

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Cotleur & Hearing

PROPERTY OWNERS: Westlake Fueling, LLC

FOR PROPERTY LOCATED AT: 4695 Seminole Pratt Whitney Road

DATE OF COUNCIL MEETING: August 9, 2021

TYPE OF ACTION SOUGHT: The applicant requested approval for a Master Sign Plan Application, MSP-2021-06, for 7-Eleven 2.0 Convenience Store and Gas Station which consists of a primary ground sign, primary ID wall sign, a principal tenant wall sign, directional signs, canopy and wall signs, and approval of three (3) waivers to the sign code provisions.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on August 9, 2021. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

The Applicant's application for a Master Sign Plan (MSP-2021-06) for 7-Eleven 2.0 Convenience Store and Gas Station which consists of a primary ground sign, primary ID wall sign, a principal tenant wall sign, directional signs, canopy and wall signs, and approval of three (3) waivers to the sign code provisions is hereby:

X	GRANTED
<input type="checkbox"/>	DENIED

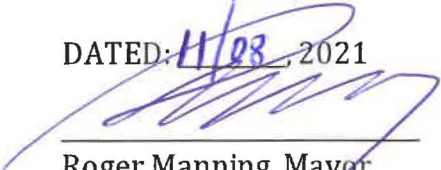
The Council's approval of the application includes the following three (3) waivers:

- 1) The 7-Eleven and Laredo Taco signs facing Seminole Pratt Whitney Road and Persimmon Boulevard West are logo signs. Both logos are proposed as six (6) feet in height each; however, the maximum allowable height pursuant to the City's Code of Ordinances is three (3) feet. The City Council's approval limits each logo to **five (5) feet** in height, which is consistent with the Council's approval for 7-Eleven 1.0, as set forth in Resolution No. 2020-38, dated December 14, 2020.
- 2) The combined square footage of both logo signs facing Seminole Pratt Whitney Road and Persimmon Boulevard West are approved for **109 square feet**; however, the City Code provides for a maximum allowable square footage of 90 feet.

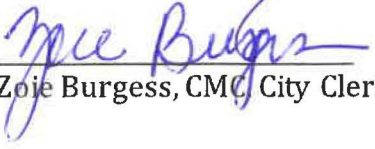
- 3) The copy area of the Ground Sign located on the east side fo the entrance of Persimmon Boulevard West is approved for **70 square feet**; however, the City Code provides for a maximum allowable square footage of 60 square feet.

The City Council's approval of MSP-2021-06 is further detailed in Resolution No. 2021-23, dated August 9, 2021 (the "Resolution"). In the event of any conflicts between this order and the Resolution, this order shall prevail.

DATED: 11/08, 2021



Roger Manning, Mayor



Zoie Burgess, CMC, City Clerk