



## CITY OF WESTLAKE

### Engineering Department

4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
[www.westlakegov.com](http://www.westlakegov.com)

---

**DATE:** 7/22/2025  
**APPLICATION NUMBER:** SPR-2025-02  
**DESCRIPTION:** Lowes at Westlake – Pod G Site Plan Review  
**APPLICANT:** Lowe’s Home Centers, Inc.  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Site Plan Review  
**LOCATION:** 5075 Seminole Pratt Whitney Rd, Westlake, FL  
**STAFF REVIEW:** **RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 07-21-2025.

1. A separate landscape permit must be sought. Please ensure that the landscape plan submitted for permit reflects the approved site plan. Additional landscape comments may be forthcoming.
2. Recommend approval of the waiver for the fence is granted, as the 20’ ht. fence is necessary for security of the outdoor retail space.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

- 1) 01 - Applicant's Coverletter & Response to Comments - 07-21-2025, dated 5/23/25
- 2) 01- Fully Executed Site Plan Review Application (1) , dated 3/13/25
- 3) 03 - Developer's Re-Plat boundary - Pod G, dated 7/21/25
- 4) 03 - LWL Description & Justification 07-21-25
- 5) 03 - Operational Narrative for Outdoor Display and Sales Areas for Lowes of Westlake
- 6) 03a - EX1 Operational Plan, 5/23/25
- 7) 05 - Landscape Plan - LP, dated 7/21/25
- 8) 14 - Executed Drainage Statement (1) , 7/21/25
- 9) 15 - LEGAL DESCRIPTION (1)
- 10) 2025-07-21 Lowes Westlake Civil Plans-ess, dated 7/21/25

---

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.  
Chen Moore and Associates  
Tel: 561.746.6900 x 1035  
Email: [sdombrowski@chenmoore.com](mailto:sdombrowski@chenmoore.com)