

ORDINANCE 2019-5

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE REZONING FROM, TRADITIONAL TOWN DEVELOPMENT AGRICULTURAL RESIDENTIAL (TTD/AR) TO MULTIPLE USE PLANNED DEVELOPMENT/ECONOMIC DEVELOPMENT CENTER (MUPD/EDC) FOR APPROXIMATELY 1.89 ACRES OF LAND OR THE PROPERTY GENERALLY LOCATED EAST OF SEMINOLE PRATT WHITNEY ROAD, ACROSS FROM SEMINOLE RIDGE HIGH SCHOOL, MORE PARTICULARLY DESCRIBED AT 4670 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR IMPLEMENTATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant VRE Westlake, LLC, Managing Member, Jason Keen, submitted an application requested approval to rezone approximately 1.89 acres of land, generally located east of Seminole Pratt Whitney Road, across from Seminole Ridge High School, more particularly described as 4670 Seminole Pratt Whitney Road, in Westlake, Florida, in the attached Exhibit "A"; and

WHEREAS, the applicant VRE Westlake, LLC, has requested a rezoning of the property from Traditional Town Development Agriculture Residential (TTD/AR) to Multiple Use Planned Development/Economic Development Center (MUPD/EDC); and

WHEREAS, pursuant to Florida Statute 163.3174(4)(c), the Planning and Zoning Board, sitting as the Local Planning Agency, has determined that the change is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the City Council for the City of Westlake held a quasi-judicial hearing to receive testimony and evidence related to the rezoning application, and after review and deliberation has determined that the application is consistent with the Comprehensive Plan; and

WHEREAS, the City Council for the City of Westlake adopts the findings in the Planning and Zoning Staff Report and finds the ordinance is consistent with the Comprehensive Plan and is in the best interest of the City of Westlake.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

SECTION 1. Recitals: The above recitals are true, correct and incorporated herein by reference.

SECTION 2. Approval: The rezoning of 1.89 acres of property legally as described in the attached Exhibit "A", 4760 Seminole Pratt Whitney Road and generally located east of Seminole Pratt Whitney Road, across the street from Seminole Ridge High School, in Westlake, Florida, from Traditional Town Development Agriculture Residential (TTD/AR) to Multiple Use Planned Development/Economic Development Center (MUPD/EDC).

SECTION 3. 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 this Ordinance.

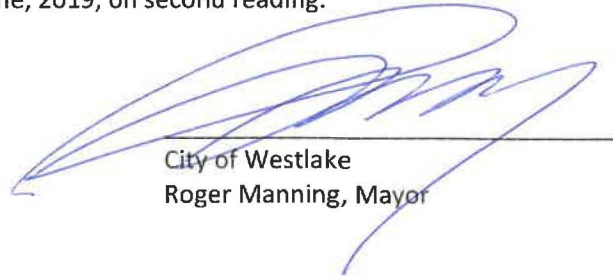
SECTION 4. Effective Date: This ordinance shall be effective upon adoption.

PASSED this 13th day of May, 2019, on first reading.

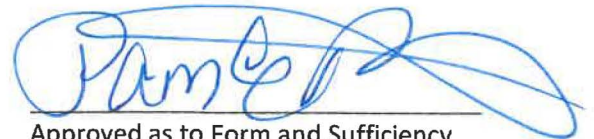
PASSED AND ADOPTED this 17th day of June, 2019, on second reading.



Sandra Demarco, City Clerk



City of Westlake
Roger Manning, Mayor



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

Exhibit 'A'
Legal Description
Westlake Gas Station

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3281.45 FEET TO THE SOUTHERNMOST POINT OF PARCEL 102, AN ADDITIONAL PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.46°42'53"E., ALONG THE EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET; THENCE N.01°42'52"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 53.27 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES; (1) N.01°42'52"E., A DISTANCE OF 108.09 FEET; (2) N.43°17'08"W., A DISTANCE OF 21.21 FEET; (3) N.01°42'52"E., A DISTANCE OF 177.05 FEET; THENCE S.88°17'08"E., A DISTANCE OF 280.00 FEET; THENCE 5.01'42'52"W., A DISTANCE OF 300.14 FEET; THENCE N.88°17'08"W., A DISTANCE OF 265.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 82,305 SQUARE FEET OR 1.890 ACRES, MORE OR LESS.