

RESOLUTION 2020-33

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SITE PLAN FOR THE PUBLIX AT WESTLAKE PLAZA, CONTAINING A FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL A; A BANK WITH DRIVE THROUGH ON PARCEL B; A SIT-DOWN RESTAURANT, ON PARCEL C; FUTURE RETAIL ON PARCEL D; AND A PUBLIX GROCERY STORE WITH A DRIVE THROUGH PHARMACY, A LIQUOR STORE, AND INLINE RETAIL ON PARCEL E, LOCATED AT 16841 PERSIMMON BOULEVARD SOUTH, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the developer Minto PBLH, LLC, submitted an application for a Master Site Plan review and approval for the Publix at Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 20.321 acres, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Master Site Plan, SPR 2020-10, which consists of an 1.88 acre of Rural Parkway Easement; Parcel A, which is 1.04 acres with a 4,000 square feet, fast food service with drive through; Parcel B, which is 1.05 acres, with 5,750 square feet for a bank with drive through; Parcel C, is 1.1 acres with a 5,750 square feet sit down restaurant; Parcel D, which is 6.53 acres for future retail; and Parcel E, Phase One, is on 8.60 acres with a one (1) story approximately 48,367 square foot grocery store, with a drive through pharmacy, an approximately 1,400 square foot liquor store all as provided in the attached Exhibit "B", (Master Site Plan); and

WHEREAS, the applicant will apply for a separate Master Sign Plan for the Westlake Plaza project, therefore, this Master Site Plan does not include approvals for any signage, however, the City staff have reviewed the parking requirements, the drainage requirements, the landscape plans and other site related improvements for the Publix at Westlake Plaza Master Site Plan, and finds the application consistent with the City's Interim Land Development Regulations and the City's Codes; and

WHEREAS, the Master Site Plan is consistent with all of the requirements of the City of Westlake's Interim Land Development Regulations and the City's Codes, the city staff recommends approval of the Master Site Plan with conditions as set forth in Exhibit "C"; 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 Master Site Plan: The City Council for the City of Westlake hereby approves the Master Site Plan SPR 2020-10, for Publix at Westlake Plaza, consisting of an 1.88 acre of Rural Parkway Easement; Parcel A, which is 1.04 acres with a 4,000 square feet, fast food service with drive through; Parcel B, which is 1.05 acres, with 5,750 square feet for a bank with drive-through; Parcel C, is 1.1 acres with a 5,750 square feet sit-down restaurant; Parcel D, which is 6.53 acres for future retail; and Parcel E, Phase One, is on 8.60 acres with a one (1) story approximately 48,367 square foot grocery store, with a drive through pharmacy, an approximately 1,400 square foot liquor store, located at 16841 Persimmon Boulevard South, Westlake, Florida, 33470, as described in the Master Site Plan, attached hereto as Exhibit "B", located on approximately 20.3205 acres, in the City of Westlake, and in Palm Beach County, Florida.

Section 3: Conditions of Approval: The Master 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 9th day of November, 2020.

PUBLISHED on this 29th day of October, 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