



Meeting Agenda Item Coversheet

MEETING DATE:		11/1/2024		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPM-2024-05: The applicant is requesting a Site Plan Modification approval for Parcel C within Shoppes of Westlake Landings Commercial Plaza, to replace all the previously approved brick paver crosswalks with crosswalk striping. Parcel C is developed with three (3) separate restaurants with drive thru. The subject site is located at 4751, 4801, and 4775 Seminole Pratt Whiteny Road. West Westlake, FL 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve SPM-2024-05 - Site Plan Modification for Parcel C, located within The Shoppes of Westlake Landings Commercial Plaza.			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting a Site Plan Modification approval for Parcel C. The subject site is currently developed with an approximately 2,525 square feet coffee shop with drive through known as Starbucks; an approximately 2,200 square feet fast food restaurant with drive through known as KFC; and an approximately 2,227 square feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 7,003 Square Feet and located in a 3.68 acres parcel within The Shoppes of Westlake Landings commercial plaza. Parcel C has not received a Certificate of Completion (CO) from the City due to inconsistencies with the approved site plan, specifically the paver crosswalks were not installed as approved by the City Council. The applicant proposes to amend the site plan by replacing the brick paver crosswalks with crosswalk striping.</p> <p>Staff issued a comment letter dated September 27, 2024, advising the applicant to reconsider keeping the pavers as approved. The pavers were approved by the City Council because Westlake places a strong emphasis on aesthetics, and the proposed stripes will make the subject site NOT consistent with the characteristics of other comparable properties in the City. (See enclosed staff comment and response letter). The Applicant provided this response: The paver/decorative crosswalks are not a requirement of the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the- fact construction is an additional burden to the applicant.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Justification Statement Site Plan Landscape Plan KFC Landscape Plan Taco Bell Landscape Plan Starbucks Irrigation Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

<div>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</div> <div>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</div> <div><u>Please keep text</u> <u>indented.</u></div>	
FISCAL IMPACT (if any):	\$