

CREECH CONSULTING
PO BOX 327
STUART, FL 34995



FOREVER

USA

CITY OF WESTLAKE PLANNING & ZONING DEPT
4001 SEMINOLE PRATT WHITNEY ROAD
WEST LAKE, FL 33470
ATT: LYNN LOBUTTO

LOWES WESTLAKE SIGN WAIVER

MSP 2025-05



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

3/9/22b

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

Name: Donaldson E. Hearing, Cotleur & Hearing

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

Phone No.: 561-747-6336 Fax No.: E-mail Address: dhearing@cotleur-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 Cotleur & Hearing, Donaldson E. Hearing to act on my/our

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

Date

8/14/25

Donaldson E. Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

August 12, 2025

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

Date

8/14/25

Creech Engineers, Inc.
Operating Account
Po Box 327
Stuart, FL 34995

4162
63-1403/631

DATE 8/18/25

CHECK ARMOR
FRAUD PROTECTION

PAY
TO THE
ORDER OF

CITY OF WESTLAKE

\$ 2,000.00

TWO THOUSAND DOLLARS & 00/100

DOLLARS

Photo
Safe
Deposit
Details on back

 SouthState
SouthStateBank.com • 800.277.2175

FOR LOWE WL SIGN WAIVERS
MSP 2025-05

