600 N Westshore Boulevard, Suite 950
Tampa, FL 33609
o. 813.812.4100

September 23, 2026

City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

RE: **Justification Statement**
Project Name: Mavis Tire & Brakes – City of Westlake
Application No.: PL202600050 – Master Sign Plan
Subject Parcel ID: 77-40-43-01-24-001-0010

To whom it may concern,

On behalf of our client, Bohler Engineering FL, LLC is submitting this Master Sign permit application for the Mavis Tire & Brakes – City of Westlake project, located at 16775 Persimmon Boulevard West, Loxahatchee, FL 33470. There is currently an approved master sign plan permit (MSP 2020-02) for the Publix at Westlake Plaza that has been included in the submittal package. In addition, the proposed sign location has already been reviewed and approved by the City of Westlake under application SPR-2025-04. This application for the Mavis Tire & Brakes proposes the following signage (no deviations are being requested):

1. **Description of the property history and site conditions:**
   - This is an existing outparcel in the Publix at Westlake Paza, located at the corner of Town Center Parkway S & Seminole Pratt Whitney Road. The overall master development was existing designed with outparcels, this specific project is located on Parcel A.

2. **History of approvals on the property:**
   - Parcel A has the following approved permits and is currently under construction:
     - Land Development Permit: ENG-2025-16
     - Landscape Permit: LP-2025-06
     - Site Plan Permit: SPR-2025-04
     - SFWMD – App # 250606-53654
     - Palm Beach County Fire – 2479
     - Seminole Improvement District – PDU Permit – SID 2025.APP.016
     - Seminole Improvement District – Landscape & Irrigation – SID 2025.APP.018

3. **Statements addressing the special standards and criteria that may be required for the application:**
   - Providing sign plan for new building signage consisting of channel letters, including the “at discount prices” portion of the sign
   - Providing sign plan for custom monument sign pre-approved via Publix original Master Sign Plan (MSP-2020-02), design S23, S24, and S25 (individual ground sign). The Mavis logo was updated but the sign design and size remain the same.

4. **Statement of consistency with the comprehensive plan:**
    - The application for the master sign plan meets the current broad aesthetic and unified design goals for a zoned mixed use commercial zoning district. As shown in the previously approved Publix Master Sign Plan (MSP-2020-02).

5. **Statements concerning compliance with applicable LDRs:**
    - The proposed signage plan is consistent with the applicable LDRs.

Should you have any questions or would like to discuss the project at any time, please contact me at kdedrick@bohlereng.com or (813) 812-4100.

Sincerely,

BOHLER



Kayla Dedrick, PE
Project Manager