



Meeting Agenda Item Coversheet

MEETING DATE:	3/14/22	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	MSP-2021-08: Application of Minto PBLH, LLC for a Master Signage Plan for two (2) light-industrial warehouse buildings within Pod H, Parcel G at Westlake Landings. Pursuant to Chapter 6. Sign. Section 6.9 MasterSign Plan, the subject application includes waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs and two (2) for Tenant Directional Signs .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.		
STAFF RECOMMENDATION: (MOTION READY)	<p>Recommendation of the Westlake Warehouse Master Signage Plan, Parcel G, for approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Tenants will be permitted to have one (1) Principal Tenant Wall Sign. They may also choose to utilize a secondary wall sign in lieu of a principal tenant wall sign but not both unless they are on a different elevation (corner). 2. Each tenant will be permitted only one (1) rear wall tenant sign; however, a major tenant may be permitted two (2). 		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting approval for a Master Signage Plan for Westlake Warehouse, a 17.41 acres of light industrial warehouse per <i>Chapter 6. Sign. Section 6.9 MasterSign Plan</i>. The subject application includes the following waivers: Six (6) for Primary Ground Signs, two (2) for Individual Tenant Ground Signs, seven (7) for Principal Tenant Wall Signs, six (6) for Secondary Tenant Wall Signs, five (5) for Secondary Tenant Rear Wall Signs, four (4) for Building ID Signs, and two (2) for Tenant Directional Signs totaling thirty-two (32) waivers.</p> <p>The Master Sign Plan proposes for the North and South buildings, up to 10 (ten) Principal Tenant Wall Signs, twenty (20) Secondary Tenant Wall Signs, fourteen (14) Tenant Rear Wall Signs, Building Address, Building ID Signs and Loading Bay ID Signs.</p> <p>The applicant is also requesting an amendment to the previously approved Pod H Master Sign Plan to remove two (2) Individual Tenant Ground signs along the West side of Landings Drive. The previously approved "Secondary Ground Sign" as part of the Pod H master signage plan is proposed to be replaced with a "Primary Ground Sign" for Parcel G, as well as adding a second "Primary Ground Sign".</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Agenda Item Sheet Final Staff Report Application Sign Deviation Table Signage Packet</p>		
<p>SELECT, if applicable</p>	<p>RESOLUTION:</p>	<p>ORDINANCE:</p>	
<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> 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>			
<p>FISCAL IMPACT (if any):</p>			<p>\$</p>