



City of Westlake

Planning and Zoning Department- Staff Report

City Council Meeting 4/7/2026

PETITION DESCRIPTION

PETITION NUMBER: SPR-2025-01 Walmart Supercenter Site Plan Review
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
PCN: 77-40-43-01-34-007-0000, 77-40-43-01-34-008-0000,
77-40-43-01-34-023-0000, 77-40-43-01-34-015-0000

REQUEST The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.

The applicant is also requesting three (3) waivers. The **first waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The **second waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16’-4”). The **third waiver** is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking spaces for the use.

SUMMARY

The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting Site Plan approval for the 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The site is located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps.

Due to the nature of the subject business operation, Staff recommends a series of Conditions of Approval to address outdoor display, storage, and loading operations in order to minimize potential visual clutter and ensure safe site circulation. Additionally, the applicant has submitted a Master Sign Plan application (MSP-2025-01) concurrent with this request.

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:

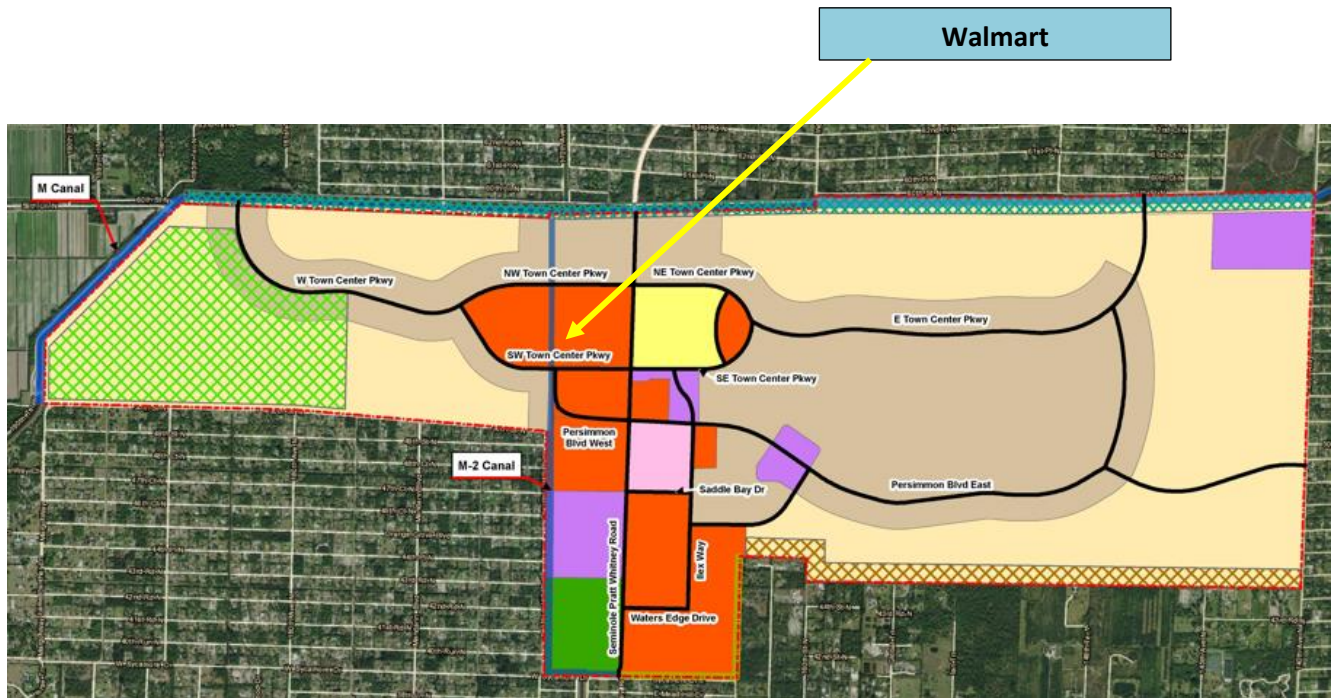
1. Applicant shall contribute one percent (1%) of the building’s construction cost to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Outdoor merchandise display shall be limited to the designated display areas shown on the approved site plan.
3. Outdoor display areas shall be kept orderly and clean at all times.

4. Merchandise loading, unloading, and staging activities shall occur only within designated loading areas and shall not obstruct parking spaces, fire lanes, or drive aisles.
5. Prior to issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or Certificate of Completion for the primary building envelope/shell, the subject property shall be replatted to ensure the parcel configuration and legal description are consistent with the approved site plan, or the site plan shall be revised to reflect the parcel names and boundaries shown on the recorded plat, which site plan revisions can be approved administratively, provided the revisions are limited to changes necessary to achieve consistency with the recorded plat and do not alter the approved site layout, circulation, parking, or building configuration. Any required water management tracts shall be dedicated to the Property Owners Association or appropriate entity. Documentation of recordation and dedication shall be submitted to the City prior to issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or Certificate of Completion.
6. The portion of the project devoted exclusively to liquor sales (“liquor store”) shall be limited to 2,500 square feet unless and until the requested variance for distance separation is approved by the City Council, at which time the liquor store may operate in accordance with the approved site plan and variance.

PETITION FACTS

- a. Total Gross Site Area: 24.29 acres
- b. Building Data: 190,397 sq.ft. (188,779 sq ft Walmart Supercenter and 1,618 sq ft convenience store)
- c. Land Use and Zoning

Existing Land Use:	Vacant
Future Land Use:	Downtown Mixed Use
Zoning:	Mixed use



BACKGROUND

- On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C where “Lowe’s” will be located.
- On August 5, 2025, the City Council approved the application SPR-2025-02 with six (6) conditions for the proposed 107,547 sq. ft. retail sale and service known as “Lowe’s.”
- On October 27, 2025, the City Council approved application MSP-2025-05 with one (1) condition for the proposed “Lowe’s” Master Sign Plan, including six (6) waivers.
- On January 6, 2026, City Council approved application MSP-2025-03 with two (2) conditions for the proposed Pod G North Master Sign Plan, including five (5) waivers.
- On January 20, 2026, the plat for Pod G, including Parcels G and H, was approved, where the subject site “Walmart Supercenter” will be located.

Subject Facility Location within Pod G



STAFF ANALYSIS AND FINDINGS

The applicant is requesting a site plan approval for the 24.29-acre Retail Center use known as “Walmart Supercenter” located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps which comprise the following components:

- Ancillary Use includes grocery store, vision, home and fashion, pharmacy, wine and spirits, and auto care.
- A total of 768 parking spaces, 14 Golf Cart Parking spaces, 8 EV Charging Station and 5 loading spaces.
- A total of 32 Bicycle Parking Spaces.
- 790 square feet of outdoor display area.

The applicant is also requesting three (3) waivers. The **first waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The **second waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The **third waiver** is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking spaces for the use.

1. Tire Storage Fence Height Waiver

The applicant is requesting a waiver to increase the permitted fence height from six (6) feet to ten (10) feet for a chain-link fence enclosing the tire storage area associated with the Auto Care Department located along the rear of the building.

The increased height will provide improved security and screening for the outdoor storage area while limiting visibility of stored materials. The tire storage area is located on the rear elevation of the building and will not be visible from primary public streets.

Staff finds the waiver reasonable as it improves screening of operational areas without creating adverse visual impacts.

2. South Elevation Fence Height Waiver

The applicant is requesting a waiver to increase the height of a screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4").

The screen wall is designed to screen operational areas and mechanical equipment and will consist of an architecturally enhanced steel fence system with additional landscaping. The applicant has also increased the height of landscape materials along this elevation to enhance screening.

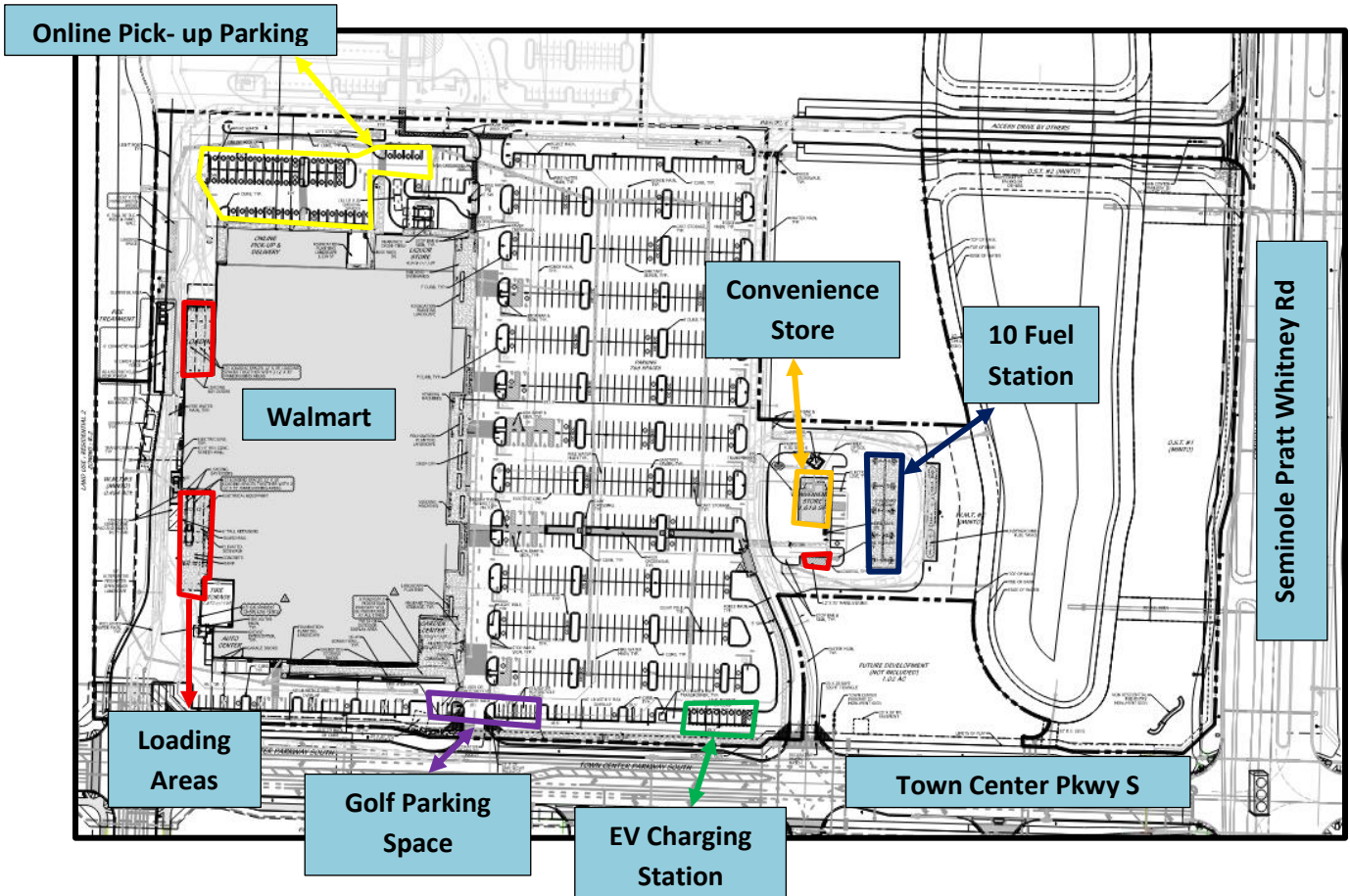
Staff finds the waiver appropriate given the scale of the building and the proposed architectural and landscape treatments.

3. Assigned Parking Space Waiver

The applicant is requesting a waiver to increase the maximum percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking. The assigned spaces will be utilized for online pickup and delivery operations associated with the Walmart Supercenter.

Staff finds the request appropriate as the additional assigned parking supports evolving retail operations and will not significantly reduce the availability of general parking for customers.

Proposed Site Plan



City's Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City's Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. "Build City Character and Identity" guiding principle emphasizes how important aesthetics are and design for the City's identity and urban character. The subject document includes the following key paragraphs:

Vision for the City

The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.

The City's Guiding Principles

Build City Character and Identity

The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City's competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

Over the course of the review process, staff has worked with the applicant to improve the architectural design and overall aesthetics of the building and have issued multiple comment letters (please see attached Exhibit A and B)

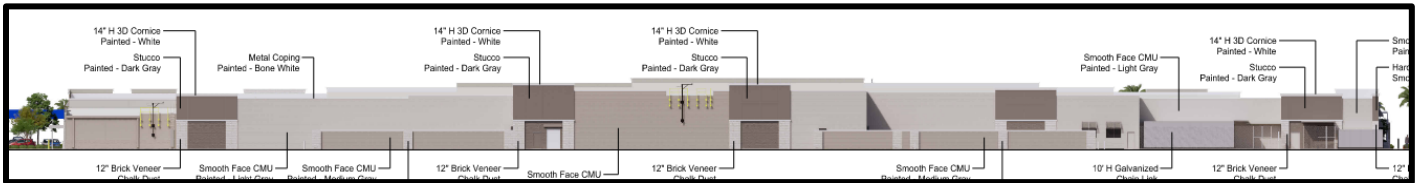
While the City's Land Development Code does not include specific architectural design standards, staff worked with the applicant throughout the review process to improve façade articulation, building materials, and architectural detailing. The current design reflects several revisions made in response to staff comments and represents an improvement from earlier submittals.

Proposed Architectural Elevation – Walmart Supercenter

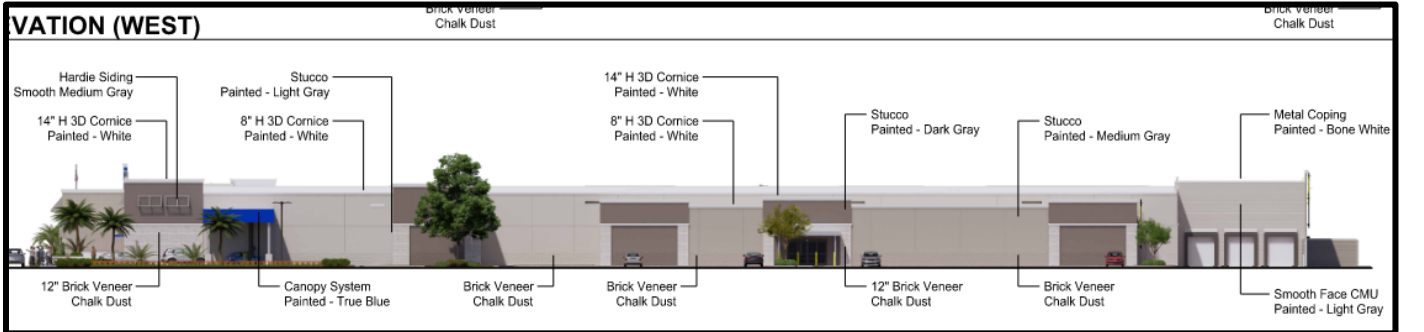
Front Elevation (East)



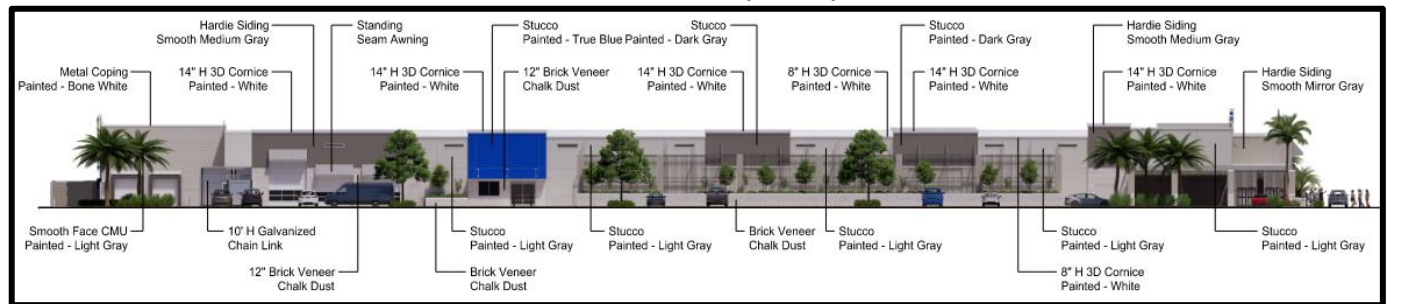
Rear Elevation (West)



Right Elevation (North)

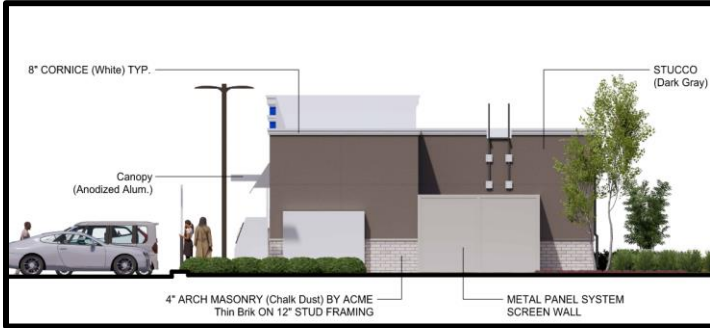


Left Elevation (South)



Proposed Architectural Elevation – Convenience Store

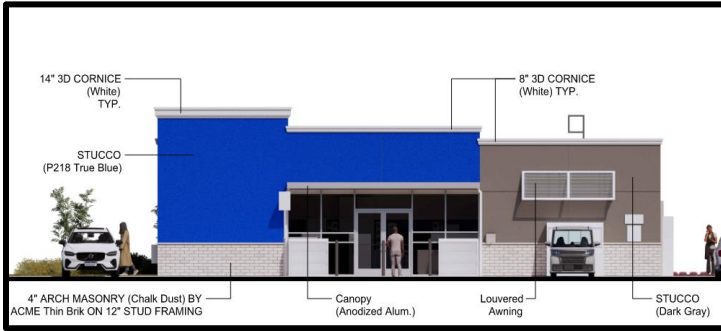
North Elevation



South Elevation



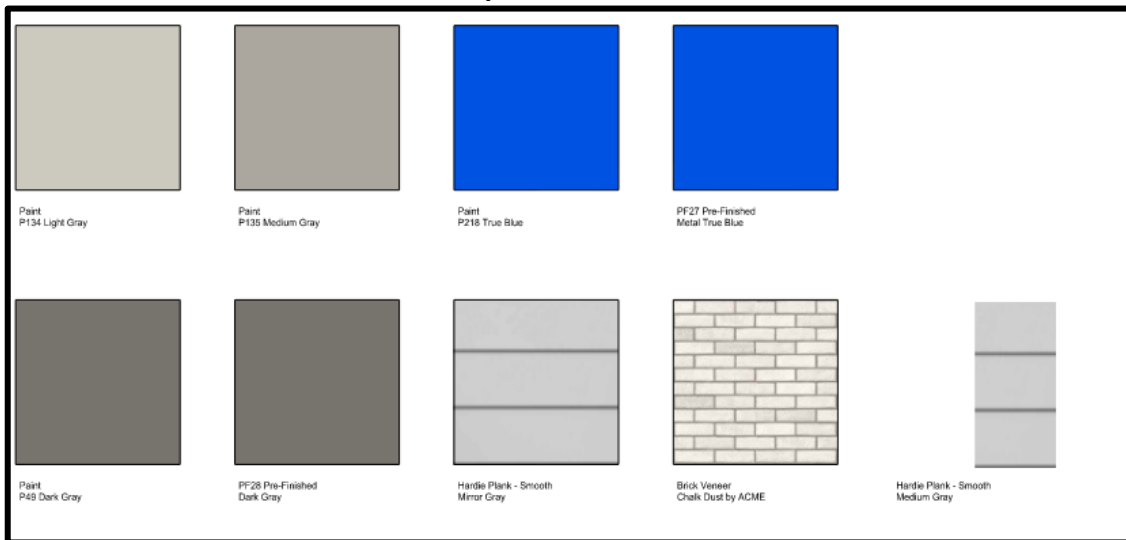
East Elevation



West Elevation



Proposed Materials



Proposed Renderings



Art in Public Places Program Requirements

Pursuant to Chapter 103-5 of the Art in Public Places 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 Area

Walmart Development provides 4 access points to the site: two from Town Center Parkway South and two from the north through Pod G. The site also includes sidewalk connections to Town Center Parkway South, the northern portion of the Pod G which connects to Seminole Pratt Whitney Rd.

The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (East)	Main Structure: 20'	99.3'	<i>In compliance</i>
Rear (West)	Main Structure: 10'	115'	<i>In compliance</i>
Side (South) (North)	Main Structure: 10'	East – 86.1' West – 154.4'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	19%	<i>In compliance</i>
Building Height	120 ft. max	30'-8"	<i>In compliance</i>
Parking	Total Required parking: 641 General Retail Sale (1/300) Convenience Store with Gas (1/240 sf + 1 per pump island) 1,618 sq ft ÷ 240 = 7 spaces Fuel pumps: 5 spaces	Total parking: 768 spaces Golf Cart Parking: 14	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft wide	+5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	35.94%	<i>In compliance</i>
Bike Racks	5% of Required Parking: 31	32	<i>In compliance</i>

Drainage

According to the submitted drainage statement “The project discharges to SID-approved stub-outs flowing to Dry Detention #1 and Dry Detention #3 is located adjacent to, but not formerly part of, Lake #6. Attenuation and water quality treatment are provided prior to discharge into the SID master system.”

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additionally 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.

review	assigned to	date required	outcome	date completed	
Fire Department Review	Wesley Jolin	03/23/2026	No Comments	03/10/2026	
comments (read only)					
comments history					
responsible department	resource group				
Fire Department	Fire Reviewers (PL)				
hours spent	category				
	- none -				
priority	completed by	original due date			
Routine	Wesley Jolin	MM/dd/yyyy			
> 0 checklist <input type="checkbox"/> add checklist item					
> 0 corrections <input type="checkbox"/> add correction					
Associations Submittals 1 Fees 0 Letters 0 Application Types 0					

FINAL REMARKS

SPR-2025-01 will be heard by the City Council on April 7, 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.