



**CITY OF WESTLAKE**  
Planning and Zoning Department  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
www.westlakegov.com

**DEPARTMENTAL USE ONLY**  
Ck. # \_\_\_\_\_  
Fee: \_\_\_\_\_  
Intake Date: \_\_\_\_\_  
**PROJECT #** \_\_\_\_\_

## APPLICATION FOR MASTER SIGNAGE PLAN

**CITY COUNCIL MEETING DATE:** \_\_\_\_\_

*The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.*

See page 3 for review process and submittal deadline.

### INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as requested in the Master Signage Plan Application. If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.

### I. PROJECT DESCRIPTION AND APPLICANT INFORMATION

**PROJECT NAME:** MSP-2025-05 - Lowes Master Sign Plan

**PROJECT ADDRESS:** TBD

**DESCRIPTION OF PROJECT:** Master Sign Plan review for Lowe's Home Center in Westlake

**Estimated Project Cost:** TBD

**Property Control Number (PCN):** 77-40-43-01-29-000-0010

**Section/Township/Range:** Section 77, Township 40, Range 43

**Property Owner(s) of Record (Developer)** Minto PBLH, LLC

**Address:** 16604 Town Center Parkway, Westlake, FL 33470

**Phone No.:** 954-973-4490 **Fax No.** \_\_\_\_\_ **E-mail Address:** jfcarter@mintousa.com

3/9/22b

**Applicant/Agent (if other than owner, complete *Acknowledgement and Consent* section on page 2):**

Name: Donaldson E. Hearing, Coteleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: \_\_\_\_\_ E-mail Address: dhearing@coteleur-hearing.com

## II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use B) FUTURE LAND USE DESIGNATION Downtown Mixed Use

C) EXISTING USE(S) Vacant (SPR 2025-02 approved at August 5, 2025 Council Meeting)

D) PROPOSED USE(S) Master Sign Plan for approved 111,409 SF Lowes Big Box Retail Store

## III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	Vacant	Residential - 2	Residential - 2
SOUTH	Vacant	Downtown Mixed Use	Mixed Use
EAST	Minto PBLH Sales Office/Vacant	Downtown Mixed Use	Town Center
WEST	Vacant	Downtown Mixed Use	Mixed Use

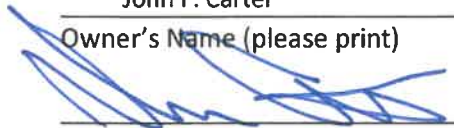
## IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT


**Consent statement (to be completed if owner is using an agent)**

I/we, the owners, hereby give consent to Coteleur & Hearing, Donaldson E. Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the

3/9/22b

City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter  
\_\_\_\_\_  
Owner's Name (please print)  
  
\_\_\_\_\_  
Owner's Signature  
8/14/25  
\_\_\_\_\_  
Date

Donaldson E. Hearing  
\_\_\_\_\_  
Applicant/Agent's Name (please print)  
  
\_\_\_\_\_  
Applicant/Agent's Signature  
August 12, 2025  
\_\_\_\_\_  
Date

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

  
\_\_\_\_\_  
Owner's Signature to Acknowledge  
8/14/25  
\_\_\_\_\_  
Date