



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	6/3/2026
APPLICATION NUMBER:	SPR-2025-07
DESCRIPTION:	East Amenity Parcel V-2
APPLICANT:	Cotleur & Hearing
OWNER:	Minto, PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Southeast Corner of Town Center Parkway and Riverbend Road
STAFF REVIEW:	RECOMMENDATION OF APPROVAL WITH CONDITION(S)

The Engineering Department recommends approval of the permit referenced above with the following condition from the traffic review:

"The projected driveway volumes shown in Attachment 3 of the traffic statement should be revised to reflect the proposed right-in/right-out driveway configuration. This revision is not expected to affect the overall findings or conclusions; however, please provide the revised traffic statement for record."

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

- 1) 1) Response to P&Z Comment Letter 1 – FINAL
- 2) 2) Response to ENG Comment Letter 1 - FINAL
- 3) 3) Site Plan Application - Revised
- 4) 4) Justification - Revised
- 5) 5) Traffic Statement 26-012 5-21-26 DS
- 6) 6) 13-0518.140 SP
- 7) 7) 13-0518.140 Conceptual LP
- 8) 8) 13-0518_140 PHOTOMETRIC- Parking Area Only
- 9) 9) 2026-0519_Westlake Amenity_Architecture

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

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