



**City of Westlake**  
**Planning and Zoning Department**  
*Staff Report – 8/10/2020*

**PETITION DESCRIPTION**

**PETITION NUMBER:** SPR-2020-07     7-Eleven 2.0 Site Plan Review Amendment

**APPLICANT:**             Cotleur & Hearing

**OWNER:**                 Minto PBLH, LLC

**REQUEST:**             The applicant is requesting an amendment to the previously approved site plan for a 4,500 square foot 7-Eleven to include a taco food takeout service and modifications to the dumpster, sidewalk and landscaping.

**LOCATION:**                4965 Seminole Pratt Whitney Road

**PCN:**                      77-40-43-12-00-000-1010

**LOCATION MAP**



**1. PETITION FACTS**

- a. **Total Site Acres:** 2.477 acres
- b. **Subject Application:** 4,500 sq. ft. convenience store, a 16-position fueling station, a car wash, taco food takeout service and modifications to the dumpster, sidewalk and landscaping.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use

	<b>FUTURE LAND USE</b>	<b>ZONING</b>
<b>SUBJECT PROPERTY</b>	Downtown Mixed Use	Mixed Use
<b>NORTH</b>	Downtown Mixed Use	Mixed Use
<b>SOUTH</b>	Downtown Mixed Use	Mixed Use
<b>EAST</b>	Downtown Mixed Use	Mixed Use
<b>WEST</b>	Downtown Mixed Use	Mixed Use

**2. BACKGROUND**

In 2019, the City of Westlake received an application to develop a second 7-Eleven Gas facility including a 4,500 sq. ft. convenience store, a 16-position fueling station and a car wash. The subject parcel is located in the central portion of the City, west of Seminole Pratt Whitney Road, and south of Persimmon Boulevard West. The entrance to the proposed 7-Eleven 2.0 will be from Persimmon Boulevard West.

The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering), Palm Beach County Fire Rescue and the Seminole Improvement District (SID). The City Council approved the subject application on October 28, 2019.

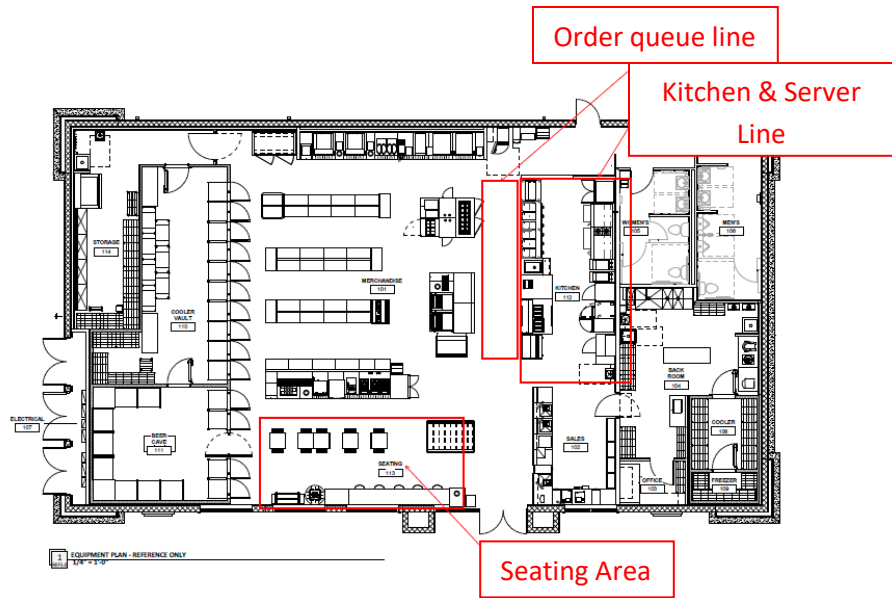
**3. SITE PLAN REVIEW**

The applicant is requesting an amendment to the previously approved site plan for 7-Eleven 2.0. The footprint of the 4,500 square foot convenience store building is not modified. However, the subject application includes the following modifications:

- 1. **Addition of a Taco Food Take Out Service.** The proposed accessor/ancillary use is about ten percent (10%) of the store operations. Per the applicant statement, *“the food services is less than 450 square feet. Some of this space is integrated/shared with the convenience store uses”*. Neither indoor or outdoor alcohol consumption is proposed.
- 2. **Enlargement to Dumpster** to accommodate the food service and to include space for a grease waste tank.
- 3. **Changes to the landscaping and sidewalk** network around the building to facilitate the food service operation. The landscape plan has been modified to reflect the changes in the site plan and related hardscape.



Graphic provided by applicant



The amended site plan application was reviewed for compliance with the City Code; Mixed Use zoning standards as follows:

	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	305'	In compliance
Rear Yard	Main Structure: 10'	30'	In compliance
Side Yard - North	Main Structure: 10'	105'	In compliance
Side Yard - South	Main Structure: 10'	87'	In compliance
Lot Coverage	Max Lot Coverage: 45%	8%	In compliance
Building Height	120 ft. max	23'	In compliance
Parking	One space per 250 square feet Required parking: 18 spaces	27 standard 1 ADA Accessible	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' and 8' wide	In compliance
Pervious	25% Minimum	41%	In compliance

### **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.

### **Drainage**

It is proposed that runoff be directed to on-site inlets and storm sewer with discharge to a temporary dry detention area for ½” dry pre-treatment. The stormwater then discharges to a temporary retention area within Pod H. Easements have been executed between the property owners for this temporary drainage. This temporary retention area discharges to an existing SID canal to the west of the site. Legal positive outfall is available via the SID canal with connection to the Master Drainage System. When Pod H is developed further the temporary retention area will be removed and the stormwater from this site will be incorporated into the master system for Pod H.

### **Fire Safety**

The initial site plan application that was approved by the City Council October 28, 2019 was reviewed by Mr. Pedro Segovia from Palm Beach County. The current site plan amendment is not proposing modifications that will affect the site plan in terms of Fire Safety.

## **4. FINAL REMARKS**

Application SPR-2020-07 will be heard by the City Council on August 10, 2020. The subject application was advertised on the Palm Beach Post.

As stated previously, the subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering) and the Seminole Improvement District (SID).

Planning and Zoning Department recommends approval of SPR-2020-07. The reviewers find the application in compliance with applicable codes and requirements. Based on the subject review, see enclosed conditions of approval from the Engineering Department.



**CITY OF WESTLAKE**  
**Engineering Department**  
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- 1. DATE:** 7/23/2020
- 2. APPLICATION NUMBER:** SPR-2020-07
- 3. DESCRIPTION:** 7-Eleven Gas Station 2.0 Site Plan Amendment
- APPLICANT:** Cotleur & Hearing
- OWNER:** VRE Westlake 2.0 LLC
- REQUEST:** Site Plan Approval
- LOCATION:** Seminole Pratt Whitney Rd. & Persimmon Blvd. W
- 4. STAFF REVIEW:** **RECOMMENDED APPROVAL**

The Engineering Department recommends approval of the site plan with the following conditions, which can be addressed within the land development permit modification:

1. This amendment is to add commercial food preparation to the proposed structure. Commercial food preparation will most likely require a grease trap between the structure and wastewater pump station. Confirm if grease trap is required and if so, where it will be located on the site.
2. Connect car washing plumbing to sanitary sewer system. Per FDEP NPDES program no plumbing connection shall be allowed to enter stormwater system.
3. The application number within the site data table still reads "SP-2019-02". Please revise to state this site plan amendment review application number, "SPR-2020-07".
4. Within the site data table, the area calculations for the sidewalks and plazas remains the same as the original site plan application. However, there have been changes to the sidewalks and general hardscape. Please ensure that the area calculations are correct.

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This letter has been prepared by the following individual, in association with their consultants and subconsultants:

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