

MEMORANDUM

TO: Michelle Miller, Senior Planner
Nichole Street, Planner II
Robin Reinhart, Commercial Planner I

FROM: Cyndi Tarapani, Tarapani Planning Strategies

SUBJECT: Tractor Supply Screening Clarifications, Case SE 25-08

DATE: July 30, 2025

Thank you all for the virtual meeting with Neal Bates, David Bennett and me on Monday, July 28, 2025 to clarify the screening and buffering requirements for the proposed Tractor Supply store at Suncoast Landing. Based on our conversation, I wanted to confirm our discussion and clarify the screening and buffering requirements for the site as outlined below:

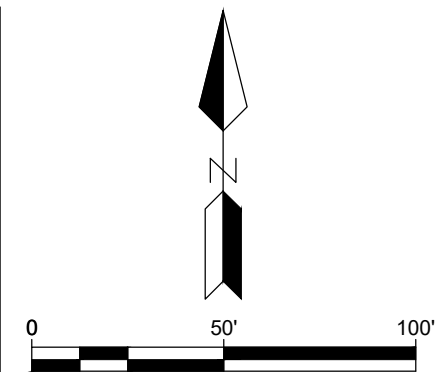
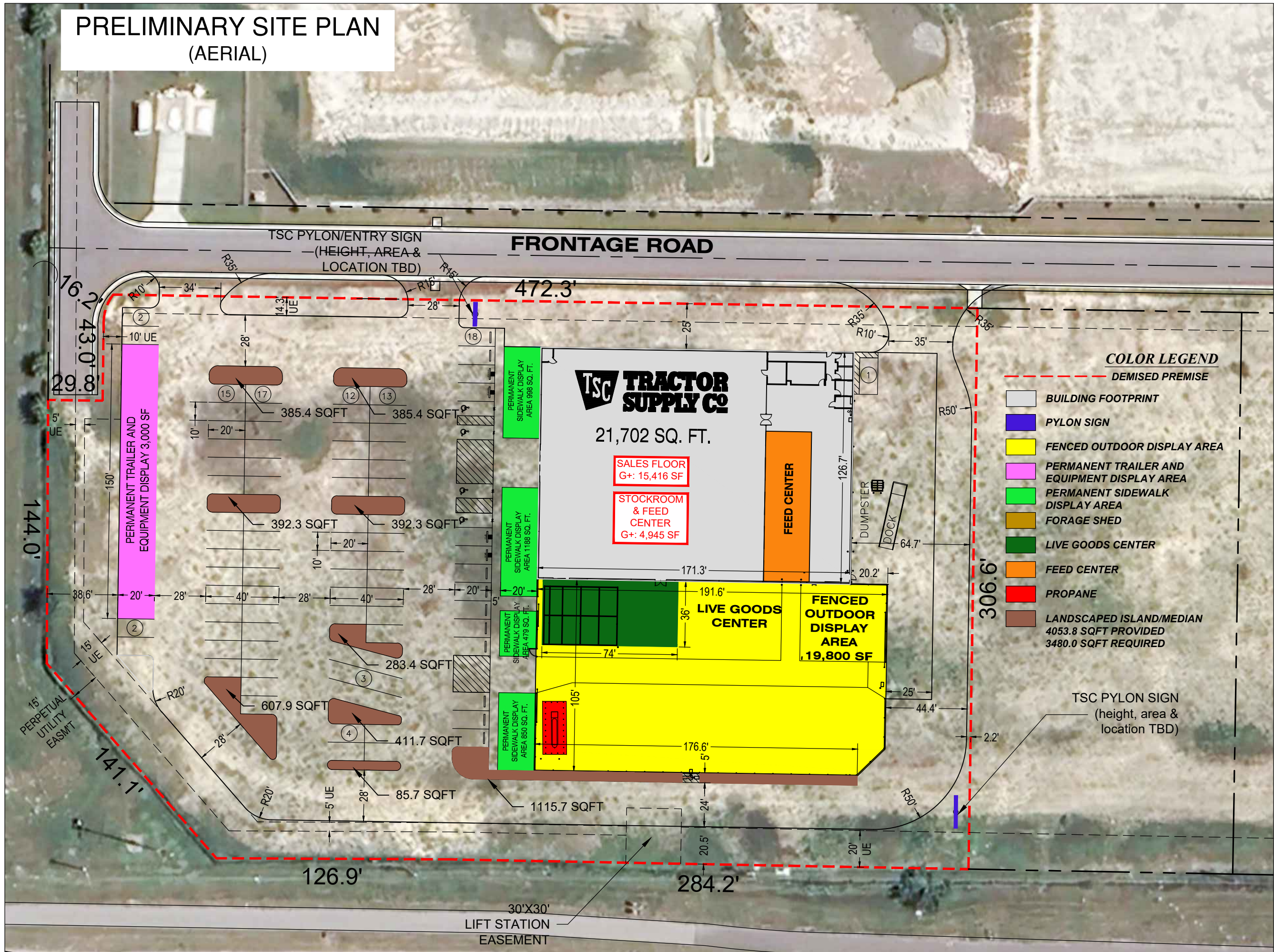
1. Tractor Display Area- located on west boundary of the site and shown in Pink on the Attached Concept Plan. There is no screening or buffering required for this area.
2. Fenced Outdoor Display Area- attached to the south side of the building and shown in Yellow on the Concept Plan. This area will be fenced on three sides (with exception of area adjacent to the building) with an 8' aluminum fence consistent with the fence shown on the attached Architectural Elevations.
3. Permanent Sidewalk Display- located on both sides of the building's entrance and shown in Green on the Concept Plan. There is no screening or buffering required for this area.
4. Buffering on West Property Line- adjacent to Suncoast Parkway right-of-way. This area will have a 20' wide buffer and according to the variance granted in 2021, there will not be any trees required in this buffer due to potential conflicts with the existing utilities within the easement. Other Buffering and Screening are as shown on attached Concept Plan.

Please let me know if you have any questions. Thank you for your time to meet with us to clarify the County's requirements as they apply to this project.

Attachments

c: Neal Bates, Primax Properties
David Bennett, SE3

PRELIMINARY SITE PLAN
(AERIAL)



SCALE: 1"= 50'
(11X17)

PROJECT INFORMATION

SITE AREA

LOT	± 3.41 AC
TOTAL	± 3.41 AC

PARKING COUNT SUMMARY

TSC	21,702 SF	87 SP
TRAILER DISPLAY		15 SP
TOTAL PROVIDED		102 SP

REQUIRED BY CITY

21,702 SF	87 SP
4 PER 1,000 SF	
TOTAL REQUIRED	87 SP

ZONING CLASSIFICATION

EXISTING	C
PROPOSED	C

REQUIRED SETBACKS

FRONT	70'
SIDE	20'
REAR	35'

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
 - ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
11/08/24	INITIAL RELEASE	SE3
11/12/24	REVISED FOD	LMG
12/16/24	REVISED LAYOUT	EMFO
12/19/24	REVISED SITE	LMG
02/11/25	REVISED SITE	CNS
02/19/25	REVISIONS	SE3
05/14/25	REVISION	CNS

G+ PROTOTYPE

TSC
MASARKYTOWN, FL

Conceptual Elevation
Masaryktown, FL
July 8, 2025



Front-Left
Elevation



Front-Right
Elevation



Back-Right
Elevation



PRIMAX

TSC TRACTOR
SUPPLY CO.

Back Left
Elevation

