



flex building on the vacant portion of Parcel "A."

A single-story, 103,790+/- square foot building is proposed. The "U" shape footprint design allows the front façade to face south towards the existing Sawgrass Exchange Office Park while screening Lyons Road to the east and the existing Regency Lakes Single Family community to the west. Truck loading and unloading is limited to the north façade to further reduce visibility by adjacent residential and commercial sites.

Consistent with the Industrial-Office zoning standards, a minimum fifty (50) foot landscape buffer is required when adjacent to residential developments. As proposed, the required retention area will wrap around the northwest corner of Parcel "A," immediately abutting the required 50' buffer, thus adding approximately forty (40) additional feet of separation to Regency Lakes.

**PUBLIC INVOLVEMENT:**

As part of the application review process, the applicant was required to perform community outreach and provide project information to neighboring property owners. The applicant submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application. To date, staff has received two (2) public inquiries related to the project.

**GREEN AND SUSTAINABLE COMPONENTS:**

*Supporting;*

- Action 2.2: Reflective roofing material proposed.
- Action 2.3: Sidewalk connection to Lyons Road.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed.
- Action 6.4: Car charging stations (2) proposed.

**RECOMMENDATION:**

The Planning and Zoning Board, at its June 12, 2019, meeting, recommended approval of the site plan application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

**FISCAL IMPACT:**

**REVENUES:** \$167,396  
**EXPENDITURES:** N/A  
**BUDGETED?** Yes

**NOTES:** The impact fees will be divided among the following accounts: Affordable Housing, V32440-\$39,350; Police, V32410-\$96,885; and Fire, V32411-\$31,161.