

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: 2GHO

PROPERTY OWNERS: 5060 Loxahatchee Retail, LLC c/o Starwood Property Trust, Inc.

FOR PROPERTY LOCATED AT: 5060 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-2021-05, for Grove Market Shopping Center, pursuant to Chapter 6 of the City's Code of Ordinances. The application includes three (3) waiver requests.

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-2021-05) for Grove Market Shopping Center, pursuant to Chapter 6 of the City's Code of Ordinances, including three (3) waivers to the City's sign code provisions is hereby:

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

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

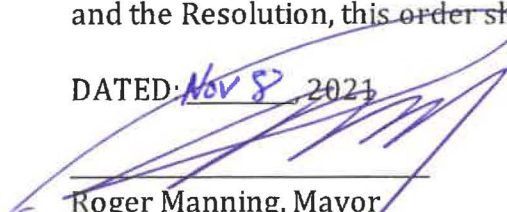
- 1) Ground sign for commercial building within the Pod (primary ground sign). The Council's approval of the applicant's request to increase the height of the sign to **fourteen (14) feet**; however, the City's Code of Ordinances provides an eight (8) feet height limit. The applicant's additional request for certain code deviations in terms of width, copy area, number of tenants and height of base area, as detailed in the Master Sign Plan, is hereby approved.
- 2) Wall signs for principal structure. The City Council approves the applicant's request for **two (2) lines per sign**; however, the City's Code of Ordinances provides a one (1) line per sign limit.
- 3) Wall signs for principal structure. The City Council approves the applicant's request for **three (3) wall signs** on the West Elevation facing Seminole Pratt Whitney Road; however the City's Code of Ordinances provides a maximum of one (1) wall sign limit.

The Council's approval of the application is further subject to the following condition:

The applicant shall refurbish or replace all signs within the Grove Market Shopping Center located at 5060 Seminole Pratt Whitney Road within **three (3) years** of this Master Sign Plan Application approval. This condition was agreed to on-the-record by the applicant at the time of approval by the City Council.

The City Council's approval of MSP-2021-05 is further detailed in Resolution No. 2021-25, dated August 9, 2021 (the "Resolution"). In the event of any conflicts between this order and the Resolution, this order shall prevail.

DATED: Nov 8, 2021



Roger Manning, Mayor



Zoie Burgess, CMC. City Clerk