



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: February 27, 2026
Re: Site Plan Review – Prosperity In LLC (101 E County Road JJ)

Prosperity In LLC began construction on this commercial warehouse and office space, which is currently being utilized by Bimbo Bakeries USA, back in late 2024/early 2025. Now that their Phase 1 of the building is complete, they have submitted their site plan for the planned Phase 2 expansion. This project will add an additional 12,628.1 square feet to their existing building as well as an additional 15 parking spaces.

Site Plan Review:

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & Applicable Zoning](#)

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met and all ordinances are being complied with to include zoning requirements. The current Prosperity Inc LLC building has a height of 30' and the height of the addition will be the same. There are currently 50 off-street parking spaces, and they will be adding an additional 15 for a total of 65 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

Seventeen trees will be added to the front yard, ensuring compliance with all landscaping requirements for the New Prosperity Center covenants and City ordinances.

Lighting:

No concerns with lighting at this time.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has received approval from the Engineering Department.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations do not meet façade requirements laid out in the New Prosperity Center's [protective covenants](#). Per section eight of the protective covenants:

“Buildings, including sheds or out-buildings, shall be completed with each side of the building in decorative masonry, textured pre-fabricated concrete, smooth concrete finish, or other textured non-metallic surface as approved by the Commission. Exemptions may be made for decorative bands not exceeding four (4) feet in width, windows, door treatments, loading docks, and dock doors. An exemption may also be made for sides of buildings designated for future expansions provided such building side are treated with spray-on textured finish to imitate a non-metallic surface. This exemption may apply to office areas as approved by the Commission if attached as part of an industrial building as to duplicate a flat textured surface. Paint is not a substitute.”

The façade being proposed, however, would be identical to the existing building with a mixture of split block and metal R Panel. Metal siding, although against the protective covenants, has been approved in the past for buildings with overhead doors because veneers and masonry can crumble in these sections and decrease the appearance of the building. Please see the below links to past minutes for information on exceptions that have been made for facades in the New Prosperity Center:

- [Klink Equipment Façade Exception](#)
- [Prosperity In LLC Façade Exception](#)
- [Prosperity In LLC Façade Change Request](#)

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- **The façade plan must be updated to include 50% masonry on the east facing wall.**

