

SITE DATA

NAME OF APPLICATION: WESTLAKE POD H MUPD MASTER PLAN
 APPLICATION NUMBER: MPA 2020-02
 PROJECT NUMBER: CH 13-0518-00
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF "MASTER PLAN" APPROVAL DATE: 11.12.2020

RESOLUTION NUMBERS: TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05, MPA 2021-01
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: MIXED USE

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES PPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE ^{1,3}	22.872	2,213,968	100%
MINIMUM PERVIOUS AREA	12,787	995,294	45%
		553,497	25%

PARCEL DATA

PHASE	ACRES	SQ. FEET	PERCENT
PHASE - 1	2.477	107,902	4.87%
PHASE - 2	1.177	51,267	2.32%
PARCEL A 1 CONVENIENCE STORE W GAS	3.502	152,269	6.89%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU	3.891	180,365	7.24%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	6.751	290,535	11.30%
PARCEL D SELF SERVICE STORAGE	14.485	628,773	28.40%
PARCEL E COMMERCIAL RECREATION	17.411	758,403	34.26%
PARCEL F OFFICE/LIGHT INDUSTRIAL	1.000	43,567	1.97%
PARCEL G DRY RETENTION AREA	1.391	60,569	2.74%
TOTAL PARCEL DATA	60.826	2,274,986	100.00%

BUILDING DATA

PARCEL	NO. OF FLOORS	PROPOSED BUILDING HEIGHT	MAX BUILDING HEIGHT FOR MU
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	1	16 FEET	16 FEET
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1	16 FEET	16 FEET
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU	1	16 FEET	16 FEET
PARCEL C SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	1	16 FEET	16 FEET
PARCEL D RESTAURANT, FAST FOOD W DRIVE THRU (COFFEE SHOP)	1	16 FEET	16 FEET
PARCEL E COFFEE SHOP W DRIVE THRU	1	16 FEET	16 FEET
PARCEL F RESTAURANT, FAST FOOD W DRIVE THRU	1	16 FEET	16 FEET
PARCEL G SELF SERVICE STORAGE	1	16 FEET	16 FEET
PARCEL H COMMERCIAL RECREATION	1	16 FEET	16 FEET
PARCEL I OFFICE	1	16 FEET	16 FEET
PARCEL J LIGHT INDUSTRIAL	1	16 FEET	16 FEET
TOTAL	11	16 FEET	16 FEET

TOTAL PARCEL DATA

NO. OF FLOORS	PROPOSED BUILDING HEIGHT	MAX BUILDING HEIGHT FOR MU	MINIMUM PARCEL SIZE	MAXIMUM LOT COVERAGE ^{1,3}	MINIMUM PERVIOUS AREA	PERVIOUS AREA PROVIDED	MINIMUM BUILDING SEPARATION
11	16 FEET	16 FEET	43,560 SQUARE FEET	45 PERCENT	25 PERCENT	20 FEET	20 FEET

PARKING DATA

PARCEL	TYPE	SPACES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1240 SF + 1 PER PUMP ISLAND)	12
PARCEL A 2 RESTAURANT, FF W DR THRU	(1150 SF INCL. OUTDOOR PLUS 1/250 SF)	12
PARCEL B SHOPPING CTR. MIXED USE (RESTAURANT, FF W DRIVE THRU)	(6, CTR. INCL. 1/225 SF), RESTAURANT & RESTAURANT FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)	12
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FF W DR THRU	(1150 SF INCL. OUTDOOR PLUS 1/250 SF)	12
PARCEL D SELF SERVICE STORAGE	(3 + 1/150 UNITS)	12
PARCEL E COMMERCIAL RECREATION	(# SPACES PER ACRES) ⁴	12
PARCEL F OFFICE/LIGHT INDUSTRIAL	(OFFICE: 1/300 SF LIGHT INDUSTRIAL: 1/1200 SF + 1/300 OF OFFICE)	12

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPRO INC.
- NOTE: THE ATTACHED "W" SYMBOL APPLICATION FOR WATER SUPPLY APPROVAL, INDEPENDENT COVER.
- NOTE: THE MAXIMUM LOT COVERAGE IS BASED BY USER TABLE 13-0518-00 RESIDENTIAL STANDARDS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: NEIGHBORHOOD ACCESSIVE PATHS ARE TO BE SUBMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: RECREATION/RECREATION PARKING IS NOT TO BE PERMITTED.
- NOTE: SITE LANDING OR PARKING ADJACENT TO THE DRIVEWAY SHALL BE PERMITTED AND DESIGNATED AS A "SIDEWALK". NO PARKING FOR THE RESIDUAL STANDARDS.
- NOTE: RESTAURANT USES LESS THAN 3000 SF ARE INCLUDED IN THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE.
- NOTE: INTERSTY/RETAILMENT FOR COMMERCIAL RECREATION MEASURES IN TABLE 13-0518-00.

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT	CL: CENTER LINE
ROW: RIGHT OF WAY	SW: SIDEWALK
AC: ACRES	PBC: PALM BEACH COUNTY
UE: UTILITY EASEMENT	LME: LAKE MAINTENANCE EASEMENT
DE: DRAINAGE EASEMENT	WMT: WATER MANAGEMENT TRACT
LU: LANDUSE	RPE: RURAL PARKWAY EASEMENT
LB: LANDSCAPE BUFFER	SPW: SEMINOLE PRATT WHITNEY
LAE: LIMITED ACCESS EASEMENT	PBW: PERSIMMON BLVD. WEST
ESMT: EASEMENT	LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

LOT 2, WESTLAKE POD H, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

PDR CHART

TABLE 13-12: 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	Minimum Pervious Percentage of Parcel
Commercial Uses		20	10	10	20	45%	25%
Commercial Recreation		20	10	10	20	35%	25%
Light Industrial		30	10	10	20	50%	25%

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

PROJECT TEAM

- PROPERTY OWNER**
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330
- SURVEYOR**
 GEOPRO SURVEYING, INC.
 4162 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
 FAX: 813-248-2286
- SITE PLANNER**
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377
- TRAFFIC ENGINEER**
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-236-8998
 FAX: 561-684-6336
- CIVIL ENGINEER**
 SIMMONS & WHITE
 2581 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-727-8771
 MOBILE: 772-485-1700
- ENVIRONMENTAL CONSULTANT**
 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 772-485-1700
- SEMINOLE IMPROVEMENT DISTRICT ENGINEER**
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991
- DEVELOPER**
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
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 Jupiter, Florida 33458
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 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

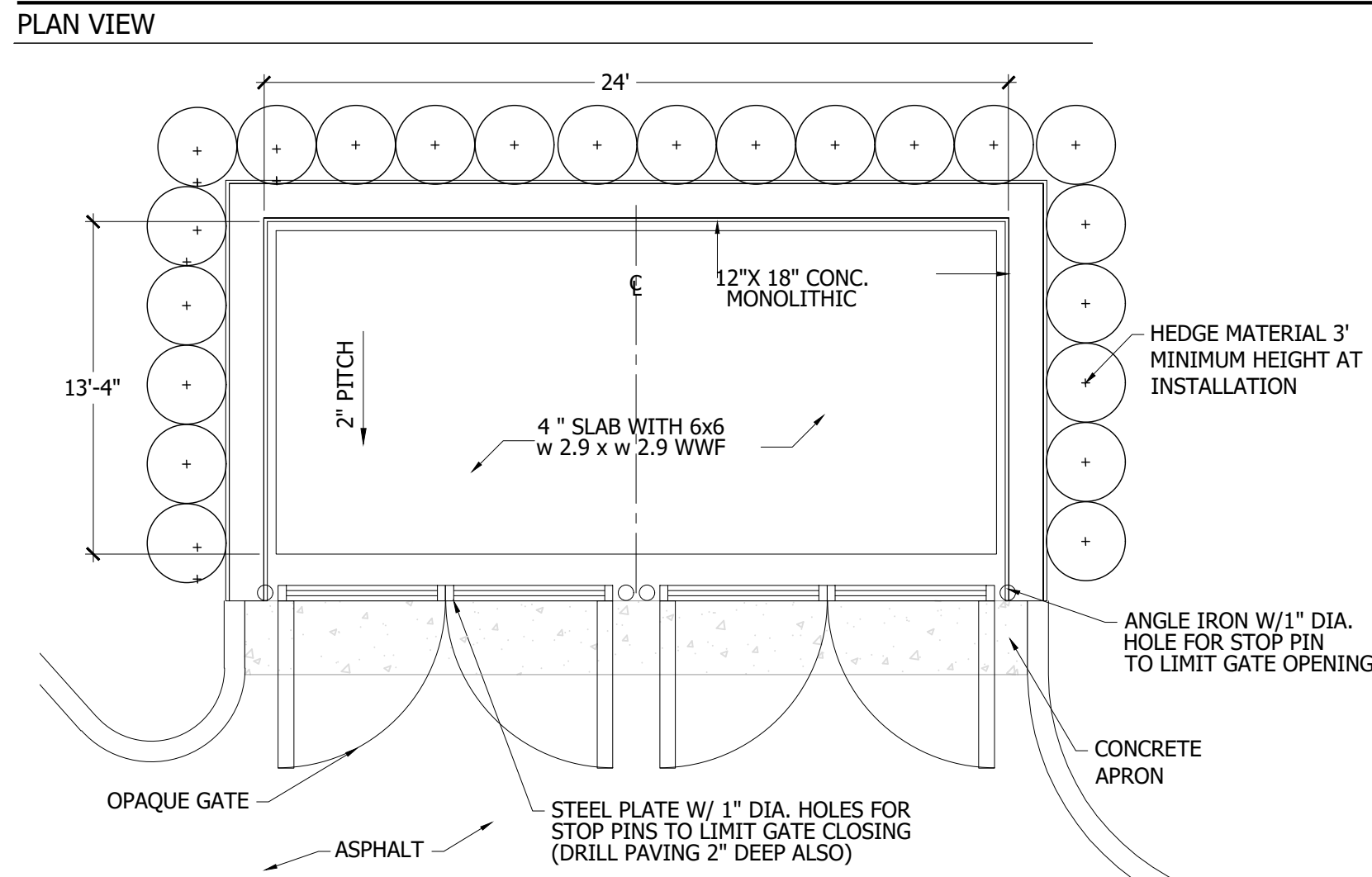
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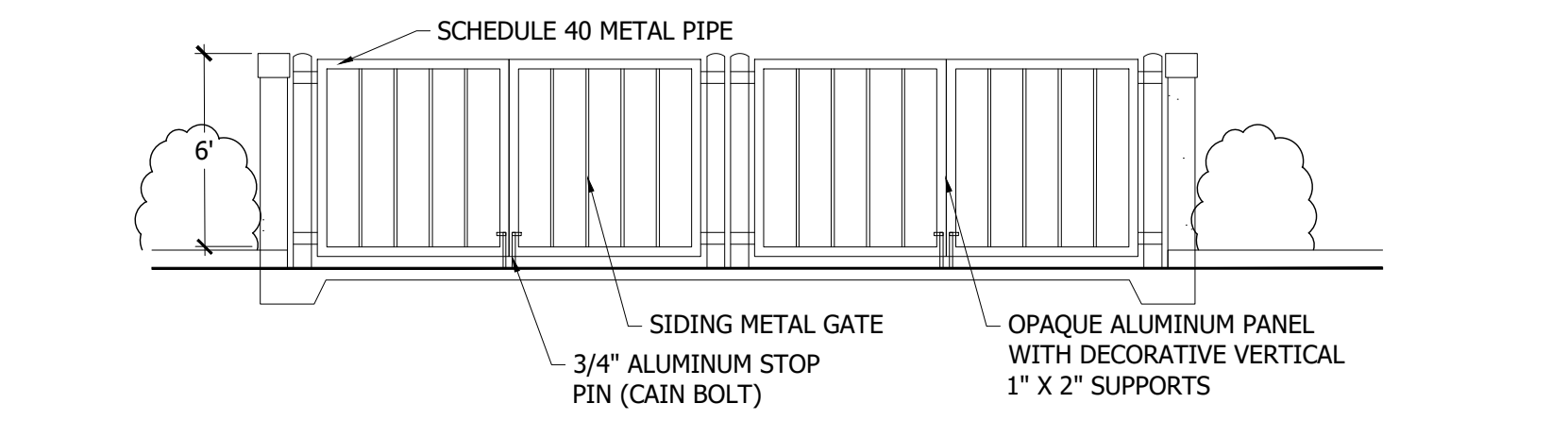
DESIGNED: DEH
 DRAWN: JAE/RNK
 APPROVED: DEH
 JOB NUMBER: 13-0518.00
 DATE: 03-25-21
 REVISIONS: 04-12-21
 05-25-21
 06-12-21
 07-15-21
 09-03-21
 10-04-21

Scale: 1" = 100'

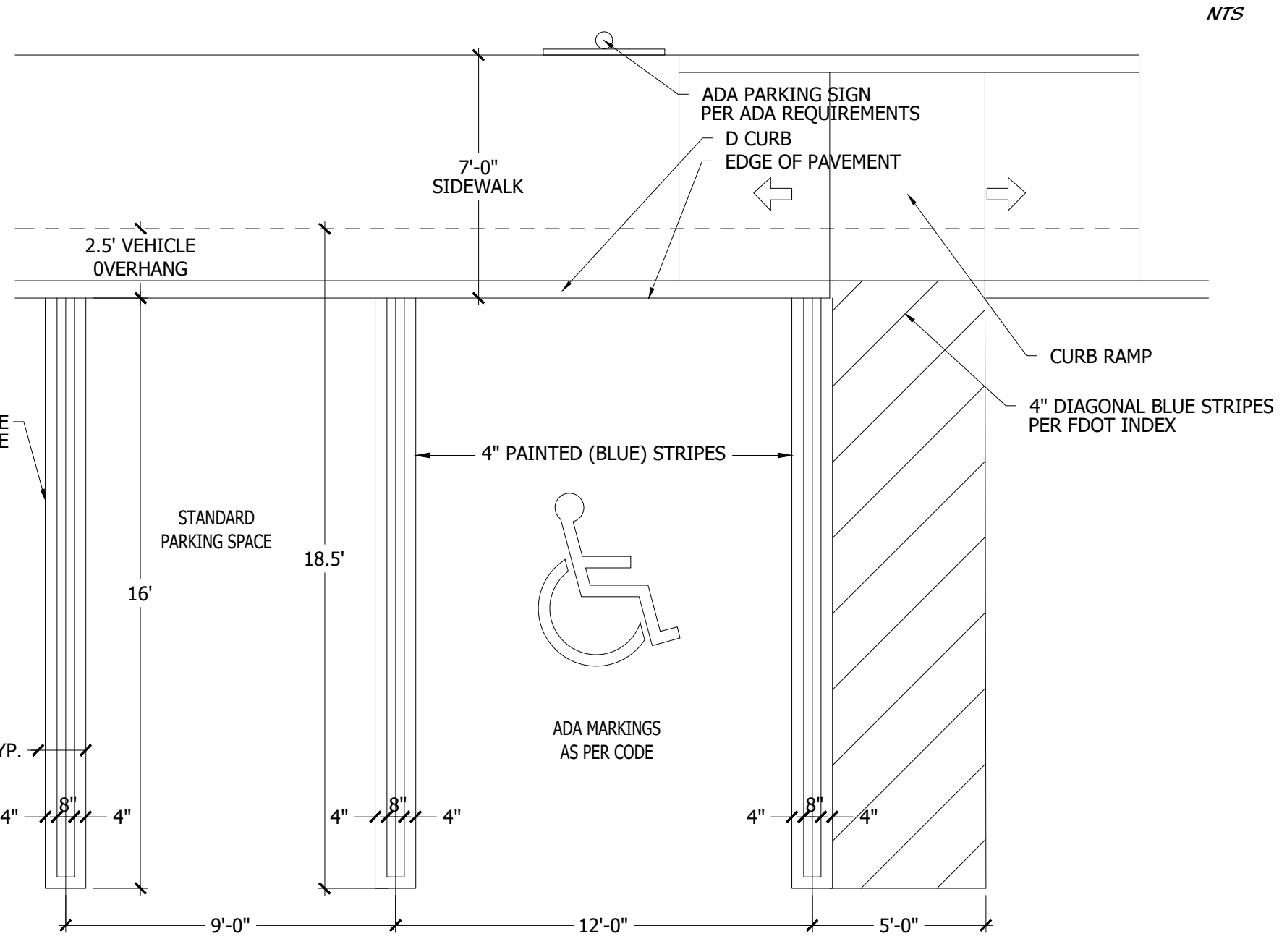
DUMPSTER DETAIL



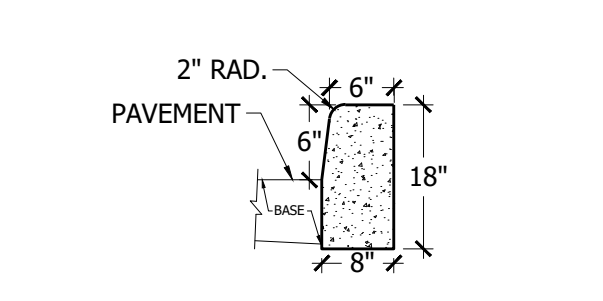
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14(A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



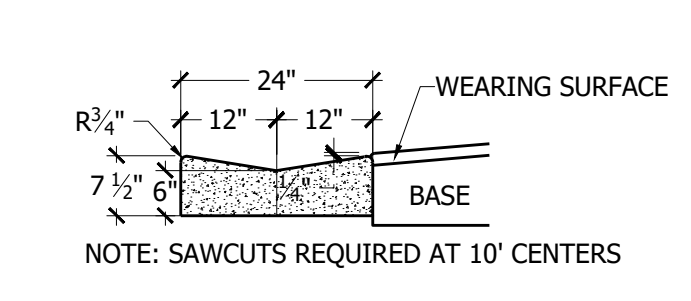
STANDARD AND ADA PARKING DETAIL



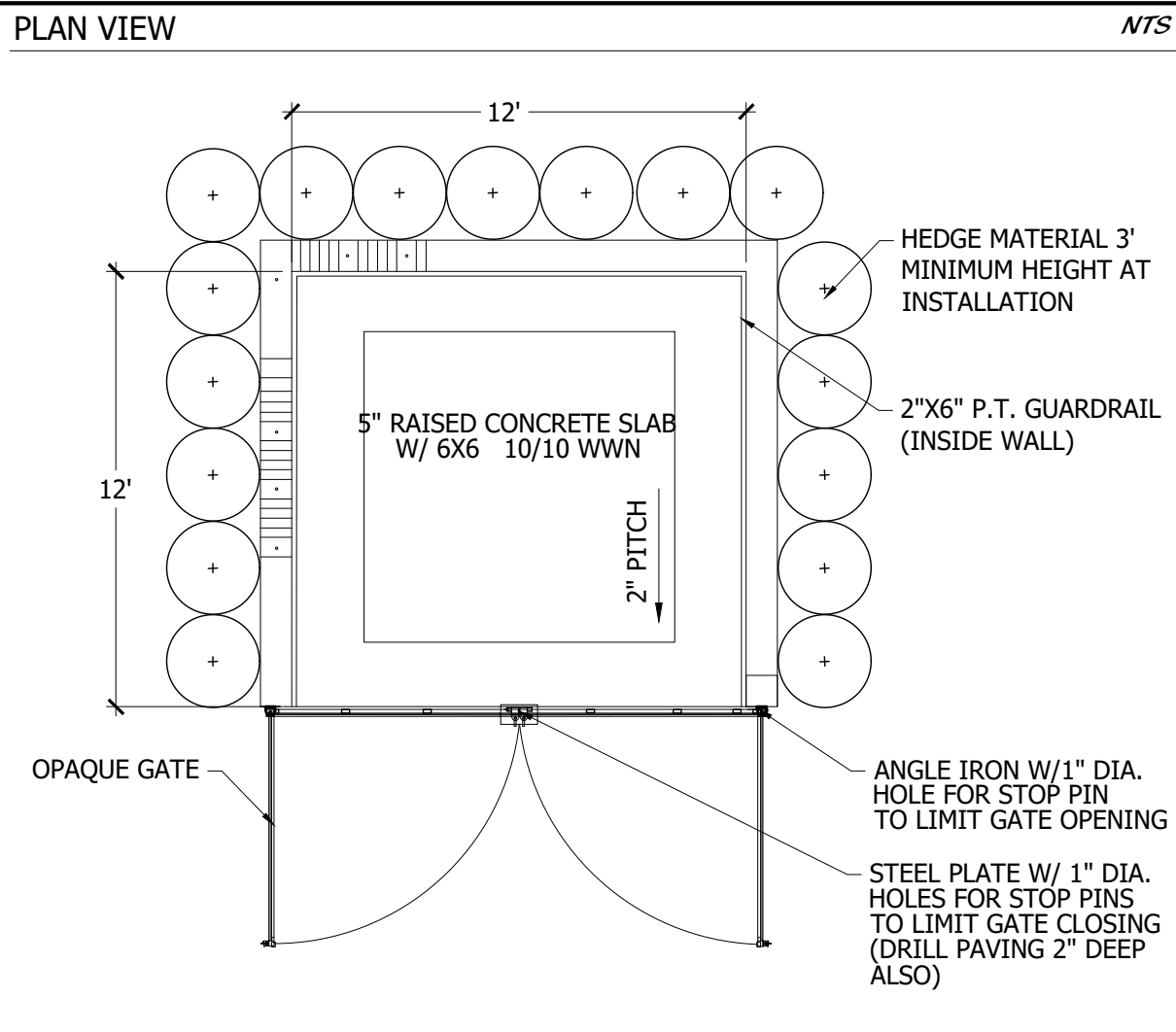
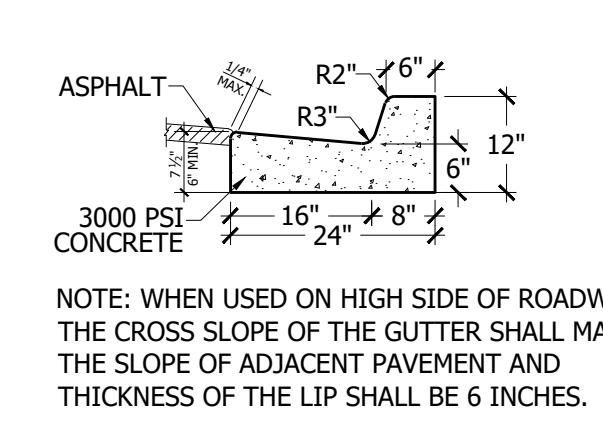
D CURB DETAIL



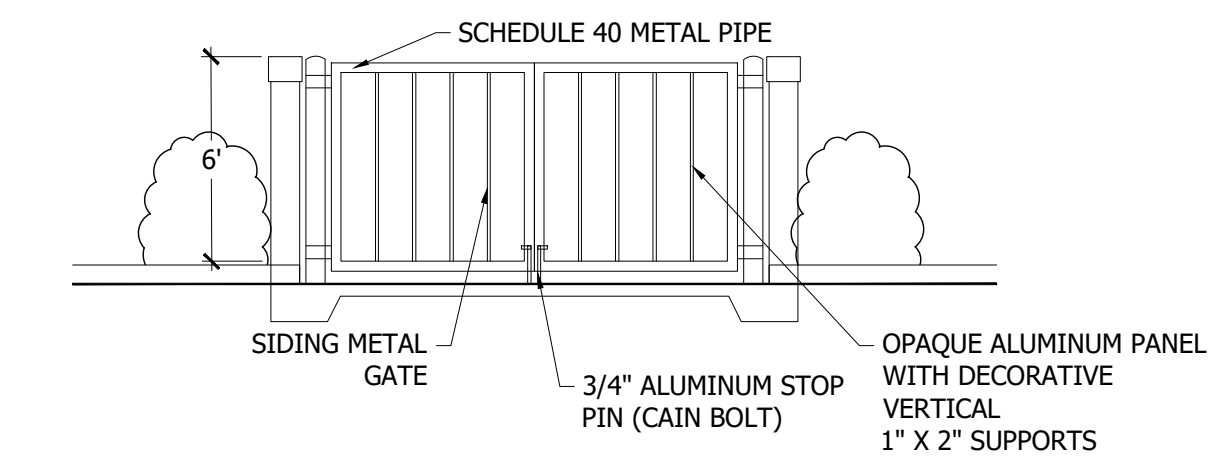
VALLEY CURB DETAIL



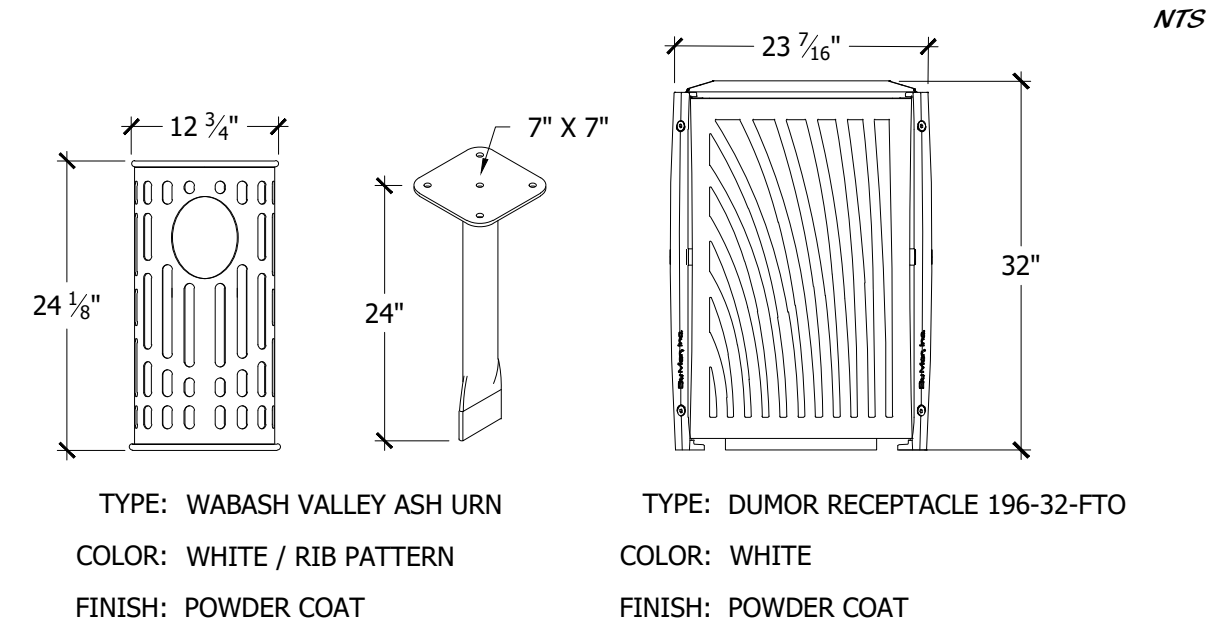
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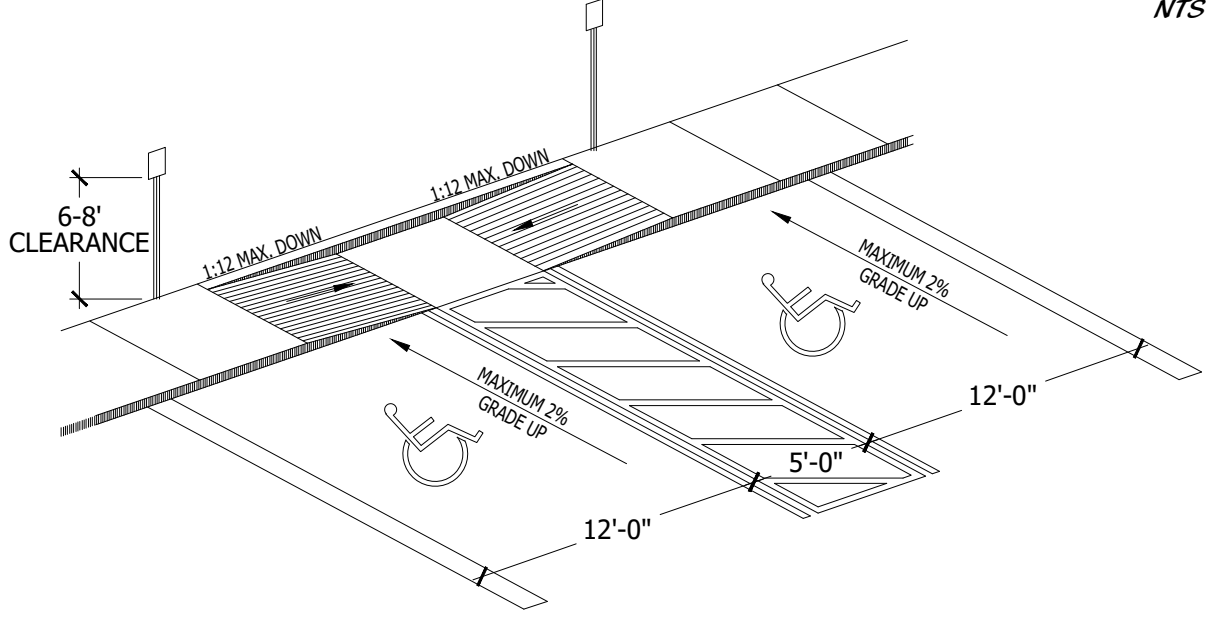
ELEVATION VIEW



TRASH CAN DETAIL

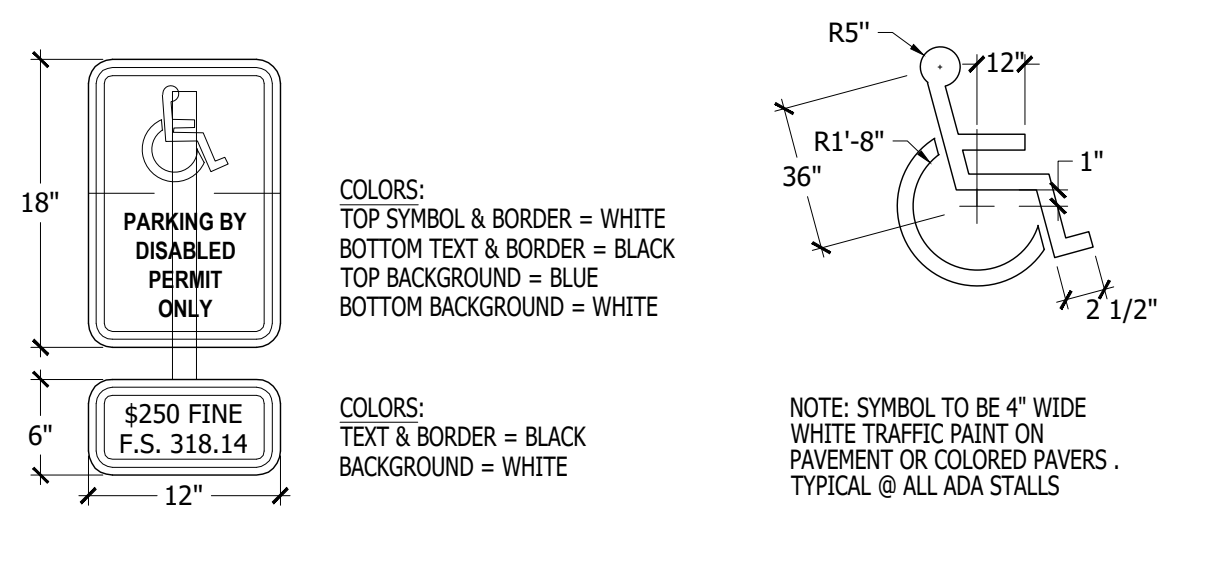


ADA RAMP DETAIL

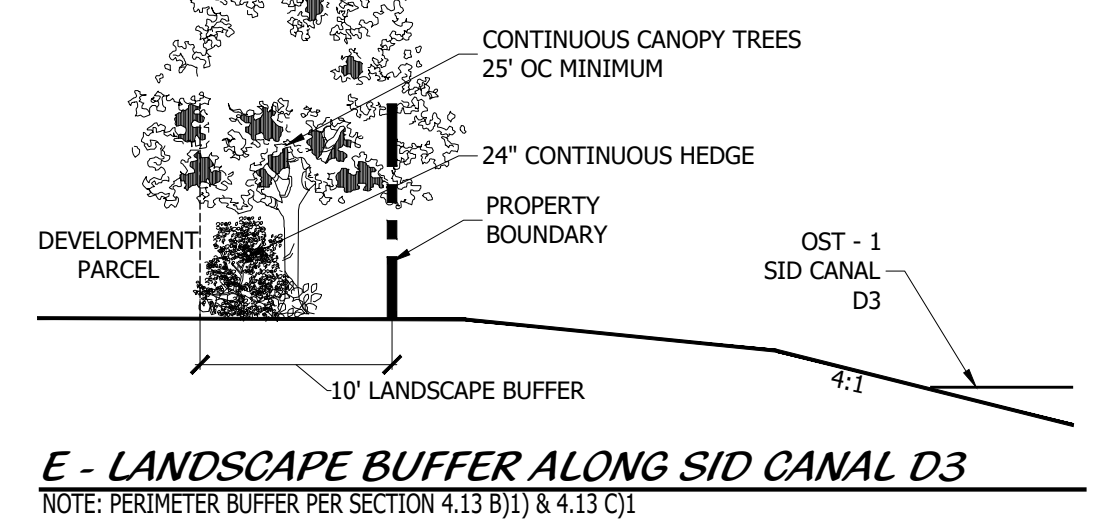
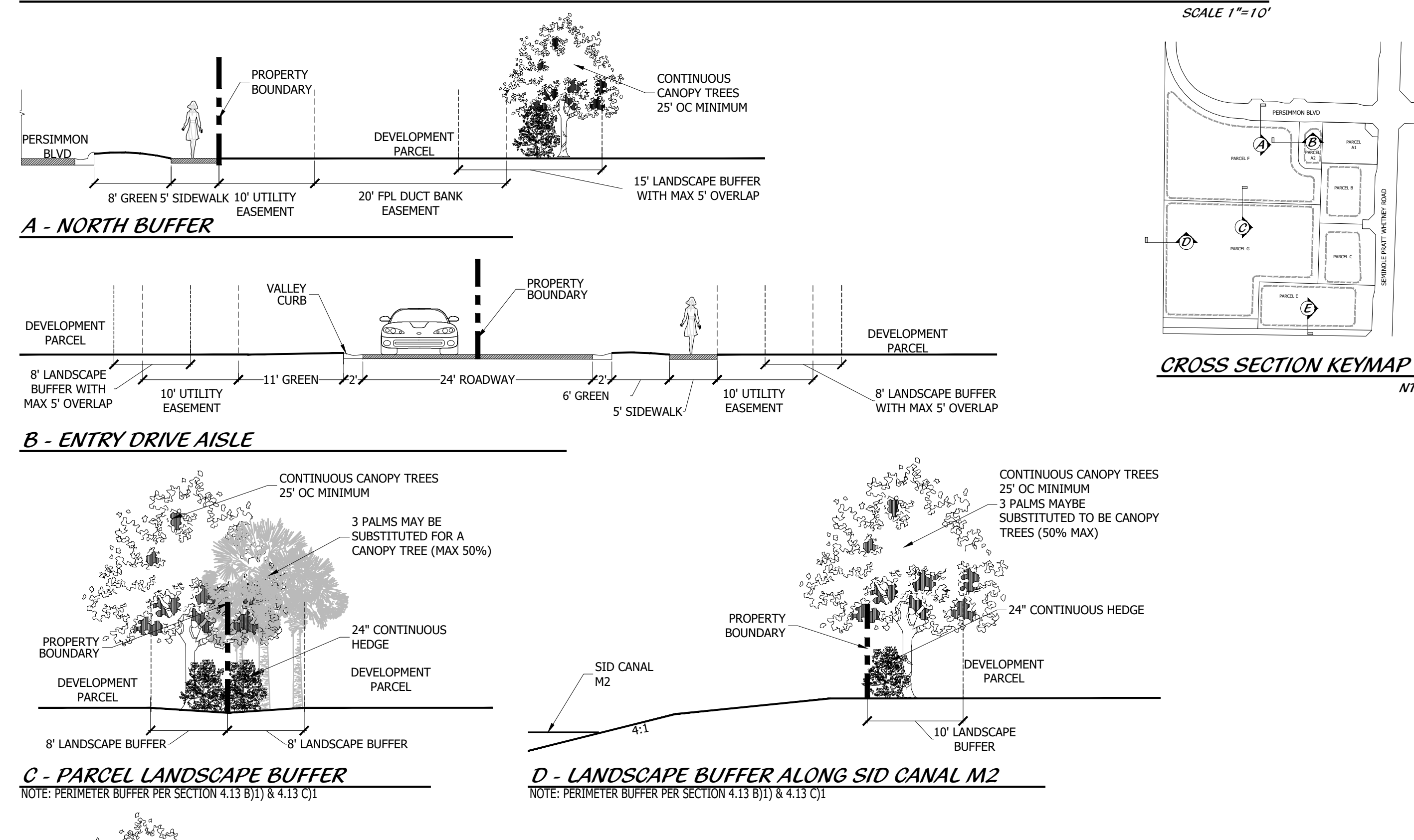


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

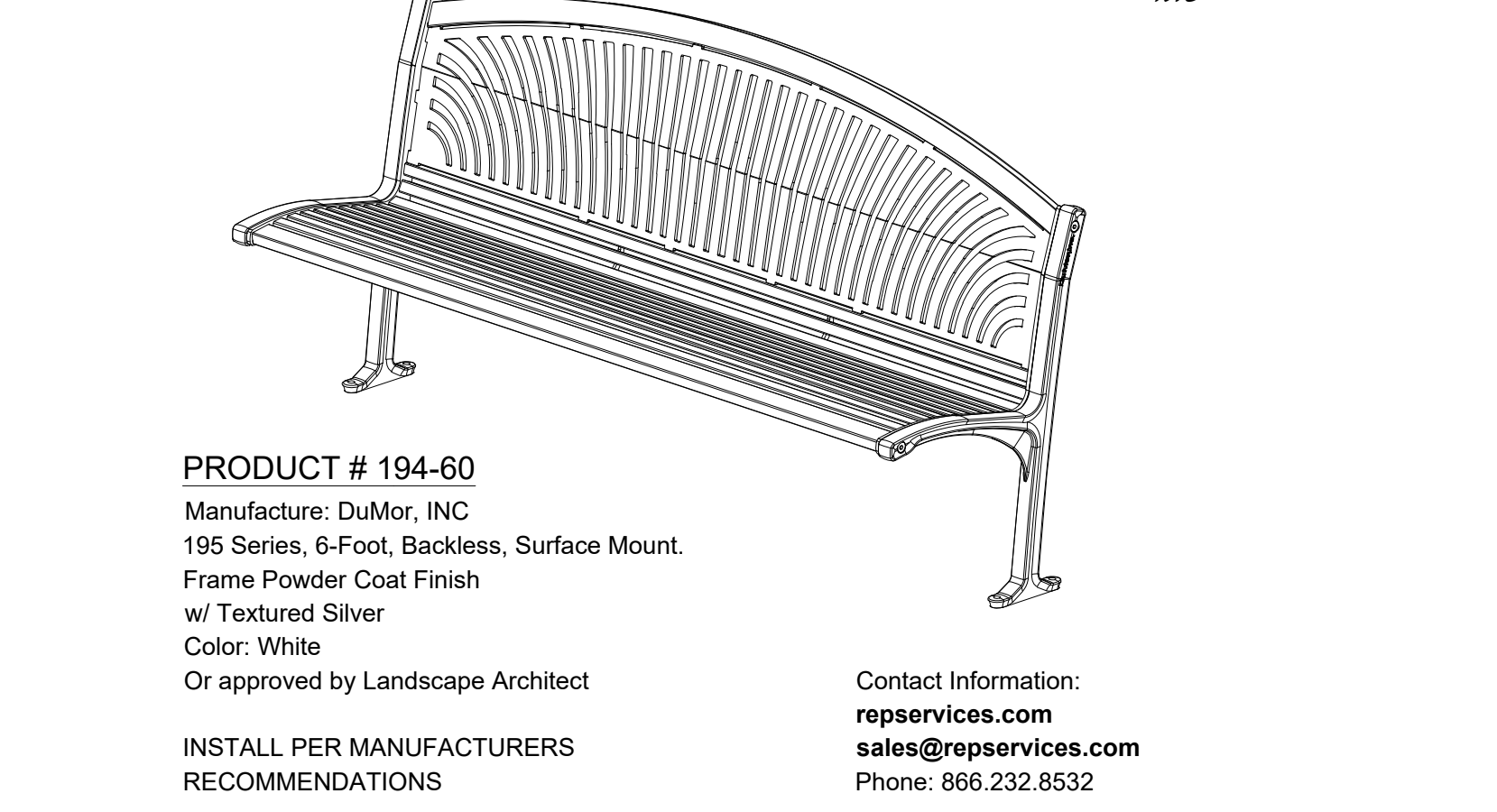
ADA SIGN & SYMBOL DETAIL



CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



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Site Details

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Lic# LC-C000239

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

Donaldson E. Hearing
Digitally signed by Donaldson E. Hearing
Hearing: A0109
800000015D8A
0015D8A13286A00

DESIGNED	DEH
DRAWN	JAE/RN/K
APPROVED	DEH
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