



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>	SPR-2023-05: The applicant is requesting approval of a Site Plan Review for Phase Two of the Publix at Westlake Plaza development. Phase Two 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 SPR-2023-05 Publix at Westlake Plaza Phase Two Site Plan with the following conditions:</p> <ol style="list-style-type: none"> 1. Applicant shall contribute one percent (1%) of the building's construction costs of Phase Two to the City of Westlake Art Acquisition Fund prior to building permit issuance. 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 application, Phase Two, is part of Pod G South, a 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District.</u></p> <p>The applicant is requesting approval of a Site Plan Review for Phase Two of the Publix at Westlake Plaza development. Phase Two 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 building for a total of 34,024 sq.ft. Phase Two proposes aesthetic materials (pavers) on the entire front walkways of the inline mixed use building, continuing the Phase One (Publix) paver walkway theme.</p> <p>On November 9, 2020, the City Council approved 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</i>	Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Landscape Plan		

<i>agreement and Exhibit A and Exhibit B</i>	Building Elevations		
SELECT, if applicable	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 (if any):			\$