

August 9, 2021

RESOLUTION 2021-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN SUBMITTED BY VRE WESTLAKE 2.0 LLC FOR 7-ELEVEN 2.0 CONVENIENCE STORE AND GAS STATION LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD PURSUANT TO CHAPTER 6 OF THE SIGN CODE, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 VRE Westlake 2.0 LLC submitted an application for a Master Sign Plan approval for 7-Eleven 2.0 Convenience Store and Gas Station, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 2.477 acres, legally described in the attached Exhibit "A",and

WHEREAS, the 7-Eleven 2.0 Convenience Store and Gas Station is in the Downtown Mixed Use zoning district fronting Seminole Pratt Whitney Road includes approximately 4,500 square feet convenience store with a taco food take out service, a 16-position fueling station, and a car wash; and

WHEREAS, City staff has reviewed the proposed Master Sign Plan Application, MSP - 2021-06, 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, all as provided in the attached Exhibit "B", (Master Sign Plan); and

WHEREAS, the Master Sign 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 Sign Plan; 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 of this resolution is in the best interest and welfare of the residents of the City of Westlake.

THAT:

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,

Section 1: Recitals: The above recitals are true and correct and are incorporated here in by this reference.

Section 2: Approval of Master Sign Plan: The City Council for the City of Westlake hereby approves the Master Sign Plan Application, MSP-2021-06, submitted by VRE Westlake 2.0 LLC 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, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 2.477 acres, 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 (3) waivers for the 7-Eleven 2.0 Convenience Store and Gas Station:

1. The proposed 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 City Code maximum allowable height is three (3) feet.

2. The proposed combined square footage of both logo signs facing Seminole Pratt Whitney Road and Persimmon Boulevard West are 109 Square feet. However, the City Code maximum allowable square footage is 90 Square Feet.
3. The proposed copy area of Ground Sign located on the East side of the entrance on Persimmon Boulevard West is 70 Square feet. However, the City Code maximum allowable square footage is 60 Square feet.


Section 3. Conflicts: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. Severability: If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

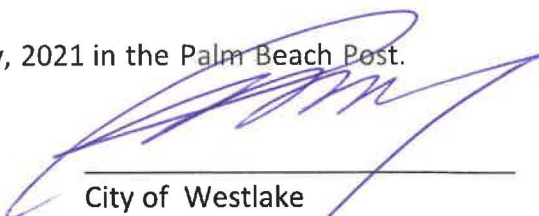
Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 9th day of August, 2021.


PUBLISHED on this 30 day of July, 2021 in the Palm Beach Post.



Zoie Burges, City Clerk



City of Westlake
Roger Manning, Mayor



Approved as to Form and Sufficiency
F Donald Doody, Interim City Attorney

EXHIBIT 'A'
Legal Description
7-Eleven 2.0

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1,406.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHINEY ROAD FOR THE FOLLOWING THREE (3) COURSES: 1) S.02°59'15"W., A DISTANCE OF 540.13 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 280.00 FEET; 3) THENCE S.00°26'29"W., A DISTANCE OF 193.91 FEET; THENCE N.89°33'31"W., A DISTANCE OF 62.32 FEET TO A POINT ON THE WEST LINE OF PARCEL 101, AN EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID PARCEL 101 FOR THE FOLLOWING TWO (2) COURSES: 1) S.43°17'06"E., A DISTANCE OF 56.57 FEET; 2) S.01°42'52"W., A DISTANCE OF 242.50 FEET; THENCE N.88°17'15"W., A DISTANCE OF 384.78 FEET; THENCE N.01°42'45"E., A DISTANCE OF 282.50 FEET; THENCE S.88°17'17"E., A DISTANCE OF 292.79 FEET; THENCE S.88°17'04"E., A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 107,901.51 SQUARE FEET OR 2.477 ACRES MORE OR LESS.

Exhibit "B"

