



Meeting Agenda Item Coversheet

MEETING DATE:	1/8/2024	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	MPA-2023-03: The applicant is requesting approval of a Master Plan amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The applicant proposes to relocate previously approved outparcel users. The applicant submitted a concurrent Site Plan application (SPR-2023-05) for Parcel D, a 6.45 acres-(Phase Two) will consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of in line retail/office/medical and fast-food restaurant with drive through for a total of 34,024 sq. ft. The subject application is located at 16841 Persimmon Blvd. West Westlake, FL 33470 (Pod G South)		
STAFF RECOMMENDATION: (MOTION READY)	<p>Motion to Approve MPA-2023-03 Publix at Westlake Plaza Master Plan Amendment with the following Conditions:</p> <ol style="list-style-type: none"> 1. Maintain vacant parcels (A, B, C) to keep a visual appearance. The subject parcels will be stabilized, seeded , mulched , regular mowed and receive temporary watering by way of traditional water trucks. 2. Applicant shall revise the Land Development Permit for Publix (ENG-2021-05), or submit new Land Development permit for Publix Phase II. 		
SUMMARY and/or JUSTIFICATION:	<p><u>The subject Plaza consists of a number of parcels that will be developed in phases.</u> The applicant is requesting approval of a Master Plan amendment for a 20.321 acres Commercial Plaza in the Downtown Mixed Use Zoning District fronting our Seminole Pratt Whitney Road.</p> <p>Phase Two consists of a 25,000 sq.ft. building for a proposed Planet Fitness facility and an additional 9,000 sq.ft. of inline retail/office/medical and fast-food restaurant with drive through building for a total of 34,024 sq.ft. In the future, the Plaza will also include a fast food and a sit down restaurants, a bank with drive through, and additional retail space.</p> <p>On November 9, 2020, the City Council approved the original Master Plan for Pod G South and Phase One for a 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan.</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 Master Plan</p>		

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