

RESOLUTION 2020-39

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN FOR THE PUBLIX AT WESTLAKE PLAZA, COMMERCIAL PLAZA, LOCATED AT 16841 PERSIMMON BOULEVARD SOUTH, ON APPROXIMATELY 20.21 ACRES, PURSUANT TO CHAPTER 6, OF THE SIGN CODE, THE APPLICANT IS REQUESTING A MASTER SIGN PLAN APPROVAL FOR GROUND, WALL AND DIRECTIONAL SIGNAGE AND SIX WAIVERS OF CODE PROVISIONS, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Regulations, Chapter 6, Signs, Section 6.9, provides procedures for the review and adoption of Master Sign Plans by the City Council; and

WHEREAS, the applicant, Coteleur & Hearing, submitted an application for a Master Sign Plan review and approval for the Publix at Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 20.321 acres, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2020-02, which consists of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, all as more specifically detailed in the attached Exhibit "B", (Master Sign Plan); and

WHEREAS, the Publix at Westlake Plaza is a commercial plaza in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney road and includes a rural parkway easement, a fast food facility with a drive through, a bank, a restaurant, retail and the Publix grocery store with a drive through pharmacy and liquor store; and

WHEREAS, the Master Sign Plan is consistent with all of the requirements of the City of Westlake's Sign Codes, the City Manager and the city staff recommends approval of the Master Sign Plan with conditions as set forth herein; 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 based upon the evidence submitted the adoption an implementation of this resolution as approved with the conditions contained herein, is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Master Sign Plan: The City Council for the City of Westlake hereby approves the Master Sign Plan MSP 2020-02, for Publix at Westlake Plaza, consisting of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, located at 16841 Persimmon Boulevard South, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 20.3205 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 six (6) waivers for the Publix at Westlake Plaza:

1. (1) Ground Sign for Commercial Building within Pod (Secondary Signs- S22 and S21). The applicant is requesting to reduce the height of the base to 1.42 feet when the code requires a 2.4 feet base.
2. (2) Ground Sign for commercial Building within Pod(Primary Sign–S19 and S20). The applicant is requesting to increase the height of the sign to fourteen (14) feet when the code requires eight (8) feet. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, number of tenants and height of base area, as detailed in the Master Sign Plan.
3. (3) Ground Sign for Commercial Building within Pod (Individual Tenant Ground Signs S23, S24 and S25). The applicant is requesting to reduce the height of the base to 1.17 feet when the code requires two (2) feet.

4. (4) Wall Signs for Principal Structure. The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign.
5. (5) Wall Signs for Principal Structure. The applicant is requesting three wall signs on the East Elevation facing Seminole Pratt Whitney Road when the code requires maximum one (1) wall sign.
6. (6) Wall Signs for Principal Structure. The applicant is proposing two wall signs on the South Elevation facing Persimmon Boulevard, when code requires a maximum of one (1) wall sign.

Section 4: Condition(s) of Approval: The Master Sign Plan approval is subject to the applicant meeting the following condition of development approval:

Reduce the height of the Primary Sign from seventeen (17) feet to fourteen (14) feet and adjust accordingly the width, copy area, number of tenants and height of base area.

Section 5. 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 the Resolution.

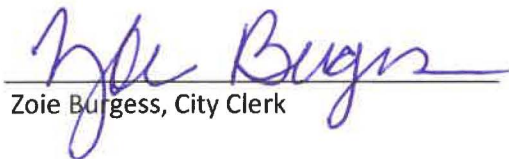
Section 6: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of December, 2020.

PUBLISHED on this 4th day of December 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



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

Exhibit 'A'
Legal Description
Westlake Plaza (Publix)

A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, 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 BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY 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 BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS 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 3323.29 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 50.63 FEET; THENCE S.01°33'22"E., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W., A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W., A DISTANCE OF 290.78 FEET; THENCE S.46°42'49"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W., A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

1) N.88°17'15"W., A DISTANCE OF 440.37 FEET;
2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET.

THENCE N.44°29'36"E., A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E., A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E., A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E., A

DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT

ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

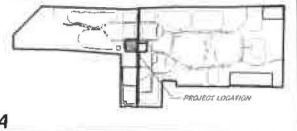
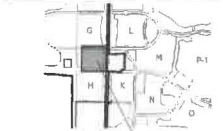
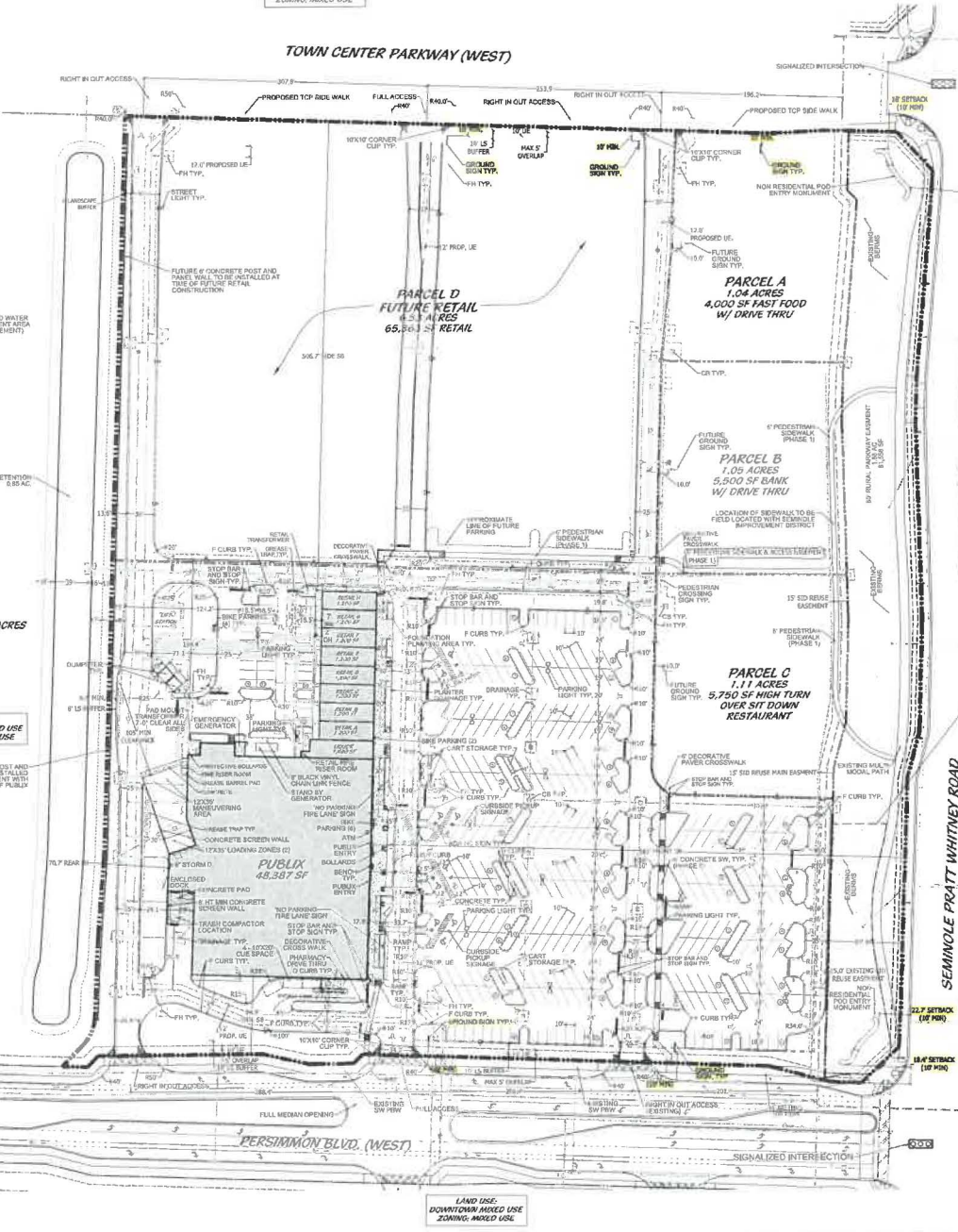
CONTAINING 20.3205 ACRES, 885,162 SQ FT. MORE OR LESS.

Monument Sign Setback Exhibit For MSP-2020-02

LAND USE:
DOWNTOWN MIXED USE
ZONING: MIXED USE

KEY MAP

LOCATION MAP



SITE DATA

NAME OF PROJECT: MONUMENT SIGN SETBACK EXHIBIT
 PROJECT NUMBER: MSP-2020-02
 DATE OF PRELIMINARY PLAN APPROVAL: 10/20/2020
 FUTURE USES OF THE SITE: MONUMENT SIGN SETBACK EXHIBIT

SECTION: TOWN CENTER PARKWAY
 PROJECT CONTROL NUMBER: 1934
 DISTRICT: TOWN CENTER PARKWAY
 PREVIOUS USE: COMMERCIAL, RETAIL, OFFICE

POD & BTR DATA

POD & BTR DATA	ACRES	SQ. FEET	PERCENT
PHASE I (PUBIX)	48.387	2,100,000	100%
PHASE II (RESTAURANT)	5.790	250,000	100%
PHASE III (FUTURE RETAIL)	65.353	2,830,000	100%
TOTAL	119.530	5,180,000	100%

PARCEL DATA

PARCEL DATA	ACRES	SQ. FEET	PERCENT
PHASE I (PUBIX)	48.387	2,100,000	100%
PHASE II (RESTAURANT)	5.790	250,000	100%
PHASE III (FUTURE RETAIL)	65.353	2,830,000	100%
TOTAL	119.530	5,180,000	100%

BUILDING DATA

BUILDING DATA	SQ. FT.	PERCENT
PHASE I (PUBIX)	2,100,000	100%
PHASE II (RESTAURANT)	250,000	100%
PHASE III (FUTURE RETAIL)	2,830,000	100%
TOTAL	5,180,000	100%

PHASE I (PUBIX) GREEN SPACE CALCULATIONS

PHASE I (PUBIX) GREEN SPACE CALCULATIONS	ACRES	SQ. FEET	PERCENT
PHASE I (PUBIX) GREEN SPACE	0.272	117,920	5.6%
PHASE II (RESTAURANT) GREEN SPACE	0.000	0	0%
PHASE III (FUTURE RETAIL) GREEN SPACE	0.000	0	0%
TOTAL	0.272	117,920	5.6%

PHASE I (PUBIX) PARKING DATA

PHASE I (PUBIX) PARKING DATA	SPACES	PERCENT
PHASE I (PUBIX) PARKING	100	100%
PHASE II (RESTAURANT) PARKING	0	0%
PHASE III (FUTURE RETAIL) PARKING	0	0%
TOTAL	100	100%

FUTURE PHASES PARKING REQUIREMENTS

FUTURE PHASES PARKING REQUIREMENTS	PHASES II & III	PERCENT
PHASES II & III PARKING	100	100%
TOTAL	100	100%

LEGEND

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRAINAGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTO: TRADITIONAL TOWN DEVELOPMENT EASEMENT
- EDM: EAST SIDE MEDIAN
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT
- FH: FIRE HYDRANT
- CR: DRAINAGE CATCH BASIN
- PROP: PROPOSED
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SEM: SEMINOLE PRATT WHITNEY
- TC: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST

LAND USE:
DOWNTOWN MIXED USE
ZONING: MIXED USE

LEGAL DESCRIPTION

A SECTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S 89° 58' 30" W, ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 146.11 FEET TO A POINT ON THE SOUTHWEST QUARTER OF SAID CANAL, A 150 FOOT WIDE SET OF WEST PALM BEACH COUNTY RIGHT-OF-WAY, AS SHOWN ON DEED BOOK 1148, PAGE 236 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE S 89° 58' 30" W, ALONG THE SOUTHWEST QUARTER OF SAID CANAL, AS FOUND MOVED AND NEEDED, A DISTANCE OF 370.84 FEET, THENCE S 89° 58' 30" W, ALONG THE WEST BOUNDARY OF SAID CANAL, AS FOUND MOVED AND NEEDED, A DISTANCE OF 146.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 100 FEET SOUTH OF THE WEST RIGHT-OF-WAY LINE OF SAID PUBLIC RECORDS, THENCE S 89° 58' 30" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1342.02 FEET, THENCE N 88° 17' 00" W, A DISTANCE OF 300 FEET TO A POINT ON THE WEST LINE OF HIGHWAY PARCELS 101, AS RECORDED IN OFFICIAL RECORDS, BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF POINT-OF-WAY PARCELS 101, THENCE S 0° 42' 52" W, A DISTANCE OF 13.97 FEET; THENCE S 0° 17' 00" W, A DISTANCE OF 210.14 FEET; THENCE S 0° 42' 52" W, A DISTANCE OF 25.38 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 123.26 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 32.34 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 208.24 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 565.77 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 518.72 FEET; THENCE N 12° 52' 00" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BLVD., AS SHOWN ON PERMITS AND RECORDS, WEST-HEARSH RECORDS, MAP BOOK 429, PAGE 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERN EXTENSION, A DISTANCE OF 68.83 FEET; THENCE CONTINUE ALONG SAID NORTH-OF-WAY LINE OF PERSIMMON BLVD., FOR THE FOLLOWING SEVEN (7) COURSES:

1. BEARING S 89° 58' 30" W, A DISTANCE OF 440.37 FEET; THENCE S 4° 47' 42" W, A DISTANCE OF 14.34 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 18.28 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 11.20 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 17.6 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 16.83 FEET; THENCE N 88° 17' 00" W, A DISTANCE OF 17.23 FEET;

2. BEARING S 44° 49' 30" E, A DISTANCE OF 26.03 FEET TO A POINT OF CURVATURE OF A CURVE CONTOUR TO THE WEST, WITH AN ANGLE OF 90° 00' 00" E; THENCE NORTHWESTLY, ALONG THE WEST LINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 30' 00" E, TO A POINT OF CURVATURE OF A CURVE CONTOUR TO THE EAST, WITH AN ANGLE OF 100° 00' 00" E; THENCE NORTHWESTLY, ALONG THE WEST LINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 30' 00" E, A DISTANCE OF 143.83 FEET; THENCE N 88° 17' 00" W, A DISTANCE OF 93.00 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 20.95 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A CURVE CONTOUR TO THE NORTH, WITH AN ANGLE OF 90° 00' 00" E; THENCE SOUTHWESTLY, ALONG THE WEST LINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" E, A DISTANCE OF 52.05 FEET TO A POINT OF CURVATURE OF A CURVE CONTOUR TO THE SOUTH, WITH AN ANGLE OF 47° 30' 00" E; THENCE SOUTHWESTLY, ALONG THE WEST LINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 30' 00" E, A DISTANCE OF 143.83 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 93.00 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 20.95 FEET; THENCE S 89° 58' 30" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

PROPERTY DEVELOPMENT REGULATIONS

PROJECT TEAM

PROPERTY OWNER
 PBL N.I.C.
 680 WEST SAMPLE RD. SUITE 200
 COODWAY CREEK, FLORIDA 33173
 PHONE: 954-974-4849
 FAX: 954-974-5228

SURVEYOR
 CHALFIELD & ORFELD, INC.
 7905 WILKES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-994-9100
 FAX: 561-994-9101

SITE PLANNER
 COTLEUR & HEARING
 2609 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-742-6200
 FAX: 561-742-6207

TRAFFIC ENGINEER
 FINDER THORNTON CONSULTANTS, INC.
 2609 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-259-8494
 FAX: 561-259-8494

CIVIL ENGINEER
 SEMINOLE PRATT WHITNEY
 2889 COLLIER BLVD. SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-876-7448

ENVIRONMENTAL CONSULTANT
 ENV CONSULTANTS, INC.
 100 NW MONTEREY COMMONS BLVD, SUITE 208
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-774-4771
 MOBILE: 561-774-4772

DEVELOPER
 WOODCROFT DEVELOPMENT GROUP, INC.
 876 E. ROBINSON STREET, SUITE 304
 ORLANDO, FLORIDA 32801
 PHONE: 407-276-8862 EXT. 1
 FAX: 407-276-8841

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 www.cotleurhearing.com
 Lic# LC-C009239

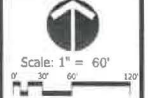
PUBLIX at WESTLAKE PLAZA

SITE PLAN

City of Westlake, Florida

Monument Sign Setback
 Exhibit For MSP-2020-02

DESIGNED	CSH
APPROVED	DBL
JOB NUMBER	20-2016
DATE	05-28-20
REVISION	09-11-20
	10-27-20
	10-28-20



October 01, 2020 10:54:53 a.m.
 Drawing: 20-0026_SIT PLAN

SHEET 1 of 2

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