

CITY OF WESTLAKE



AGENDA

Art in Public Places Advisory Board Meeting

Tuesday, June 24, 2025 at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2869 450 1411 | Password: hello

or

United States Toll: 650-479-3208

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

OATH OF OFFICE

- A. Oath of Office
- Gail Blair-Lewis, Board Member
 - Jennifer Estis, Board Chair
 - Johana Jimenez, Alternate Board Member
 - Kim Lanza, Board Member
 - Lauren Mondell, Board Member
 - Carole Waldman, Board Member

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[Minutes Art](#) in Public Places Advisory Board Meeting - 02.06.2023 DRAFT

NEW BUSINESS

- A. Board Organization - Selection of Board Vice Chair
- B. AIPP-2025-01:** The applicant is requesting approval of a proposed art sculpture installation called “Fresh Burst” for the Westlake Palms development. The subject application is located at 4931 Seminole Pratt Whitney Rd 1000.
- Submitted By:** Planning and Zoning

BOARD & STAFF COMMENTS

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Tuesday, June 17, 2025

File Attachments for Item:

Minutes_Art in Public Places Advisory Board Meeting - 02.06.2023 DRAFT

CITY OF WESTLAKE



MINUTES

Art in Public Places Advisory Board Meeting

Monday, February 06, 2023 at 6:00 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

This meeting took place at the Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470 and publicly viewed Via Communications Media Technology.

Members of the public participated in the meeting through electronic means and may have access as follows:

1. Joined the Webex meeting from a computer, tablet or smartphone at the following link: <https://cityofwestlake.my.webex.com/>

Meeting ID: 2630 626 6075
Password: hello

2. Participants may have also dialed in using phone with the following number:

United States Toll: +1-408-418-9388
Meeting ID: 2630 626 6075

As a preliminary matter, Ms. Burgess noted that Board Member Gail Blair Lewis, Board Member Lauren Mondell, Board Member Jennifer Estis, and Board Member Nancy Bongiovanni were present physically constituting a quorum. Paul Abrams was not present.

Board Liaison, Mayor O'Connor, Nilsa Zacarias and Osniel Leon were also present physically.

City Attorney, Mr. Doody was present via communications media technology.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the mayor and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience microphones are live.

Ms. Burgess further explained that microphones will be muted; audience members can unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting. Ms. Burgess reminded Board Members physically present to utilize microphones.

CALL TO ORDER

Vice Chair Estis called the meeting to order at 6:01 PM.

ROLL CALL

Present and constituting a quorum were:

Board Member Gail Blair-Lewis
Board Member Paul Abrams
Board Member Lauren Mondell
Vice Chair Jennifer Estis

Also, present:

Zoie Burgess, CMC, City Clerk
Donald J. Doody, Interim City Attorney (Via Communications Media Technology)

Ms. Bongiovanni was absent.

PLEDGE OF ALLEGIANCE

Board Chair Estis led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

Vice Chair Estis called for a motion to remove the Oath of Office from the Agenda.

Motion by Board Member Abrams to approve the agenda, seconded by Board Member Lewis.

UPON ROLL CALL:

Board Member Blair-Lewis	YES
Board Vice Chair Estis	YES
Board Member Mondell	YES
Board Member Abrams	YES

With all in favor, motion carried without dissent (4-0)

Vice Chair Estis called for a motion to approve the agenda as amended.

Motion by Board Member Abrams to approve the agenda, seconded by Board Member Mondell.

UPON ROLL CALL:

Board Member Blair-Lewis	YES
Board Vice Chair Estis	YES
Board Member Mondell	YES
Board Member Abrams	YES

With all in favor, motion carried without dissent (4-0)

APPROVAL OF MINUTES

A. Minutes_Art in Public Places Meeting - 09.22.2022 DRAFT

Vice Chair Estis called for a motion to approve minutes.

Motion by Board Member Abrams to approve the minutes, seconded by Board Member Lewis.

UPON ROLL CALL:

Board Vice Chair Estis	YES
Board Member Mondell	YES
Board Member Abrams	YES
Board Member Blair-Lewis	YES

With all in favor, motion carried without dissent (4-0)

NEW BUSINESS

- A. **AIPP-2022-01:** The applicant is requesting approval of a proposed Art sculpture installation called "ORANGE WITH 3 BLOSSOMS" for the James Business Park development. The subject application is located at 17035 & 16935 Persimmon Boulevard West.

Submitted By: Planning and Zoning

Vice Chair Estis introduced item and called on Mr. Leon to discuss presentation for application.

Mr. Leon discussed application for the James Business Park Art Sculpture. Mr. Leon requested approval for a public art sculpture installation for the James Business Park Development located within the Pod G Southwest. Mr. Leon confirmed staff recommendation of approval with the following conditions:

1. The sign shall be relocated as to not encroach into the landscape or site buffers.
2. An executed Maintenance agreement shall be provided to the City prior to building permit issuance.

Mr. Donalson Hearing, on behalf of the applicant, presented the proposal, discussing site plan, location, landscape detail, sculpture details, artist statement, sculpture specifications

The representative of Jamlyn Supply Inc., the ecommerce company that owns James Business Park Way gave a brief introduction, and additional details on the process and the inspiration for the sculpture.

Board Discussion and comments.

Further discussion addressing the criteria to review artwork.

Motion by Board Member Abrams to approve, seconded by Board Member Lewis.

UPON ROLL CALL:

Board Member Mondell	YES
Board Member Abrams	YES
Board Member Blair-Lewis	YES
Board Vice chair Estis	YES

With all in favor, motion carried without dissent (4-0)

BOARD & STAFF COMMENTS

No Additional comments, the next item followed.

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing the Board, state your name and address for the record.

Ms. Burgess noted that no public comment cards were received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

Public Comment – Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres expressed her excitement with the Board's thoughts, comments and questions and expressed her joy to see how the city progresses esthetically. Ms. Torres continued expressing her appreciation, thoughtfulness and beauty that went into preparation.

ADJOURNMENT

Zoie P. Burgess, City Clerk

Jennifer Estis, Vice Chair

File Attachments for Item:

B. AIPP-2025-01: The applicant is requesting approval of a proposed art sculpture installation called “Fresh Burst” for the Westlake Palms development. The subject application is located at 4931 Seminole Pratt Whitney Rd 1000.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		6/24/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		AIPP-2025-01: The applicant is requesting approval of a proposed art sculpture installation called "Fresh Burst" for the Westlake Palms development. The subject application is located at 4931 Seminole Pratt Whitney Rd 1000.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of AIPP-2025-01 public art sculpture titled "Fresh Burst" at commercial site known as Westlake Palms.			
SUMMARY and/or JUSTIFICATION:		<p>All non-residential projects with vertical construction costs of \$1,000,000 or more must either:</p> <ul style="list-style-type: none"> • Contribute 1% of the construction cost to the Art Acquisition Fund; or, • Provide on-site artwork valued at a minimum of 0.75% of the construction cost. <p>The applicant has elected to provide on-site artwork. Based on an estimated vertical construction cost of \$1,275,000.00, the required value for the artwork is \$9,375.00. The proposed sculpture is valued at approximately \$12,000.00, exceeding the requirement. The sculpture will be located on the eastern portion of the site.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Artist Biography & Statement Sculpture Plans			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>					
FISCAL IMPACT (if any):					\$



City of Westlake

Planning and Zoning Department – Staff Report

Arts in Public Places Advisory Board Meeting (6/24/2025)

PETITION DESCRIPTION

PETITION NUMBER: AIPP-2025-01 Westlake Palms (Westlake Landings, Parcel F1)

OWNER: Westlake Palms, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 4931 SEMINOLE PRATT WHITNEY RD 1000

PCN: 77-40-43-01-17-000-0032

REQUEST: The applicant is requesting approval of a proposed art sculpture installation called “*Fresh Burst*” for the Westlake Palms development.

SUMMARY

The applicant is requesting approval for the installation of a public art sculpture titled “*Fresh Burst*” at a commercial site known as Westlake Palms, located within the Westlake Landings development, parcel F1. On September 3, 2024, the City Council approved a Site Plan (SPR-2024-03) for 10,400 square feet of commercial space, and a Master Sign Plan (MSP-2024-01).

Per Ordinance No. 2021-12, all non-residential projects with vertical construction costs of \$1,000,000 or more must either:

- Contribute 1% of the construction cost to the Art Acquisition Fund; or,
- Provide on-site artwork valued at a minimum of 0.75% of the construction cost.

The applicant has elected to provide on-site artwork. Based on an estimated vertical construction cost of \$1,275,000.00, the required value for the artwork is \$9,375.00. The proposed sculpture is valued at approximately \$12,000.00, exceeding the requirement. The sculpture will be located on the eastern portion of the site.

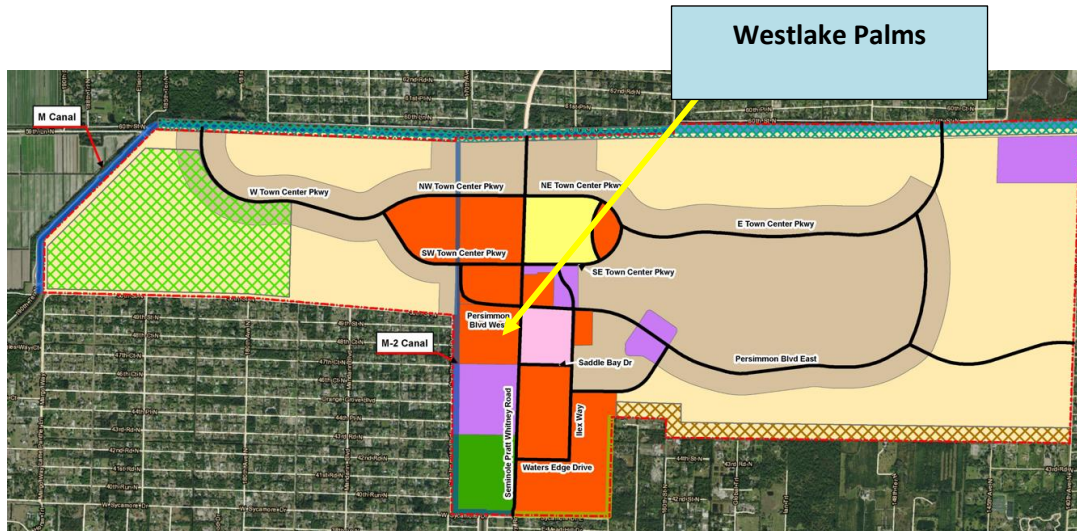
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, **the Planning and Zoning, and Engineering Department** recommend the following condition:

1. A fully executed Maintenance Agreement shall be provided to the City prior to the Certificate of Occupancy (CO) issuance.

PETITION FACTS

- a. Artwork Name: *Fresh Burst*
- b. Artwork Type: Aluminum Sculpture
- c. Artwork Specifications: Five (5) pieces of 0.25" aluminum plate
- d. Artwork Cost: \$12,000.00 (req. 0.75% of vertical construction)
- e. Land Use and Zoning
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



STAFF ANALYSIS

Per Chapter 24. Article 24.1. *Art or Artwork means all tangible creations by artists exhibiting the highest quality of skill and aesthetic principles, and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, painting, sculpture, fountains, engraving, carving, frescos, mobiles, murals, collages, mosaics, bas-reliefs, tapestries, photographs, drawings, artist-designed seating, iconic or placemaking architecture, or other functional art pieces and collaborative design projects between architects and/or landscape architects and artists, together with all hard costs and soft costs such as, but not limited to, design, engineering, permitting, artistic fees, lighting, landscaping, or other aesthetic effects or enhancements integrated with the art and approved by the City Planner. The city council shall not consider for approval art objects which are mass-produced in unlimited quantities.*

Ineligible artwork. The following shall not be considered artwork:

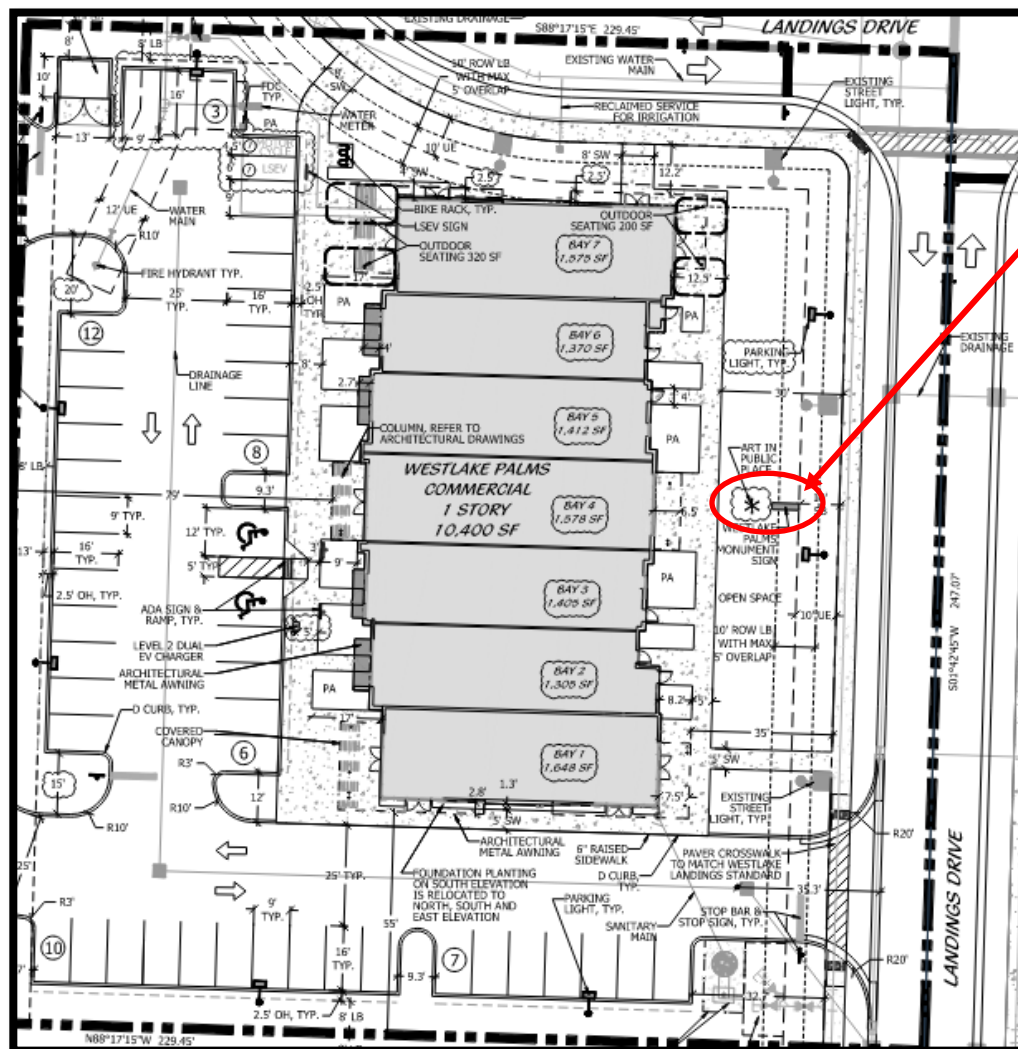
- a. *Art objects which are mass produced or of standard manufacture, such as playground equipment, fountains, statuary elements, signage, maps, corporate logos or other functional elements, unless incorporated into an artwork by an artist commissioned for that purpose.*
- b. *Reproductions, by mechanical or other means, of original artwork, except in the cases of limited editions controlled by the artist, cast sculpture, film, video, photography, printmaking, or other media arts.*

- c. Commercial expression, including design elements related to the visual identity of a developer or occupant of a building such as a logo, trademark iconography, color scheme or theme, even if created by an artist.
- d. Services or utilities necessary to operate and maintain an artwork over time.

BACKGROUND

The subject development, approximately 1.3-acre site, was approved by the City Council on September 3, 2024, (SPR-2024-03), including:

- 10,400 sq. ft. of commercial space
- Seven (7) tenant bays
- 520 sq. ft. outdoor seating area
- Eight (8) waivers approved for signage through MSP-2024-01



REVIEW OF ARTWORK

The City zoning code includes the following criteria for reviewing the artwork.

1. Exhibition and experience of the artist

According to the submitted artist statement, Mr. Mark Fuller has over 30 years of experience in kinetic structures, compression-tension cable structures, and static free-standing elements for public places installed across Florida, California, Washington, and New Jersey. Please see enclosed list of art installations.

2. The ability of the artist to complete the project within a specified schedule

The artist is qualified and able to complete the project within schedule. The artist possesses extensive experience and specializes in design and execution.

3. The compliance with the standards of this Chapter.

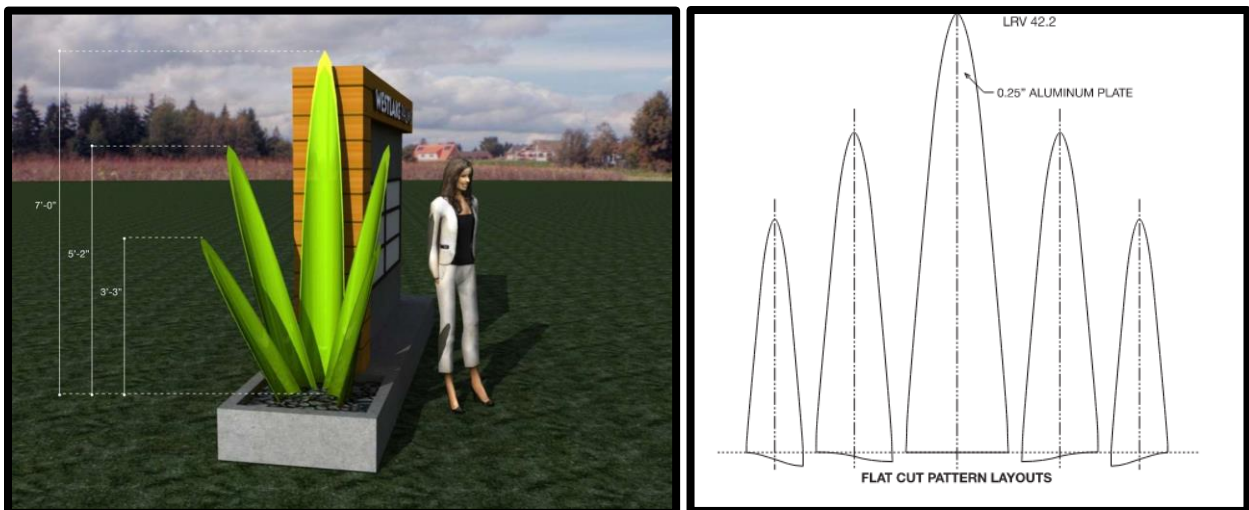
The proposed sculpture meets the requirements of the Art in Public Places program and complies with all zoning and landscaping standards.

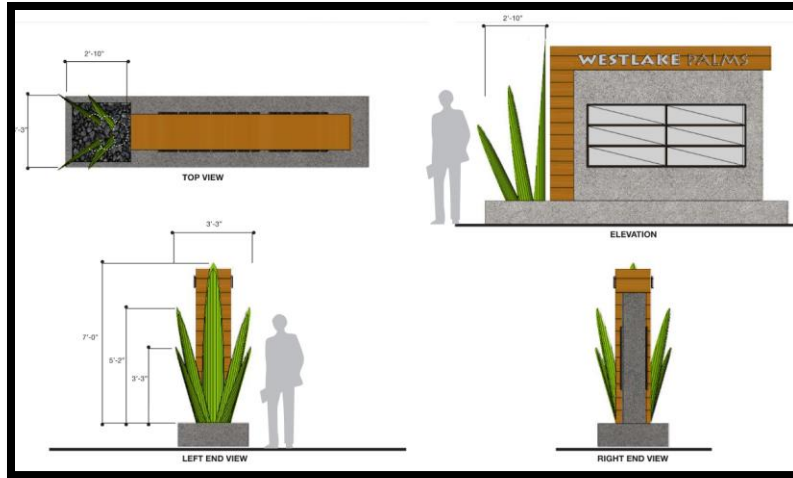
STANDARDS FOR THE ARTWORK

a. Display

The sculpture, *Fresh Burst*, is fabricated from 0.25-inch aluminum plate and painted with a durable acrylic polyurethane finish. According to the artist statement, it represents *“a vibrant new beginning that is figuratively the City of Westlake. Finished in a vibrant lime green it is representative of new life emerging from seed. “Fresh Burst” pays homage to the forward-looking spirit found in all new endeavors.”*

The artwork integrates a monument sign constructed from 3/16” aluminum, which has been incorporated into the revised Master Signage Plan to accommodate the sculpture.

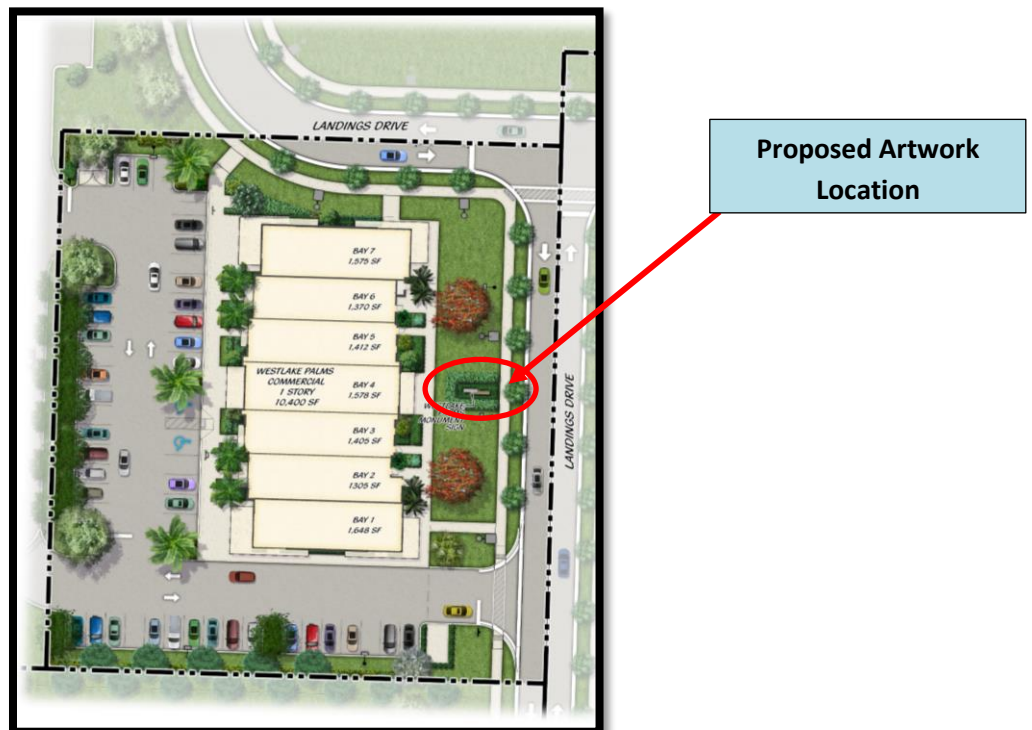




b. Integration

The sculpture will be located at the eastern side of the property and is integrated with the landscape design as follows:

- A green barrier composed of Podocarpus
- Groundcover of Ficus vaccinioides at the sculpture base



FINAL REMARKS

The subject application AIPP-2025-01, will be heard by the Art in Public Places Advisory Board on June 24, 2025, and City Council subsequently.

9/21/22



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 ART IN PUBLIC PLACES (AIPP)

ART IN PUBLIC PLACES ADVISORY BOARD MEETING DATE: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the Art in Public Places Review Application Checklist (see page 6). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled Art in Public Places Advisory Board meeting.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

DEVELOPMENT ORDER APPROVING PROJECT FOR WHICH AIPP IS PROPOSED SPR-2024-03, site plan & MSP-2024-01, master sign approval on September 3, 2024, Sub-Parcel F-1 in Parcel H.

PROJECT NAME: Westlake Palms

PROJECT ADDRESS: 16950 Persimmon Blvd. West

Property Owner(s) of Record (Developer)

Name: Westlake Palms, LLC

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

Phone No.: 561-747-6336 Fax No.: 561-747-1377 E-mail Address: Dhearing@coteleur-hearing.com

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

Name: Same as Owner above

Address: _____

Phone No.: _____ Fax No.: _____ E-mail Address: _____

II. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

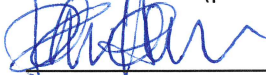
Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to _____ 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 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.

Donaldson E. Hearing

Owner's Name (please print)




Owner's Signature

Date

Donaldson E. Hearing

Applicant/Agent's Name (please print)



Applicant/Agent's Signature

Date

III. APPLICATION FEES

See City of Westlake Fee Schedule

IV. ADMINISTRATIVE COSTS

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

4.29.25

Date

Parcel H, Sub-parcel F-1
“Westlake Palms”
Art In Public Places (AIPP-2025-01)
Justification Statement
April 30, 2025

Introduction:

On behalf of the Applicant, Westlake Palms, LLC, please accept this as our formal request for approval of the proposed Public Art installation for the Westlake Palms commercial building. On September 3, 2024, the site plan and master signage plan were approved by the City of Westlake. Parcel H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School, also known as Westlake Landings.

Subject Request

Westlake Palms consist of 1.30 acres and will contain 10,400 square feet of commercial mixed uses with up to 7 bays of space in the proposed one (1) building. As part of the review of the previously approved master signage plan, the applicant proposed that an art sculpture was proposed to be incorporated into the site’s non-residential ground monument sign. Subsequently, a palm sculpture has been designed by renowned local artist, Mark Fuller, to complement the ground sign.

Please refer to the separate attachment (WESTLAKE ART PKG) provided by Mr. Fuller which includes:

- 1) Artist statement
- 2) Artist Biography
- 3) Art Sculpture Specification Plan
- 4) Construction Cost Estimate

Conclusion:

We are pleased to present the proposed second Art in Public Places installation to the City of Westlake. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review. Thank you.

Art In Public Places

Westlake Palms

City of Westlake, Florida

“FRESH BURST”

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7 of ARTISTS AIPP PROJECTS

8 of ARTIST’S SAMPLE INSTALLATIONS

9 of ARTIST’S SAMPLE INSTALLATIONS

ARTIST’S STATEMENT

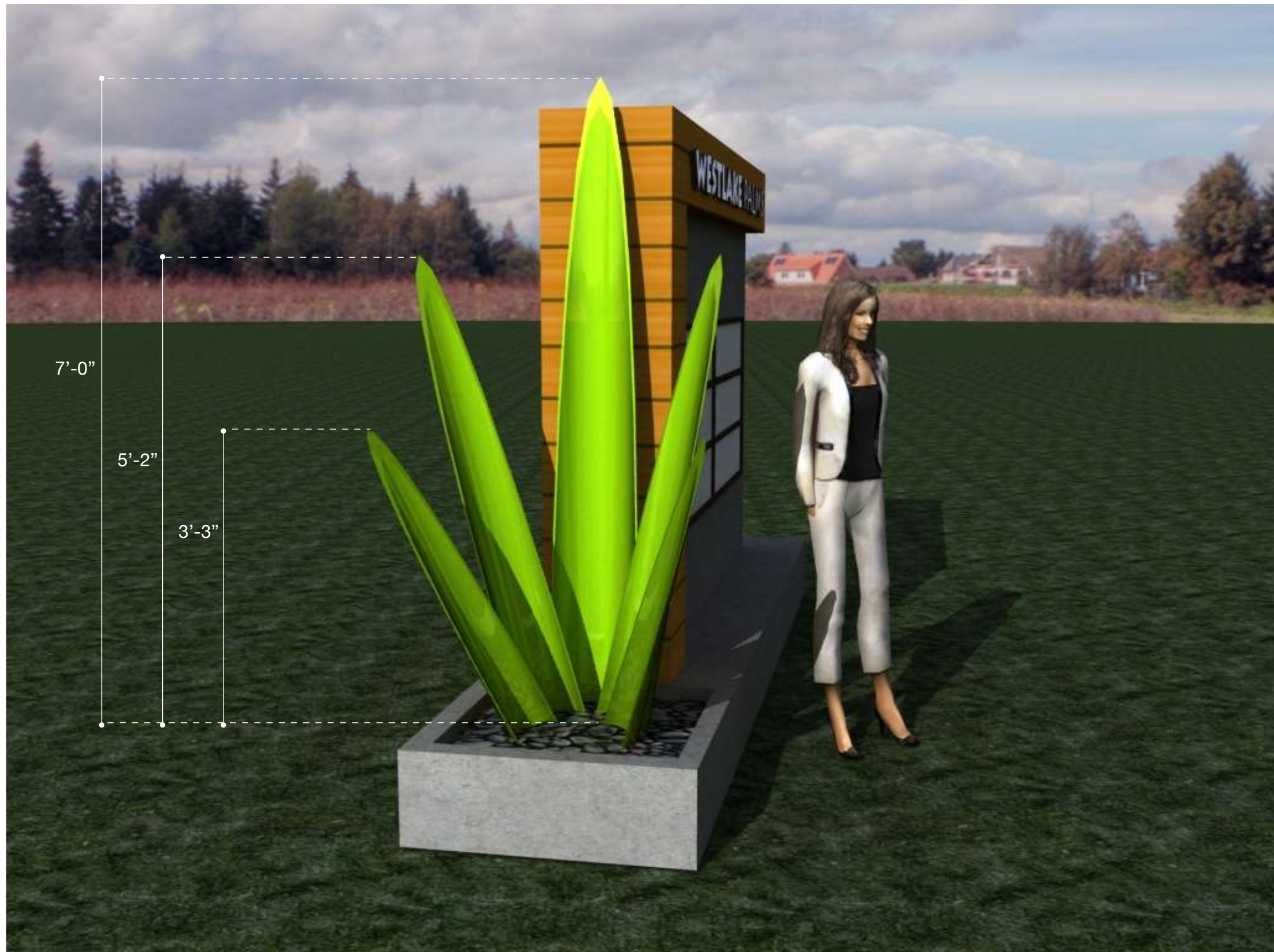
Titled “*Fresh Burst*” this installation symbolically represents a vibrant new beginning that is figuratively the City of Westlake.

Finished in a vibrant lime green it is representative of new life emerging from seed. “*Fresh Burst*” pays homage to the forward looking spirit found in all new endeavors.

Fabricated from 0.25 inch aluminum plate and finished with an acrylic polyurethane paint it is fabricated to endure the extreme Florida climate.

FEES & COSTS

Artist fee: (15%)	\$1,800.00
Materials:	\$3,500.00
Fabrication:	\$4,000.00
-CNC programming, laser cutting, rolling, prep & paint	
Assembly & Installation:	\$1,800.00
Logistics:	\$900.00
Total This Project:	\$12,000.00



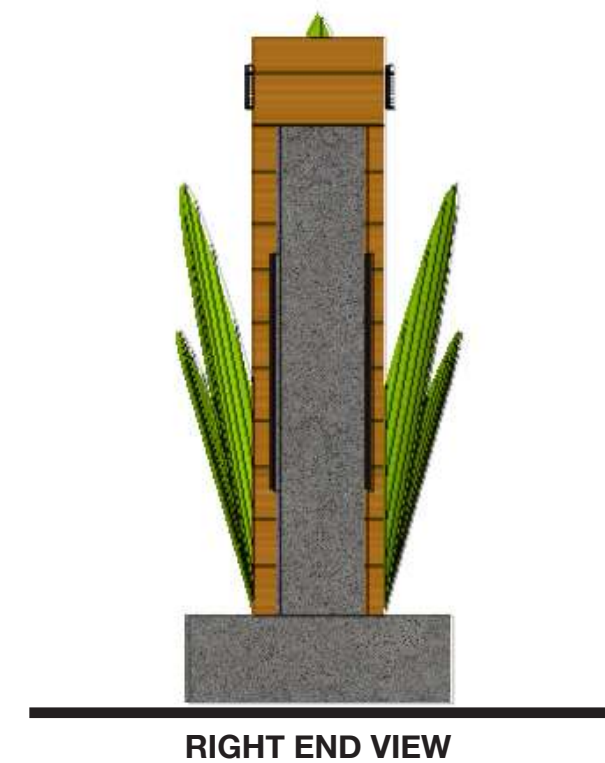
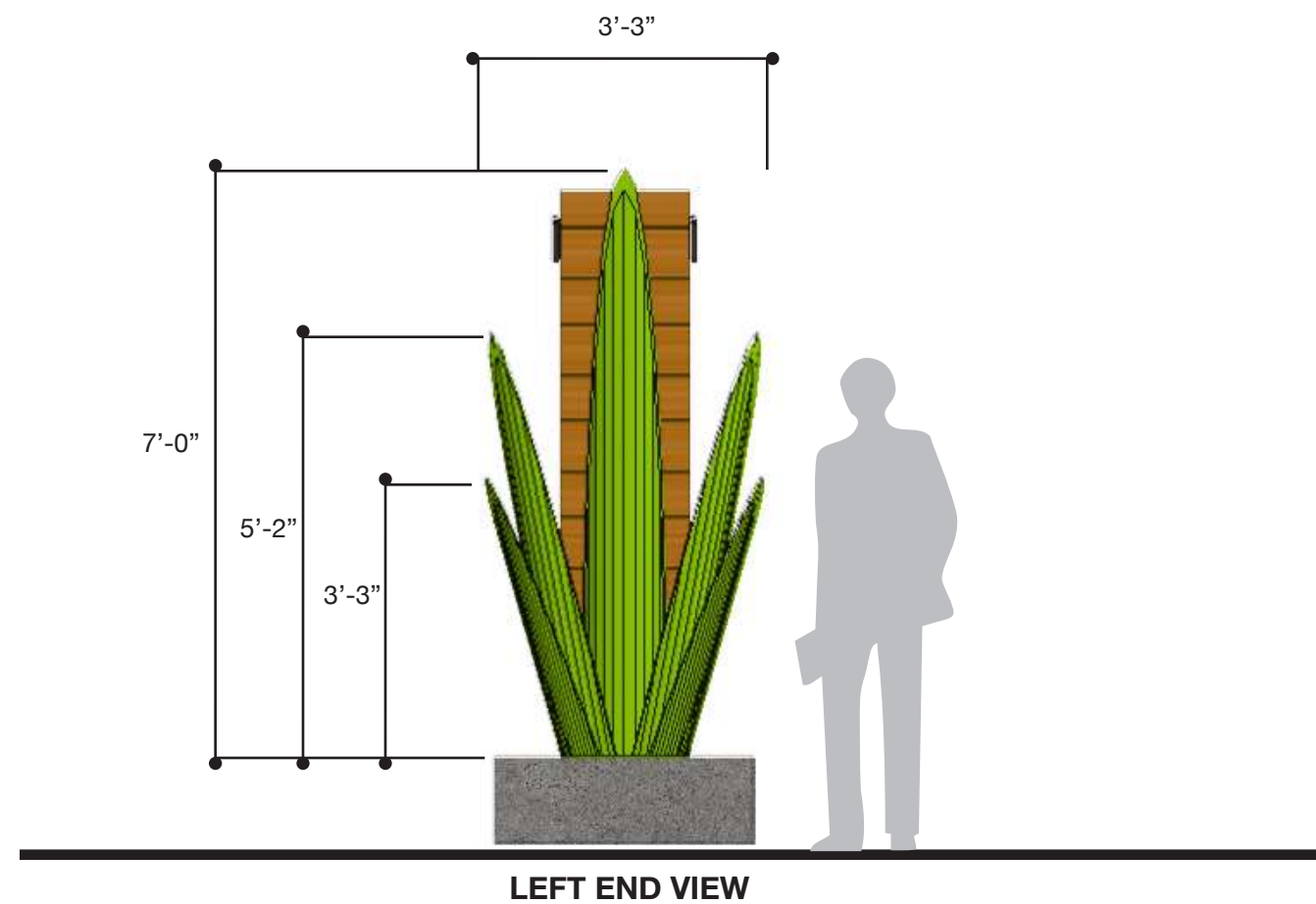
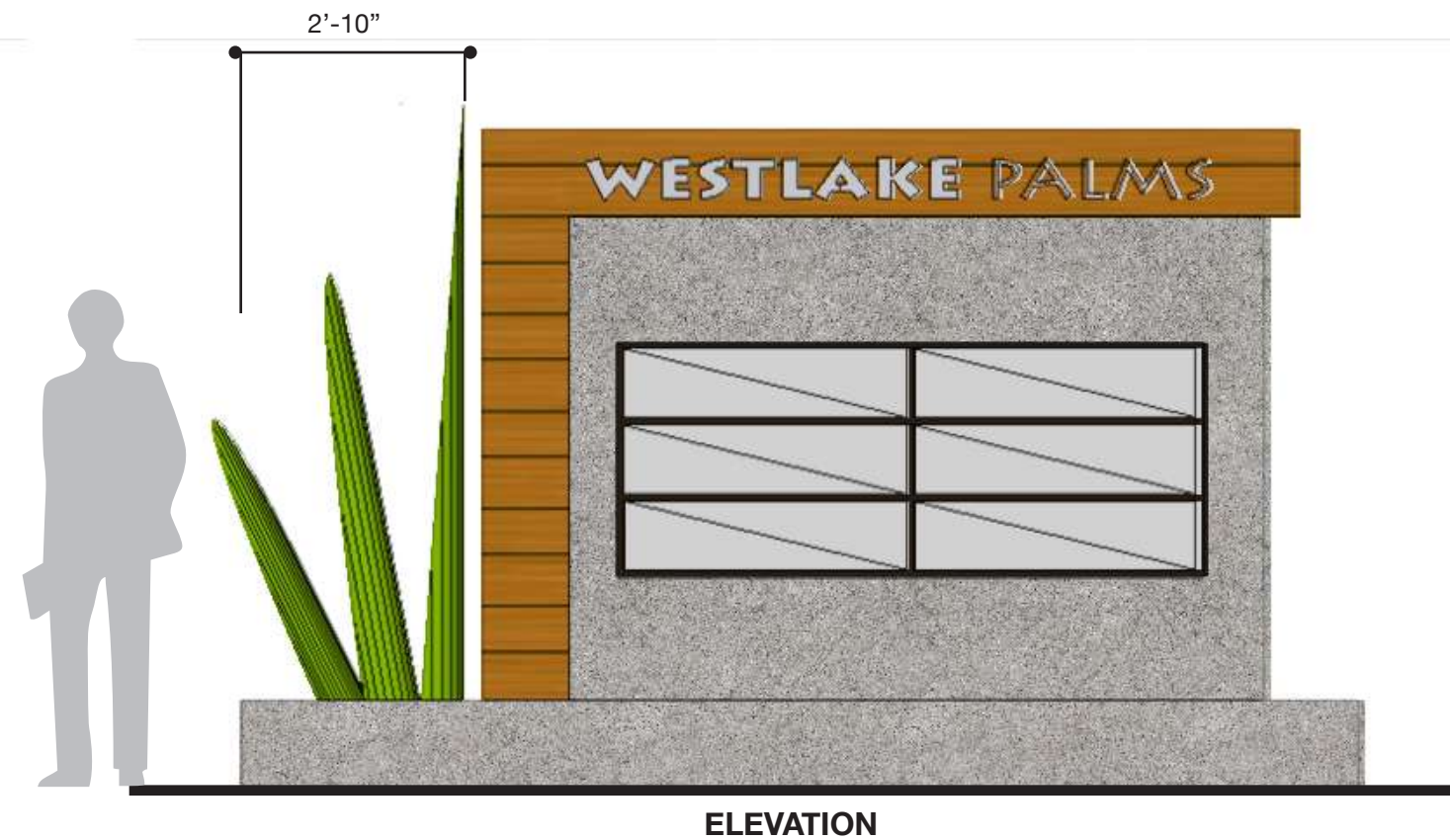
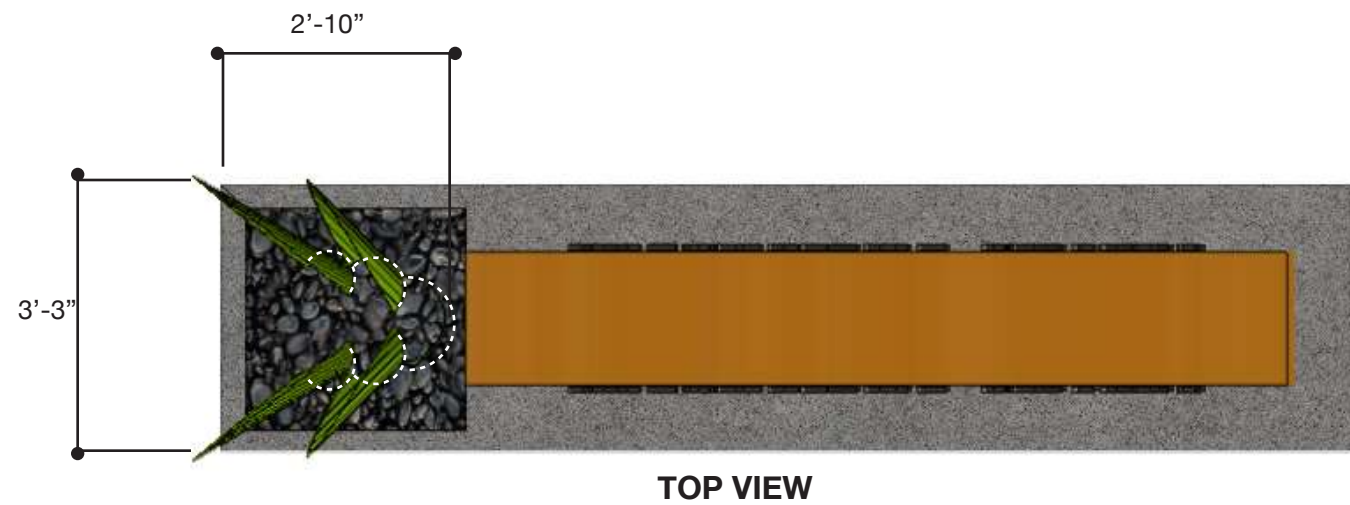
“FRESH BURST”



ROTATED VIEWS

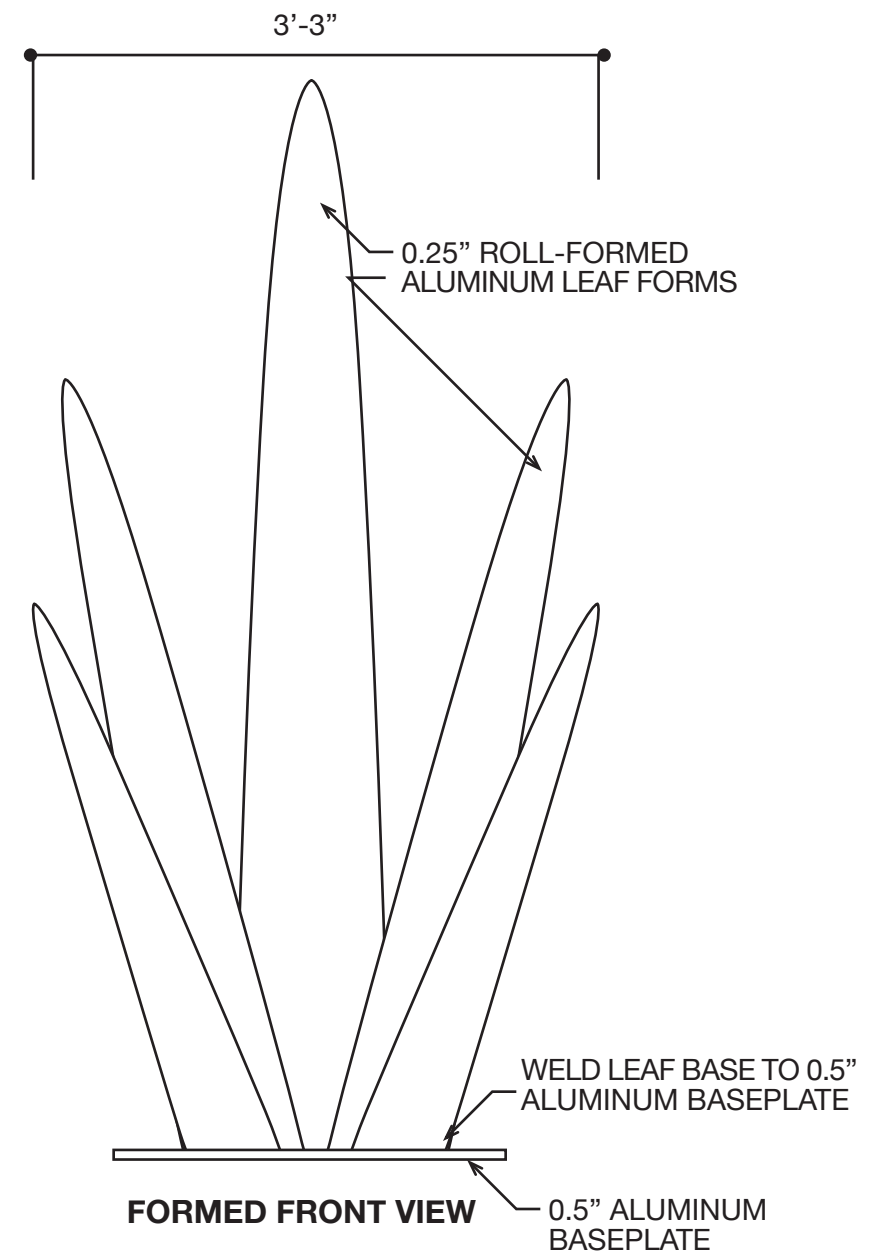
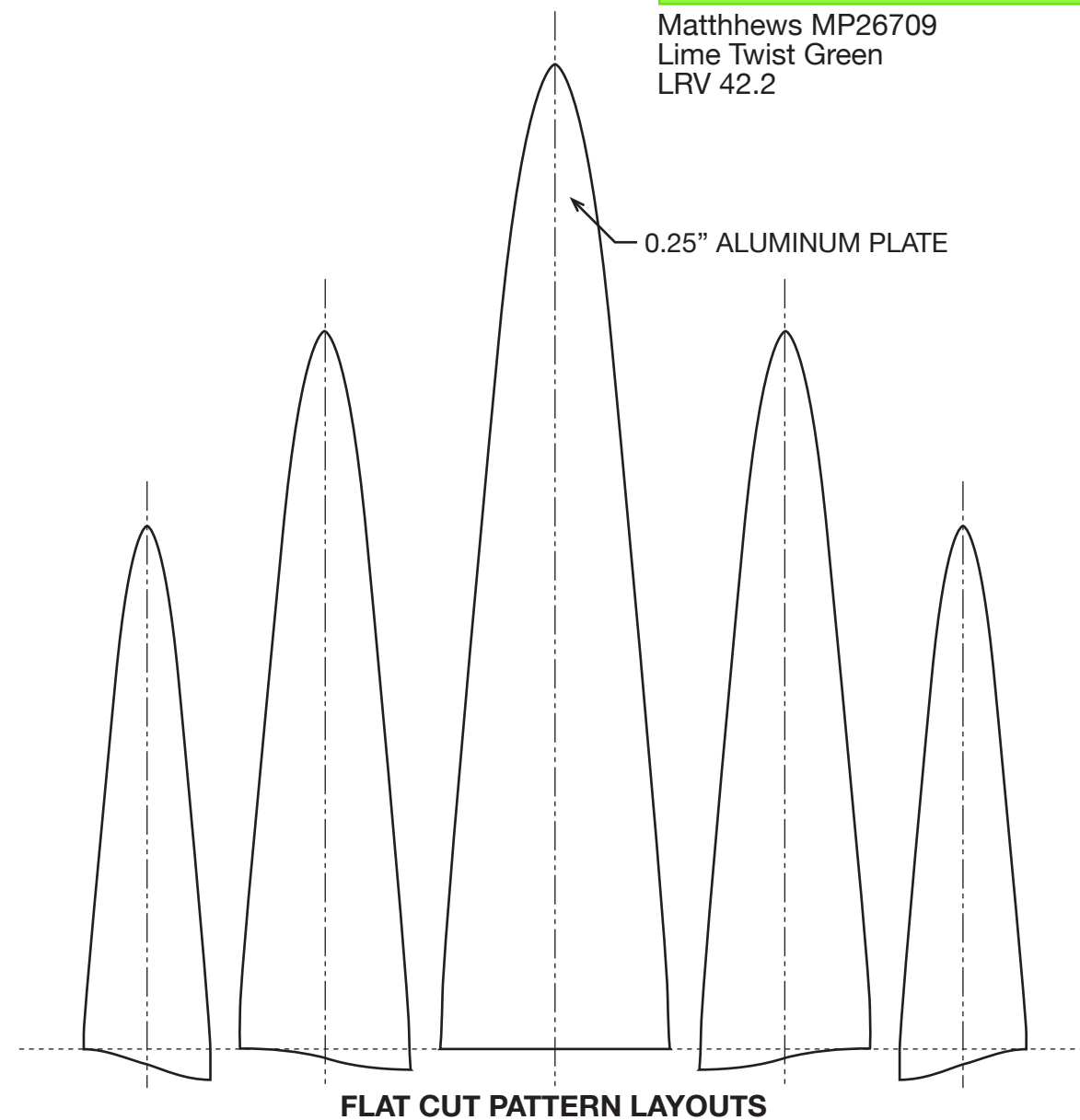
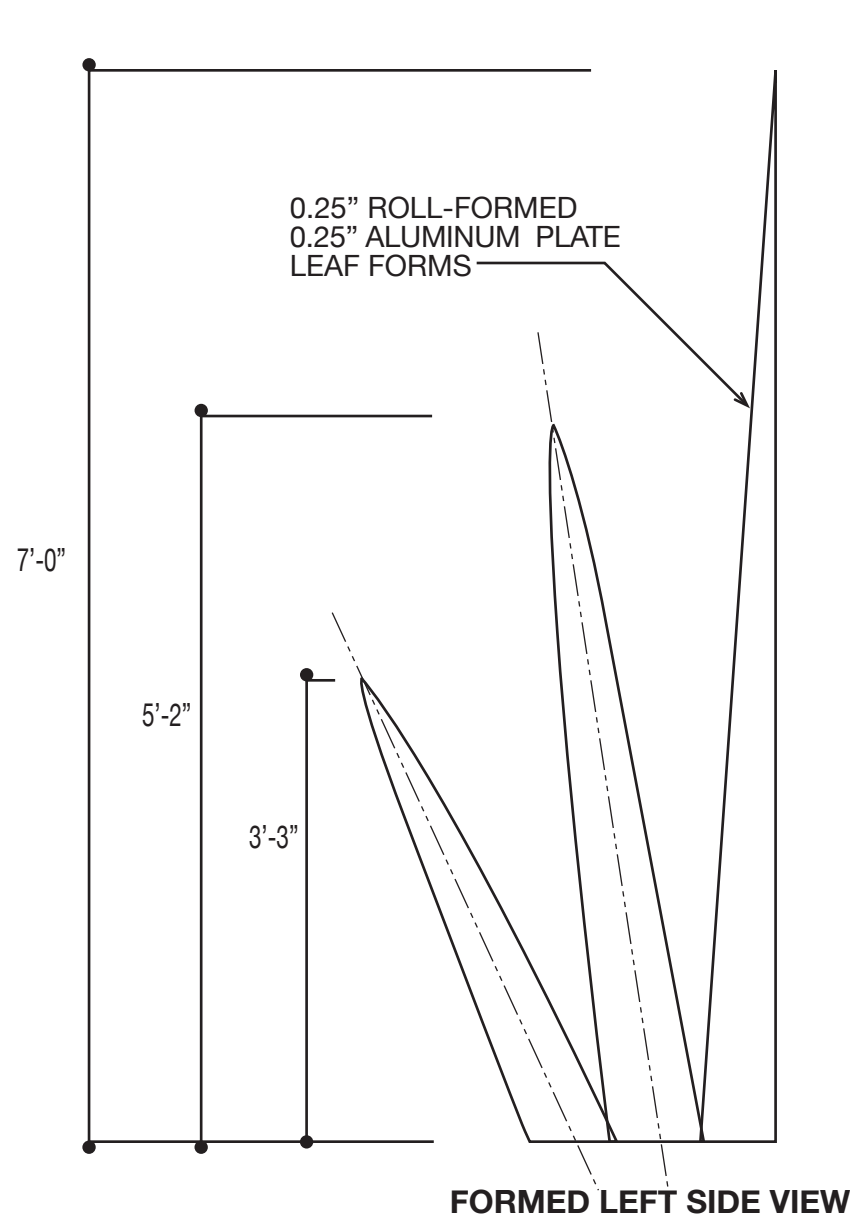
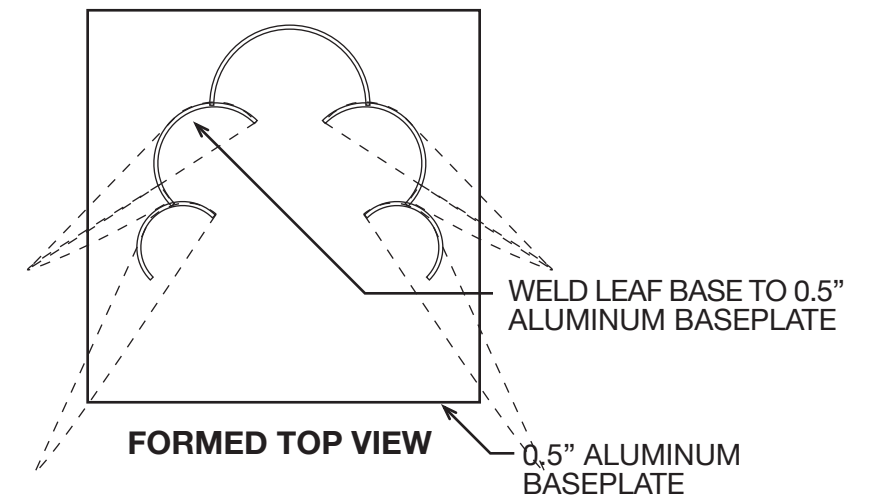
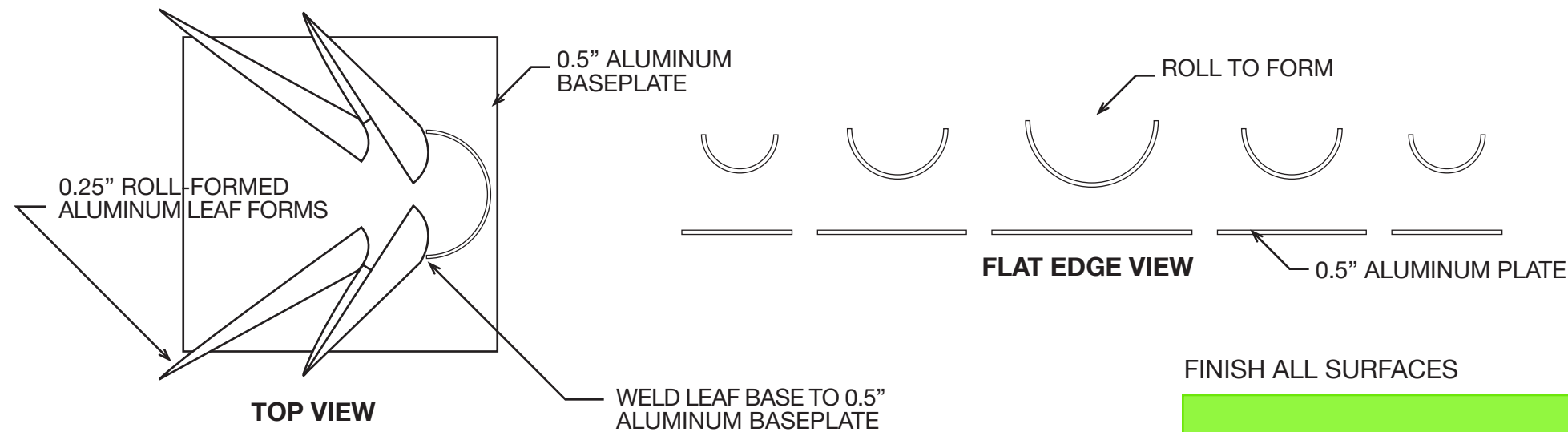
040925





ELEVATIONS





FINISH ALL SURFACES

Matthews MP26709
Lime Twist Green
LRV 42.2

MECHANICALS & LAYOUTS



About Mark Fuller

Mark Fuller (MTFuller) is an environmental graphic and industrial designer, and has been participating in the Public Art forum since 1992. He is a creator of dynamic site specific exterior public art installations for a wide variety of projects, and has been established in West Palm Beach, Florida since 1986. In his early years as a professional designer he served as Director of Graphics for a large urban planning firm before relocating to New York City as Senior Project Designer for world-renowned Lance Wyman of Lance Wyman, Ltd. (lancewyman.com) where he honed his design skills to a world-class level and gained invaluable experiences with top-shelf national and international clients and projects. His industrial design experience includes wayfinding systems for airports and rail systems, as well as metropolitan cities, urban street furniture such as seating elements, bollards, lighting fixtures, tree grates, and information kiosks.

While the style of Mark's work is not characterized by a specific 'look'; it is highly stylized by his research into the unique function, architecture, environmental and cultural aspects that surround each project. As a result, the visual characteristics of Fuller's installations flex and change with an appropriate sensitivity for the project at hand. His works are site-specific, and typically laced with symbolic or abstract references that link the art solidly to its environmental locale.

His projects have been referenced by a spokesperson for the National Endowment For The Arts as "a perfect example of what public art can be", and samples of his work are routinely used for reference by university education professionals. His Art In Public Places installations have included kinetic constructions, compression-tension cable structures, and static free-standing elements. Recent works have explored the use of cutting edge high-technology and dichroic coatings. His installations have included solar-generated electric power, LED luminaries, and the recycling of various glass waste materials. With an interest to promote "green" and low carbon footprint ideology, Mark continues to move forward developing appropriate eco-conscious fabrication methods and techniques .

His long-standing relationships with his production sources, and experience with high-tech fabrication methods and finishing technology allow him to effectively determine appropriate production methods to accommodate budget, schedule, and function requirements. His projects often incorporate diverse fabrication methods, custom moldings and castings, specialized epoxy-polyester hybrid coatings, and aero-space quality precision metal fabrications. A 20,000 square foot production facility provides him with state-of-the-art industrial lasers, CNC computerized machining, robotic brakes, Amada punch presses, powdercoating and painting. As a result, his ability to streamline the creative process from concept to reality is unequalled.

ABOUT THE ARTIST MARK FULLER



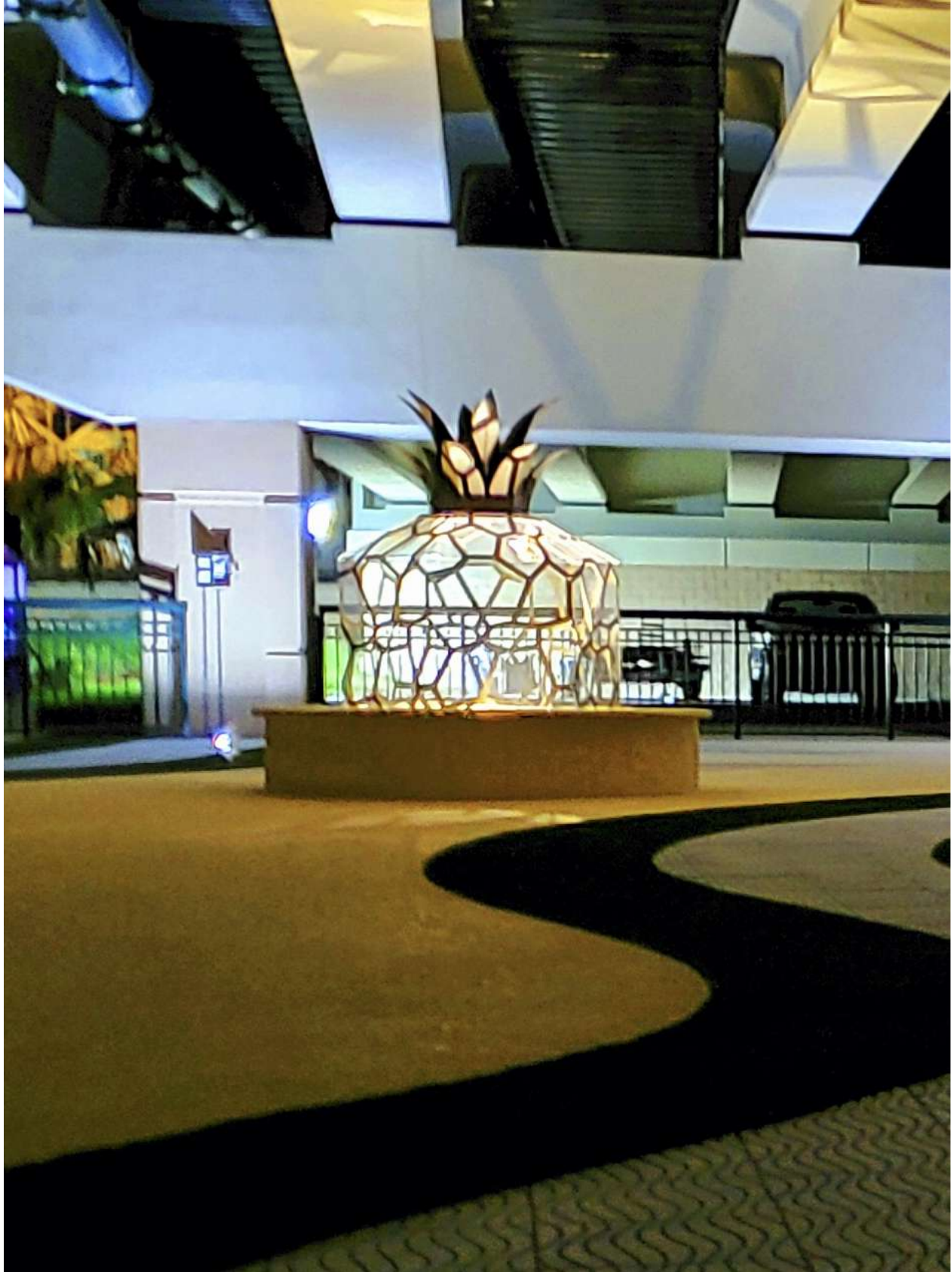
Mark Fuller Public Art Installations

Wave Wall - Riverwalk Plaza, Boynton Beach. FL (2023)
Agave Field - Verano, Kolter Homes, Port St Lucie, FL (2022)
XButterfly - GRBK GHO Belterra LLC (2022)
Alight - DiVosta Towers, Palm Beach Gardens, FL (2020)
Pedestrian Wayfinding Kiosks - City of West Palm Beach, FL (2020)
Birds Column - Nuvo, Palm Beach Gardens, FL (2020)
Pineapples - City of Port St. Lucie, FL (2019)
Portals - Riverwalk Plaza, Boynton Beach. FL (2019)
Antennas To Light #1 & #2 - Marriott Renaissance, Palm Beach Gardens, FL (2019)
The 15 Chairs - City of Delray Beach, FL (2019)
C2H6 - United Technologies/Carrier, Palm Beach Gardens, FL (2017)
Forever and Always - Compassionate Friends Memorial, (2016)
Four Transit Shelters - City of Palm Beach Gardens, FL (2016)
CoolPool mural - LULA, CRA, City of Lake Worth, FL (2014)
Juno Beach 9/11 Remembrance Memorial, Juno Beach, FL (2013)
Rainbow Swimming - Port Everglades Terminal 19, Broward County, FL (2013)
Stripe Squiggle Soup - Riverwalk, Bradenton, FL (2012)
Pinned Down By A Grape - Riverwalk, Bradenton, FL (2012)
Satellites Are Out Tonight - Riverwalk, Bradenton, FL (2012)
No Flying Strange Bananas - Riverwalk, Bradenton, FL (2012)
Walk This Way - Riverwalk, Bradenton, FL (2012)
Depend du Soleil - Florida Gulf Coast University, Ft. Myers, FL (2012)
Whatever You Say, Dear - Florida Gulf Coast University, Ft. Myers, FL (2012)
Anticipated Harvest - City of Boynton Beach, FL (2012)
My Lovely Distraction - Palm Beach County AIPP, West Palm Beach, Florida (2011)
Home of the Brave - City of Lauderhill, FL (2010)
09.11.01 Memorial - City of Palm Beach Gardens, Florida (2010)
The Tipping Points - Village of Royal Palm Beach, Florida (2009)

StentTower - Tenet Healthcare; Florida (2009)
Lotus Agikam - City of Lauderhill, Lauderhill, Florida (2009)
Cambier’s Quilt - City of Naples, Naples, Florida (2009)
ArcSolar - Doubletree Hotel, Palm Beach Gardens, Florida (2008)
Triads - Store Inc, Palm Beach Gardens, Florida (2008)
The Last Pasture - Boynton Town Center, Boynton Beach, Florida (2008)
Waterhole #3 - Boynton Town Center, Boynton Beach, Florida (2008)
Eight Horses - The Sembler Company, St. Petersburg, Florida (2008)
Gimme Shelter - Pinellas County Cultural Arts Council, Seminole, FL (2008)
Light Swimming - Palm Beach County Arts Council, Delray Beach, Florida (2007)
The Fish - Channing Corporation, Palm Beach Gardens, Florida (2006)
Markers - Historic Mercer Cemetery, City of Trenton, NJ (2006)
The Obelisk - The Sembler Company, Palm Beach Gardens, Florida (2006)
Stack/45 - Legacy Place, Palm Beach Gardens, Florida (2006)
The Four Benches - The Sembler Company, Palm Beach Gardens, Florida (2006)
Buoyboards - South Street Seaport Museum, New York, NY (2006)
I'll Be Right Back - Skokowski Memorial Trust, City Hall, Palm Beach Gardens, (2005)
Butterfly Grove - PGA Commons, Palm Beach Gardens, Florida (2005)
Old 1051 - The Morris & Essex Lines, Newark Penn Station, NJDOT, Newark, NJ (2004)
Track 2; 1-9 - Pinellas County Cultural Arts Council, St. Petersburg, Florida (2004)
Magician's Birthday - Suntrust Bank, Palm Beach Gardens, Florida (2003)
WTC-9/11 Memorial - The City of Hoboken, New Jersey (2002)
Mood For Wind & Water I,II,III - Channing Corporation (2002)
Lizards, Fish, & Sailfish - I-95 Sound Barriers, FDOT, FL (2001)
Flock - The City of Mercer Island, Mercer Island, Washington (2001)
Square Peg- Round Hole - Interim Services, Seattle, WA (2000)
Tensegrity - Discovery Museum of the Desert, Palm Desert, California (1999)
Fish Out of Water - City of West Palm Beach, FL (1993)



Agave Field - Verano, Kolter Homes, Port St Lucie, FL (2022)



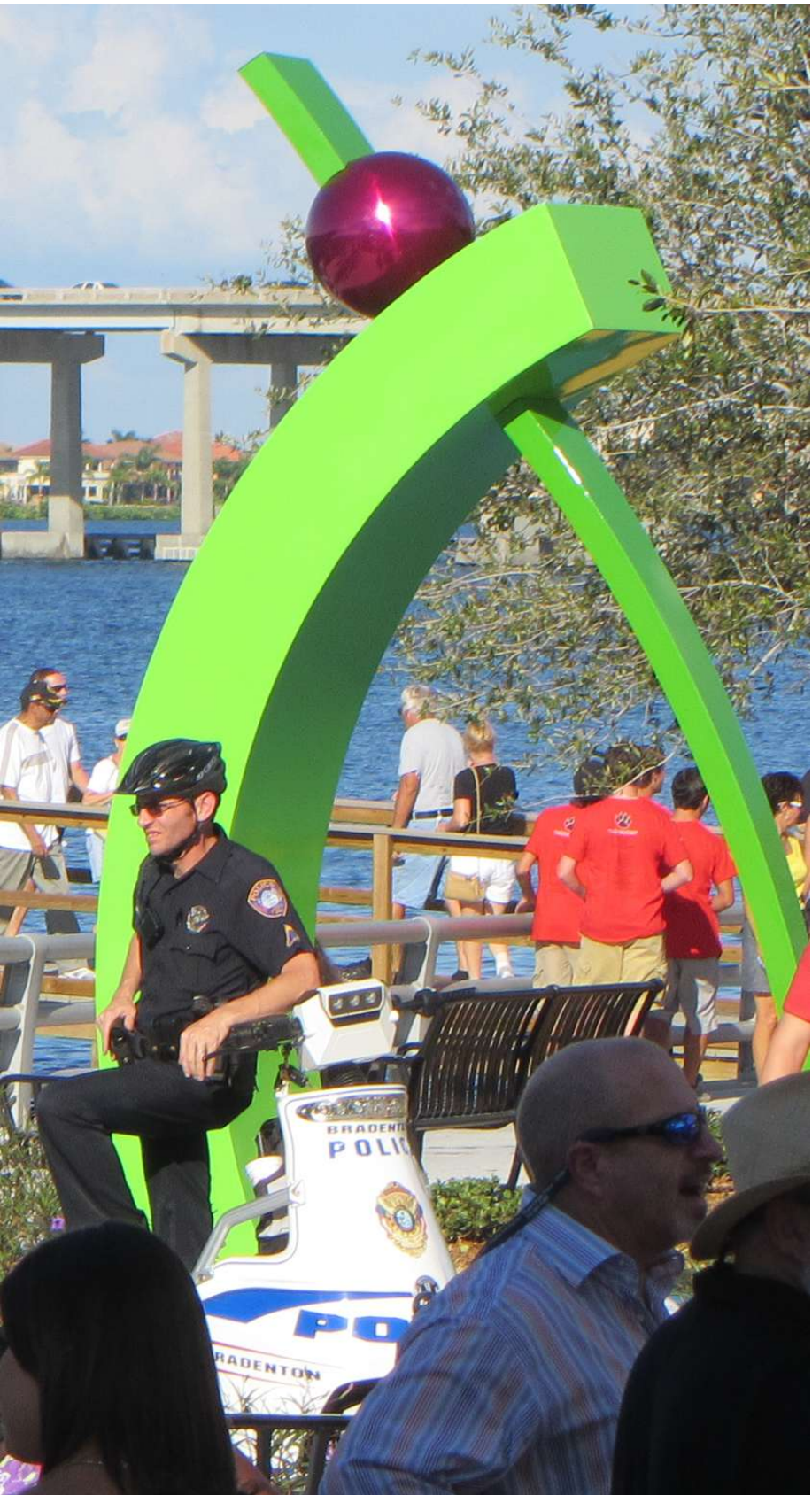
Pineapples - City of Port St. Lucie, FL (2019)



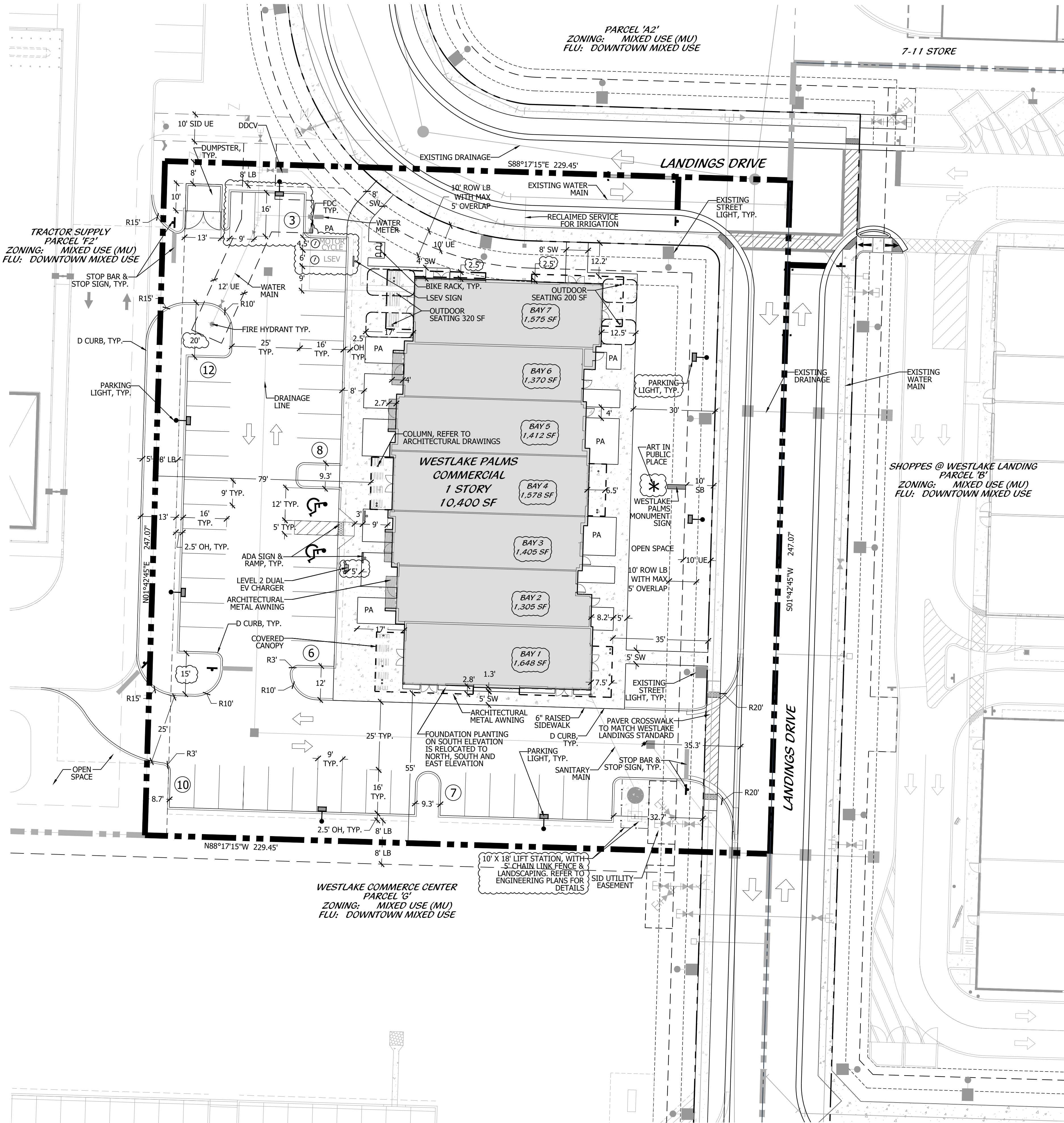
Satellites Are Out Tonight - Riverwalk, Bradenton, FL (2012)



No Flying Strange Bananas - Riverwalk, Bradenton, FL (2012)



Pinned Down By A Grape - Riverwalk, Bradenton, FL (2012)



SITE DATA

NAME OF APPLICATION	WESTLAKE PARCEL H-SUB PARCEL F1 - WESTLAKE PALMS
APPLICATION NUMBER	SPR-2024-03
PROJECT NUMBER	CH 24-0427
DEVELOPMENT ORDERS	MPA 2023-04 (APPROVED 4.2.2024)
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	77-40-43-01-17-000-0021
PROPERTY ADDRESS	4931 SEMINOLE PRATT WHITNEY ROAD
EXISTING USE	VACANT PARCEL
APPROVED USE	COMMERCIAL (*NOTE 2)
PROPOSED USE	COMMERCIAL
BUILDING HEIGHT	1 STORY 33'
SITE DATA	
TOTAL SITE AREA	SF AC. %
TOTAL BUILDING LOT COVERAGE	56,691 1.301 100
TOTAL RENTABLE BUILDING AREA	11,866 0.27 21% *NOTE 3
TOTAL RENTABLE BUILDING AREA	10,400

BUILDING DATA	SF
BAY 1 - SHOPPING CENTER MIXED USE	1,648
BAY 2 - SHOPPING CENTER MIXED USE	1,305
BAY 3 - SHOPPING CENTER MIXED USE	1,405
BAY 4 - SHOPPING CENTER MIXED USE	1,578
BAY 5 - SHOPPING CENTER MIXED USE	1,412
BAY 6 - SHOPPING CENTER MIXED USE	1,370
BAY 7 - SHOPPING CENTER MIXED USE	1,575
MECHANICAL EQUIPMENT ROOMS	107
TOTAL	10,400

PARKING DATA	REQ	PROV
SHOPPING CENTER - MIXED USE (1/225)	46	2
OUTDOOR SEATING (520 SF @ 1 PER 225 SF) *NOTE 6	2	
TOTAL	48	48
STANDARD PARKING SPACES		44
ADA PARKING SPACES	2	2
LOW SPEED ELECTRIC VEHICLES SPACES	1	1
MOTOR CYCLE	1	1
LOADING (12' x 35')	2	0
		(WAIVER REQUESTED)

AREA CALCULATIONS	SF	AC.	%
BUILDING FOOTPRINT	10,400	0.24	18.35%
VEHICULAR USE AREA	23,455	0.54	41.37%
SIDEWALKS & PLAZAS	5,766	0.13	10.17%
GREEN SPACE / PERVIOUS	17,070	0.39	30.12%
TOTAL	56,691	1.30	100.0%

SITE AMENITIES	REQ	PROV
BIKE RACK (5 SPACES)	5	5
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	2	2

1. NOTE: SITE PLAN BASED ON SURVEY. SIGNED AND SEALED BY GEOPONT INC.
2. NOTE: USES APPROVED PER FOD MPA 2023-04.
3. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS.
4. NOTE: TENANT BAY SIZE AND CONFIGURATION ARE CONCEPTUAL AND MAY BE COMBINED AND/OR RECONFIGURED.
5. NOTE: SIDEWALKS CONTIGUOUS TO PARCEL F1 ALONG NORTHSOUTH & EASTWEST DRIVE SHALL BE CONSTRUCTED WITH THE DEVELOPMENT PLAN.
6. NOTE: RESTAURANTS LESS THAN 3,000 SF ARE PARKED AT THE SHOPPING CENTER MIXED USE RATE.
7. NOTE: PURSUANT TO CODE, CHAPTER 8. PARKING REGULATIONS, ARTICLE 8.7, SECTION 8, THE APPLICANT IS REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR A 12' X 35' LOADING ZONE.
8. NOTE: PURSUANT TO CODE, SECTION 4.26, A1, 2, THE APPLICANT IS REQUESTING A WAIVER TO THE REQUIRED 10 CONSECUTIVE PARKING SPACES WITHIN ONE OF THE INTERIOR PARKING LANDSCAPE ISLANDS.

PDR CHART

TABLE 3-12: MU District Non-Residential Standards						
Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage
Commercial Uses		20	10	10	20	45%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

SETBACK CHART

	FRONT	EAST	REQUIRED	PROVIDED
SIDE	NORTH	10'	20'	35'
SIDE	SOUTH	10'	55'	12'
REAR	WEST	10'	79'	

LEGEND

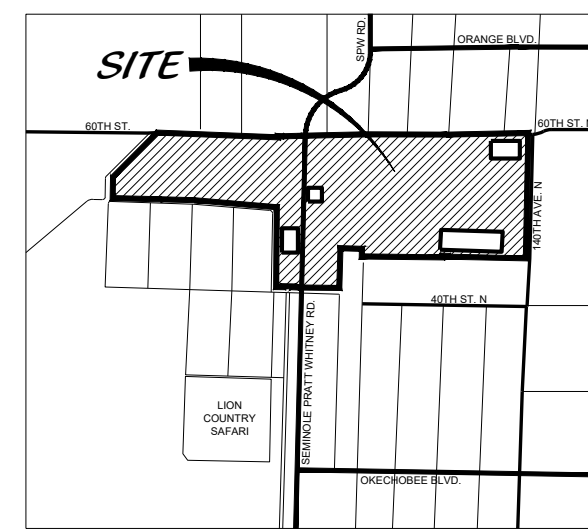
ADA	AMERICANS WITH DISABILITIES	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
DE	DRAINAGE EASEMENT	DO NOT ENTER
R	RADIUS	GREASE TRAP
OH	OVER HANG	TRANSFORMER
SB	SETBACK	
SW	SIDEWALK	
EV	ELECTRIC VEHICLE	
TYP	TYPICAL	
LSEV	LOW SPEED ELECTRIC VEHICLE	
ELEC TRANS	ELECTRONIC TRANSFORMER	

LEGAL DESCRIPTION

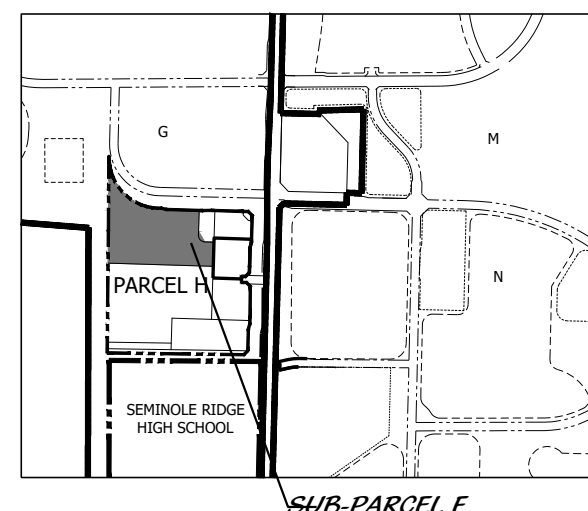
DESCRIPTION:
BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE 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., ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 43.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°42'45"W., ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E., DEPARTING SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 247.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 229.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,691 SQUARE FEET OR 1.301 ACRES, MORE OR LESS.

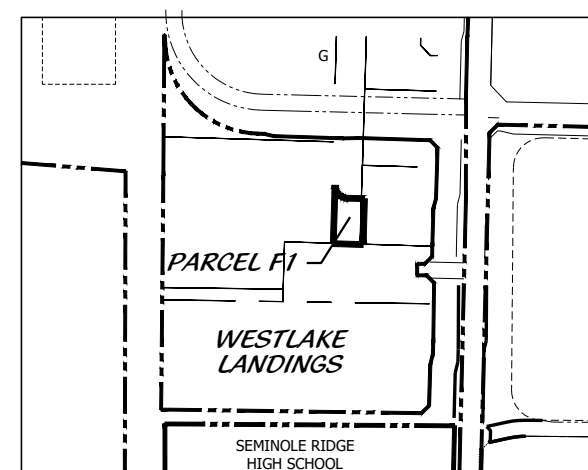
LOCATION MAP



KEY MAP



KEY MAP - PARCEL F1



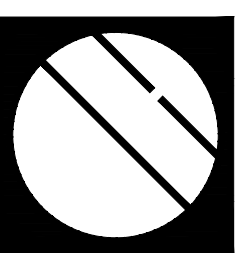
WAIVER TABLE

WAIVERS	CODE REQ'T	DEVIATION
Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8. Table 8-4	2 LOADING SPACES FOR NON-RESIDENTIAL BLDGS. 10,001 TO 50,000 SF	NO LOADING SPACES PROVIDED
Chapter 4., Section 4.26, A1, 2.	INTERIOR LANDSCAPE ISLANDS REQUIRED EVERY 10 CONSECUTIVE PARKING SPACES	1 TERMINAL LANDSCAPE ISLAND NOT PROVIDED ADJACENT TO LIFT STATION

PROJECT TEAM

PROPERTY OWNER: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	CIVIL ENGINEER: SIMMONS & WHITE 2581 METRO CENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848
SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	SURVEYOR: GEOPONT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
ARCHITECT: CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVENUE, SUITE 101 DELRAY BEACH, FL 33483 PHONE: 561-276-4951	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698

Site Plan



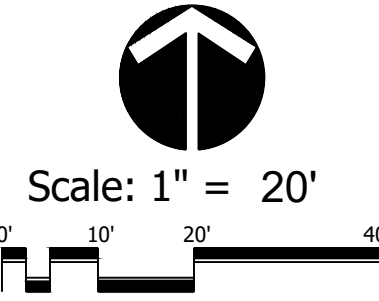
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS
WESTLAKE PALMS
WESTLAKE, FL

Digitally signed by
Donaldson E
Hearing: A01098
000015D8A13286A
286;



DESIGNED _____ DEH
DRAWN _____ RNK
APPROVED _____ DEH
JOB NUMBER 24-0427
DATE 05-30-24
REVISIONS (06-20-24)

June 19, 2024 11:19:41 a.m.
Drawing: 24-0427_SP.DWG

SHEET 1 OF 2

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NTS

8"

2 1/2"

1"

6'

HEAVY DUTY HINGE
(SEE SHOP DWGS)

FINISHED GRADE

13'

10'

5" RAISED CONCRETE SLAB
W/ 6X6 10/10 WVN

2" PITCH

HEDGE MATERIAL

2"x6" P.T. GUARDRAIL (INSIDE WALL)

ANGLE IRON W/1" DIA. HOLE FOR STOP PIN TO LIMIT GATE OPENING

STEEL PLATE W/ 1" DIA. HOLES FOR STOP PINS TO LIMIT GATE CLOSING (DRILL PAVING 2" DEEP ALSO)

OPAQUE GATE

NTS

The diagram illustrates the required dimensions and markings for a standard parking space and an adjacent handicapped parking space.

Standard Parking Space:

- Width: 17'-0"
- Length: 9'-0"
- Side Striping: 4" painted (blue) stripes on both sides.
- End Striping: 4" painted (blue) stripes at both ends.

Handicapped Parking Space:

- Width: 17'-0"
- Length: 12'-0"
- Side Striping: 4" painted (blue) stripes on both sides.
- End Striping: 4" painted (blue) stripes at both ends.
- Diagonal Striping: 4" diagonal blue stripes on the right side, as per the Florida Department of Transportation (FDOT) Index.
- Handicap Markings: A wheelchair symbol is centered in the space, with the text "HANDICAP MARKINGS AS PER CODE" below it.

Additional Features:

- Handicap Parking Sign:** A sign is mounted on the back of the handicapped space, as required by the Americans with Disabilities Act (ADA).
- Edge of Pavement:** The boundary between the sidewalk and the parking area.
- D Curb:** A curb is located between the sidewalk and the parking area.
- 2' Vehicle Overhang:** The distance from the edge of the pavement to the front of the vehicle.
- 7'-0" Sidewalk:** The width of the sidewalk adjacent to the parking spaces.

NTS


Diagram illustrating the enclosure for the transformer, showing the hedge material (Cocoplum, Wax Myrtle, or Sandankwa Viburnum) and the transformer.

TRANSFORMER

OPEN FOR ACCESS

HEDGE MATERIAL (COCOPLUM, WAX MYRTLE OR SANDANKWA VIBURNUM)

NTS



TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
 COLOR: LEXINGTON GREEN OR BLACK
 FINISH: POWDER COAT

NTS

TYPE: WABASH VALLEY ASH URN
 COLOR: GREEN / RIB PATTERN
 FINISH: POWDER COAT

NTS

The diagram illustrates a cross-slope drainage system. It shows a 12'-0" wide drainage channel with a 5'-0" wide grate. The grate is labeled "MAXIMUM 2% GRADE UP". The channel is labeled "12'-0\"", and the curb is labeled "12'-0\"". The slope of the channel is labeled "1:12 MAX. DOWN". A "6'-8\" CLEARANCE" is indicated for the curb. The diagram also shows a "MAXIMUM 2% GRADE UP" for the curb and a "12'-0\"" dimension for the curb width.

NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND
SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE
OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

NTS

Diagram illustrating the cross-section of a circular manhole section. The layers are labeled as follows:

- 2" RAD. (Top layer)
- 6" (Top layer)
- 6" (Middle layer)
- 8" (Bottom layer)
- 18" (Bottom layer)

The diagram also shows a 'PAVEMENT' layer and a 'BASE' layer.

NTS

18"

6"

12"

PARKING BY
DISABLED
PERMIT
ONLY

\$250 FINE
F.S. 318.14

COLORS:
 TOP SYMBOL & BORDER = WHITE
 BOTTOM TEXT & BORDER = BLACK
 TOP BACKGROUND = BLUE
 BOTTOM BACKGROUND = WHITE

COLORS:
 TEXT & BORDER = BLACK
 BACKGROUND = WHITE

NTS

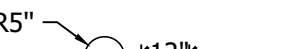


Diagram of a wheelchair symbol with dimensions: R5", 12", 1", 2 1/2", 36", R1'-8".

NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL HANDICAP STALLS.



SIGN LOCATION MAP

-  WESTLAKE PALMS GROUND SIGN- 6 TENANTS
-  PRINCIPAL TENANT WALL SIGN 30" HEIGHT
*ONE LOCATION TO BE SELECTED ON NORTH AND SOUTH ELEVATION
-  SECONDARY TENANT WALL SIGN 24" HEIGHT
-  BUILDING ID WALL SIGN
-  PROPOSED ART IN PUBLIC PLACES LOCATION

