

Parcel G North – Lot 1

Walmart

Justification Statement

November 20, 2025

Revised: February 5, 2026

Revised: February 27, 2026

Introduction

Walmart proposes to building a flagship store in the City of Westlake. The proposed retail store will be approximately 188,779 square feet, located on 24.29 acres in the southern portion of Parcel G North, just south of the approved Lowe’s Home Improvement Store. The Walmart store will consist of a fully-stocked grocery store (hot & cold items) in tandem with multi-retail items such as clothing, household goods, toys, electronics, small appliances, as well as a pharmacy with drive-thru service, a vision center, liquor store, auto center, outdoor garden center and an online pick-up and delivery section. A convenience store, approximately 1,618 square feet, and a gas station will be located on the east side across lake from Seminole Pratt Whitney. The gas station will contain ten (10) fueling positions. Parcel G-North is uniquely positioned, as contemplated in the master planning process of Westlake, to accommodate a retail user such as Walmart. The site is not only conveniently located to serve the residents of Westlake, but also serving the western community.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the Comprehensive Plan, the 3,788.60- acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Parcel G North is a portion of the original Minto Westlake site.

Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the

approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City then adopted its own Comprehensive Plan and implementing land development regulations. Most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to thereafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations.

(A complete, updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The Applicant is requesting site plan approval for Parcel G North situated west of Seminole Pratt Whitney Road, adjacent to the north side of Town Center Parkway. Parcel G North has a Mixed-Use zoning designation allowing Commercial and Retail Center. A concurrent plat application has been submitted to the City and has been approved by the Engineering Department.

The site plan for the Walmart will be processed in accordance with Article II. "Zoning Districts and Standards" of the Westlake, FL Municode. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed retail commercial use is considered a "permitted use" 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 II., Table 101-200. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article III., Table 119-127 of the City of Westlake Code of Ordinances.

Traffic concurrency was obtained from Palm Beach County earlier this year for the Walmart site. The traffic equivalency report is being submitted as part of this application.

The Site design orients the Walmart grocery store and internal retail uses towards Seminole Pratt Whitney Road to the east and Town Center Parkway South to the south. The building façade for the Walmart store sits approximately 1000 feet west of Seminole Pratt Whitney Road. The site plan provides five (5) points of vehicular access to the site: two (2) from a new east west access road (serving both Lowe's and Walmart) connecting to Seminole Pratt Whitney Rd., and three (3) from Town Center Parkway South. Cross connectivity is provided through the recently approved Lowe's site to the north, via Town Center Parkway North. The westernmost access point on the south side of Parcel G from Town Center Parkway South is intended to primarily support the service and delivery functions of the Walmart site. The easternmost access point on Town Center Parkway South aligns with the main access aisle of the Publix at Westlake retail center. This drive aisle provides cross connectivity to Persimmon Boulevard and to the Landings at Westlake.

Pedestrian connectivity is provided to Town Center Parkway South as well to Seminole Pratt Whitney via the new east west connector road. The majority of vehicular parking is provided on the east of the Walmart store. Additional Parking is provided on the north side of the building. This field of parking primarily serves online retail sales. Online sales customers will park in a designated parking space and their packages will be conveniently delivered to the car. Customers have the option to go inside the online sales lobby and pick up their package as well. All of the vehicular use areas are well buffered in excess of the minimum requirements.

The site is well landscaped in accordance with the requirements of Article II. "Landscape Plan" of the City of Westlake's code of ordinances. The foundation plantings have been designed to conform to the requirements of Article II, Sec. 107-30. The applicant is proposing to plan 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. Royal palms have been used as a unifying design element for Publix, Lowe's and Walmart. In addition, a landscaping plan for Parcel G North common areas has been submitted and is being reviewed by City staff.

The main façade of Walmart is approximately 1000 feet west of Seminole Pratt Whitney and is separated by a large green corridor and lake. The Applicant is submitting a concurrent Master Sign Plan, in accordance with the requirements Section 6.9 of the Code, that recognizes the visibility and scale of the building as well at the gas station and convenience store. All will comply with the requirements of Article 1., Chapter 113 "Signs". The Site Plan depicts the location of a Non-Residential Parcel Entry Monument and a Ground Sign & Totem feature proposed by Minto PBLH, LLC. These signs are being processed through a separate Master Sign Application associated with the overall Plat of Parcel G North. One modestly sized ground sign, matching the design, which was approved for Lowe's, is proposed at the middle access drive on Town Center Parkway South.

Operational Plan

Walmart is committed to providing convenience, accessibility, and an enhanced shopping experience for the residents of Westlake. Like other large-scale retail establishments, certain merchandise is best displayed or stored in outdoor areas to ensure customer convenience, operational efficiency, and appropriate environmental exposure, particularly items related to gardening, landscaping, and seasonal products. The outdoor display and storage area located in front of the Garden Center serves multiple operational and aesthetic functions. This approximately 790 square feet space allows for the presentation of live plants, garden accessories, soil, and other bulky materials that are difficult to handle inside the store. It is strategically positioned to enable customers and associates to easily view, retrieve, and load products directly into their vehicles while maintaining safe pedestrian circulation.

Walmart's Garden Center operations have been refined through years of retail experience nationwide. Outdoor display areas are an integral part of that model, allowing products that benefit from natural sunlight and air circulation to remain healthy and visually appealing. The open space not only supports product longevity but also contributes positively to the site's visual environment by softening the facade and integrating natural elements along the sidewalk. This area is designed to remain organized and well-maintained throughout the year. Displays are seasonal and will vary to reflect customer demand

and regional planting cycles. During peak spring and summer months, flowering plants, shrubs, and gardening supplies will occupy this space, while in off-seasons, the area will be used for compact storage of garden racks or related merchandise. Operationally, this area will maintain clear pedestrian pathways and forklift access points in accordance with Walmart's safety standards. Permanent landscaping and screening elements are designed to complement the store frontage without obstructing customer movement or product handling.

Architectural Elevations

The revisions reflect the Applicants' ongoing work with City staff and the Applicant's desire to create a customized product for the City of Westlake. Since the beginning of the review process of Walmart's site plan, Walmart has been actively engaged with City staff members to take into consideration their comments and/or concerns and have adjusted the building elevation plans several times over the course of the last few months. The building elevations have been pre-reviewed and approved by Minto at every step in the process. The architecture has been carefully thought out and is meant to represent the modern aesthetic that is emulated throughout the City of Westlake and is consistent with the commercial development taking shape west of Seminole Pratt Whitney Road. The final revised architectural elevations and renderings being resubmitted today represent the most agreeable design for both parties (Walmart and City staff).

Importantly, Walmart retail store is a permitted use by right, and the building design is consistent with all applicable regulations. Pursuant to **Article III. Procedures, Section 101-194** of the City of Westlake Land Development Regulations, architectural plans/elevations/renderings are not required to be submitted for site plan review. The Applicant has provided this information simply as a courtesy to City staff and City Council to enable productive conversations, but not as a basis to accept requirements outside of the Land Development Regulations. We are pleased it has served this function and look forward to bringing this redesigned facility to the City of Westlake.

Screen Wall & Fence Height Waivers Requested

The applicant is proposing a 10' chain link fence to be located on the West (Rear) elevation. The fence proposed in the rear of the building is intended for tire storage for the auto care department in a secure setting. As such, the applicant is requesting a waiver to the 6' required fence height to a 10' fence as part of this resubmittal.

A waiver request for the architecturally enhanced screen wall fence height of 16'-4" located on the south elevation is also requested as part of this resubmittal. The screen wall fence is not a typical chain link fence. An example of the type of product to be used is shown below, which was provided in the original site plan submittal. This screen wall fence will be enhanced with landscaping and has been specifically designed to create an aesthetically pleasing screen on a portion of the south elevation.

Industrial Steel Fence



In addition, during discussions with Planning staff, a concern was raised on the adequacy of the landscape buffer in front of this screen wall. The applicant has reviewed and made an enhancement to the type and size of one of the tree species proposed, providing additional height to this screen area. A revised conceptual landscape plan is included with this resubmittal.

Conclusion

The Applicant is requesting site plan approval of the Site Plan for Walmart located on Parcel G North as presented. This application is fully consistent with all requirements of the City of Westlake Land Development Code and is a "Use by Right within the Downtown Mixed Use zoning district. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.