



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		6/6/2023	<b>Submitted By:</b> Planning and Zoning		
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<p><b>SPM-2023-01:</b> Application of DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the North Building of Parcel B. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet South Building. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01). North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to Approve SPM-2023-01 Site Plan Modification "Shoppes of Westlake Landings Pod H, Parcel B"			
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is requesting 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 3.5 acres, and it includes two buildings: the North building will be 9,450 square feet and the South Building will be 7,065 square feet. The North Building consist of a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet; and the South Building comprise of 5,000 square feet of Mixed Use and one (1) 2,065 square foot fast food restaurant with a drive through totaling 7,065 square feet. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet.</p>			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <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 Shoppes of Westlake, Parcel B Site Plan</p>			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	

**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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