

RESOLUTION 2020-38

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A MASTER SIGN PLAN FOR 7-ELEVEN 1.0, GAS STATION, CONVENIENCE STORE AND CAR WASH FACILITY, LOCATED AT 4670 SEMINOLE PRATT WHITNEY ROAD, PURSUANT TO CHAPTER 6, SIGN CODE, THE APPLICANT IS REQUESTING THREE WAIVERS OF SIGN CODE PROVISIONS, 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, Chapter 6, Sign Code, Section 6.9, provides procedures for the review and adoption of Master Sign Plans by the City Council; and

WHEREAS, the applicant, Cotleur & Hearing, on behalf of the developer Westlake Fueling, LLC, has submitted application for approval of a Master Sign Plan review and approval for 7-Eleven 1.0, 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"; and

WHEREAS, the applicant, Cotleur & Hearing, on behalf of Westlake Fueling, LLC, the owner submitted a Master Sign Plan application, MSP-2020-01, including three waivers for 7-Eleven 1.0, with a gas station, car wash and convenience store; and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2020-02, as provided in the attached Exhibit "B", (Master Sign Plan), and recommends approval of the same; and

WHEREAS, the Master Sign Plan is consistent with all the requirements of the City of Westlake's sign code, the City Manager and the City staff recommends approval of the Master Sign Plan with the conditions as set forth herein; 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 based upon the evidence submitted the adoption an 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 Master Sign Plan: The City Council for the City of Westlake hereby approves the Master Sign 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: Approval of Waivers: The City Council for the City of Westlake hereby approves the following three request for waivers by the applicant:

- (1) The proposed 7-Eleven logo sign on the west side is six (6) feet in height. However, the City Code maximum allowable height is three (3) feet.
- (2) The applicant is proposing two (2) wall signs on the primary structure Convenience Store facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting on right of way.
- (3) The applicant is proposing two (2) "Car Wash" signs on the accessory structure Car Wash that are not facing Seminole Pratt Whitney Road. However, the City Code allows for one (1) wall sign fronting a right of way. One (1) sign faces north and the second sign faces the south.

Section 4: Conditions of Approval:The Master Sign Plan approval is subject to the applicant meeting the following conditions in the development approval:

- (1) Relocate numerical portion of address on side of monument sign. Currently, proposed drawings are showing address on base of monument sign.
- (2) Exxon fuel canopy color to be white in accordance with the most recent revised signage specifications.

Section 5. 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 6: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of December, 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