



Meeting Agenda Item Coversheet

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| MEETING DATE: | | 3/5/2024 | Submitted By: Planning and Zoning | |
| SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i> | | <p>SPM-2023-14: The applicant is requesting a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings. The subject site is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p> | | |
| STAFF RECOMMENDATION: (MOTION READY) | | Motion to Approve SPM-2023-14 - Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. | | |
| SUMMARY and/or JUSTIFICATION: | | <p>The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed Use District. The retail center is located on a 3.5 acres and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Bank with drive through; and the South Building is comprised of two (2) retail stores and one (1) fast food restaurant with drive through. The applicant is proposing to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area.</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> | <p>Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Elevation Plans</p> | | | |
| 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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