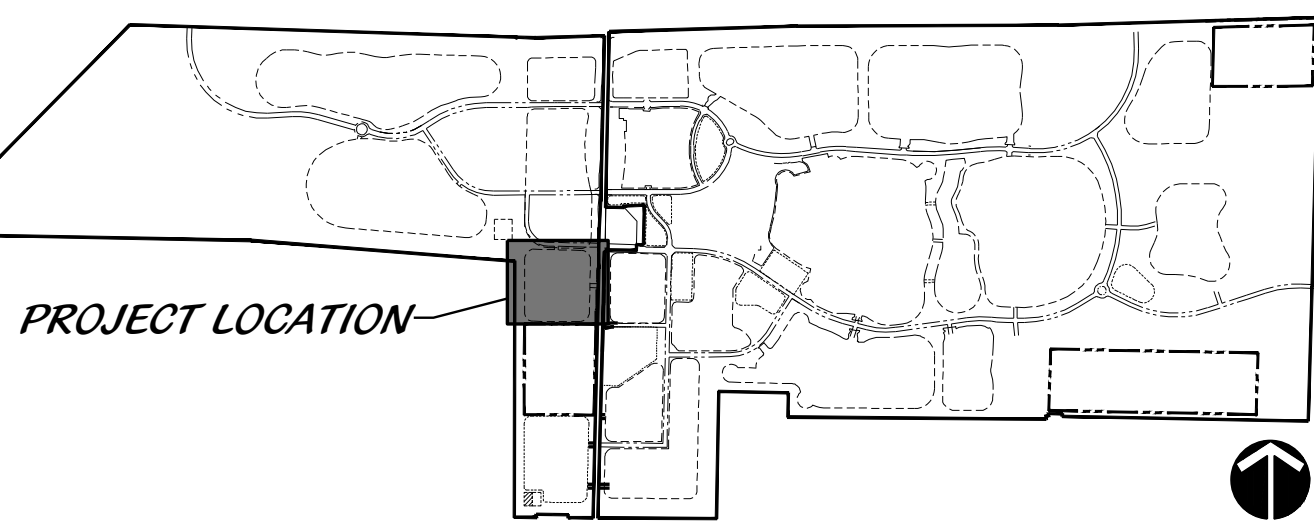
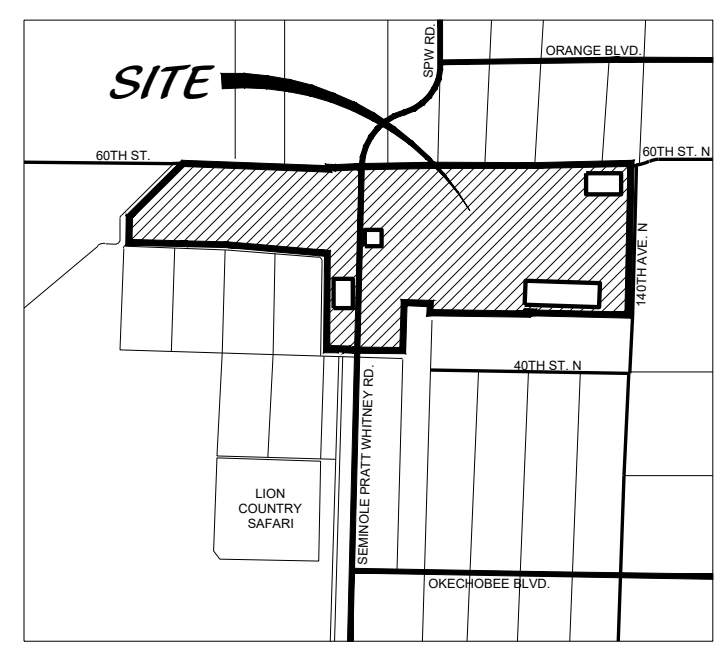


KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H-MUP MASTER PLAN
 APPLICATION NUMBER: MPA-2023-04
 PROJECT NUMBER: CH 13-0518.60.08
 DEVELOPMENT ORDER APPROVALS POD H MASTER PLAN:
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE
 SECTION/TOWNSHIP/RANGE: 01 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-37-000-0010, 77-40-43-01-37-000-0000
 EXISTING USE: VACANT/ AGRICULTURE/ UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: MIXED USE

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	ACRES	SQ FEET	PERCENT
MAXIMUM LOT COVERAGE %	22.872	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,497	25%

PARCEL DATA

PHASE	PARCEL	ACRES	SQ FEET	PERCENT
PHASE - 1	PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
	PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PHASE - 2	PARCEL B FF RESTAURANT W DRIVE THRU, SHOPPING CTR MIXED USE	3.502	152,569	6.89%
	PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
	PARCEL E SELF SERVICE STORAGE	5.751	250,535	11.32%
	PARCEL F 1 RETAIL - MIXED USE	1.300	56,628	2.56%
	PARCEL F 2 COMMERCIAL (TRACTOR SUPPLY)	4.540	197,762	8.93%
	PARCEL G LIGHT INDUSTRIAL	6.635	289,011	13.05%
	POA DRY RETENTION TRACT	1.960	85,378	3.86%
TOTAL PARCEL DATA		50,826	2,213,986	100.00%

ENTITLEMENT ALLOCATION

PARCEL	SQ FEET	16 FUELING POSITIONS - CAR WASH
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,500	
PARCEL B	11,879	
RESTAURANT FAST FOOD W DRIVE THRU	4,637	
PARCEL C	2,535	
COFFEE SHOP W DRIVE THRU	4,478	
PARCEL E SELF SERVICE STORAGE	140,000	
PARCEL F 1	10,460	
PARCEL F 2	47,529	(INCLUDE 23,572 SQ.FEET OUTDOOR GARDEN AREA)
PARCEL F 3	73,899	
PARCEL G	227,000	
LIGHT INDUSTRIAL	227,000	
TOTAL	529,247	

TOTAL PARCEL DATA

NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	TBD FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPARATION	20 FEET

PARKING DATA

PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1/240 SF + 1 PER PUMP ISLAND)
PARCEL A 2 RESTAURANT, FF W DR THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL B SHOPPING CTR MIXED USE/RESTAURANT W DRY THRU, FF W DRIVE THRU	(5 CTR. INCL. 1/250 SF), RESTAURANT FF- 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FF W DR THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL E SELF SERVICE STORAGE	(3 + 1/150 UNITS)
PARCEL F MIXED USE	TBD AT TIME OF SITE PLAN REVIEW
PARCEL G LIGHT INDUSTRIAL	(OFFICE: 1/2000 SF + 1/1000 OF OFFICE)
BICYCLE PARKING	VARIABLES BY USE; REFER TO TABLE 8-7 OF THE WESTLAKE PARKING CODE

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPONT INC.
- NOTE: THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
- NOTE: THE MAXIMUM LOT COVERAGE VARIES BY USE PER TABLE 8-12 AND DISTRICT NON-RESIDENTIAL STANDARDS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: INDOOR REGULATORY PARKING RATE IF ANY TBO.
- NOTE: SITE CURBING OR PAVEMENT ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "FIRE LANE - NO PARKING" PER FDC PRE RESCUE STANDARDS.
- NOTE: RESTAURANT USES LESS THAN 300 SF ARE INCLUDED IN THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE.
- NOTE: FINAL SQUARE FOOTAGE FOR SUB PARCELS IN PARCEL F SHALL BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN APPROVAL AND MAY VARY SLIGHTLY.
- NOTE: SUB PARCELS IN PARCEL F SHALL BE SUBDIVIDED BY METES & BOUNDS.
- NOTE: DRY RETENTION AREA WITHIN PARCEL F MAY BE ALLOCATED TO SUB PARCELS FOR THE PURPOSES OF SATISFYING MINIMUM PERVIOUS AREA.

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

Non-Residential Use Type	TABLE 8-12: MU District Non-Residential Standards					
	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Minimum Pervious Percentage of Parcel
Commercial Uses	20	10	10	10	20	45%
Commercial Recreation	20	10	10	10	20	35%
Light Industrial	30	10	10	10	20	50%

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

Cotleur & Hearing
 Landscape Architects
 Land Planner's
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

Donaldson E
 Hearing: A01098
 00000015DBA1
 3286A00016979



DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
REVISIONS	04-12-21
	10-15-21
	06-12-21
	03-20-23
	07-15-21
	01-03-24
	01-22-24
	10-04-21

PROJECT TEAM

PROPERTY OWNER PBLH, LLC 4400 WEST VISTA RD. SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4490 FAX: 954-978-5330	SURVEYOR GEOPONT SURVEYING, INC 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 813-248-2266
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: 561-296-9698 FAX: 561-684-6336
CIVIL ENGINEER SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848	ENVIRONMENTAL CONSULTANT EIV CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-485-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER PBLH, LLC CAULFIELD & WHEELER 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 PHONE: 561-392-1991	DEVELOPER PBLH, LLC 4400 WEST VISTA RD. SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4490 FAX: 954-978-5330