



PETITION DESCRIPTION

PETITION NUMBER: SPR-2025-02 Lowe's Site Plan Review (Northern Portion of Pod G)
OWNER: PBLH, LLC
APPLICANT: Creech Consulting, Inc.
PCN: Portion of 77-40-43-01-29-000-0010

REQUEST: The applicant is requesting Site Plan approval for a 12.72-acre site for a proposed Retail Sales & Services use known as "Lowe's," located in the northern portion of Pod G, south of Town Center Parkway North. The application includes a 107,547-square-foot main building and a 26,601-square-foot Garden Center. The applicant is also requesting a Waiver from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height around the outdoor display area from six (6) feet to twenty (20) feet at this location.

SUMMARY

The applicant is requesting approval of a Site Plan for a 12.72-acre Retail Sales & Services use known as "Lowe's," located in the northern portion of Pod G, south of Town Center Parkway North. The proposed development includes a 107,547-square-foot main building, a 26,601-square-foot Garden Center, 2,000 square feet of temporary outdoor storage and approximately 11,600 square feet of outdoor display storage areas.

Due to the nature of the subject business operation, Staff is recommending a series of Conditions of Approval in order to mitigate any adverse aesthetics impacts to the site (Ex. clutter) regarding the outdoor display and storage of merchandise. Staff is also recommending a Condition of Approval regarding customer loading to avoid obstructions of drive isles and provide safety.

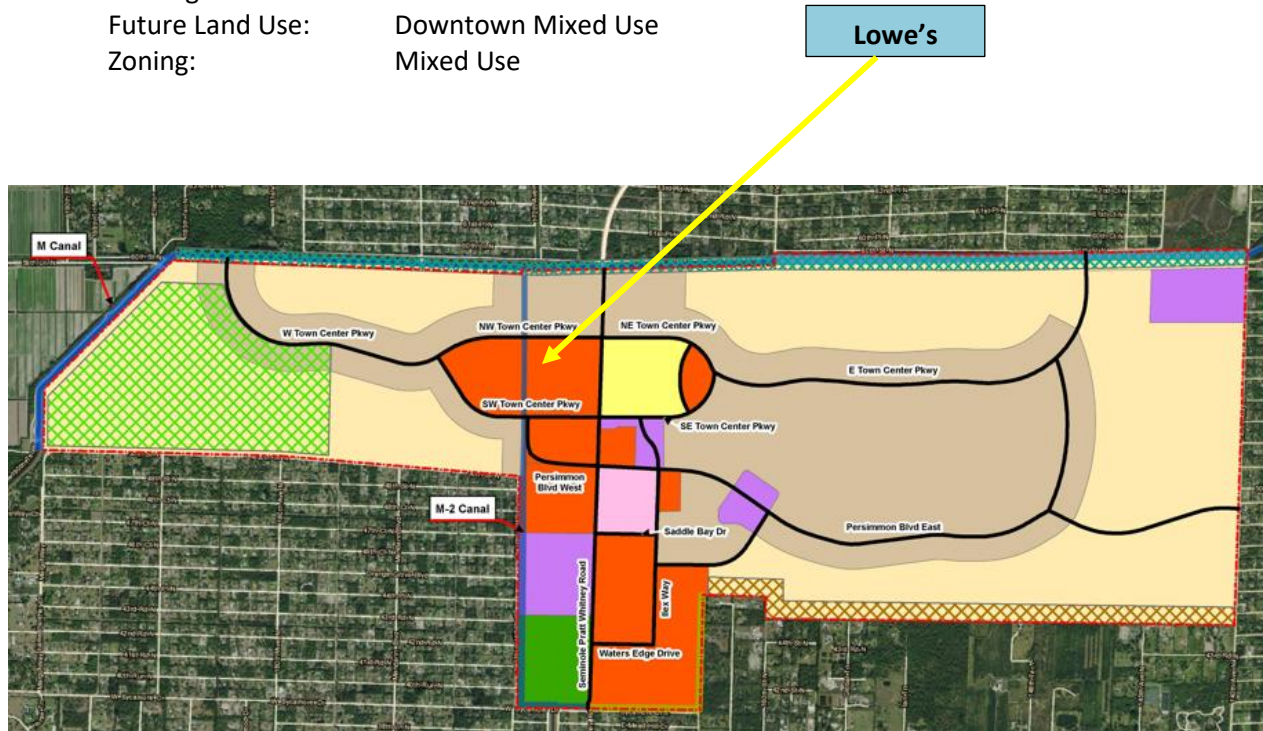
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above referenced application meets all of the required City of Westlake land development regulations. The **Planning and Zoning and Engineering Departments** recommend the following Conditions of Approvals:

1. Applicant shall contribute one percent (1%) of the building's construction cost of Parcel F2 to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Outdoor merchandise display is prohibited outside of the designated display areas.
3. Outdoor display areas shall be kept orderly and clean at all times.
4. The obstruction of parking spaces or drive isles is prohibited. All loading/unloading of merchandise shall only be permitted in the designated loading areas.
5. Prior to the issuance of a building permit, the subject property shall be replatted in accordance with all applicable City and County subdivision regulations. The final recorded plat shall be submitted to the City for verification and acceptance. No site development shall commence until the replat is approved and recorded.

PETITION FACTS

- a. Total Gross Site Area: 12.72 acres (Parcel G)
- b. Building Data: 107,547 sq.ft
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

The site is located within Pod G, South of Town Center Pkwy N, West of Seminole Pratt Whitney Rd, and North of Town center Pkwy S. On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C where the subject site “Lowe’s” will be located.

A replat of the subject previously approved plat is a Condition of Approval in order to be in compliance with Lowe’s Site Plan.

STAFF ANALYSIS

The applicant is requesting Site Plan approval for a 12.72-acre Retail Sales & Services use known as “Lowe’s,” located in the northern portion of Pod G, south of Town Center Parkway North. The proposed development includes a 107,547-square-foot main building and a 26,601-square-foot Garden Center, which comprises the following components:

- 8,922 sq. ft. covered area.
- 6,013 sq. ft. open area.
- 6,002 sq. ft. retractable structure.
- 5,664 sq. ft. shade structure.

- **Outdoor bagged goods sales** (mulch, garden rock, soil): 3,800 sq. ft., located south of the site.
- **Outdoor storage** (miscellaneous goods): 4,000 sq. ft., located west of the main building.
- **Outdoor sales** (lawn mowers, wheelbarrows, grills, propane): 2,850 sq. ft., located east, in front of the main building.
- **Outdoor plant sales:** 950 sq. ft., located southeast, in front of the main building.

Proposed Site Plan



Proposed Architectural Elevations

Lowe's main building will continue with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below.

Materials



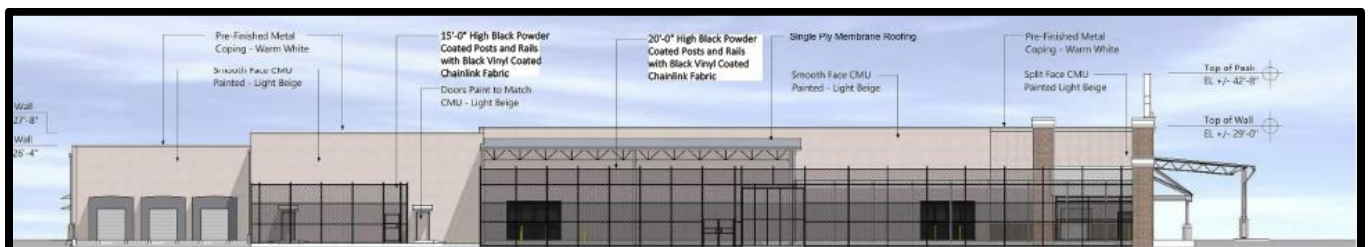
East Front Elevation



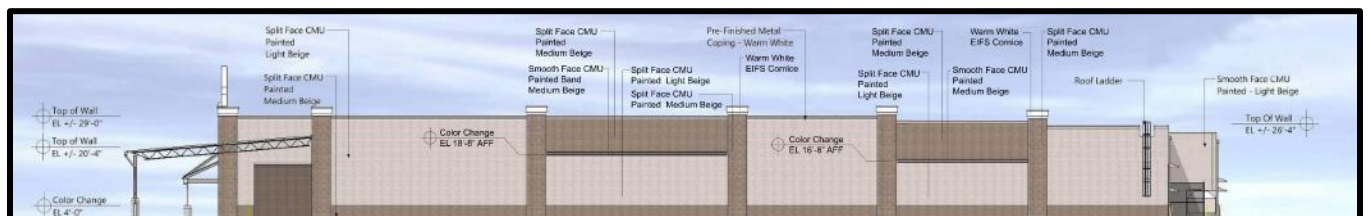
West Rear Elevation



South Side Elevation



North Side Elevation



Rendering Front Elevations



Art in Public Places Program Requirements

Pursuant to Article 24.2, Section 4, of the Art In Public Places (AIPP) Ordinance, non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs of the project and incorporate such artwork into the non-residential development project.

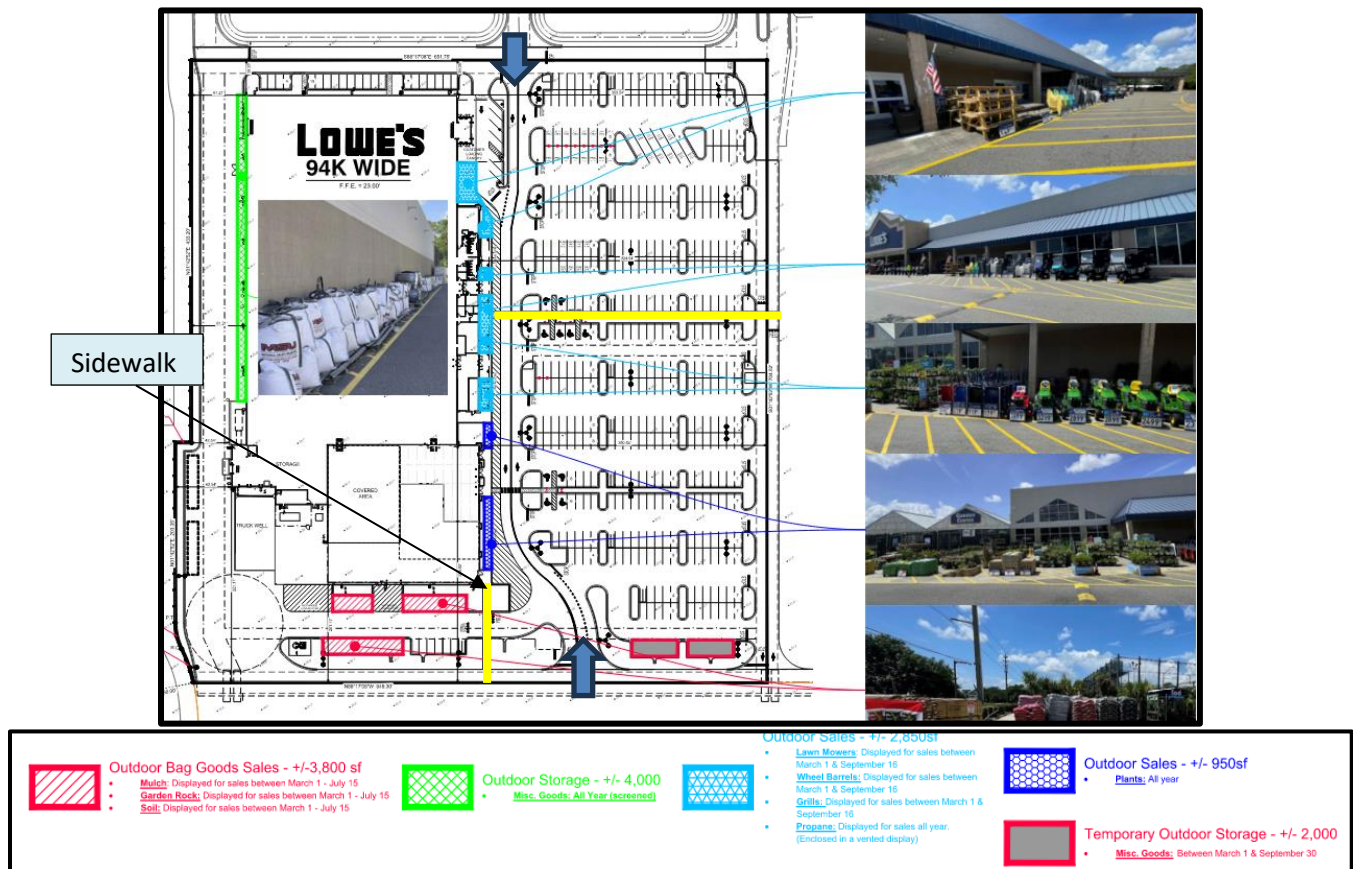
The applicant has opted to contribute one percent (1%) of the building construction cost prior to building permit issuance.

Accessways, Connecting Sidewalks, and Display Areas

The Lowe's development provides **two** (2) access points to the site: one from east through Pod G and one from the south through Pod G. The site also includes sidewalk connections to Town Center Parkway North, the southern portion of Pod G, and the eastern portion of Pod G.

The Site Plan proposes a total of 11,600 square feet of outdoor display and storage areas for various products, as outlined below. Staff is recommending the following conditions of approval related to the display areas:

- Outdoor merchandise display is prohibited outside of the designated display areas.
- Outdoor display areas shall be maintained in an orderly and clean manner at all times.
- The storage of merchandise outside the fenced outdoor merchandise display areas is prohibited.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	324.54'	<i>In compliance</i>
Rear (South)	Main Structure: 10'	123.16'	<i>In compliance</i>
Side (East) (West)	Main Structure: 10'	East – 113.50' West – 39.35'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	28.95%	<i>In compliance</i>
Building Height	120 ft. max	42'-8"	<i>In compliance</i>
Parking	Required parking: 448. (1/300) LSEV Parking : 9 (2%)	Total:448 spaces LSEV Parking 9	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be aof 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	25%	<i>In compliance</i>
Bike Racks	5% of Required Parking: 23	23	<i>In compliance</i>

Drainage

According to the submitted drainage statement "Drainage is proposed that runoff be directed to on-site Inlets and storms sewer with discharge to a proposed dry retention area for ½ dry pre-treatment prior to discharging to the common drainage tract located west of the proposed Lowes/Pod G drainage system of the site."

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.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Fire Rescue

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue with no further comments.

FINAL REMARKS

SPR-2025-02 will be heard by the City Council on August 5, 2025. The public hearing was advertised in compliance with the City's code.

Activity							
activity	assigned to	department	priority	date required	outcome	date completed	
Fire Department Review	Wesley Jolin	Fire Department	Routine	06/13/2025	No Comments	06/02/2025	
comments							
comments history (read only)							
start time	end time	hours spent	completed by				
h:mm a	h:mm a		Wesley Jolin				
date requested	original due date	requested time frame	location				
MM/dd/yyyy	MM/dd/yyyy	- none -	5075 Seminole Pratt Whitney Rd., Westlake FL				
notification email	notification phone number						
category	resource group	jurisdiction					
- none -	Fire Reviewers (PL)	- none -					
> 0 activity checklist add checklist item							
Associations Submittable Fees Letters Activities							

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.