



**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 – Robert Bedard (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)
<b>NORTH</b>	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	PUBLIX/Mixed Use
<b>SOUTH</b>	Seminole Ridge High School	Civic	Civic - Education	Public School	Public School
<b>EAST</b>	WRMC/Pod K	Downtown Mixed Use	Mixed Use	Medical Center/ Vacant	Medical Center/ Medical District
<b>WEST</b>	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 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.

DKC Westlake Landings, LLC – Robert Bedard, Sr. VP Development  
 Owner’s Name (please print)

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

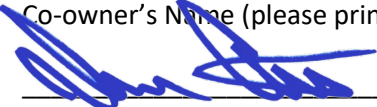
\_\_\_\_\_  
 Owner’s Signature

  
 Applicant/Agent’s Signature

\_\_\_\_\_  
 Date

March 08, 2024  
 Date

Minto PBLH, LLC – John F. Carter  
 Co-owner’s Name (please print)

  
 Co-Owner’s Signature

Date: March 12, 2024