

# **7-ELEVEN 2.0**

## **Site Plan Review**

### **Justification Statement**

June 15, 2020

#### **Introduction**

The Applicant is requesting an amendment to the previously approved use and site plan ( on October 28, 2019, Resolution 2019-35 approved the 7-Eleven requested use, and Resolution 2019- 34 approved the site plan, on the same date. The 7-Eleven project site, known as 7-Eleven 2.0, is 2.477 acres centrally located within the City’s boundaries, west of Seminole Pratt Whitney Road and south of Persimmon Boulevard West, currently zoned inside the Traditional Town Development (TTD) zoning district. The subject site is a currently approved MUPD/EDC with a proposed use of Gasoline Filling Station and Convenience Store.

#### **Background**

The City of Westlake is located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive, and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> Avenue North. Per the newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. The property is currently in active construction.

The City of Westlake is roughly co-extensive with 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.

#### **Westlake Historic and Recent Planning and Zoning Entitlements**

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave

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Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700<sup>th</sup> dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City approved an amendment to the Final Master Plan (MPA-2016-01), which allowed minor adjustments to the pod boundaries and acreages of Pods F, P, Q, R, L, and PC-1, dwelling unit allocations, and rights-of-way.

On November 13, 2017, the City approved an amendment (MPA-2017-01) to the Final Master Plan, which allowed minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q. Eleven dwelling units were transferred from Pod R to Pod Q.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

Ordinance No. 2018-04 approved an amendment to the City's interim Land Development Code to modify the TDD Block Dimensions and Street Design Standards.

Ordinance No. 2018-05 approved an amendment to the City's interim Land Development Code to modify the TND land use, general standards, lot size and setback regulations.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On July 24, 2018, the City approved an amendment (MPA-2018-01) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, P, R and U and to modify the pod boundaries of Pods P, R, S and U. Minor adjustments were also approved for the Pod acreages of Pods I, J and K.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2 and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way Phase II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way Phase III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House Plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind Palm Beach.

On March 11, 2019, Resolution No. 2019-07 approved the final plat for Meadows of Westlake Phase II.

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On March 11, 2019, Resolution No. 2019-08 approved the final plat for Westlake Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven Gas Station.

On August 12, 2019, Resolution 2019-18 approved the plat for Pod K.

On August 12, 2019, Resolution 2019-19 approved the plat amendment for Pod R (Meadows Phase 2).

On August 12, 2019, Resolution 2019-20 approved the plat for Kingfisher Boulevard.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

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On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019- 34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod O).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14, approved the Site Plan for the PBC Tax Collector's and DMV offices.

### **Subject Request**

The Applicant is requesting an amendment to the existing site plan of the 7-Eleven 2.0. The site is currently approved for the utilization of a 16-position fueling station and car wash, with a 4,500 square foot convenience store. These approved uses remain unchanged; however, the applicant proposes to introduce a taco food take-out service within the 4,500 square foot convenience store. A larger dumpster area is required to accommodate the food service and has also been incorporated into the proposed, amended site plan design. Additionally, minor changes to the sidewalk network around the building have been made to facilitate the food service operation.

### **Site Design and Connectivity**

The site is located on the West side of Seminole Pratt Whitney Road and south of Persimmon Boulevard West. The Site Plan proposes access into the site from Persimmon Boulevard West along the northern boundary of the property. Accessibility to the remainder of the undeveloped parcels of Pod H will be accessible on the southern boundary of the site in the future. It is intended that the parcels be interconnected through easements for greater mobility. The site plan has thoughtfully been developed to provide interconnectivity for future development to the west and south.

### **Architecture**

The architectural elevations remain consistent with the previous approval, with the exception of relocating the egress doors, adding a double door to the electrical room and an adjustment to the dumpster enclosure footprint to include space for a grease waste tank. Previously approved building colors and materials remain unchanged.

### **Landscape Standards**

The Site Plan has substantial green space in the interior of the site and along the perimeter of the subject parcel. The landscape has been designed to be Westlake centric. The 7-Eleven parcel is part of the Westlake rural parkway and includes the existing rural parking buffer that is already installed. The foundation planting and visual aesthetic have been thoughtfully designed to complement the more modern design of the building. The landscape plan has been modified to reflect the changes in the site plan and related hardscape. The integrity of the design remains substantially consistent.

### **Drainage**

All drainage and water management systems within the City of Westlake will be owned and operated by Seminole Improvement District (SID). It is proposed that 7-Eleven runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the S.I.D. canal system.

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**Conclusion**

The Applicant is requesting approval of this amendment to add a taco food service to the 7-Eleven 2.0 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.