

***POD H, Parcel F-2
Retail Sales & Services
Site Plan Review (SPR-2024-01)***

Justification Statement

February 09, 2024

Revised: April 2, 2024

Introduction

The Applicant is pleased to submit this request for the site plan review of a tractor supply store a/ka/a “Retail Sales and Services” in Pod H, “Westlake Landings.” Pod H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the

approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

(A list of Westlake’s cumulative approved zoning entitlements are included, separately, with this submittal).

Pod H is to be known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Moving forward, Pod H will be subdivided by metes and bounds, whereby no additional platting will be necessary.

Pod H, and therefore, Lot 2-Parcel F, have a Mixed-Use zoning designation allowing commercial, retail, industrial uses, and retail sales and services. The site plan for tractor supply store will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed retail sales and services facility is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Subject Request

The Applicant is requesting the site plan approval of a commercial retail site to be known as tractor supply store, a/k/a/ land use “Retail Sales and Services” within Pod H, “Westlake Landings” to be situated on Lot 2 of Parcel F withing the previously platted Pod H site. Lot 2 consists of 4.54 acres and will contain a 23,976 square foot indoor retail store, accompanied by an abutting 20,055 square foot fenced outdoor display area located directly next to the building’s east side and will contain a 1,600 live goods center, forage shed, and a driveway lane to allow their customers to pull their vehicles up to pick up large items (i.e., feed, hay, tools, etc.). In addition, the north side of the building proposes a sidewalk display area for plants and seasonal items and providing an entrance into the Greenhouse. The north side of

the site, abutting Persimmon Boulevard West, will have an 890 square foot outdoor display area to showcase equipment such as mowers, trailers and the like.

Landscape Design Narrative

Landscape design for this site follows Florida Friendly principals and uses drought-tolerant and hardy, low-maintenance species with an emphasis on South Florida natives. Tree species exhibit high wind resistance. The plan follows City of Westlake landscape requirements for commercial use in the MUPD zoning district.

Foundation plantings utilize native Sabal Palms to meet the tree requirement in a narrow planting space adjacent to the building and fenced outdoor space. Shrubs and groundcovers provide low maintenance color beneath the palms. Required buffers provide canopy tree plantings with a continuous hedge as follows:

North: 15' width

East: 8' width

South: 8' width

West: An 8' landscape buffer for the west boundary will be provided on the adjacent property if less than 30' of open space is provided.

Art In Public Places

Pursuant to Article 24.2, Section 4) of the AIP Ordinance , the applicant is choosing 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.

Waiver Request

Chapter 5., Article 3.3, Section 3. Mixed Use (MU), B) Requirements, (2) Non Residential, (1) Accessory Structures, (i) Fences & Walls, 2., states the following:

The maximum height of a wall or fence shall be 6 feet.

The applicant is requesting a waiver to increase the height of the fence proposed around the outdoor display area to eight (8) feet. Typically, they use a sixteen (16)' foot high fence for the security and protection of their product inventory but are proposing an eight (8') foot high fence at this location. Again, this fence is intended to aid in the security and protection of their outdoor product inventory. This waiver request does not negatively impact the health, safety or welfare of the residents of the City or impede the function or operation of SID's facilities and duties. The waiver is being presented to the City Council because it is connected to the site plan approval. Additionally, a letter to the City Manager requesting this waiver is being submitted concurrently.

A waiver table has been added to the Site Plan, and is as follows:

Non-Residential Accessory Structure	Code Requirement	Applicant Request	Deviation
Fence Height	Maximum Height – 6'	Maximum Height 8'	+2'

Conclusion

The Applicant is requesting approval of tractor supply store on Lot 2, Parcel F, Pod H as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.