

RESOLUTION 2020-24

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 2.0 WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A 4500 SQUARE FOOT TACO FOOD SERVICE, LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer VRE Westlake 2.0, LLC, previously submitted a site plan for 7-Eleven 2.0, a gas station, car wash and convenience store, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, that was approved by the City Council on October 28, 2019, (Resolution 2019-34); and

WHEREAS, the developer VRE Westlake 2.0, LLC, has submitted an application for an amended site plan review and approval for 7-Eleven 2.0, to include a 4500 square foot taco food takeout service within the previously approved convenience store which requires a larger dumpster, changes to the sidewalk and interior changes for a grease waste tank, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 2.477 acres, legally described in the attached Exhibit "A", ("Gas Station"); and

WHEREAS, staff has reviewed and recommends approval of the proposed Amended Site Plan provided in the attached Exhibit "B", (Amended Site Plan); and

WHEREAS, the Amended Site Plan is consistent with the previously approved conceptual site plan and all the requirements of the City's Interim Land Development Regulations and adopted Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption and implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: Recitals: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Amended Site Plan for 7-Eleven 2.0, which contains approximately 2.477 acres, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida. The Amended Site Plan shall include the 4500 square foot taco food takeout service in addition to the previously approved site plan details.

Section 3. Conditions of Approval: The Amended Site Plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

Section 4. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of August, 2020.

PUBLISHED on this ____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney