



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 7/12/2021

PETITION DESCRIPTION

PETITION NUMBER: MSP-2021-02 *Pod H Self Storage Master Sign Plan*

OWNER: Minto PBLH LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 4701 Seminole Pratt Whitney Road, Westlake, FL 33470

PCN: 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval for a Master Sign Plan for a Self Service Storage located in the Westlake Landigs Plaza within Parcel E of Pod H on approximately 5.75 acres, per Chapter 6. Section 6.9 Master Sign Plan. The subject application includes one (1) waiver to the sign code provisions.

SUMMARY

The applicant is requesting approval for a Master Sign Plan for a Self Service Storage located in the Westlake Landigs Plaza within Parcel E of Pod H on approximately 5.75 acres per Chapter 6. Section 6.9 Master Sign Plan. including wall identification signs, window and door signs, and a ground post directory sign . The subject application includes a request for approval of one (1) waiver to the sign code provisions as follows:

1. Wall Signs not fronting a Right-of-Way. The applicant is requesting to install a number of wall signs on building façade not facing a Right-of-Way when the code requires that Wall Signs for Principal Structure or Building Identification be installed on façade (s) fronting Right-of-Way.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Departments of Planning and Zoning and Engineering recommends approval of the subject application.

BACKGROUND

The following two (2) applications regarding Westlake Landings Plaza were approved by the City Council (5-0) on June 14, 2021:

1. Master Site Plan (MPA-2021-01) for a 50.826 acres Commercial Plaza in Pod H “Westlake Landings”. The subject application includes 1.39 acres of Canal; 1.00 acres of Dry Retention; **Parcel A 1** -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station (**Phase One**); **Parcel A 2** -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel B 1** -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel B 2** -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel C 1** -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel D** -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage; **Parcel F** -14.44 acres- with designation for Commercial Recreation; and **Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial.
2. Site Plan Review (SPR-2021-04) for a self service storage facility along with the following structures (total sq. ft. 107,290) and site improvements located in 5.75 acre site (Parcel E):
 - 76,510 sq. ft. three (3) story limited access storage building;
 - 30,780 sq. ft. one (1) story multiaccess storage buildings;
 - 0.71 acres outdoor area for storage of boats and recreational vehicles.

STAFF ANALYSIS

The applicant is requesting approval for a Master Sign Plan for a Self Service Storage located in the Westlake Landings Plaza within Parcel E of Pod H on approximately 5.75 acres per Chapter 6. Section 6.9 Master Sign Plan.

The self service storage facility includes seven (7) buildings; one principal structure-a three story limited access storage building-; and, six (6) accessory structures-one story multiaccess storage buildings-. The subject Master Sign Plan includes a request for approval of one (1) waiver to the sign code provisions as follows:

1. Wall Signs not fronting a Right-of-Way. The applicant is requesting to install a number of wall signs on building façade not facing a Right-of-Way when the code requires that Wall Signs for Principal Structure or Building Identification be installed on façade (s) fronting Right-of-Way.

Principal Structure Signs (Three Story Limited Access Building)

The following signs are proposed on the principal structure-a three story limited access storage building-

1. One sign on the east elevation facing Seminole Pratt Whitney.
2. One sign on the south elevation facing Seminole Ridge High School.
3. One sign on the north elevation.
4. One window address sign.
5. Two window logo signs on the west elevation.

Additional Structure Signs (One Story Multiaccess Storage Buildings)

Each individual storage unit will have a sign of unit ID number; Building five (5) proposes a principal tenant sign that will be visible from the entrance of the parcel.

The subject Master Sign Plan includes the following type of signs indicated on the below graphic:

- ST1 Primary ID Sign – Building 1
- ST2 (Building 1) ST7 (Building 5) Secondary ID Sign
- ST3 Window & Door Vinyl
- ST4 Covered Open Storage ID Panel
- ST5 Directory Sign
- ST6 Building ID Sign

The proposed Master Sign Plan includes the following signs:



The following table summarized the types of signs and dimensions per Building:

BUILDING	PROPOSED SIGNS AND DIMENSIONS
Building 1	ST1 – LIFE STORAGE (233 1/4" x 7 7/8") ST2 – SELF STORAGE (196 1/2" x 18") ST3.1 – 4701 (25 7/8" x 7 7/8") ST3.2 – LIFE STORAGE (18 5/8" x 8 3/4") ST3.3 – 4701 (25 7/8" x 7 7/8")
Building 2	ST6.2 – 2 (x2) (12" x 12")
Building 3	ST6.3 – 3 (x2) (12" x 12")
Building 4	ST6.4 – 4 (x2) (12" x 12")
Building 5	ST6.5 – 5 (x2) (12" x 12") ST7 – LIFE STORAGE (194 3/4" x 30")
Building 6	ST6.6 – 6 (x2) (12" x 12")
Building 7	ST6.1 – 7 (x2) (12" x 12")

The applicant is proposing the following signs for the principal building (Three Story Limited Access Building):

Primary ID Sign on East Elevation facing Seminole Pratt Whitney



Secondary ID Sign on South Elevation facing Seminole Ridge High School and North Elevation



ST3.2 FRONT VIEW | Door Logo | Detail View
SCALE: 1/12" = 1"

ST3.1 FRONT VIEW | Address Vinyl | QTY 1
SCALE: 1/12" = 1"

SPECIFICATIONS:
8" TALL WHITE ADDRESS VINYL.
TYPESTYLE: HELVETICA 65 MEDIUM

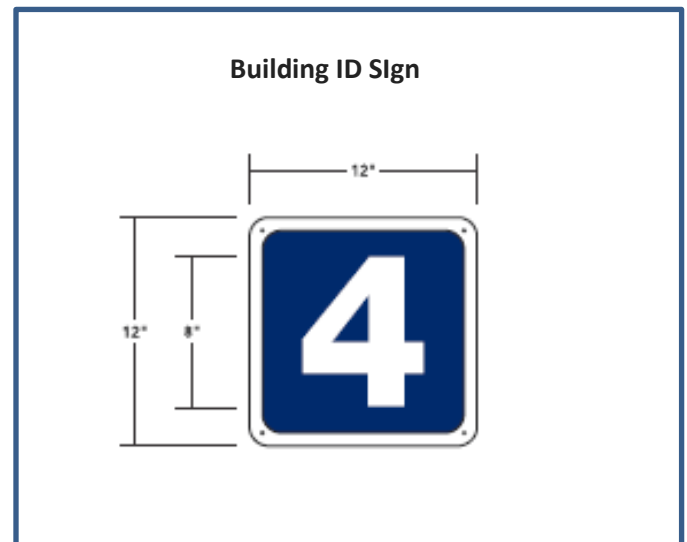
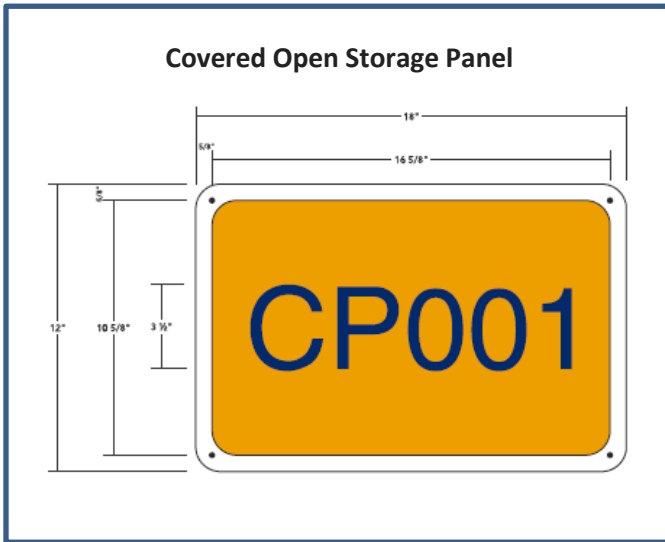
COLOR SCHEDULE:
 3M OPAQUE WHITE VINYL

ST3.2 FRONT VIEW
SCALE: 1/4" = 1"

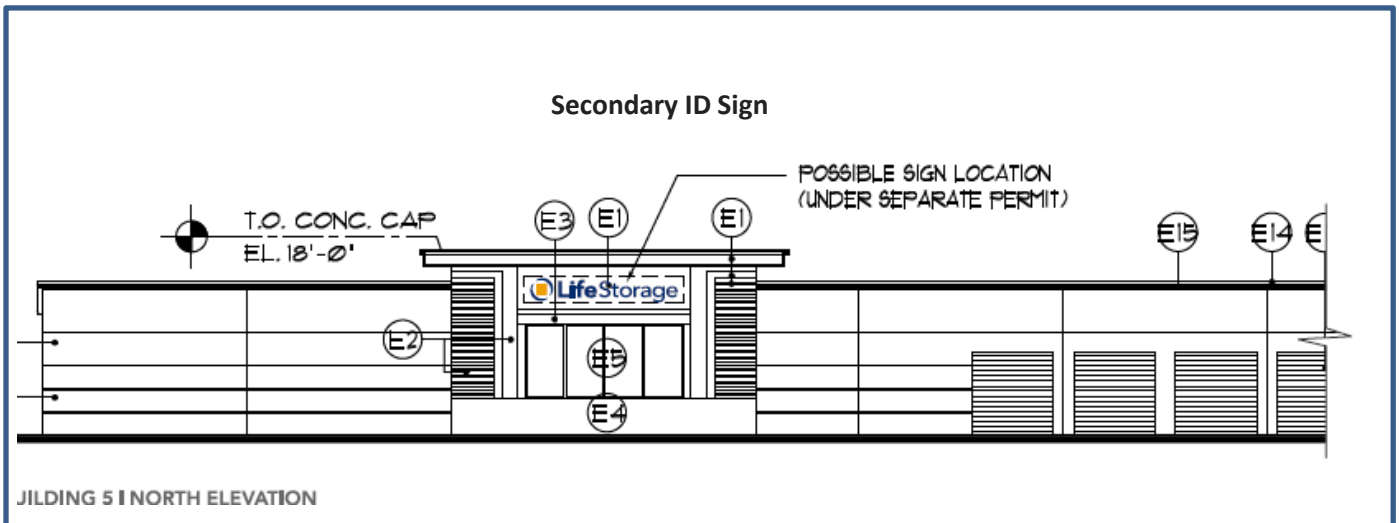
WEST ELEVATION | LAYOUT
SCALE: 1/8" = 1"

Additional Structure Signs (One Story Multiaccess Storage Buildings)

Each individual storage unit will have a sign of unit ID number as shown below:



Building five (5) proposes a principal tenant sign that will be visible from the entrance of the parcel as indicated below:



FINAL REMARKS

MSP-2021-02 will be heard by the City Council on July 12, 2021. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

Based upon the facts and findings contained herein, the Departments of Planning and Zoning and Engineering recommends approval of the subject application.