



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	1/18/22	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>	<b>MPA-2021-04:</b> Application of Minto PBLH, LLC for a Master Site Plan Amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	Recommendation for approval of the Pod H Master Plan Amendment Parcel G		
<b>SUMMARY and/or JUSTIFICATION:</b>	<p>The applicant is requesting an amendment to the Master Site Plan for Pod H. Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.</p> <p>A Master Site Plan Amendment for <i>Pod H "Westlake Landings"</i> was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8<sup>th</sup>, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021.</p> <p>The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. <i>"Westlake Landings"</i> will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p>		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <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 Master Plan Master Site Plan Application Justification Statement Traffic Equivalency Pod H Parcel G Sketch and Legal		
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>

**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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