

RESOLUTION 2020-39

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN FOR THE PUBLIX AT WESTLAKE PLAZA, COMMERCIAL PLAZA, LOCATED AT 16841 PERSIMMON BOULEVARD SOUTH, ON APPROXIMATELY 20.21 ACRES, PURSUANT TO CHAPTER 6, OF THE SIGN CODE, THE APPLICANT IS REQUESTING A MASTER SIGN PLAN APPROVAL FOR GROUND, WALL AND DIRECTIONAL SIGNAGE AND SIX 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, Cotleur & Hearing, submitted an application for a Master Sign Plan review and approval for the Publix at Westlake Plaza, located at 16841 Persimmon Boulevard West, Westlake, Florida, 33470, containing approximately 20.321 acres, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Master Sign Plan, MSP 2020-02, which consists of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, all as more specifically detailed in the attached Exhibit "B", (Master Sign Plan); and

WHEREAS, the Publix at Westlake Plaza is a commercial plaza in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney road and includes a rural parkway easement, a fast food facility with a drive through, a bank, a restaurant, retail and the Publix grocery store with a drive through pharmacy and liquor store; 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 2020-02, for Publix at Westlake Plaza, consisting of Pod Entry Monument signs, a primary ground sign, a secondary ground sign, individual ground signs, wall signs, tenant signs, directional signage and approval of six(6) waivers to the sign code provisions, located at 16841 Persimmon Boulevard South, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 20.3205 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 six(6) waivers for the Publix at Westlake Plaza:

- (1) Ground Sign for Commercial Building within Pod (Secondary Signs- S22 and S21). The applicant is requesting to reduce the height of the base to 1.42 feet when the code requires a 2.4 feet base.
- (2) Ground Sign for commercial Building within Pod(Primary Sign – S19 and S20). The applicant is requesting to increase the height of the sign to seventeen (17) 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.
- (3) Ground Sign for Commercial Building within Pod (Individual Tenant Ground Signs S23, S24 and S25). The applicant is requesting to reduce the height of the base to 1.17 feet when the code requires two (2) feet.

- (4) Wall Signs for Principal Structure. The applicant is requesting two (2) lines per sign when the Code requires one (1) line per sign.
- (5) Wall Signs for Principal Structure. The applicant is requesting three wall signs on the East Elevation facing Seminole Pratt Whitney Road when the code requires maximum one (1) wall sign.
- (6) Wall Signs for Principal Structure. The applicant is proposing two wall signs on the South Elevation facing Persimmon Boulevard, when code requires a maximum of one (1) wall sign.

Section 4: Condition(s) of Approval: The Master Sign Plan approval is subject to the applicant meeting the following condition of development approval:

Reduce the height of the Primary Sign from seventeen (17) feet to fourteen (14) feet and adjust accordingly the width, copy area, number of tenants and height of base area.

Section 5. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 6: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of December, 2020.

PUBLISHED on this 4th day of December 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney