



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>SPR-2021-07: Application of Minto PBLH, LLC for a Site Plan Review for 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 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval with condition for Parcel C Site Plan		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting Site Plan Review approval for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; for an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.</p> <p>The total number of required parking spaces is 81 spaces, the applicant is providing 95 spaces at the subject site; and the extra 7 parking spaces will be utilized by Parcel B as apart of Shared Parking. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. <i>The applicant provided a Parking Statement and a Declaration of Unity of Control for Parking.</i></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 Final Staff Report Application Justification Statement Site Plan Engineering Plans Starbucks Elevation Parcel C overall rendering Taco Bell Elevation / KFC Elevation		

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>				\$