

1-12-22



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE ONLY
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR SITE PLAN REVIEW

CITY COUNCIL MEETING DATE: November 4, 2025

The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.
4. If project is to be developed in phases, a Master Site Plan Review Application shall be required.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Lowes at Westlake **PROJECT**

ADDRESS: Seminole Pratt Whitney Road & Town Center Parkway North (Address that includes but is not limited to the Project Site is 5075 Seminole Pratt Whitney Rd, City of Westlake, FL)

DESCRIPTION OF PROJECT: 107,547 Square Foot Lowes Big Box Retail Store, with 26,601 Square Foot Garden Center (Total Square Feet equals 134,148).

Estimated Project Cost: Approximately \$20 Million

Property Control Number (PCN): 77-40-43-01-29-000-0010

Section/Township/Range: Section 77, Township 40, Range 43

Property Owner(s) of Record (Developer) MINTO PBLH LLC

Address: 4400 W Sample RD Ste 200, Pompano Beach, FL 33073 - 3473

Phone No.: _____ Fax No. _____ E-mail Address: _____

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on page 2):

Name: Lowe's Home Centers, Inc.

Address: 1000 Lowe's Boulevard, Mooresville, NC 28117

Phone No.: 704-758-1000 Fax No.: _____ E-mail Address: david.a.yost@lowes.com

II. LAND USE & ZONING

A) ZONING DISTRICT Mixed UseB) FUTURE LAND USE DESIGNATION Downtown Mixed UseC) EXISTING USE(S) Vacant

D) PROPOSED USE(S), AS APPLICABLE

107,547 square foot Loes Big Box Retail Store. with 26,601 square foot Garden Center
(Total square foot equals 134,148)

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	Vacant	Residential -2 (R-2)	Residential -2 (R-2)
SOUTH	Vacant (Proposed Walmart)	Downtown Mixed Use	Mixed Use
EAST	Vacant	Downtown Mixed Use	Town Center
WEST	Major Canal/Right of Way	Downtown Mixed Use	Mixed Use

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Lowe's Home Centers, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter
Owner's Name (please print)

[Signature]
Owner's Signature

3/13/2025
Date

David A. Yost
Applicant/Agent's Name (please print)

David A. Yost
Applicant/Agent's Signature

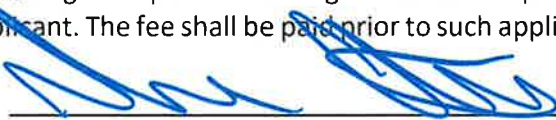
February 18, 2025
Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.



Owner's Signature to Acknowledge

3.13.2025

Date

VII. APPLICATION SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

- 1) **For Review: Digital and Three (3) full-size sets of professionally prepared plans and documents as specified in the SITE PLAN REVIEW APPLICATION SUBMITTAL CHECKLIST (see page 4).**
- 2) **For Final Submittal: Digital and Three (3) 11x17 sets of plans and documents required in 1) above and an exact rendering of the proposed modification, construction, or addition. Color photographs or prints as close to the actual colors to be used must be supplied. Since color printers often do not display the correct color, samples of the paint chips and support materials (i.e., canvas, wood, metal, etc.) shall be provided.**
- 3) Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.

