



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

DEPARTMENTAL USE ONLY

Ck. # _____

Fee: _____

Intake Date: _____

PROJECT # _____

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

☐ Meeting Date: _____

CITY COUNCIL

☐ Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.

The Planning & Zoning Board meets the second Monday of the month at 6:00 p.m., as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The City Council meets on the second Monday of the month at 6:30 p.m., in the City Council Chambers.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: SPR-2025-07 East Amenity (Parcel PC-4)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Neighborhood Amenity Center

Property Control Number (PCN), list additional on a separate sheet: 77-41-43-05-06-006-0000

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Mint oPBLH, LLC

Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 **Fax No.:** _____ **E-mail Address:** JFCarter@Mintousa.com

Agent (if other than owner complete consent section on page 3):

Name: Donaldson E. Hearing - Cotleur & Hearing

Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458

Phone No.: 561-747-6336 **Fax No.:** _____ **E-mail Address:** DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

A) **ZONING MAP DESIGNATION** R-1/R-2 B) **FUTURE LAND USE MAP DESIGNATION** Residential 1 & 2

C) Existing Use(s) Vacant

D) Proposed Use(s), as applicable Neighborhood Amenity Center

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Parcel U - Oaks – Under construction	Residential 1 & 2	R-1/R-2	SF Residential	SF Residential
SOUTH	Future Development	Residential 1 & 2	R-1/R-2	Vacant	Vacant
EAST	Parcel S – Orchards- Constructed	Residential 2	R-2	SF Residential	SF Residential
WEST	Parcel U - Oaks – Under construction	Residential 1 & 2	R-1/R-2	SF Residential	SF Residential

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter
Owner's Name (please print)

Owner's Signature

Date

Donaldson E. Hearing
Applicant/Agent's Name (please print)


Applicant/Agent's Signature

April 15, 2026
Date

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Date