

**PROJECT TEAM**

**PROPERTY OWNER**  
MINTO PBL LLC  
440 SAMPLE ROAD, SUITE 200  
COCONUT CREEK, FLORIDA 33073  
PHONE: 954-973-4490

**SITE PLANNER**  
COTLEUR & HEARING  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FLORIDA 33458  
PHONE: 561-747-6336  
FAX: 561-747-1377

**SURVEYOR**  
GEOPOINT SURVEYING INC.  
1403 E. 6TH AVENUE  
TAMPA, FLORIDA 33605  
PHONE: 813-248-8888  
FAX: 813-248-2286

**TRAFFIC ENGINEER**  
PINDER TROUTMAN CONSULTING, INC.  
2005 VISTA PARKWAY, SUITE 111  
WEST PALM BEACH, FLORIDA  
PHONE: 561-296-9698  
FAX: 561-684-6336

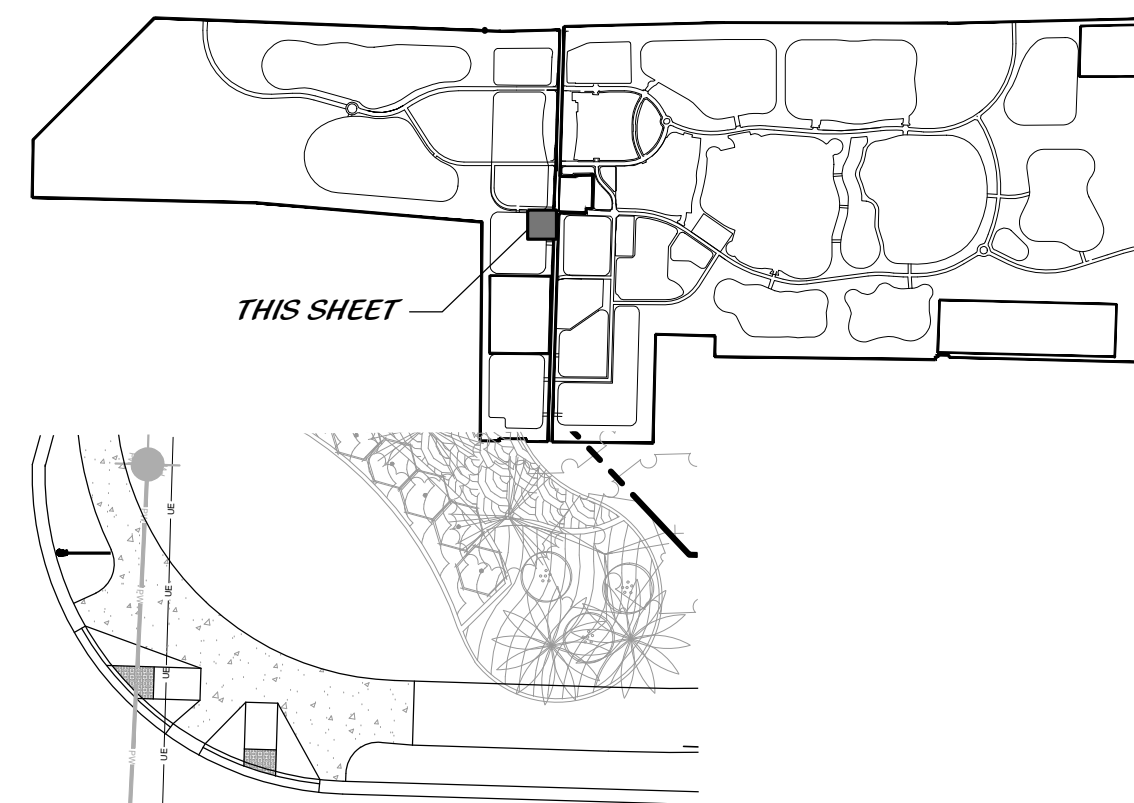
**ENVIRONMENTAL CONSULTANT**  
EW CONSULTANTS, INC.  
1000 SE MONTEREY COMMONS BLVD, SUITE 208  
STUART, FLORIDA 34996  
PHONE: 772-287-8771  
MOBILE: 772-485-1700

**CIVIL ENGINEER**  
SIMMONS & WHITE  
5601 CORPORATE WAY, SUITE 200  
WEST PALM BEACH, FLORIDA 33407  
PHONE: 561-478-7848  
FAX: 561-478-3738

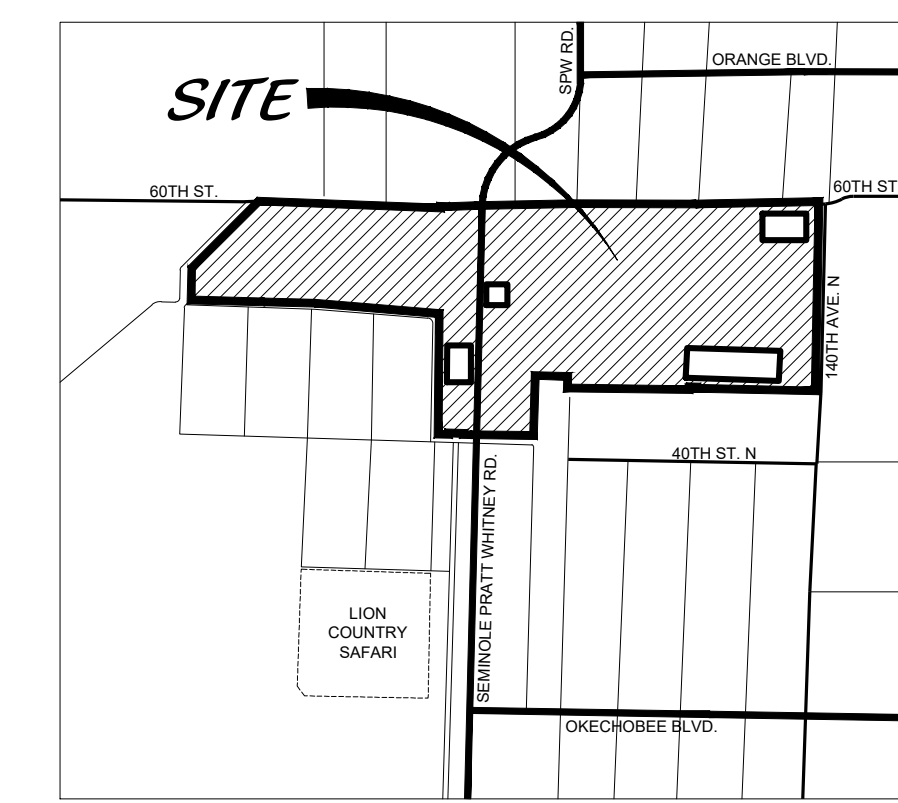
**LEGEND**

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRIANGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT

**KEY MAP**



**LOCATION MAP**



**SITE DATA**

NAME OF APPLICATION	WESTLAKE - 7-ELEVEN 2.0
APPLICATION NUMBER	SP-2020-07
PROJECT NUMBER	CH 19-0703
LAST BCC APPROVAL DATE	10/29/2014
LAST CITY OF WL APPROVAL DATE	04/09/2020 (MPA 2020-01)
RESOLUTION NUMBERS	TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE/	
1 43 40	
PROPERTY CONTROL NUMBER(S)	77-40-43-12-00-000-1010
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY
APPROVED USE	GASOLINE FILLING STATION AND CONVENIENCE STORE
PROPOSED USE	GASOLINE FILLING STATION AND CONVENIENCE STORE

**SUBDIVISION PLAN ACREAGE BREAKDOWN**

	SF	AC
POD ACREAGE	2,213,997	50.826
AFFECTED AREA (LOT 1)	107,902	2.477

**BUILDING DATA**

	SF	AC
GAS PUMP CANOPY	3,640	SF
CARWASH	992	SF
CONVENIENCE STORE	4,500	SF

**TOTAL BUILDING DATA**

9,132 SF

**PARKING DATA**

	REQ	PROV
HANDICAP (INCLUDED IN TOTAL)	1	1
SPACES FOR CONVENIENCE STORE	18	26
TEMP. PARKING (NOT INCLUDED IN TOTAL)	1	1
BIKE PARKING (1 PER 20 REQ. PARKING SPACES)	1	1

**FLOOR AREA RATIO**

0.08

**AREA CALCULATIONS**

	SF	AC	%
BUILDING LOT COVERAGE	9,132	0.21	8%
VEHICULAR USE AREA	47,390	1.09	44%
SIDEWALKS & PLAZAS	6,967	0.16	6%
GREEN SPACE	44,413	1.02	41%
<b>TOTAL</b>	<b>107,902</b>	<b>2.48</b>	<b>100%</b>

**SETBACKS**

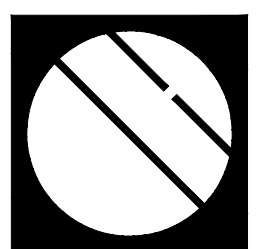
FRONT (EAST)	305'
REAR (WEST)	30'
SIDE (NORTH)	105'
SIDE(SOUTH)	87'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPOINT SURVEYING, INC. SIGNED AND SEALED BY GARY RAGAR ON 08-16-19

**PROPERTY SITE PLAN**

DRO AMENDMENTS

ZONING STAMP

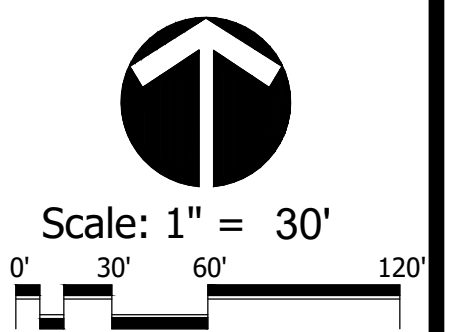


**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
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561.747.6336 · Fax 561.747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**MINTO WESTLAKE**  
**7-ELEVEN 2.0**  
**SITE PLAN**  
 City of Westlake, Florida

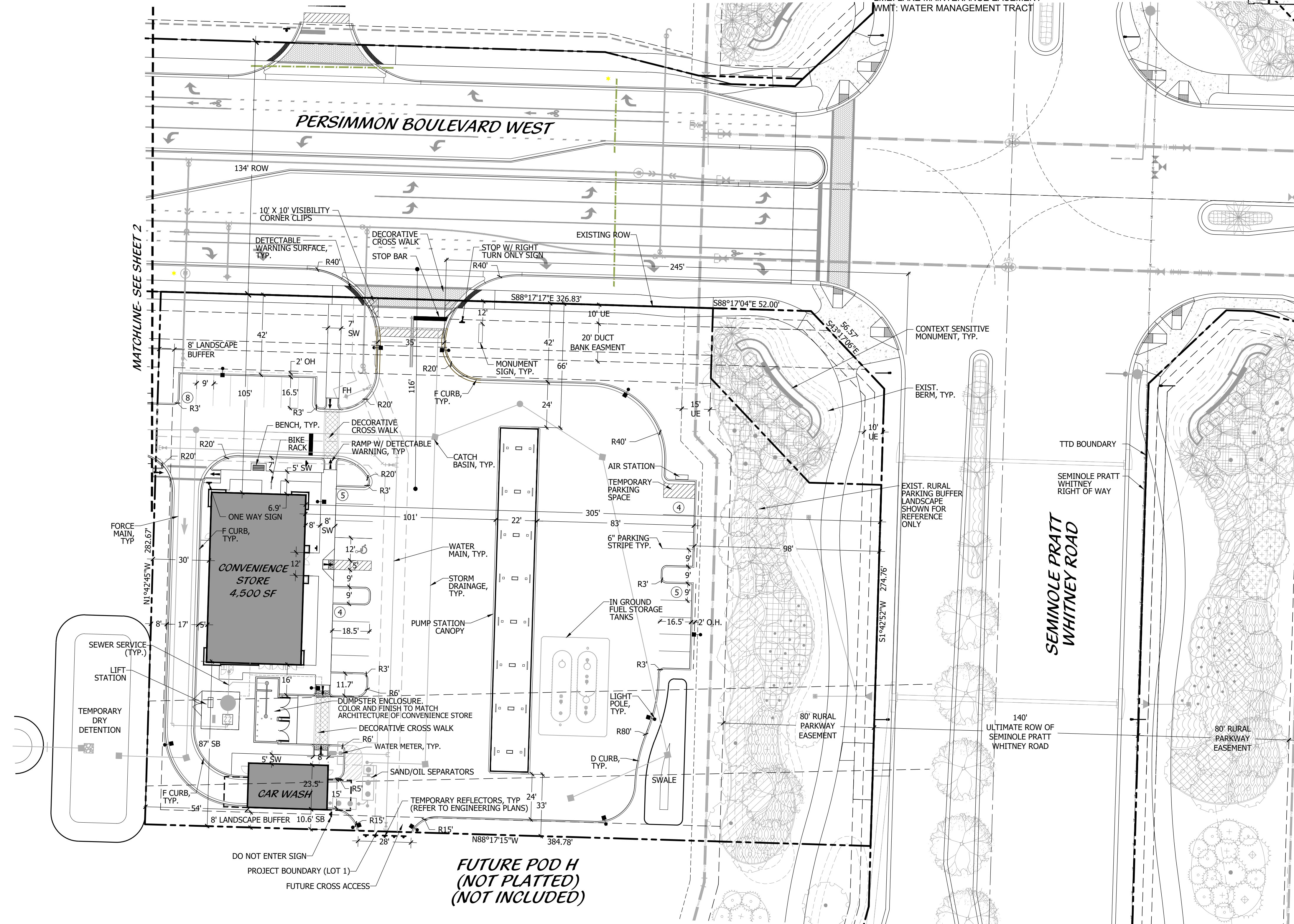
DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	19-0703
DATE	08-23-19
REVISIONS	09-11-19
	09-30-19
	03-20-20
	06-15-20
	07-09-20



July 10, 2020 12:52:52 p.m.  
Drawing: 19-0703-SP-DWG

SHEET **SP1** OF **2**

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



**FUTURE POD H (NOT PLATTED) (NOT INCLUDED)**



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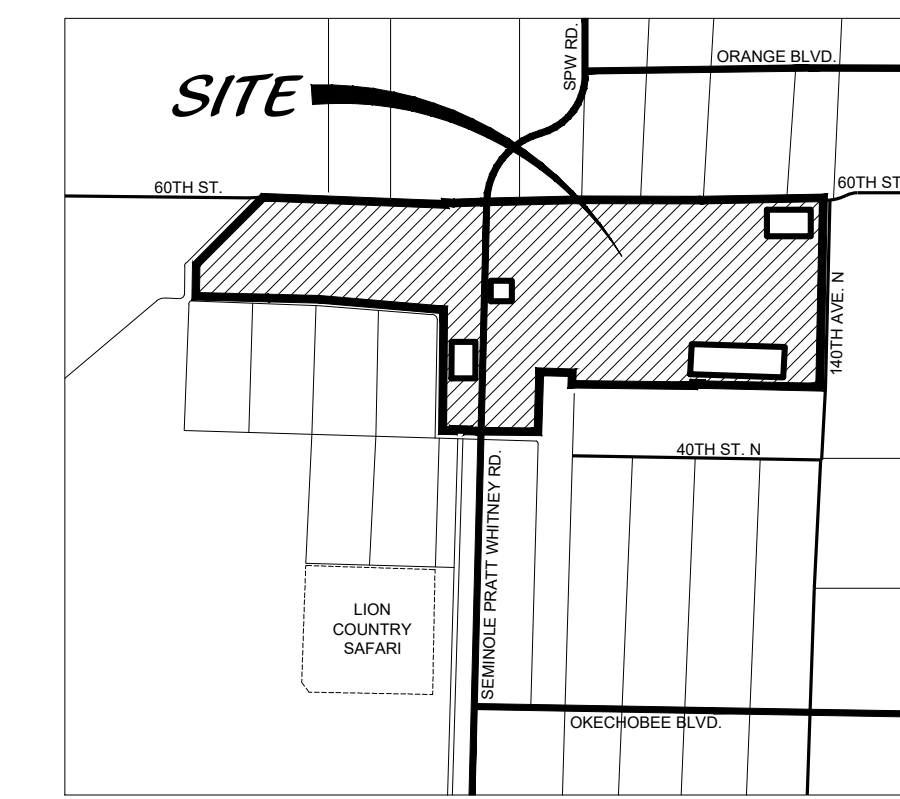
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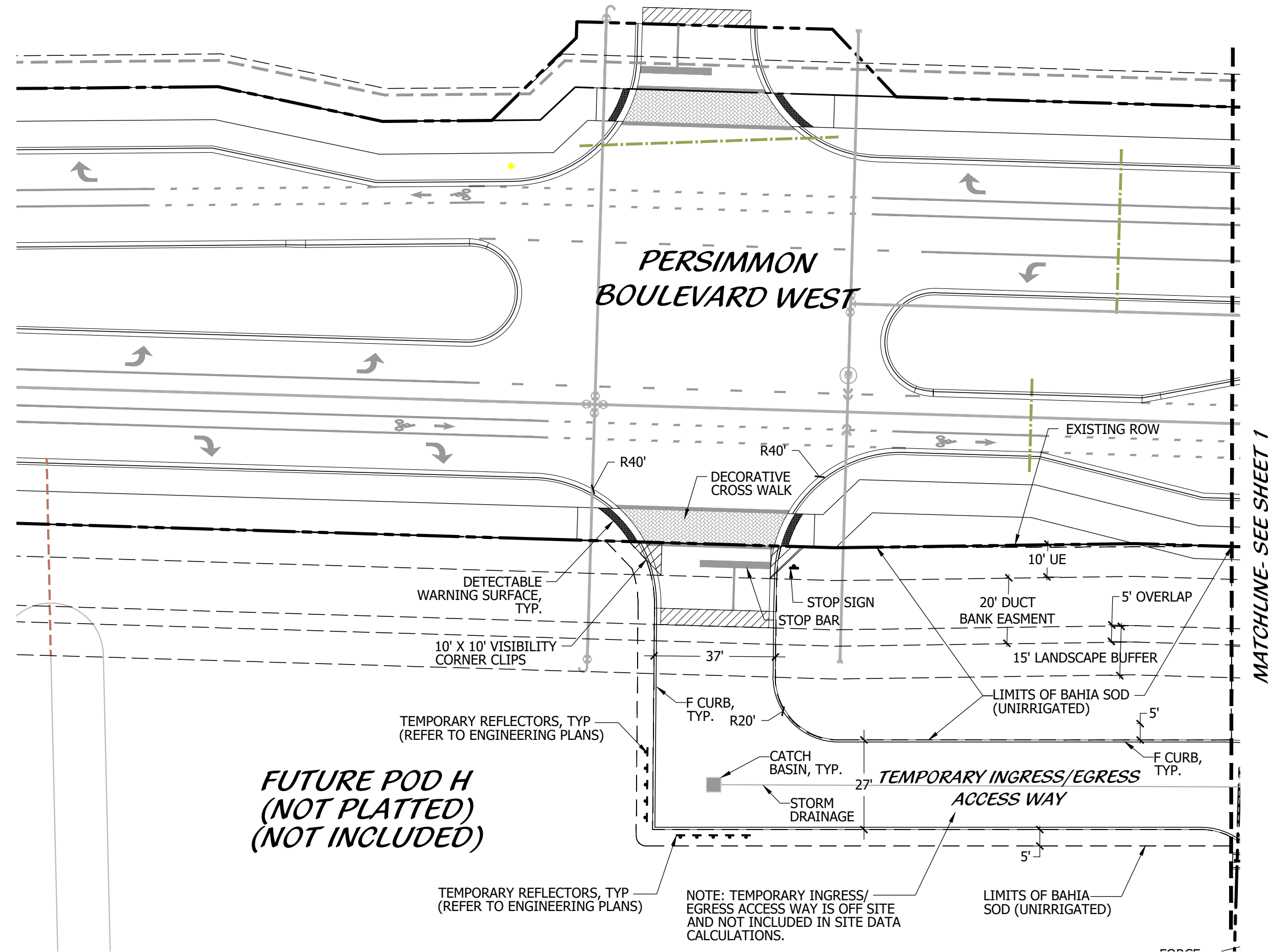
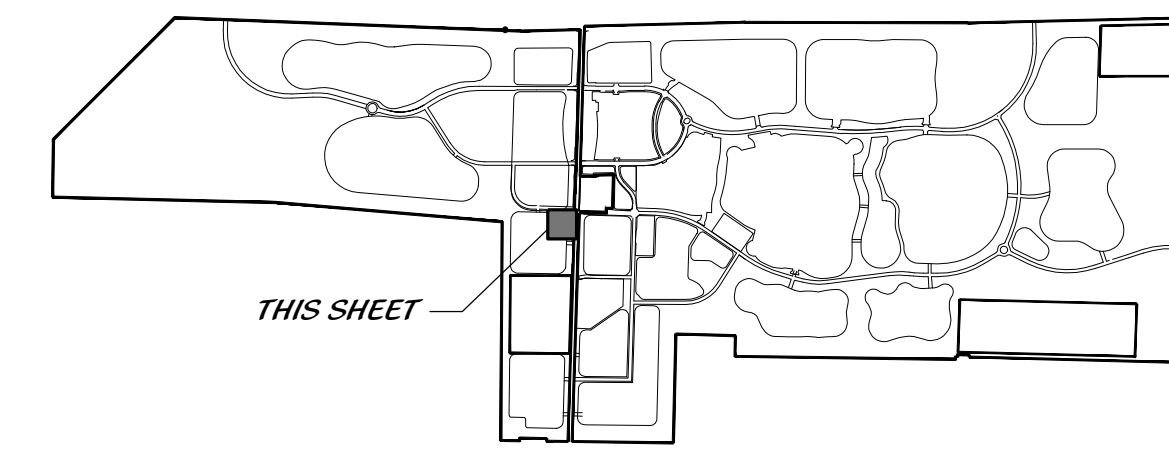
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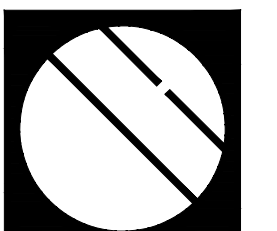
**KEY MAP**



**TEMPORARY INGRESS/EGRESS ACCESS SITE PLAN**

DRO AMENDMENTS

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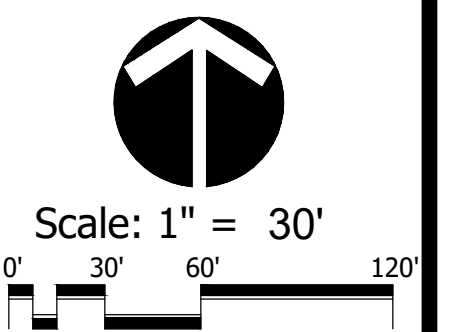


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June 15, 2020 10:00:07 a.m.  
 Drawing: 19-0703 SP.DWG