

**RESOLUTION 2021-20**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN FOR A SELF SERVICE STORAGE FACILITY LOCATED IN THE WESTLAKE LANDINGS PLAZA ON POD H – PARCEL E AT 4701 SEMINOLE PRATT WHITNEY ROAD ON APPROXIMATELY 5.75 ACRES, PURSUANT TO CHAPTER 6, OF THE SIGN CODE; APPROVING WALL IDENTIFICATION SIGNS, WINDOW AND DOOR SIGNS, GROUND POST DIRECTORY SIGN AND APPROVING ONE WAIVER OF CODE PROVISIONS; 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 Self-Service Storage Facility at Westlake Landings Plaza, located at 4701 Seminole Pratt Whitney Road, Westlake, Florida, 33470, on approximately 5.75 acres, legally described in the attached Exhibit "A", and

**WHEREAS**, the City staff has reviewed the proposed Master Sign Plan, MSP 2021-02, which consists of wall identification signs, window and door signs, ground post directory sign and of the request for one (1) waiver to the sign code provisions, all as more specifically detailed in the attached Exhibit "B", (Master Sign Plan); and

**WHEREAS**, the Self-Service Storage Facility at Westlake Landings Plaza is in the Downtown Mixed Use zoning district fronting on Seminole Pratt Whitney road and consists of an approximately 76,510 sq. ft. three (3) story limited access storage building, an approximately 30,780 sq. ft. one (1) story multiaccess storage buildings and 0.71-acre outdoor area for storage of boats and recreational vehicles; and

**WHEREAS**, the Master Sign Plan is consistent with all of the requirements of the City of Westlake's Sign Codes, and the City Manager and the city staff recommend 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 an 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 2021-02, for the Self Service Storage Facility at Westlake Landings Plaza, consisting of wall identification signs, window and door signs, ground post directory sign and approval of one (1) waiver to the sign code provisions located at 4701 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the Master Sign Plan, attached hereto as Exhibit "B", located on approximately 5.75 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 one (1) waiver request for the Self -Service Storage Facility:

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.

**Section 4: Implementation.** The City Manager and Legal Counsel are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

**Section 5: Effective Date:** This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this 12<sup>th</sup> day of July, 2021.

**PUBLISHED** on this \_\_\_\_ day of \_\_\_\_\_, 2021 in the Palm Beach Post.

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City of Westlake  
Roger Manning, Mayor

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Zoie Burges, City Clerk

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Approved as to Form and Sufficiency  
Pamala H. Ryan, Esq.

**EXHIBIT "A"**  
Legal Description

DESCRIPTION: POD H - PARCEL "E"

BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 835.68 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E., A DISTANCE OF 393.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.01°42'52"W., A DISTANCE OF 32.38 FEET; 2) THENCE S.13°52'24"W., A DISTANCE OF 56.97 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 222.40 FEET TO A POINT ON THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF WESTLAKE - POD H; THENCE N.89°12'10"W., ALONG SAID NORTH LINE, A DISTANCE OF 788.71 FEET; THENCE N.01°42'45"E., A DISTANCE OF 323.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 406.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 250,535 SQUARE FEET OR 5.751 ACRES, MORE OR LESS.

# EXHIBIT "B"

## Master Sign Plan

### SELF-SERVICE STORAGE WESTLAKE, FLORIDA

ST4 = ● (31 total)



SEMINOLE RIDGE HIGH SCHOOL

SIGN LOCATION MAP

