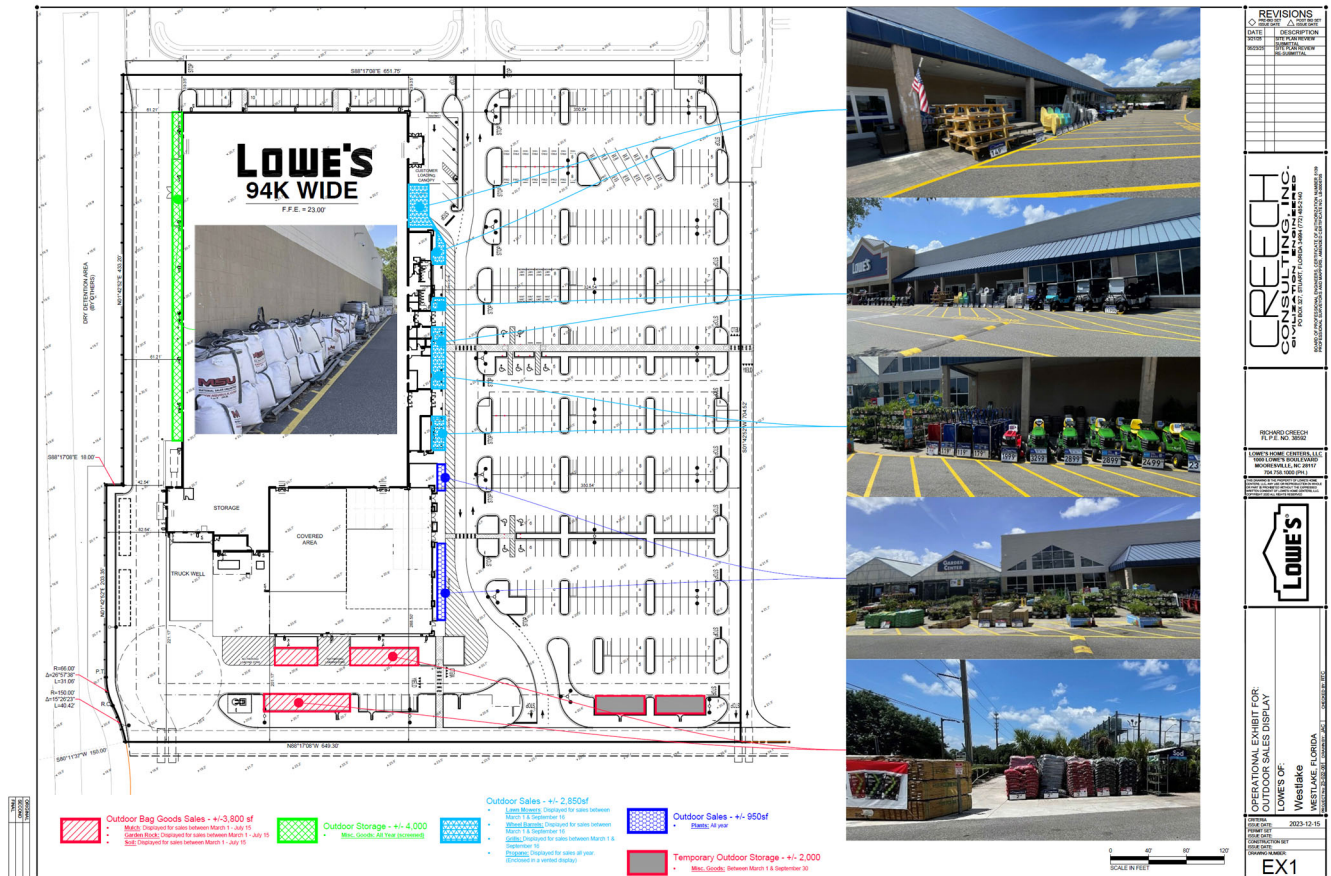
The total outdoor display and storage areas under the March 21, 2025 proposal represents a 30% reduction from the low average of 30,000 sqft, and a 47% reduction from the high average of 40,000 sqft.



In further respectful consideration of the feedback received from the City of Westlake regarding the need to have as limited an outdoor storage and display area as operationally feasible, the Applicant voluntarily reduced its proposed outdoor storage and display areas by 55% from the Applicant's first application on March 21, 2025.

The specifics as to the above mentioned 55% reduction in outdoor storage and display areas from the first submittal are discussed in detail below.

## b. Sheet EX1 submitted June 27, 2025 to the City of Westlake



In the Applicant's current submittal on June 27, 2025, which features a highly unique outdoor display and storage area compilation, the front outdoor display area is proposed at 3,800 sqft along the front of the store entrance. The rear outdoor storage area is now proposed to be 4,000 sqft along only the rear of the store. The outdoor bag goods sales area immediately adjacent to the Garden Center is now proposed to be only 3,800 square feet. In the current proposal, there are no parking lot outdoor display areas proposed. The total outdoor display and storage areas proposed here equals 11,600 sqft.

All seasonal sales, under this current proposed Sheet EX1, will be applied for on a case-by-case basis and reviewed by the City of Westlake pursuant to the Chapter 115 Special Events of the City of Wetlake Land Development Regulations. Pursuant to Chapter 115, the Applicant would potentially be permitted up to four (4) Special Event Permits for each calendar year.

**Pursuant to this submittal, the total outdoor display and storage area represents a 61% reduction from the low average of 30,000 sqft, and a 71% reduction from the high average of 40,000 sqft as compared to the prototypical Lowe's store. The Applicant feels that operational integrity of the Westlake at Lowe's store will be severely imperilled if any further decrease in outdoor storage or display area is required. The Applicant humbly requests that if the above May 23, 2025 identified outdoor areas are not acceptable to the City, a meeting be held with the City of Westlake and the Applicant prior to issuance of comments as to this subject matter.**

#### **IV. Clarification of Proposed Form & Function:**

##### **A. Proposed Loading Spaces**

As noted on Sheet C1 of the civil plan set attached and incorporated herein, the two (2) loading spaces are 12" X 60' each in dimension, and will be screened by landscaping and the previously mentioned 6-foot concrete decorative privacy wall along the west boundary of the Lowe's at Westlake Site. Additionally, these loading spaces will not simply be depositories for open-air debris. These loading spaces are often occupied by tractor trailer beds that are enclosed and get filled over operational time of the store. Upon one enclosed trailer bed being filled, a semitruck will remove the full tractor trailer bed, and replace it with an empty one. Therefore, no eye sore scenario will result from the operations of the loading spaces.

##### **B. Allocation of Indoor versus Outdoor Space**

As noted on EX- 1 Floor Plan rev 1 attached and incorporated herein, The Sales Floor/Building Area proposed of the Lowes at Westlake Site is 107,547 sqft under air and does not include the Garden Center. The Garden Center totaling 26,601 sqft is proposed to be allocated as follows:

- 8,922 sqft will be Covered Area;
- 6,013 sqft will be Open Area;
- 6,002 sqft will be Retractable Structure and
- 5,664 sqft will be Shade Structure.

### C. Preliminary Style of LSEV Parking Space Signage

The Applicant intends to submit the Master Sign Plan immediately after submittal of this Response to Comments.

However, in order to add to this submittal and provide the City of Westlake a certain level of comfort while the Master Sign Plan submittal is being finalized, the Applicant wishes to add some specifics as to the general type and look of signs expected. The Applicant is currently creating signs that are specific to the LSEV parking stalls. The LSEV parking signs are expected to be similar to the signs used in the neighboring Westlake Publix excerpted directly below:



### V. Concurrent Applications & Subject Request

The subject submittal is this May 23, 2025, Response to the City's comments of April 11, 2025, to the Lowe's Site Plan Approval Request submitted to the City of Westlake on March 21, 2025. The following are concurrent permits that are either pending or are soon to be applied for.

#### A. Seminole Improvement District (SID) Application

On May 7, 2025, the Applicant submitted a Construction Permit Application to SID pertaining to the Lowe's Site Plan Approval Request submitted to the City of Westlake on March 21, 2025. On July 8, 2025 Lowe's received an email from SID stating of their intent to issue approval.

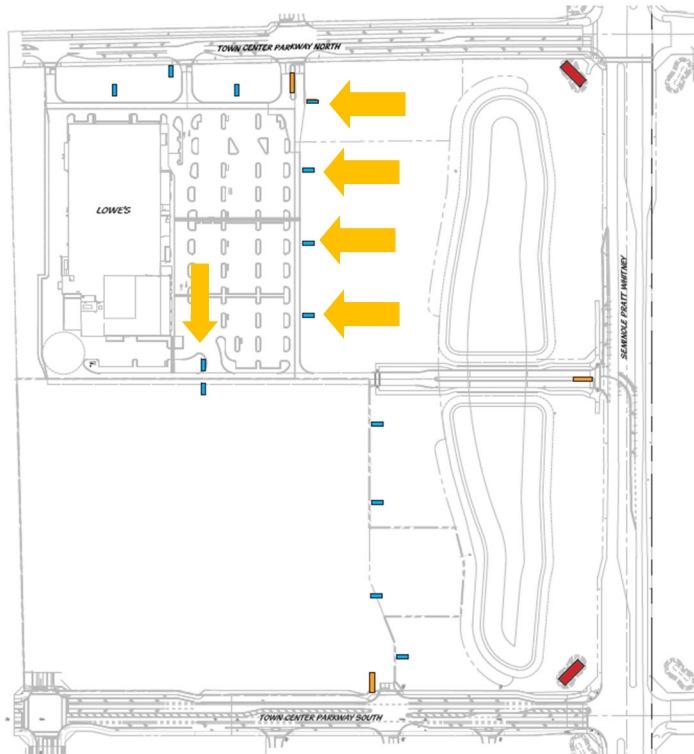


## B. City of Westlake Master Sign Plan Submittal

As previously discussed, the Applicant intends to submit the Master Sign Plan immediately after submittal of this Response to Comments. However, in order to add to this submittal and provide the City of Westlake with a certain level of comfort, the Applicant wishes to add some specifics as to the expected location of proposed signage. Additionally, the Applicant wants to highlight which of the expected signs will be the sole responsibility of the Applicant.

The Applicant is expected to be solely responsible for permitting, installation, and maintenance of the secondary individual ground signs indicated in the below Sign Location Map and pointed to by the yellow arrows along the front façade of the proposed Store. Additionally, the Applicant is expected to be solely responsible for permitting, installation, and maintenance of the Identification Monument Sign that is currently expected to be placed between the proposed Lowe's store, and the Center Entrance Road Right-of-Way to the South of the Site. The Identification Monument Sign referred to directly above is also indicated by a yellow arrow in the Sign Location Map below.

### SIGN LOCATION MAP

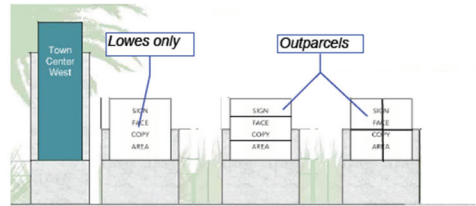


#### SIGN LOCATION MAP

##### NON RESIDENTIAL POD ENTRY SIGN



##### TOWN CENTER IDENTIFICATION MONUMENT



##### SECONDARY/INDIVIDUAL GROUND SIGN



### C. Palm Beach County Fire Department

The Applicant intends to submit an application for permit to the Palm Beach County Fire Department concurrent with the submittal of the the Master Sign Plan to the City of Westlake.

### D. Waiver Request

*Chapter 5., Article 3.3, Section 3. Mixed Use (MU), B) Requirements, (2) Non Residential, (1) Accessory Structures, (i) Fences & Walls, 2., states the following:*

*The maximum height of a wall or fence shall be 6 feet.*

The applicant is requesting a waiver to increase the height of the fence proposed around the outdoor display area to twentyt (20) feet.. Again, this fence is intended to aid in the security and protection of their outdoor product inventory. This waiver request does not negatively impact the health, safety or welfare of the residents of the City or impede the function or operation of SID's facilities and duties. The waiver is being presented to the City Council because it is connected to the site plan approval. Additionally, a letter to the City Manager requesting this waiver is being submitted concurrently. A waiver table has been added to the Site Plan, and is as follows:

Non-Residential Accessory Structure	Code Requirement	Applicant Request	Deviation
Fence Height	Maximum Height – 6'	Maximum Height 20'	+14'

### Conclusion

The Applicant is requesting review and approval of the Lowe's at Westlake Site Plan Request. The Applicant and the entire development team are available to answer any questions the City of Westlake might have and/or provide necessary information to supplement the information provided in the submittal.

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