



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 7/12/2021

PETITION DESCRIPTION

PETITION NUMBER: SPEC-2017-03 Florida Public Utilities Company (FPU) Temporary Gas Facility (Pod F) – SEVENTH TIME EXTENSION

APPLICANT: Florida Public Utilities Company (FPU)

OWNER: Minto PBLH, LLC

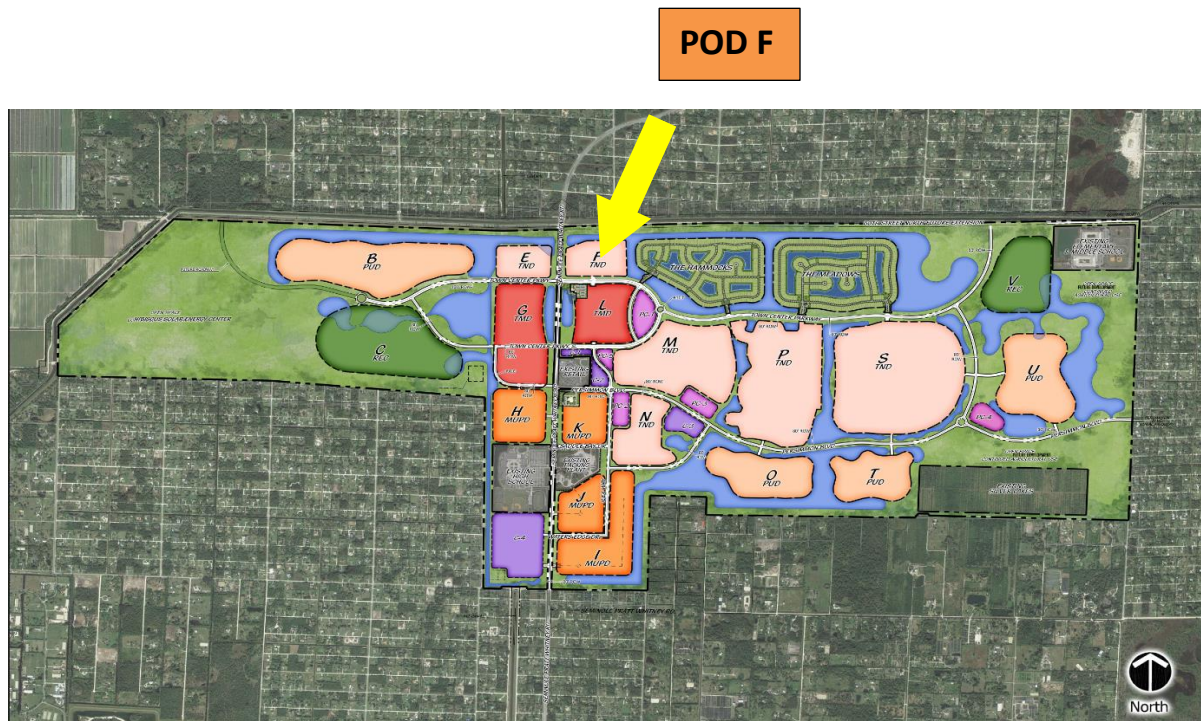
REQUEST: The Applicant is requesting approval of a **seventh time extension** for a special permit application of a temporary gas utility use within Pod F of Westlake TTD.

The applicant is requesting a sixth (6) month extension to December 31, 2021.

LOCATION: City of Westlake, Pod F / FPU Temporary Gas Facility

PARCEL NUMBER: 77-40-43-01-00-000-1010

LOCATION MAP



PETITION FACTS - Temporary Gas Facility – SEVENTH TIME EXTENSION

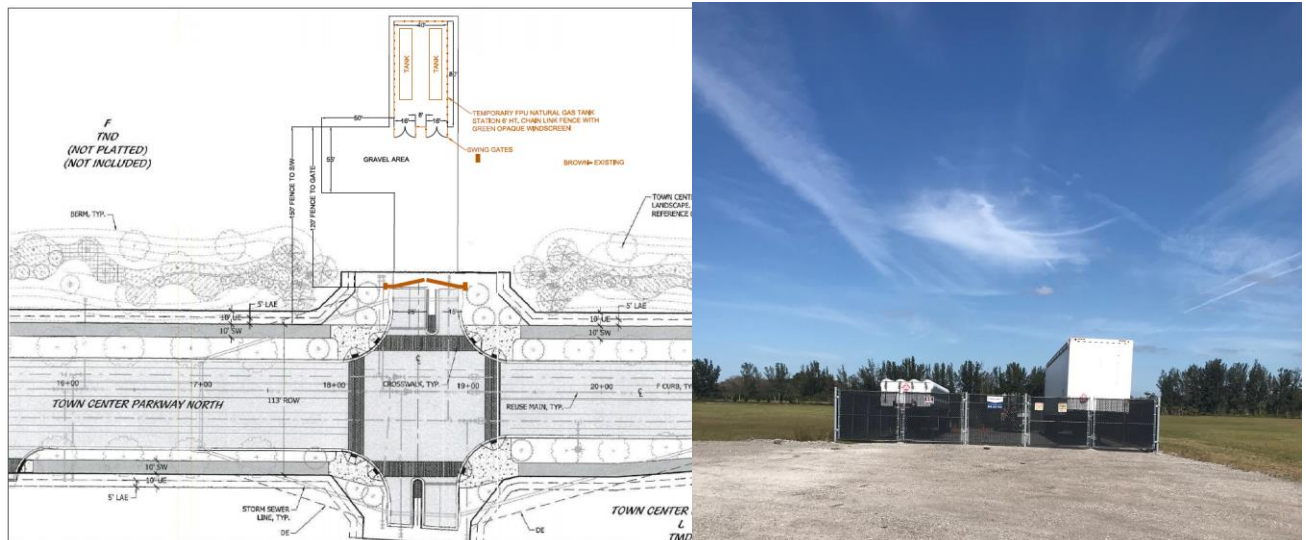
- a. Total Gross Site Area: 358.5 acres
- b. Total Affected Area: 0.28 acres
- c. Land Use and Zoning
 - Land Use: R2. City’s adopted Future Land Use Map, March 12, 2018.
 - Zoning: R2

BACKGROUND

On December 19, 2017 Florida Public Utilities Company (FPU) requested an approval of a special permit application to allow a temporary gas utility use within Pod F of Westlake TTD. The subject application was approved by the City Council on January 11, 2018.

The proposed temporary gas utility is needed to provide gas service to the City residents of Hammocks, Meadows, Sky Cove, Cresswind, and the Grove **The City has issued a total of 850 Certificate of Occupancy up today (6/18/21).**

The temporary facility includes two (2) gas tanks, perimeter fencing, and a screening fence, see below Site Plan.



The following Time Extensions were granted to the applicant:

- 1. On January 11, 2018, the **first** application (SPEC-2017-03) was approved for six (6) months with one three (3) month time extension.
- 2. On July 11, 2018 the applicant was granted a **second** Time Extension for an additional three (3) months
- 3. On October 29, 2018 the applicant was granted a **third** Time Extension for an additional nine (9) months that expires .n July 31, 2019.
- 4. On July 8, 2019 the applicant was granted a **fourth** Time Extension for an additional six (6) months that expires on January 31, 2020.
- 5. On January 13, 2020 the applicant was granted a **fifth** Time Extension for an additional six (6) months that expires on July 31, 2020.
- 6. On July 13, 2020 the applicant was granted a **sixth** Time Extension for an additional twelve (12) months that expires on July 31, 2021.

STAFF ANALYSIS

The applicant is requesting a Seventh Time Extension to allow a temporary gas facility to provide service to City's residents. **The applicant is requesting an additional sixth (6) months extension to December 31, 2021.**

The permanent gas pipeline will run from south to north on Seminole Pratt Whitney Road from FPU gate station located near Southern Blvd (State Road 80). Florida Public Utilities Company worked with a number of agencies to obtain the necessary permits for the installation of the natural gas pipeline. In addition to the City of Westlake, SID and Palm Beach County, FPU worked with the Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and Indian Trail Improvement District

*Per the applicant statement, "Florida Public Utilities is requesting an six(6) month extension to the temporary gas utility to provide gas within the Westlake community. Florida Public Utilities is in the process of installing a permanent pipeline to supply the City. After the permanent lines are installed, the temporary tankers will be removed from the property. The temporary facility will include two gas tankers, perimeter fencing & screen. Florida Public Utilities has secured all permits to construct the new line with exception of the SID permit. SID sent the Draft Permit to FPU on April 29th, 2021, FPU responded on May 3, 2021 with comments, and agreement to pay legal review fees. No response since then. **FPU plans to start construction the end of July 2021 with an estimated construction time of 12-16 week."***

Currently, FPU and SID are resolving pertinent legal matters to finalize the subject permits and initiate construction.

FINAL REMARKS

The subject application will be heard by the City Council per the City' LDR Code, Chapter 2, Article 2.2, Section 1 (C)(3), "Applications for extensions of more than 90 days require the same type of approval as the original application".

Florida Public Utility (FPU) is requesting a Seventh Time Extension to allow a temporary gas facility to provide service to City's residents. The applicant is requesting an additional **sixth (6) months extension to December 31, 2021**. Once the permanent lines are installed, the temporary gas utility will be removed from the property. The proposed temporary gas utility is needed to provide gas service to the City residents of Hammocks, Meadows, Sky Cove, Cresswind and the Grove. The City has issued a total of 850 Certificate of Occupancy up today (6/18/21).

Once, construction of permanent gas lines start, the approximately timeline to complete the project is four (4) months.

Staff is recommending the applicant submits a written Progress Report every three (3) months to communicate the status of the project to the City Council.