

ORDINANCE NO. 2017-2

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 8, TABLE 8(G)(2)(C) ENTRANCE DESIGN STANDARDS, WHICH PROVIDES CRITERIA FOR ENTRY SIGNS, SAID AMENDMENT SHALL INCLUDE DESIGN CRITERIA FOR NON-RESIDENTIAL ENTRY SIGNS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding entrance signs for the non-residential developments within the City of Westlake, wherein the non-residential entry signs may include business entities names on the entry signs; and

WHEREAS, the entrance sign standards shall limit the maximum size of the business entities' names to sixty (60) square feet and twenty-one (21) feet in height, and such names shall be of uniform color and font; and

WHEREAS, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of notes two and three, within Article 8, Table 8(G)(2)(C) of the City's interim land development code, which addition, will allow for the business entities' name to be included on the totem portion of the non-residential pod entry sign; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 8, Table 8(G)(2)(C), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1. Incorporation: The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 8, Table 8(G)(2)(C), Entrance Sign Standards as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, said amendments are applicable to non-residential entrance signs within the jurisdictional boundaries of the City of Westlake.

Section 3. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of June, 2017, on first reading.

PASSED AND ADOPTED this 14 day of August, 2017, on second reading.



City of Westlake
Roger Manning, Mayor



Sandra DeMarco, City Clerk



City Attorney
Pam E. Booker, Esq.

Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft. ²
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft. ²
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 400 <u>300</u> feet of the entrance to a development a pod boundary.
Sign Copy and Graphics	Shall be limited to the name and address of the development. ^{2,3}
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006-036]
2.	<u>Tenant, plaza, community, and/or City landmark identification shall be permitted on the totem portion of non-residential entrance signs up to a maximum of 60 square feet and 21 feet in height.</u>
3.	<u>All tenant, plaza, community, and/or City landmark identification shall maintain consistent colors and font styles. Logos are not permitted on the entrance monument signs.</u>

The following is a graphical example of a non-residential pod entry with sign copy on the totem.

