

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Cotleur & Hearing

PROPERTY OWNERS: Minto PBLH, LLC

FOR PROPERTY LOCATED AT: Southeast Corner of Town Center Parkway and Riverbend Road

PCN: Portion of 77-41-43-05-06-006-0000

PROJECT NAME: SPR-2025-07 Westlake Fieldhouse

DATE OF COUNCIL MEETING: 8/5/2025

TYPE OF ACTION SOUGHT: The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on **August 5, 2026**. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

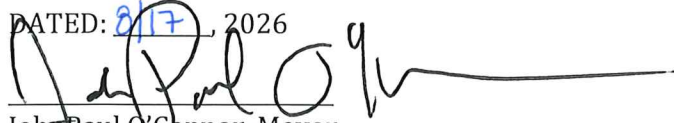
A. The Applicant's application for a Site Plan Review Approval is hereby:

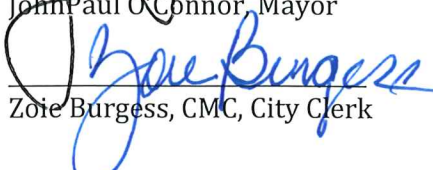
X	GRANTED
	DENIED

With the following conditions:

1. The applicant shall contribute one percent (1%) of the building's construction cost of Parcel F2 to the City of Westlake Art Acquisition Fund prior to the issuance of the building permit.
2. The Westlake Fieldhouse shall be operated only as a private neighborhood amenity. Facility reservations and programming shall be managed by the Master Association in a manner that parking demand does not exceed the available on-site parking supply.

DATED: 8/17, 2026


John Paul O'Connor, Mayor


Zoie Burgess, CMC, City Clerk