

1/12/22



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

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

APPLICATION FOR VARIANCE

Planning & Zoning Board Meeting Date: _____

The **Planning & Zoning Board** meets the **second Monday of the month**, as needed, in the City Council Chambers, located at 4005 Seminole Pratt Whitney Road in the City of Westlake. The applicant will be informed in writing of their scheduled meeting date.

Application and required documents must be submitted to the City of Westlake at least forty-five (45) business days prior to the desired Planning and Zoning Board meeting date

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 attached checklist. If not applicable, indicate with N/A.
3. Applicant must be present at scheduled hearing.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: VAR-2026-01 - Walmart Alcohol Sales Distance

PROJECT ADDRESS: TBD

PROPERTY CONTROL NUMBER (PCN), LIST ADDITIONAL ON A SEPARATE SHEET: A portion of 77-40-43-01-00-000-1010

DESCRIPTION OF VARIANCE REQUEST: Per Chapter 4, Section 4-10 - City council distance exception. The applicant (Walmart) is requesting a variance/waiver from the distance requirements of its alcohol retail store, which is within 1,000 feet of an on-site consumption sports club (Xcel Padel). Please refer to the Justification statement included with this application.

1/12/22

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway N., Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: Jfcarter@mintousa.com

Agent (if other than owner complete consent section below):

Name: Donaldson Hearing of Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: Dhearing@cotleur-hearing.com

II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use B) FUTURE LAND USE MAP DESIGNATION Downtown Mixed Use

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S) Walmart Liquor Retail Store

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	Vacant /Approved Lowes	Downtown Mixed Use	Mixed Use
SOUTH	Publix / James Bus. Park	Downtown Mixed Use	Mixed Use
EAS	Downtown Mixed Use	Downtown Mixed Use	Mixed Use
WEST	Vacant	Residential 2	Residential 2

IV. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Donaldson Hearing of Cotleur & Hearing 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)

Donaldson Hearing
Applicant/Agent's Name (please print)

1/12/22

Owner's Signature

February 27, 2026

Date

Refer to Next Page

Applicant/Agent's Signature

February 27, 2026

Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

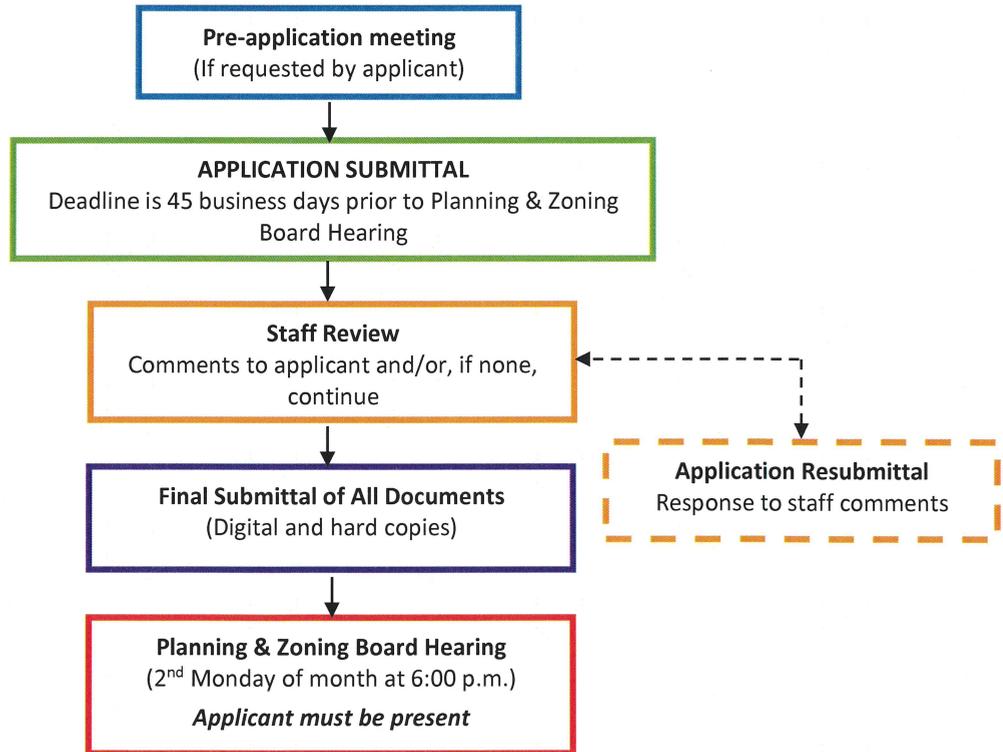
The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval 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

February 27, 2026

Date

VII. VARIANCE APPLICATION REVIEW PROCESS



1/12/22

(See separate signed page)

Owner's Signature

Applicant/Agent's Signature

Date

February 27, 2026

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.

(See separate signed page)

Owner's Signature to Acknowledge _____
Date

VII. VARIANCE APPLICATION REVIEW PROCESS

