



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	3/14/22	<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>SPR-2021-14:</b> Application of Minto PBLH, LLC for a Site Plan Review of a 227,000 square feet light-industrial warehouse development within Pod H, Parcel G at Westlake Landings. The application includes a one-story North Building with 146,149 square feet; a one-story South Building with 80,851 square feet; and an outdoor screened storage area of maximum 22,700 square feet. The North Building is located at 4851 Seminole Pratt Whitney Road, and the South Building is located at 4821 Seminole Pratt Whitney Road, Westlake, Florida, 33470.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	<p>Recommendation for approval of the Westlake Warehouse, Parcel G, Site Plan Review <b>with following conditions.</b></p> <ol style="list-style-type: none"> <li>1. All uses must be in compliance with the Code definition of "light Industrial Uses".</li> <li>2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.</li> <li>3. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.</li> <li>4. Stacking of pods and containers are prohibited.</li> <li>5. All fencing for outdoor storage areas shall not to exceed 10% gross square footage (maximum 22,700 sq. ft.).</li> <li>6. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.</li> <li>7. All chainlink fence shall be black vinyl coated with opaque slats.</li> </ol>		
<b>SUMMARY and/or JUSTIFICATION:</b>	<p>The applicant is requesting approval of a Site Plan Review for a 227,000 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 146,149 sq. ft. and 80,851 sq. ft. respectively. The subject application is including an outdoor storage yard of 22,700 sq. ft. maximum area.</p> <p>The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 17.41-acre development is located within the southern portion of Westlake Landings formerly known as Pod H, on lot 2 of Parcel G</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>	<p>Agenda Item Sheet          Legal Ad          Final Staff Report          Application          Justification Statement with users          Site Plan          Fence Cut Sheet</p>		

	Landscape Plans Intention Doc Overall Master Plan Line of sight for north and south building		
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<b>IDENTIFY FULL          RESOLUTION OR          ORDINANCE TITLE</b> <i>(if Item is <b>not</b> a          Resolution or Ordinance,          please erase all default          text from this field's          textbox and leave blank)</i> <b><u>Please keep text          indented.</u></b>			
<b>FISCAL IMPACT (if any):</b>			€