



Legislation Text

File #: RES 2019-163, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF FOOD FOR THE POOR, INC. FOR THE PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF LYONS ROAD AND NORTH OF THE SAWGRASS EXPRESSWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)

BACKGROUND:

The applicant, Butters Acquisitions LLC, is seeking site plan approval to develop a warehouse flex building at the Springs-McKenzie Plat, generally located on the west side of Lyons Road and north of the Sawgrass Expressway.

On May 4, 2004, the Planning and Zoning Board approved a site plan for the construction of an office/warehouse building to serve as the Food For The Poor (FFTP) headquarters on Parcel "B" of the Springs-Kenzie Plat. In May 2005, FFTP received administrative approval to modify the previously-approved site plan in order to expand the parking area and the retention lake, as was required to accommodate additional drainage needs. The expansion encroached onto a portion of Parcel "A" to the south leaving approximately 7.78 +/- acres of vacant developable land south of the FFTP site.

DISCUSSION:

As currently proposed, the applicant is seeking site plan approval for the construction of a warehouse 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.