

August 9, 2021

RESOLUTION 2021-25

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN SUBMITTED BY 5060 LOXAHATCHEE RETAIL LLC FOR GROVE MARKET AT WESTLAKE LOCATED AT 5060 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.

5060 Loxahatchee Retail LLC

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 5060 Loxahatchee Retail LLC submitted an application for a Master Sign Plan approval for Grove Market at Westlake, located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 9.98 acres, legally described in the attached Exhibit "A",and

WHEREAS, the Grove Market at Westlake commercial plaza in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney Road includes approximately 89,133 square feet commercial building.; and

WHEREAS, City staff has reviewed the proposed Master Sign Plan Application, MSP - 2021-05, which consists of a primary ground signs, tenant ground signs, directional signs, primary ID wall signs, projecting tenant ID signs and individual tenant 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-2021-05, submitted by 5060 Loxahatchee Retail LLC for Grove Market at Westlake which consists of which consists of a primary ground signs, tenant ground signs, directional signs, primary ID wall signs, projecting tenant ID signs and individual tenant signs and approval of approval of three (3) waivers to the sign code provisions located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 9.98 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 Grove Market at Westlake:

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. Wall Signs for Principal Structure: The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign.
3. Wall Signs for Principal Structure: The applicant is requesting three wall signs on the West Elevation facing Seminole Pratt Whitney Road when the Codes requires maximum one (1) wall sign.


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.



Zorie Burges, City Clerk



City of Westlake
Roger Manning, Mayor



Approved as to Form and Sufficiency

 Donald Doody, Interim City Attorney

EXHIBIT A

LEGAL DESCRIPTION

TRACT A, OF GROVE MARKET PLAT, A.M.U.P.D. AS RECORD IN PLAT BOOK 82, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT (MOBIL)

A PARCEL OF LAND IN "TRACT A" OF GROVE MARKET PLAT AS RECORDED IN PLAT BOOK 82, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID "TRACT A";

THENCE S 01°42'54" W FOR A DISTANCE OF 52.64 FEET TO THE POINT OF BEGINNING;

THENCE RUN S 87°47'40" E FOR A DISTANCE OF 139.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;

THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THRU A CENTRAL ANGLE OF 10°00'00", FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE RUN S 02°12'20" W FOR A DISTANCE OF 45.16 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST;

THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.32 FEET, THRU A CENTRAL ANGLE OF 19°38'21", FOR AN ARC DISTANCE OF 6.73 FEET TO A POINT OF TANGENCY;

THENCE RUN S 87°47'40" WEST FOR A DISTANCE OF 11.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST;

THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.33 FEET, THRU A CENTRAL ANGLE OF 64°56'08", FOR AN ARC DISTANCE OF 4.91 FEET TO A POINT OF NON-TANGENCY;

THENCE RUN S 01°42'54" W FOR A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST;

THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.69 FEET, THRU A CENTRAL ANGLE OF 23°17'02", FOR AN ARC DISTANCE OF 21.29 FEET TO A POINT OF NON-TANGENCY;

THENCE RUN S 88°17'44" E FOR A DISTANCE OF 5.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 66°29'52" E FROM SAID POINT;

THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 59.98 FEET, THRU A CENTRAL ANGLE OF 04°20'01", FOR AN ARC DISTANCE OF 1.86 FEET TO A POINT OF NON-TANGENCY;

THENCE RUN S 01°42'51" W FOR A DISTANCE OF 1.56 FEET TO A POINT;

THENCE RUN N 87°47'40" W FOR A DISTANCE OF 122.01 FEET TO A POINT;

THENCE RUN N 01°42'54" E FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 90,742 SQUARE FEET)

LESS AND EXCEPT (OUTPARCEL)

A PARCEL OF LAND IN "TRACT A" OF GROVE MARKET PLAT AS RECORDED IN PLAT BOOK 82, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID "TRACT A";

THENCE N 43°17'20" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 113.13 FEET TO THE WEST LINE OF SAID "TRACT A".

THENCE N 01°42'54" E ALONG SAID WEST LINE A DISTANCE OF 116.75 FEET;

THENCE S 88°17'06" E A DISTANCE OF 27.05 FEET;

THENCE S 43°17'20" E A DISTANCE OF 184.93 FEET;

THENCE N 46°42'40" E A DISTANCE OF 18.48 FEET;

THENCE S 43°17'20" E A DISTANCE OF 50.90 FEET;

THENCE S 01°42'54" W A DISTANCE OF 43.47 FEET TO THE SOUTH LINE OF SAID "TRACT A";

THENCE N 88°17'06" W ALONG SAID SOUTH LINE A DISTANCE OF 126.47 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Master Sign Plan Grove Market at Westlake

