

RESOLUTION 2020-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 1.0, WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE WITH OUTSIDE DINING AREA, AN UPDATE TO THE BUILDING FAÇADE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4670 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 Westlake Fueling, LLC, previously submitted a site plan for 7-Eleven 1.0, a gas station, car wash and convenience store, located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, that was approved by the City Council on June 8, 2019, (Resolution 2019-15); and

WHEREAS, the developer Westlake Fueling, LLC, has submitted an application for an amended site plan review and approval for 7-Eleven 1.0, to include a taco food service within the previously approved convenience store facility, to expand the outdoor dumpster area, and to provide a modern building façade, including landscape modifications. The property is located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 1.89 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 1.0, which contains approximately 1.89 acres, located at 4670 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.

Section 3: 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. The site plan attached is not subject to conditions.

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

Exhibit "C"
Conditions of Approval for 7-11 Site Plan
Located at 4670 Seminole Pratt Whitney Road

Planning & Zoning Conditions:

1. The Planning and Zoning Department recommendation does not include recommendations for approval for Monument Sign, and Wall Signs since they will be reviewed and approved as part of a Master Sign Plan.
2. Applicant is required to apply for a Master Sign Plan that will be heard and approved by the City Council. The Master Sign Plan will include all proposed signs including monument sign, wall signs, window signs and other type of signs.

Engineering Conditions: The Site Power Plan and Photometrics Plan are not consistent with site plan and light poles may be in conflict with other site elements. However, power and photometrics plan appear to be code compliant. Engineering Department recommends approval with the condition that the power and photometrics plan be revised to eliminate site conflict and while remaining compliant with the code requirements.