



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-2021-06: Application of Minto PBLH, LLC for a Site Plan Review for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as North Building; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as South Building. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The subject North Building application is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject South Building application is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>			
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval with conditions for Parcel B Site Plan			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting Site Plan Review 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 new retail center is located on a 3.5 acres and it will include two buildings: the North building will be approximately 9,450 square feet and the South Building will be approximately 7,065 square feet. The North Building will include four (4) retail stores and one (1) restaurant; and the South Building will comprise of two (2) retail stores and one (1) fast food restaurant with drive through.</p> <p>The total number of required parking spaces is 115 spaces, the applicant is providing 108 spaces at the subject site; and the additional 7 spaces are located at the adjacent Parcel C. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. The applicant provided a Parkign Statement and a Declaration of Unity of Control for Parking The applicant provided a Parkign Statement and a Declaration of Unity of Control for Parking, see attached documents.</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 Floor Plans Engineering Plans			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

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