



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	5/18/2026
APPLICATION NUMBER:	MP-2026-01
DESCRIPTION:	Parcel L Multifamily – Site Plan
APPLICANT:	Cotleur & Hearing, LLC
OWNER:	Minto PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the plans submitted on 05-11-2026.

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

- 1) Parcel L MP Comment Response #2 - DEH 5.11.2026.pdf, dated 5/11/26
 - 2) Parcel L Engineering Comment #3 Responses.pdf, dated 5/8/26
 - 3) MP-2026-01 Application - Revised.pdf, dated 3/10/26
 - 4) Application Fee Detail Receipt.pdf, dated 3/20/26
 - 5) Parcel L - Justification Statement (Revised 5.11.26).pdf, dated 3/20/26
 - 6) Parcel L - Waiver Request Package (Revised 5.11.26).pdf, dated 5/12/26
 - 7) Recorded Plat - Town Center East-sales.pdf, dated 7/25/17
 - 8) METES AND BOUNDS EXHIBIT-MB.pdf, dated 5/11/26
 - 8) Parcel L_18 Ac-Survey ALTA-ds.pdf, dated 1/13/26
 - 9) 13-0518.113_SP-Pavilions & Shade Structure.pdf, dated 5/11/26
 - 10) 4924 - Clubhouse Elevation - Door frame color update - Pending.pdf, dated 5/1/26
 - 11) 13-0518.113_SP_2026_05-11.pdf, dated 5/11/26
 - 12) 13-0518.113_contingency-exhibit_2026_05-11.pdf, dated 5/11/26
 - 13) Manuverability Exhibit.pdf, dated 5/11/26
 - 13a) Parcel L Parking Study dss.pdf, dated 5/11/26
 - 14) 130518.113-LANDSCAPE - Revised.pdf, dated 5/11/26
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This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read 'S-D', with a horizontal line extending to the right.

Suzanne Dombrowski, P.E.
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