



Meeting Agenda Item Coversheet

MEETING DATE:	4/2/2024	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SPM-2023-14: Application of DKC Westlake Landings, LLC for 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 Restaurant with drive through use 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. 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.		
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 commercial center is located on 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) tenant spaces for Shopping Center-Mixed Use and one (1) Bank with drive through; and the South Building is comprised of two (2) tenant spaces for Shopping Center-Mixed Use and one (1) Restaurant with drive through. The applicant is proposing to replace the previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Restaurant with drive through use including 400 square feet of outdoor seating area.</p> <p>The total number of required parking spaces is 110 spaces, the applicant is providing 112 spaces at the subject site.</p> <p>On March 5, 2024, the City Council voted (4-0) to postpone the application to the April 2, 2024, City Council meeting.</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>	Agenda Item Sheet Staff Report Application Form Justification Statement Site Plan Queuing Exhibit Elevation Plans Traffic Statement Landscape Plan		

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>				\$