



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: WINN DIXIE 0213

PROJECT ADDRESS: 5042 SEMINOLE PRATT WHITNEY ROAD WESTLAKE, FL 33470-6301

DESCRIPTION OF PROJECT: EXISTING VACANT GROCERY SPACE - PROVIDE TENANT PROTYPE THAT INCLUDES MODIFICATIONS TO FRONT WALL AND INTERIOR REMODEL PROPOSED 52,145 SF GROCERY STORE .

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-01-001-0010

Estimated project cost: \$5,214,500.00 (overall estimated cost of full store renovation)

Property Owner(s) of Record (Developer) 5060 LOXAHATCHEE RETAIL LLC

Address: 1601 Washington Ave, Miami Beach, FL 33139

Phone No.: 305-695-5523 Fax No.: _____ E-mail Address: mnarula@starwood.com

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

Name: REBECCA K. WRIGHT, SOUTHEASTERN GROCERS LLC

Address: 8928 PROMINENCE PARKWAY, BUILDING 200

Phone No.: (828) 231-8506 Fax No.: _____ E-mail Address: BECKYWRIGHT@SEGROCERS.COM

II. LAND USE & ZONING

- A) ZONING MAP DESIGNATION MUPD B) FUTURE LAND USE MAP DESIGNATION CL/RR10
 C) Existing Use(s) RETAIL/GROCERY/CONVENIENCE STORE WITH GAS
 D) Proposed Use(s), as applicable GROCERY (FOR BUILDING UNDER REVIEW)

III. ADJACENT PROPERTIES REFERENCE ATTACHED ALTA/LAND USE SURVEY PLAN

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH					
SOUTH					
EAST					
WEST					

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

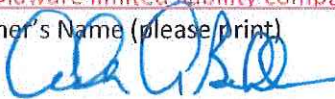
Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to SOUTHEASTERN GROCERS LLC 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.

5060 LOXAHATCHEE RETAIL, LLC
a Delaware limited liability company

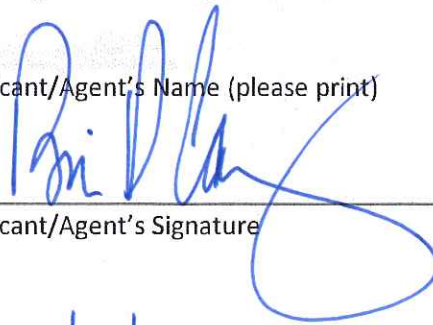
Owner's Name (please print)



By
 Name: Adam Behlman
 Title: Vice President

4/22/21
 Date

Applicant/Agent's Name (please print)



Applicant/Agent's Signature

4/27/21
 Date

VI. APPLICATION FEES

Application fees are based on the City of Westlake's Interim Land Development Regulations "Palm Beach County ULDC"

Fee Code	Fee Description	Base Amount	Qty	Unit Type	Amount/Unit	Adj Amt	Amount
03751	PAC All Agencies	848.00			0.000.00		848.00
Estimate of Fee To Be Paid:						\$848.00	

- (2) *Review by the Development Review Committee (DRC) or Development Review Officer (DRO)*
PER THE CITY OF WESTLAKE INTERIM LAND DEVELOPMENT REGULATIONS, PLEASE APPLY PALM BEACH COUNTY APPLICATION FEES. See link below to the County Fee Estimator:
http://www.pbcgov.com/epzbcommon/asp_html/epzbMenu.aspx?ReferrerID=ezipfo&FROM=EZ&TargetMenuItem=Zoning+Fee+Estimator

- (3) *Review by the Planning and Zoning Board.*
PER THE CITY OF WESTLAKE INTERIM LAND DEVELOPMENT REGULATIONS, PLEASE APPLY PALM BEACH COUNTY APPLICATION FEES. See link below to the County Fee Estimator:
http://www.pbcgov.com/epzbcommon/asp_html/epzbMenu.aspx?ReferrerID=ezipfo&FROM=EZ&TargetMenuItem=Zoning+Fee+Estimator

- (4) *Review by City Council*
PER THE CITY OF WESTLAKE INTERIM LAND DEVELOPMENT REGULATIONS, PLEASE APPLY PALM BEACH COUNTY APPLICATION FEES. See link below to the County Fee Estimator:
http://www.pbcgov.com/epzbcommon/asp_html/epzbMenu.aspx?ReferrerID=ezipfo&FROM=EZ&TargetMenuItem=Zoning+Fee+Estimator

- (5) *Resubmittals:*
PER THE CITY OF WESTLAKE INTERIM LAND DEVELOPMENT REGULATIONS, PLEASE APPLY PALM BEACH COUNTY APPLICATION FEES. See link below to the County Fee Estimator:
http://www.pbcgov.com/epzbcommon/asp_html/epzbMenu.aspx?ReferrerID=ezipfo&FROM=EZ&TargetMenuItem=Zoning+Fee+Estimator

To cover all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees and special studies, the applicant shall compensate the City for all such costs prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for not issuing a building or zoning permit, certificate of occupancy or completion.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge

Date

VII. APPLICATION SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

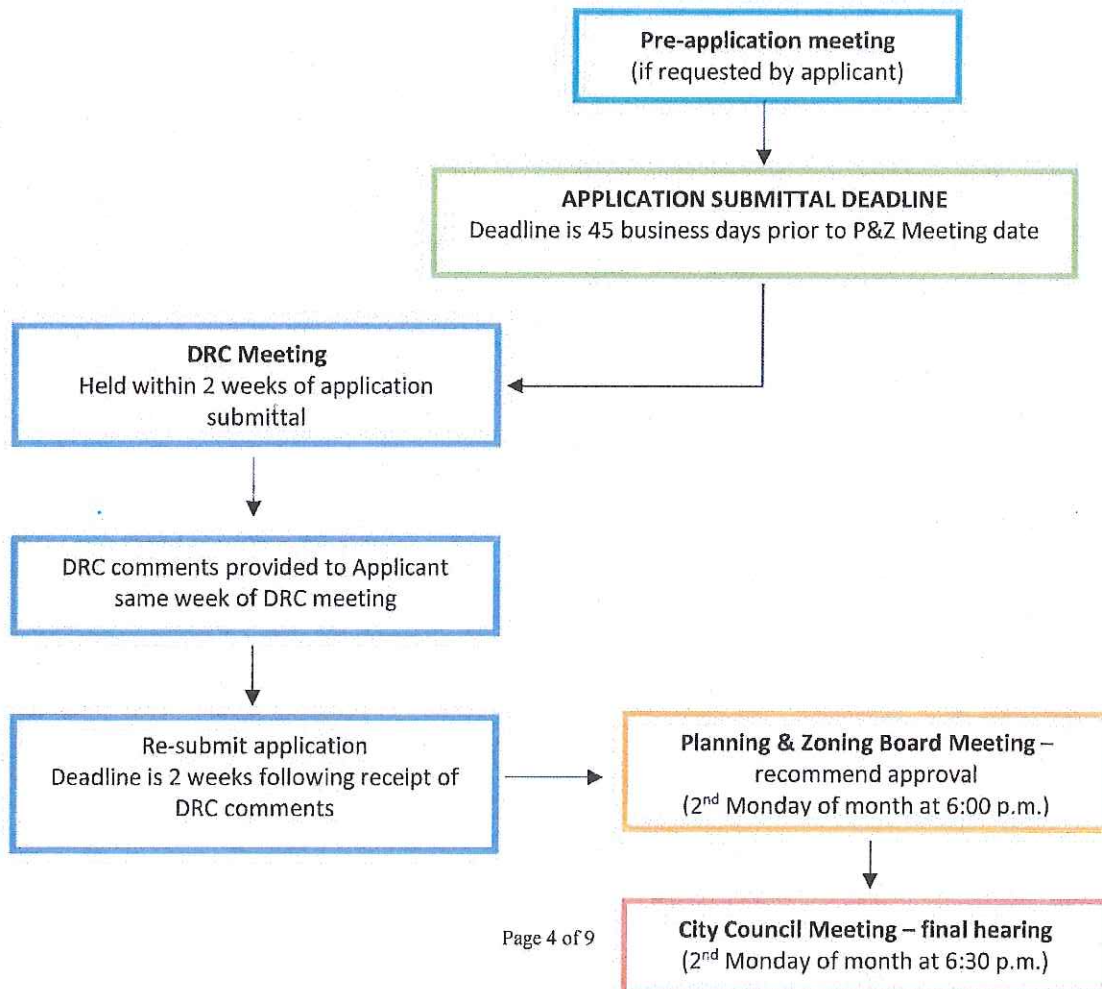
The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired Planning and Zoning Board meeting date:

- 1) **For Review: Digital and Three (3) full-size sets of professionally prepared site plans, landscaping and preliminary engineering showing all existing and proposed structures, setbacks, parking and loading layout, ingress and egress, sidewalks and walkways, exterior lighting layout, dimensions of street frontages, property lines and all signage.**

- 2) **For Final Submittal: Digital and Three (3) 11x17 sets of site plans, landscaping, preliminary engineering and color renderings and/or photographs are to be provided. The Planning & Zoning Board requires an exact rendering of the proposed modification, construction or addition. Color photographs or prints as close to the actual colors to be used must be supplied. Since color printers often do not display the correct color, it is recommended that samples of the paint chips, as well as a sample of the support materials (i.e., canvas, wood, metal, etc.) be provided.**

- 3) **Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.**

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.



VIII. SITE PLAN REVIEW APPLICATION SUBMITTAL CHECKLIST

NOTE – APPLICATION IS FOR A MINOR SITE PLAN ADJUSTMENT. N/A* INDICATES OVERALL PROJECT DATA, ENGINEERING, LANDSCAPING, ET AL CONSISTENT WITH APPROVED GROVE MARKET FINAL SITE PLAN ATTACHED. SITE MODIFICATION ONLY APPLICABLE TO GROCERY BOX TO ALIGN WITH TENANT PROTOTYPICAL STOREFRONT AS SHOWN IN THE ATTACHED BUILDING FOOTPRINT, ARCHITECTURAL RENDERINGS AND AS SUBMITTED IN BUILDING PERMIT SET FOR REVIEW.

GENERAL

- (1) A completed application signed by owner, agent/applicant. Authorization must be attached if applicant is other than owner. **INCLUDED**
- (2) Required application fees. Applications will NOT BE ACCEPTED without application fees. **INCLUDED**
- (3) Statements of unity of title, warranty deed, or purchase contract of the subject property. **N/A***
- (4) Letter of Consent from Land Owner. **N/A (OWNER SIGNATURE PROVIDED)**
- (5) General location map, showing relation of the site for which site plan approval is sought to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project, and the like. **INCLUDED – SEE ATTACHED ALTA/LAND TITLE SURVEY**
- (6) Applicant's Justification Statement demonstrating the submitted site plan is consistent with the goals, objectives, and all other provisions of the City's comprehensive development plan. The statement shall include, but not be limited to, specific references to those sections of the comprehensive plan relating to the proposed development. **N/A* – MINOR SITE PLAN ADJUSTMENT CONSISTENT WITH EXISTING USE**

SURVEY

- (1) A signed and sealed boundary survey (not more than one year old) and legal description of the property, including any and all easements of record as well as existing topographical conditions of the site. **INCLUDED – SEE ATTACHED ALTA/LAND TITLE SURVEY DATED 1/19/2021**
- (2) Existing streets and roadway improvements (medians, driveways, signage, etc.) and existing structures within 100' of the project boundary. **N/A* – SITE PLAN ADJUSTMENT NOT REQUIRING SUCH IMPROVEMENTS**
- (3) Existing utilities within 100' of the project boundary. **INCLUDED – SEE ATTACHED ALTA/LAND TITLE SURVEY**
- (4) Existing trees identified by caliper and species. **N/A***

SITE PLAN

- (1) A site plan containing the title of the project and names of the architect, engineer, project planner and/or developer, date, and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: **INCLUDED – SECTION OF BUILDING EFFECTED HIGHLIGHTED ON PLAN**