



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/4/2024

PETITION DESCRIPTION

PETITION NUMBER: SPR-2024-01 Tractor Supply Site Plan Review (Parcel F2 at Westlake Landings)
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 16950 Persimmon Blvd. West, Westlake, FL 33470
PCN: Portion of 77-40-43-01-17-000-0021
REQUEST: The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

SUMMARY

The applicant is requesting approval of a site plan for a 4.54 acre Retail Sales & Services known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The proposed Retail Sales & Services use will include a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area and a 1,300 sq.ft. storage shed and a driveway lane for customers to pull their vehicles to pick up large items (feed, hay, tools, etc.). Additionally, the site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the nothermost boundary of the site abutting the landscape buffer.

Pursuant to Article 24.2, Section 4) of the Art In Public Places (AIPP) Ordinance, the applicant has opted to contribute one percent (1%) of the building construction cost (non-residential development projects with costs of one million dollars (\$1,000,000.00) or more) to the Art Acquisition Fund. Additionally, a Master Sign Plan will be submitted at a later date.

Due to the nature of the subject business operation, Staff is recommending a series of conditions of approval in order to mitigate any adverse aesthetics impacts to the site (Ex. clutter) regarding the outdoor display and storage of merchandise throughout the site. Staff is also recommending a condition of approval regarding customer loading to avoid obstructions of drive isles and provide safety.

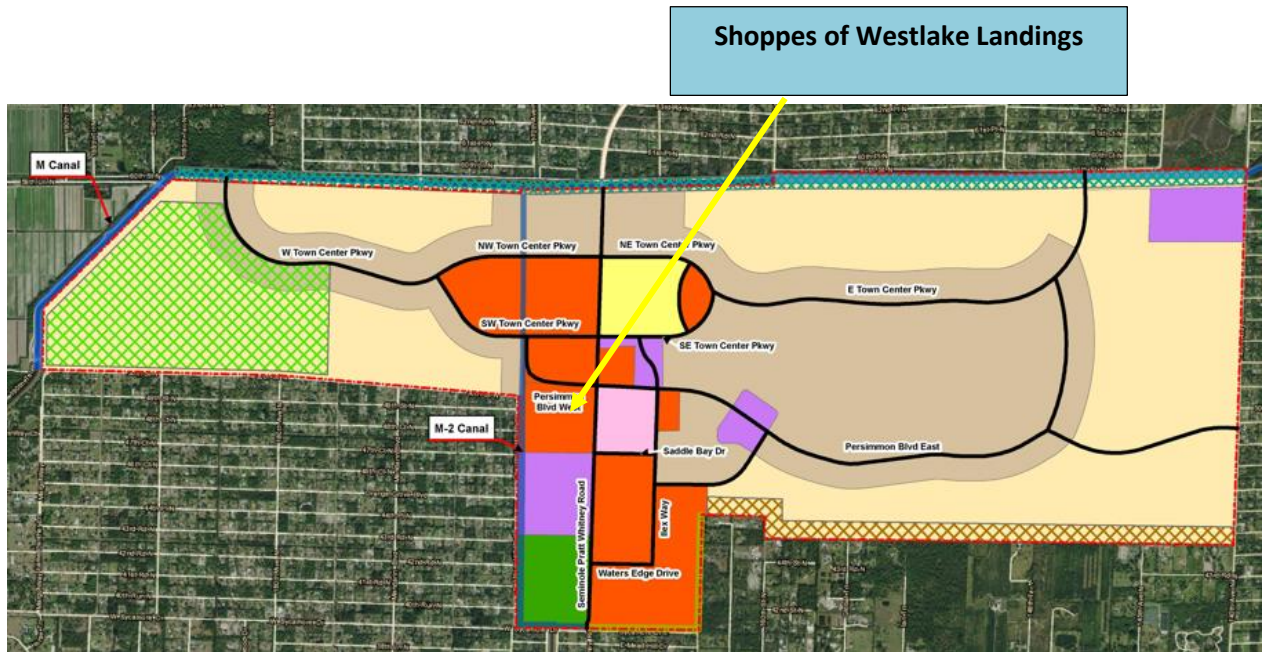
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above referenced application meet all of the required City of Westlake land development regulations. The **Planning and Zoning and Engineering Departments** recommend the following conditions:

1. Applicant shall contribute one percent (1%) of the building’s construction cost of Parcel F2 to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Outdoor merchandise display is prohibited outside of the designated display areas.
3. Outdoor display areas shall be kept orderly and clean at all times.
4. The storage of merchandise outside the fenced outdoor merchandise display is prohibited.
5. The obstruction of parking spaces or drive isles is prohibited. All loading/unloading of merchandise shall only be permitted in the designated loading areas.

PETITION FACTS

- a. Total Gross Site Area: 4.54 acres (Parcel F, Subparcel F2)
- b. Building Data: 23,957 sq.ft
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

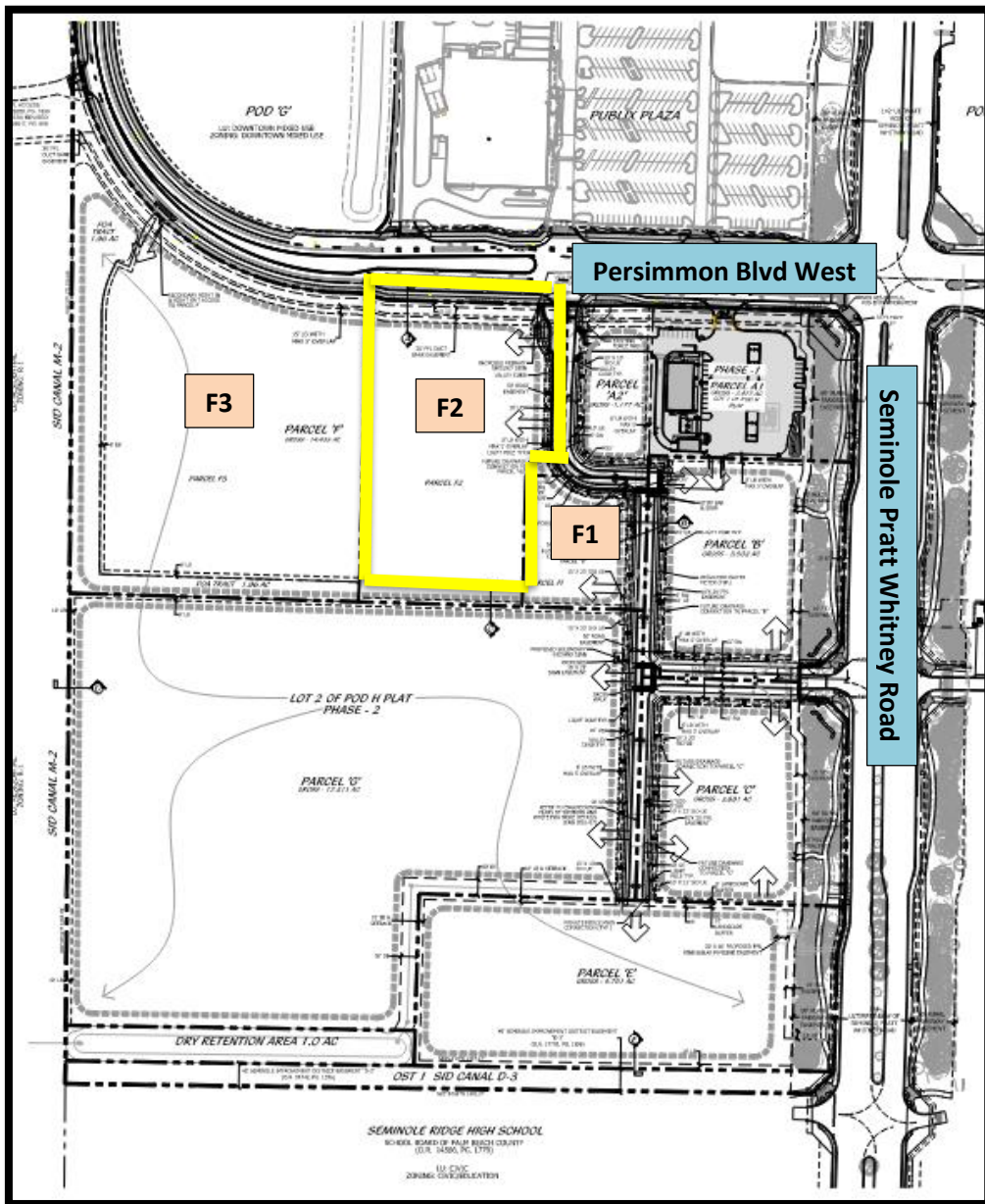


BACKGROUND

Subparcel F2 is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” is to developed as a Property Owners Association (POA) with individual owners within the development. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

- On November 8, 2021, a Site Plan approval of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings was approved by City Council. The application included a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The applicant has abandoned this approval.

- On April 2, 2024, the City Council approved to modify Parcel F into three (3) subparcels F1 (Retail/Mixed Use), F2 (Retail Sales or Services) and F3 (Light Industrial).



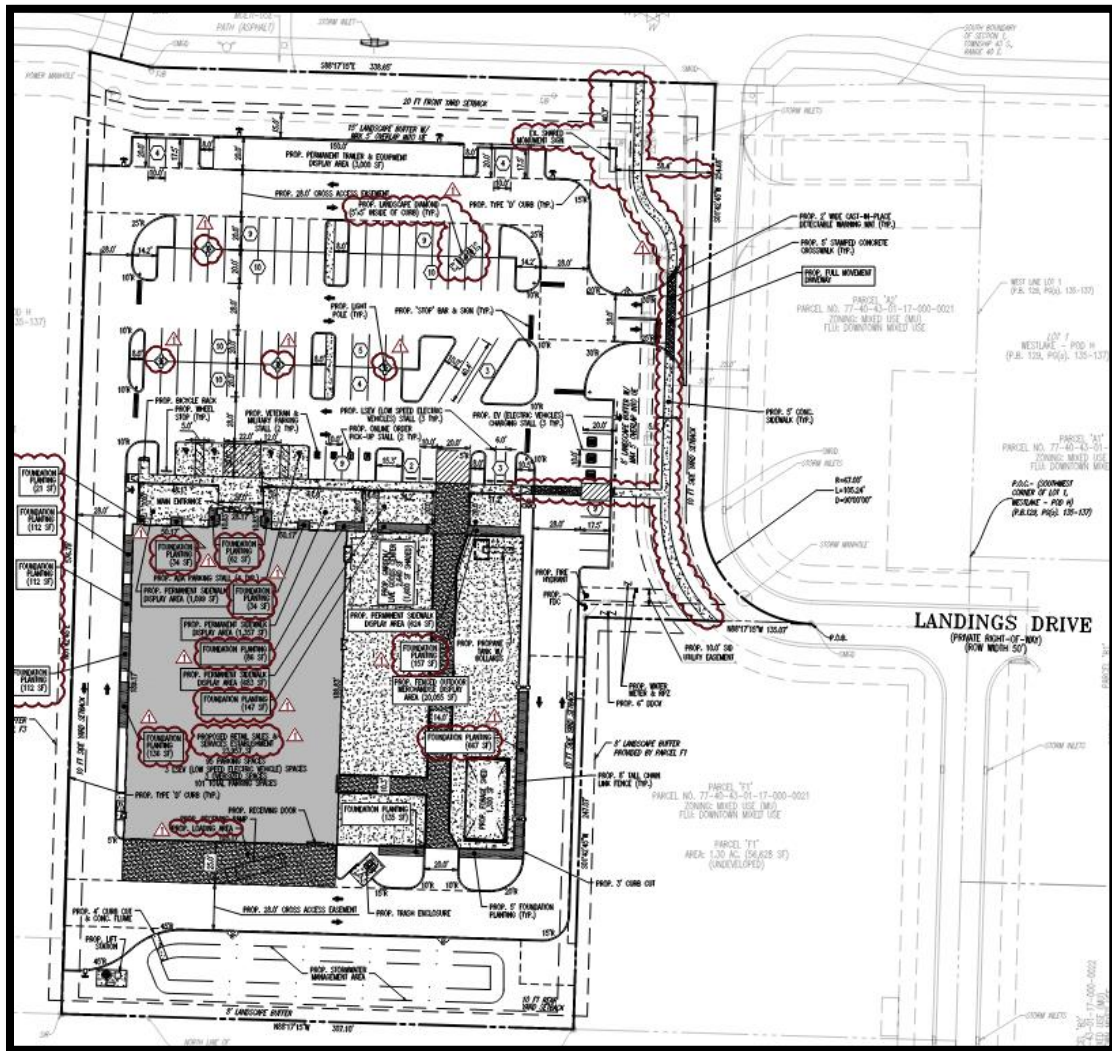
STAFF ANALYSIS

The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The Proposed Retail Sales & Services use includes the following structures and site improvements:

1. A one story 23,957 sq. ft. main building.
2. 20,055 sq. ft. fenced outdoor display area.
3. 1,300 sq.ft. storage shed and a driveway lane for customers.
4. 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building.
5. 3,000 sq.ft. display area for trailer & equipment on the north site boundary.

A Waiver request from Chapter 3, Section 3 (1)(b)(i)(b) is being requested as part of this application to allow a fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

Proposed Site Plan



Proposed Architectural Elevations

Tractor Supply main building will continue with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below.

West Side Elevation



NORTH ELEVATION



WEST ELEVATION

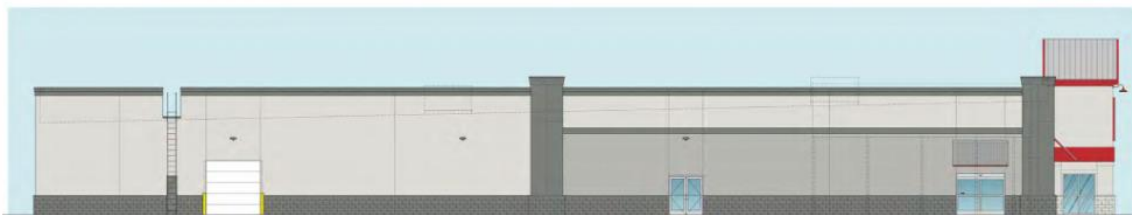
onyx|creative
25001 EMERY ROAD #400, CLEVELAND, OH 44128

COLORED ELEVATIONS
HXK SNEDEKER COMPANIES-TRACTOR SUPPLY - WESTLAKE, FL - 03.27.2024

East Side Elevation



SOUTH ELEVATION



EAST BUILDING ELEVATION

Rendering Front Elevations



Art in Public Places Program Requirements

Pursuant to Article 24.2, Section 4, of the Art In Public Places (AIPP) Ordinance, non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs of the project and incorporate such artwork into the non-residential development project.

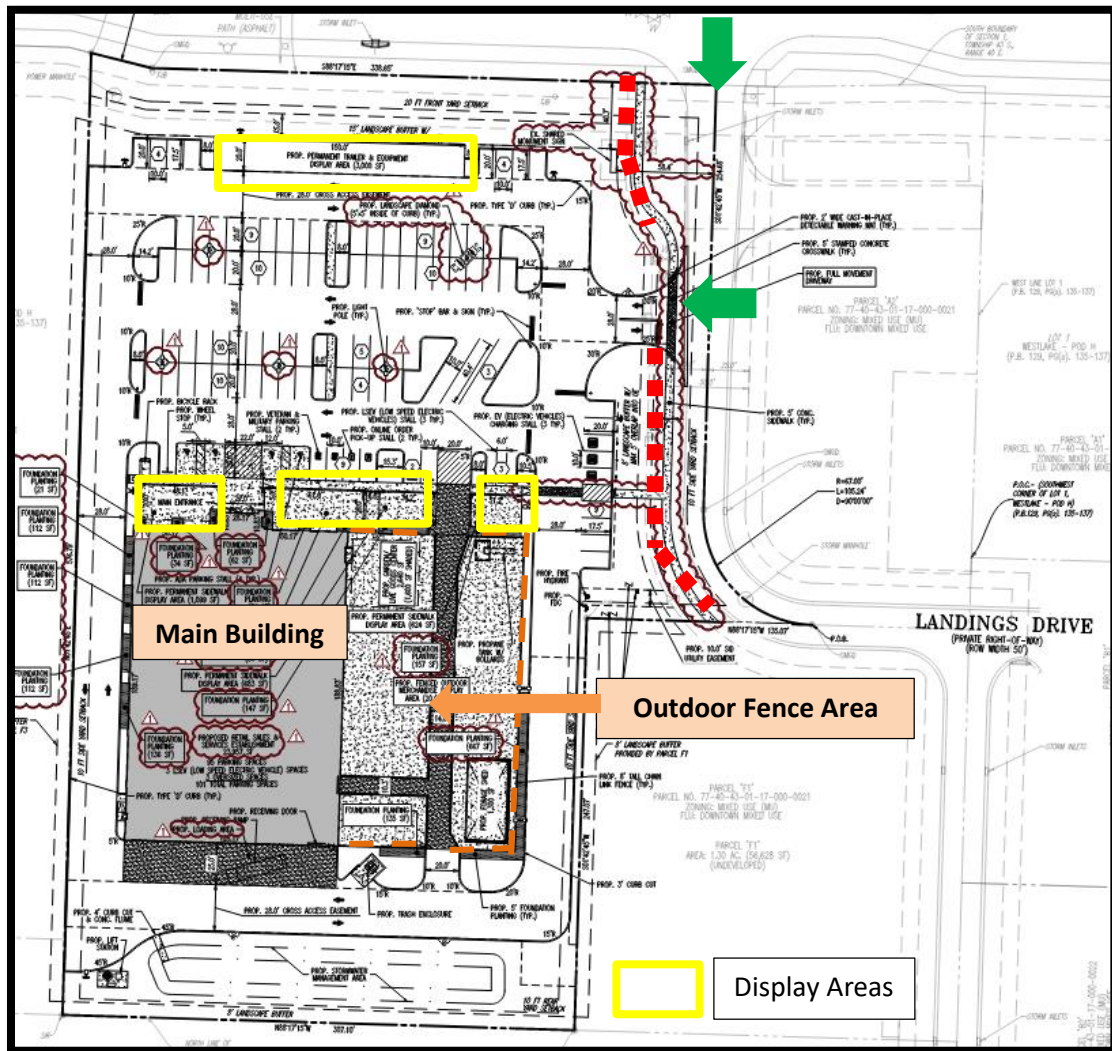
The applicant has opted to contribute one percent (1%) of the building construction cost prior to building permit issuance.

Accessways, Connecting Sidewalks, and Display Areas

The Tractor Supply development provides one (1) access point to the site, within the Westlake Landings development from the north on Persimmon Boulevard. The site also provides a sidewalk connecting to Persimmon Boulevard and adjacent parcels in the development.

The site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the northernmost boundary of the site abutting the landscape buffer as shown below. Staff is proposing conditions of approval regarding the display areas:

- Outdoor merchandise display is prohibited outside of the designated display areas.
- Outdoor display areas shall be kept orderly and clean at all times.
- The storage of merchandise outside the fenced outdoor merchandise display is prohibited.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	262.6'	<i>In compliance</i>
Rear (South)	Main Structure: 10'	105.9'	<i>In compliance</i>
Side (East) (West)	Main Structure: 10'	East – 43.1' West - 34'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	12.12%	<i>In compliance</i>
Building Height	120 ft. max	29.7'	<i>In compliance</i>
Parking	Required parking: 96 (1/250 SF Main Building.) Fenced Outdoor Area: 5 (1/4,500 SF) Total:101 spaces	Total:101 spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	26.31%	<i>In compliance</i>
Bike Racks	5% of Required Parking: 5	7	<i>In compliance</i>

Drainage

According to the submitted drainage statement, “Per the master permit issued by SFWMD, ERP No. 50-00021-S., application No. 141120-2, Parcel F is responsible for providing the required dry pre-treatment for the subject development, which will be provided in the proposed stormwater management area. Legal positive outfall is available via connection to the Master Drainage System. Based on the current Westlake Landings Pod H Master Plan, the site is permitted to outfall to the POA tract on Parcel F3 and ultimately the M-2 canal”.

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Fire Rescue

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue with no further comments. Please see enclosed email.

FINAL REMARKS

SPR-2024-01 will be heard by the City Council on June 4, 2024. The public hearing was advertised in compliance with the City’s code.

The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.