

July 12, 2021

RESOLUTION 2021-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN FOR THE WESTLAKE LANDINGS, COMMERCIAL PLAZA, LOCATED AT 16860 PERSIMMON BOULEVARD WEST ON APPROXIMATELY 50.826 ACRES, PURSUANT TO CHAPTER 6, OF THE SIGN CODE, MINTO PBHL LLC IS REQUESTING A MASTER SIGN PLAN APPROVAL FOR GROUND AND DIRECTIONAL SIGNAGE AND FOUR 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 Westlake Landings Plaza, located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 50.826 acres, legally described in the attached Exhibit"A", and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2021-01, which consists of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, directional signage and approval of four (4) waivers to the sign code provisions, all as more specifically detailed in the attached Exhibit "B", (Master Sign Plan); and

WHEREAS, the Westlake Landings Plaza is a commercial plaza in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney road and includes a rural parkway easement, Parcel A 1 with a 4,500 Sq. Ft. Convenience Store with Gas Station (Phase One); Parcel A 2 -1 with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel B 1 with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel B 2 with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through; Parcel D with 3,585 Sq. Ft. Fast Food Restaurant with a drive through; Parcel E with a 140,000 Sq. Ft. Self Service Storage; Parcel F with designation for Commercial Recreation; and Parcel G with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial ; 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 and 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 2021-01, for Westlake Landings Plaza, consisting of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, and approval of four (4) waivers to the sign code provisions, located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 50.826 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 four (4) waivers for the Westlake Landings Plaza:

1. Ground Sign for commercial Building within Pod (Primary Ground Sign). 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.
2. Ground Sign for Commercial Building within Pod (Secondary Signs- 6 Tenants). The applicant

- is requesting to reduce the height of the sign to six (6) 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 and height of the base.
3. Ground Sign for Commercial Building within Pod (Secondary Signs- 3 Tenants). The applicant is requesting to reduce the height of the sign to six (6) 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 the base.
 4. Individual Ground Sign. The applicant is requesting to increase the height of the sign to five (5) feet when the code requires eight (4) feet. Regarding these signs, the applicant is also requesting multiple code deviation in terms of width, copy area, and height of the base.

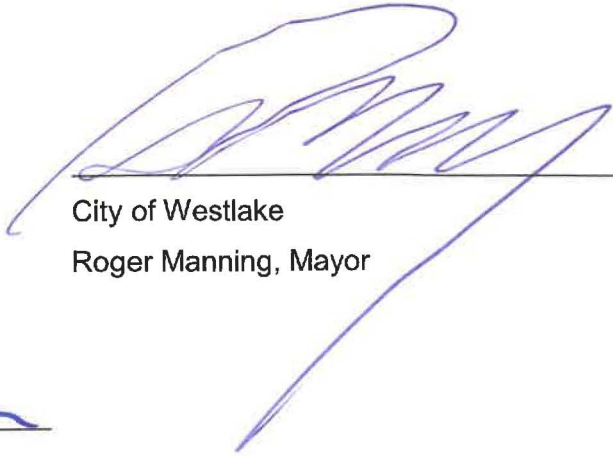
Section 3: Conditions of Approval: The Master Sign Plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

Section 4. Implementation: The City Manager and the Interim City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the 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 12th day of July, 2021.


PUBLISHED on 2nd day of ~~June~~ July, 2021 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burges, City Clerk



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

Exhibit 'A'

Legal Description

Westlake Landings Plaza

A PARCEL OF LAND LYING IN SECTIONS 1 AND 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 8, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.09°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 LINE OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1136, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°40'39"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°56'57"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1,406.84 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.81°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 1028, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING THREE (3) COURSES: 1) S.82°59'15"W, A DISTANCE OF 348.17 FEET; 2) THENCE S.89°42'52"W, A DISTANCE OF 320.80 FEET; 3) THENCE S.09°26'39"W, A DISTANCE OF 192.91 FEET; THENCE N.89°26'39"W, A DISTANCE OF 42.33 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 122, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID EXISTING RIGHT-OF-WAY FOR THE FOLLOWING FIFTEEN (15) COURSES: 1) S.43°17'00"E, A DISTANCE OF 36.57 FEET; 2) THENCE S.89°42'52"W, A DISTANCE OF 234.62 FEET; 3) THENCE S.18°16'04"W, A DISTANCE OF 51.45 FEET; 4) THENCE S.89°42'52"W, A DISTANCE OF 202.70 FEET; 5) THENCE S.89°42'52"W, A DISTANCE OF 38.80 FEET; 6) THENCE S.43°40'28"W, A DISTANCE OF 36.57 FEET; 7) THENCE N.89°16'31"W, A DISTANCE OF 40.80 FEET; 8) THENCE S.89°42'52"W, A DISTANCE OF 42.80 FEET; 9) THENCE S.89°42'52"E, A DISTANCE OF 52.00 FEET; 10) THENCE S.49°18'32"E, A DISTANCE OF 56.57 FEET; 11) THENCE S.89°42'52"W, A DISTANCE OF 326.28 FEET; 12) THENCE S.89°42'52"W, A DISTANCE OF 62.51 FEET; 13) THENCE S.19°52'04"W, A DISTANCE OF 56.97 FEET; 14) THENCE S.89°42'52"W, A DISTANCE OF 234.37 FEET; 15) THENCE S.46°15'11"W, A DISTANCE OF 57.84 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL CONVEYED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 14368, PAGE 1778, OF SAID PUBLIC RECORDS; THENCE N.89°14'58"W, ALONG SAID NORTH LINE, A DISTANCE OF 1482.57 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1487, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N.09°26'31"E, ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1260.89 FEET; THENCE N.09°26'11"E, ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 755.64 FEET TO THE NORTHWESTERLY MOST CORNER OF TRACT M-2, AS SHOWN ON SAID PLAT OF PERKINSIMON BOULEVARD WEST - REPLAT; THENCE N.89°42'52"E, ALONG THE NORTH LINE OF SAID TRACT M-2, A DISTANCE OF 234 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERKINSIMON BOULEVARD WEST, PERKINSIMON BOULEVARD WEST - REPLAT; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF THE RIGHT-OF-WAY FOR PERKINSIMON BOULEVARD WEST, AS SHOWN ON SAID PLAT OF PERKINSIMON BOULEVARD WEST - REPLAT: THENCE S.42°39'57"E, A DISTANCE OF 30.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 913.80 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'22", A DISTANCE OF 788.82 FEET TO A POINT OF TANGENCY; THENCE S.89°17'15"E, A DISTANCE OF 36.68 FEET; THENCE S.73°52'48"E, A DISTANCE OF 51.21 FEET; THENCE S.89°17'15"E, A DISTANCE OF 374.75 FEET; THENCE N.89°17'00"E, A DISTANCE OF 81.32 FEET; THENCE S.88°17'17"E, A DISTANCE OF 126.83 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 122, OF SAID PUBLIC RECORDS; THENCE S.89°17'04"E, ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.06 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,212,946 SQUARE FEET OR 50.826 ACRES MORE OR LESS.

Exhibit "B"

Westlake Landings Master Sign Plan

SIGN LOCATION MAP - PROPOSED SIGNS



SIGN LOCATION MAP

- NON RESIDENTIAL POD ENTRY SIGN
- PRIMARY GROUND SIGN
- SECONDARY GROUND SIGN- 6 TENANTS
- SECONDARY GROUND SIGN- 3 TENANTS
- INDIVIDUAL GROUND SIGN (NOTE: LOCATIONS OF INDIVIDUAL GROUND SIGNS ARE CONCEPTUAL AND WILL BE FINALIZED DURING SITE PLAN REVIEW OF EACH PARCEL)
- MSP BY OTHER

NOTE: PARCEL C + D WILL CONTAIN 3 BUILDINGS THEREFORE 3 INDIVIDUAL GROUND SIGNS ARE PROPOSED



WESTLAKE LANDINGS
Sign Location Map

SHEET NO.
1

EXHIBIT "C"
Condition of
Approval

1. Only one (1) Individual Ground Sign per building is authorized.