



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 MASTER SITE PLAN
 AMENDMENT 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

Revised: March 12, 2024

PROJECT NAME: Pod H "Westlake Landings"

PROJECT ADDRESS: The addresses subject to amendment within the Pod H Master Plan are 4951 and 4751 Seminole Pratt Whitney Road and 16950 Persimmon Blvd. West

DESCRIPTION OF PROJECT: MPA-2023-04 Westlake Master Plan Amendment – Pod H

Property Control Number (PCN), list additional on a separate sheet: 77404301170000025, 77404301170000022 & 77404301170000021

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC (as to Parcels B & C)

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

Phone No.: 954-354-8282 Fax No.: _____ E-mail Address: Bbedard@konoversouth.com

Property Co-Owner(s) of Record (Developer) Minto PBLH, LLC – John F. Carter (Parcel F)

Address: 1604 town Center Parkway N., Ste. 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: Cotleur & Hearing – Donaldson 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 Mixed Use

C) Existing Use(s) Under Construction

D) Proposed Use(s), as applicable Parcel B - Commercial, retail, office, restaurant with drive-thru. Parcel C-3, Restaurant with drive thru. Parcel F – anticipated commercial, retail (including tractor supply). Refer to the Justification Statement provided separately for more information.

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	Civic	Civic - Education	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Mixed Use	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel F/ Parcel G	Downtown Mixed Use/ Downtown Mixed Use	Mixed Use/ Mixed Use	Vacant/Vacant	Commercial Recreation/ 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)
Robert Bedard, Sr. VP Development
 Owner's Signature
3/14/24
 Date
Minto PBLH, LLC – John F. Carter
 Co-owner's Name (please print)

Donaldson Hearing
 Applicant/Agent's Name (please print)
[Signature]
 Applicant/Agent's Signature
March 08, 2024
 Date

 Co-Owner's Signature Date: _____