



## CITY OF WESTLAKE

### Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

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[www.westlakegov.com](http://www.westlakegov.com)

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**DATE:** 4/24/2024

**APPLICATION NUMBER:** SPR-2024-01

**DESCRIPTION:** Tractor Supply – Pod H, Parcel F-2 Site Plan Review

**APPLICANT:** Cotleur & Hearing

**OWNER:** Minto PBLH, LLC

**REQUEST:** Site Plan Review

**LOCATION:** 16950 Persimmon Blvd. West, Westlake, FL

**STAFF REVIEW:** **APPLICATION MEETS ALL OF THE REQUIRED CITY OF WESTLAKE LAND DEVELOPMENT REGULATIONS.**

The Engineering Department has no objections to the plans submitted on 04-17-2024, with the following comment to be addressed at Landscape Permit:

1. In effort to provide foundation trees along the front (north) building façade, the applicant is proposing Royal Palms in tree grates on this preliminary landscape plan. For the purposes of site plan approval, this configuration and general approach is acceptable. However, the City shall ask that the specific design of the tree grates and the palm specie selection be revisited at time of landscape permit application. The size of the tree wells and tree grates shall be large enough to accommodate the palm species selected. In the depiction within the preliminary plan, Sheet LP-1, it appears that the tree wells are no greater than 5'x5' in dimension. This is not large enough to support the growth pattern of a Royal Palm. Further, a Royal Palm is not a desirable species to place in this area where pedestrians will be walking and goods for sale will be displayed. Royal Palms shed large, heavy fronds that can cause damage and injury. Their installation will not be accepted in this area.

The applicant will revisit the use of, and replacement for, the Royal Palms. This revision will be depicted on the landscape plans to be submitted for permit review subsequent to site plan approval.

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

- 1) Response to Staff Comments Letter 2 dated 04/11/2024
- 2) Site plan review application dated 02/09/2024
- 3) TSC - Westlake FL - Persimmon Blvd-Entitlements Rev 2 digitally signed 04/16/2024
- 4) TSC - Westlake FL - Persimmon Blvd-LP-1\_2024-04-17ss digitally signed 04/17/2024
- 5) TSC - Westlake FL - Persimmon Blvd-LP-2\_2024-04-17ss digitally signed 04/17/2024

- 6) TSC - Westlake FL - Persimmon Blvd-LP-3\_2024-04-17ss digitally signed 04/17/2024
  - 7) TSC - Westlake FL - Persimmon Blvd-LI-1\_2024-04-17ss digitally signed 04/17/2024
  - 8) TSC - Westlake FL - Persimmon Blvd-LI-2\_2024-04-17ss digitally signed 04/17/2024
  - 9) TSC - Westlake FL - Persimmon Blvd-LI-3\_2024-04-17ss digitally signed 04/17/2024
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This letter has been prepared by the following individual, in association with their consultants and subconsultants:



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