



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
 MODIFICATION 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: Pod H – Westlake Landings, Shoppes of Westlake Landings (Parcel C)

PROJECT ADDRESS: 4751 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: SPM-2023-15 Modify previously approved Taco Bell on Parcel C-3

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0025

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC

Address: 431 Fairway Drive, Suite 201, Deerfield Beach, Fl 33441

Phone No.: 954-354-8289 **Fax No.:** 954-354-8283 **E-mail Address:** Bbedard@konoversouth.com

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

Name: Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 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** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown MXD
 C) **Existing Use(s)** Vacant
 D) **Proposed Use(s), as applicable** Restaurants; Fast Food with Drive Thru

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Public School	Public School	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel G	Downtown Mixed Use	Mixed Use	Vacant	Warehouse

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.

Bob Bedard
 Owner's Name (please print)

 Owner's Signature

 Date

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


 Applicant/Agent's Signature

December 29, 2023
 Date

II. LAND USE & ZONING

A) ZONING MAP DESIGNATION Mixed Use B) FUTURE LAND USE MAP DESIGNATION Downtown MXD
 C) Existing Use(s) Vacant
 D) Proposed Use(s), as applicable Restaurants; Fast Food with Drive Thru

III. ADJACENT PROPERTIES

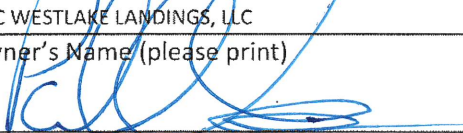
	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Public School	Public School	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel G	Downtown Mixed Use	Mixed Use	Vacant	Warehouse

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 Coteleur & 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.

DKC WESTLAKE LANDINGS, LLC
 Owner's Name (please print)

 Owner's Signature
 Patrick Christie, Director of Construction
 November 30, 2023
 Date

Donaldson Hearing
 Applicant/Agent's Name (please print)
 Applicant/Agent's Signature
 Date