



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Application of Minto PBLH, LLC for a Master Site Plan Amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes eliminating the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and, sub diving the property by metes and bounds. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval of the Pod H Master Plan Amendment			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting an amendment to a previously approved Master Site Plan heard by City Council on June 14, 2021. The subject application, Westlake Landings, is located on a 50.826 acres Commercial Plaza in Pod H.</p> <p>The applicant is proposing that Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings is proposing to eliminate the lot lines between Parcels B-1 and B-2 and Parcels C and D. These properties are being developed as unified development plans under common ownership and unity of control. These properties will be managed by a Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.</p> <p>The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Pod H master Plan Traffic Equivalency			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

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