



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	3/5/2026
APPLICATION NUMBER:	SPR-2025-01
DESCRIPTION:	Walmart – Grocery and Liquor Retail Store
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	APPROVED WITH CONDITION(S)

The Engineering Department recommends approval of the plans submitted on 02/27/2026 with the following condition in regard to the Traffic review included below:

- Between six (6) months and one (1) year following Walmart’s opening, an operational analysis should be conducted to evaluate whether the northbound left-turn queues are being adequately accommodated. If warranted, coordination should occur with Palm Beach County to implement any necessary intersection reconfiguration.

Traffic

28. Critical movement analysis (CMA) shows all study intersections are at or over capacity. Please analyze the study intersections using Synchro, reporting the HCM-methodology results. This would be helpful to understand the deficiency so that adequate improvements can be identified. Any recommended improvements should be coordinated with the City and the County to establish an appropriate funding and implementation plan.

Applicant Response: Please refer to the supplemental traffic analysis included with this resubmittal.

City Response: At Town Center Pkwy S and Seminole Pratt Whitney Rd intersection, the 95th percentile queue for the northbound left-turn movement is shown to exceed the storage length by over 15 vehicles. Please consider reconfiguring the intersection to add additional northbound left-turn lane, optimize the signal as needed, and report if additional mitigation is needed.

Applicant Response: We appreciate staff’s thoughts and are pleased to include the approval letter received from PBC on 2-23-26. No improvements to the northbound left turn lane at TCPS and SPW intersection are required.

*City Response: The County's approval letter is acknowledged. Based on our review, the intersection can be readily modified to accommodate two northbound left-turn lanes with two corresponding receiving lanes. With appropriate signage and signal timing optimization, the projected queues should be effectively managed. **We recommend approving with the condition that between six (6) months and one (1) year following Walmart's opening, an operational analysis should be conducted to evaluate whether the northbound left-turn queues are being adequately accommodated. If warranted, coordination should occur with Palm Beach County to implement any necessary intersection reconfiguration.***

Preliminary Landscape Plan

32. It is not recommended to plant Royal Palms in the parking lot planting islands, as falling fronds may cause damage to persons or property. Additionally, these trees are possibly interfering with site lighting (parking islands closest to store front). To avoid conflicts with lighting visibility and damage to property, it is suggested to use a smaller canopy tree.

Applicant Response: The applicant acknowledges staff's concern. Royal Palms are part of the established theme for the commercial areas on the West side of Seminole Pratt Whitney. The proposed Walmart utilizes royal palms within the main Dr. aisles consistent with that which was approved for the Lowe's home improvement store as well as Publix, Phases 1 and 2.

City Response: In the case of such application of Royal Palms within parking lot islands or pedestrian/vehicular areas, the Owner shall assume full responsibility for ongoing maintenance and any potential risks associated with falling fronds or related debris. This includes implementing and maintaining a proactive inspection and pruning program to remove dead or declining fronds prior to natural drop. The Owner acknowledges that the placement of Royal Palms in these areas may present inherent risks and agrees to undertake all necessary maintenance practices, including routine pruning and, if desired, supplemental measures such as frond bracing/strapping or other accepted horticultural methods, to mitigate potential damage to persons or property.

Applicant Response: Acknowledged.

City Response: Comment satisfied.

33. Provide a calculation for the proposed pea gravel. Gravel may be used up to a maximum of 10% of the ground coverage.

Applicant Response: Calculations have been provided on the landscape plans.

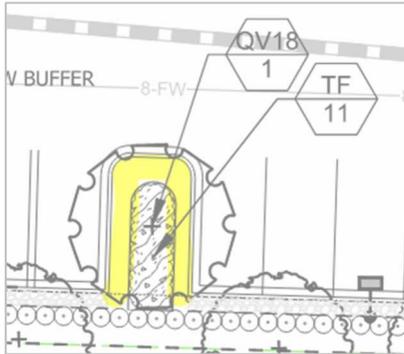
City Response: Comment satisfied.

34. Show and call out monument signs on the landscape plan. There are inconsistencies across plan sets where monument signs are being proposed.

Applicant Response: Only one monument sign is proposed. This ground sign is located adjacent to the convenience store and fueling station. For reference, the location of the parcel G entry ground sign as proposed in the Parcel G North Master Signage Plan (approved on January 6, 2026) is identified on the site plan.

City Response: Comment satisfied.

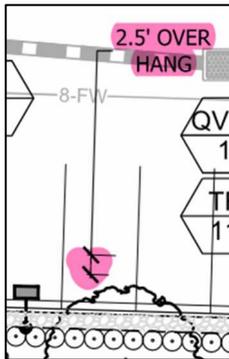
35. Please call out what surface material is being proposed in the blank areas of the parking lot islands.



Applicant Response: The surface material in question is grass and has been identified on the site plan.

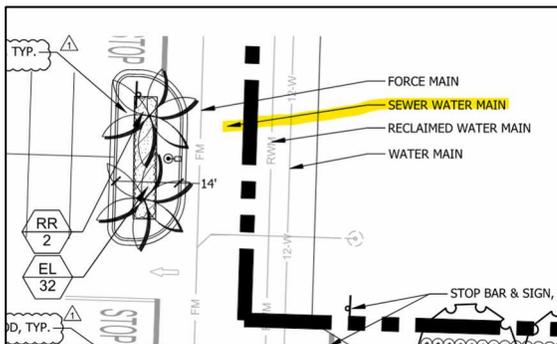
City Response: Comment satisfied.

36. Please correct any erroneous labels.



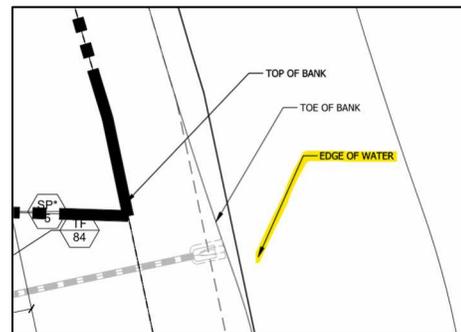
Applicant Response: No response provided.

City Response: Partially satisfied. There are still labels not pointing to anything. See below and correct on plans.

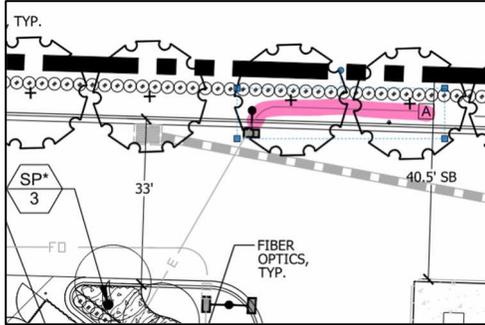


Applicant Response: No response provided.

City Response: Comment satisfied.



37. Call out this equipment on the north side of the convenience store and ensure there is no conflict with the proposed trees in this area.



Applicant Response: No response provided.

City Response: Comment not addressed.

Applicant Response: Comment has been noted and will be addressed in the final Site Plan review.

City Response: Comment remains and is to be addressed during Landscape Plan review. This level of detail is not required for Site Plan submittal; for Site plan purposes this comment has been addressed.

The Engineering Department has reviewed the following documents as part of this submittal package:

- 1) 1) Revised Response to Comment Letters – Walmart.pdf, dated 02/27/2026
- 2) 2) Revised Justification Statement.pdf, dated 02/27/2026
- 3) 3) 241014-WSL-Westlake Free-Standing Discount Superstore 2-23-26.pdf, dated 02/23/2026
- 4) 4) 2026-02-23_3737 Westlake FL_AHJ Revised Submittal.pdf, dated 02/23/2026
- 5) 5) 24-0905 SP 022726.pdf, dated 02/27/2026
- 6) 24-0905_LP.pdf, dated 02/27/2026

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