

SEMINOLE PRATT WHITNEY ROAD

SITE DATA

NAME OF APPLICATION	WESTLAKE - POD H PARCEL B - SHOPPES OF WESTLAKE LANDINGS
APPLICATION NUMBER	2024-000239
PROJECT NUMBER	CR 17-2019-0008
LAST BECA APPROVAL DATE	10/29/2014
LAST CITY OF WL "MASTER PLAN" APPROVAL DATE	12.15.2020
CITY OF WL "SITE PLAN" APPROVAL DATE	06.06.2023
RESOLUTION NUMBERS	TTDR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-000, MPA-2016-01, MPA-2017-01, MPA-2018-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-08, MPA-2021-01, MPA-2021-03
FUTURE LAND USE DESIGNATION	77-40-43-01-17-000-0010 77-40-43-01-17-000-0020
EXISTING ZONING DISTRICT	VACANT/ AGRICULTURAL UTILITY
SECTION/TOWNSHIP/RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	MIXED USE Note: 2 MIXED USE Note: 3
BUILDING HEIGHT	1 STORY 27' 1 STORY 27'
SITE DATA	TOTAL SITE AREA 152,569 SF 3.50 AC 100% TOTAL BUILDING LOT COVERAGE 17,466 SF 0.40 AC 11% Note: 4
BUILDING DATA	NORTH BUILDING 2,782 SF BAY 1 - SHOPPING CENTER MIXED USE 2,782 BAY 2 - SHOPPING CENTER MIXED USE 1,190 BAY 3 - SHOPPING CENTER MIXED USE 1,508 BAY 4 - SHOPPING CENTER MIXED USE 1,400 BAY 5 - RESTAURANT W DRIVE THRU (FAST FOOD) 2,372 TOTAL 9,450 SF SOUTH BUILDING 7,065 SF BAY 1 - SHOPPING CENTER MIXED USE 3,710 BAY 2 - SHOPPING CENTER MIXED USE 1,290 BAY 3 - RESTAURANT W DRIVE THRU (FAST FOOD) 2,065 TOTAL 7,065 SF
PARKING DATA	REQ PROV NORTH BUILDING 31 27 SHOPPING CENTER - MIXED USE (1/225) RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF) SOUTH BUILDING 22 22 SHOPPING CENTER - MIXED USE (1/225) RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF) SUB TOTAL 102 99 TOTAL 112 112 (STANDARD + ADA SPACES (INCLUDES LEV) Note: 6)
AREA CALCULATIONS	BUILDING FOOTPRINT 18,515 SF 10.92% VEHICULAR USE AREA 65,739 SF 43.09% SIDEWALKS & PLAZAS 15,074 SF 9.88% GREEN SPACE / PERVIOUS 55,241 SF 36.21% TOTAL 152,569 SF 100.00%
SITE AMENITIES	REQ PROV BENCHES 10 4 BIKE RACK (5 SPACES PER BUILDING) 16 16 HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS 4 4

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Front Setback (Square Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Permitted Percentage of Parcel
Commercial Uses	20	10	10	20	45%	25%

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

SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	226.11	63.9	197.9	76.67	23.35
South Building	226.61	234.78	74.60	76.26	23.35

LEGEND

- ADA AMERICANS WITH DISABILITIES
- LA LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- OH OVER HANG
- SB SETBACK
- SW SIDEWALK
- EVP ELECTRIC VEHICLE
- TYEP LOW SPEED ELECTRIC VEHICLE
- ELEC TRANS ELECTRONIC TRANSFORMER
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- GREASE TRAP
- TRANSFORMER

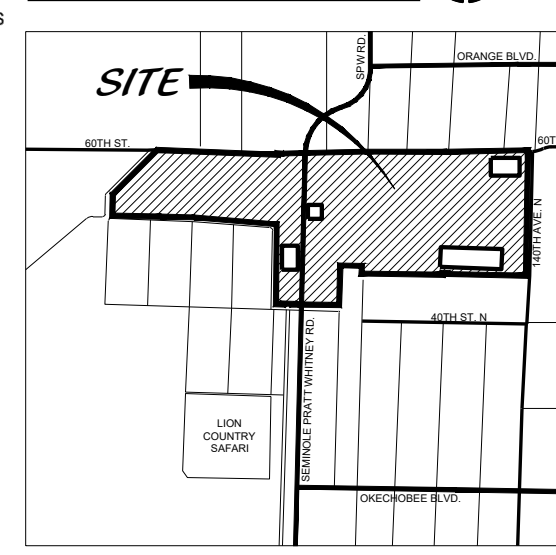
LEGAL DESCRIPTION

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:

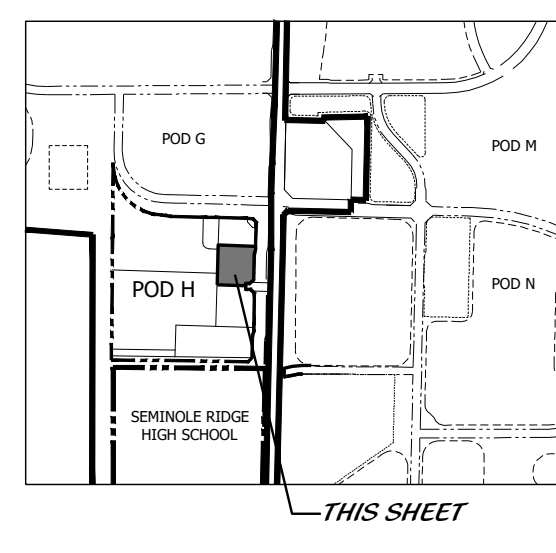
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°17'15"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) THENCE S.01°42'52"W, A DISTANCE OF 32.12 FEET; 2) THENCE S.15°12'36"W, A DISTANCE OF 51.43 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 202.70 FEET; 4) THENCE S.00°43'28"W, A DISTANCE OF 58.80 FEET; 5) THENCE S.45°43'28"W, A DISTANCE OF 56.57 FEET; 6) THENCE N.89°16'32"W, A DISTANCE OF 40.00 FEET; 7) THENCE S.00°43'28"W, A DISTANCE OF 31.00 FEET; THENCE N.88°17'15"E, A DISTANCE OF 295.02 FEET; THENCE N.01°42'45"E, A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 152,570 SQUARE FEET OR 3.502 ACRES, MORE OR LESS.

LOCATION MAP



KEY MAP



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

SHOPPES AT WESTLAKE LANDINGS

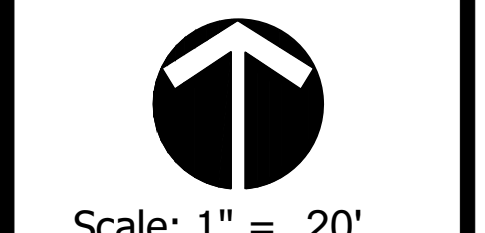
POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
Hearing: A01098
0000015D8A1
3286A00016979

Digitally signed by Donaldson E
Hearing: A010980000016979



DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
	01-03-24
	01-28-23
	10-15-21
	07-11-22
	03-20-23
	04-26-23

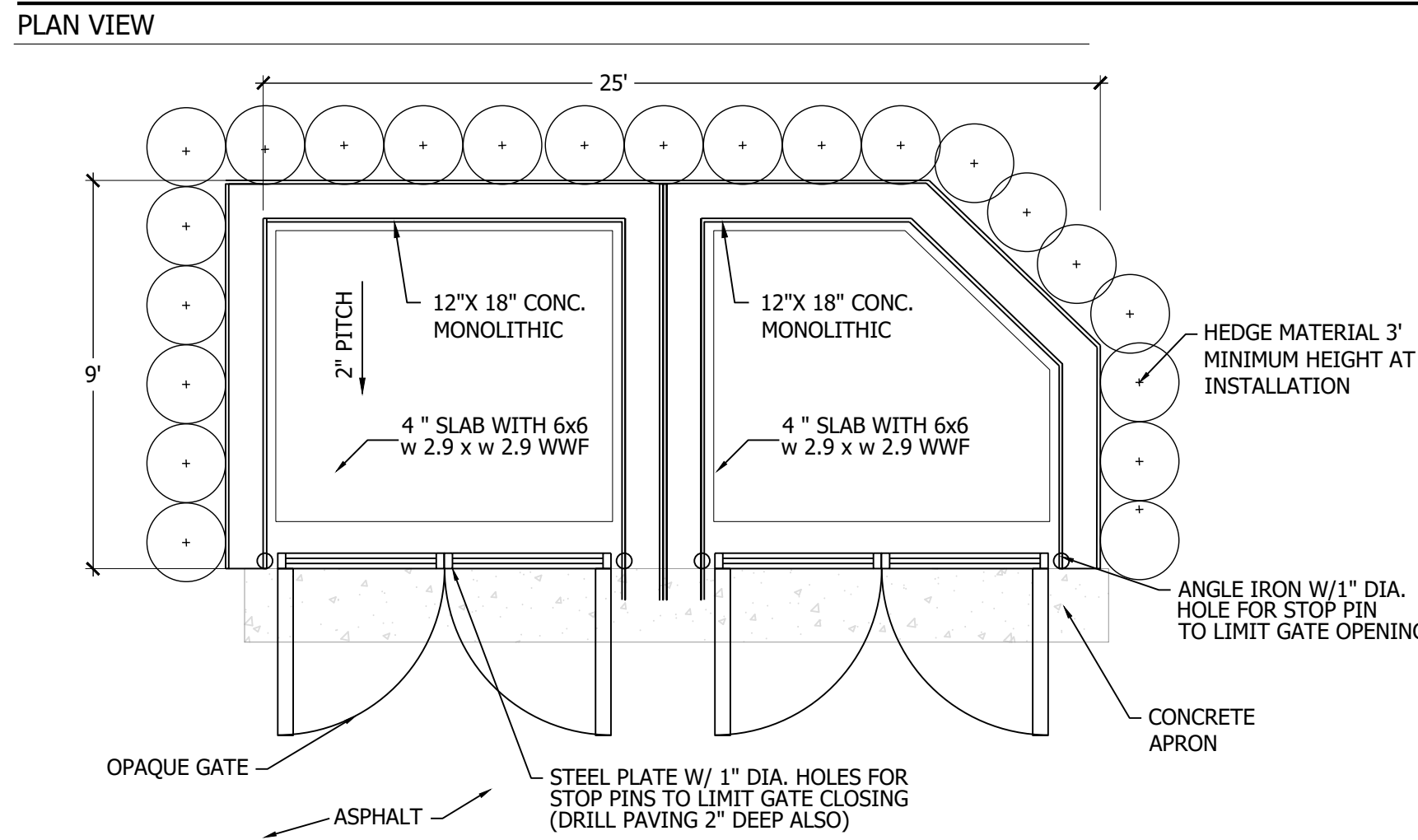


Scale: 1" = 20'

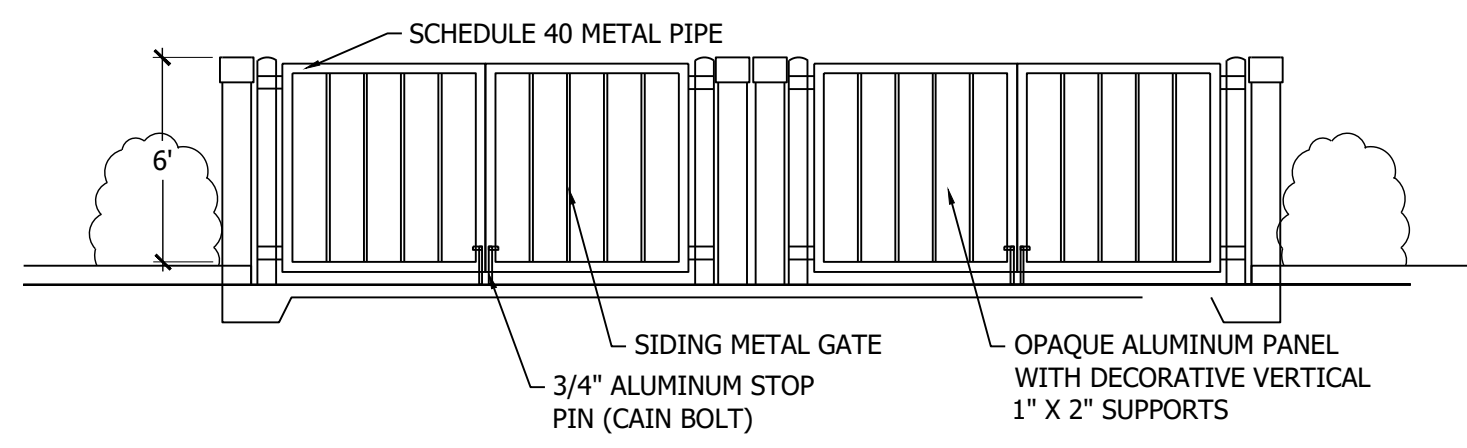
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Drawing: 13-0518.60.01.SP.DWG

SITE PLAN

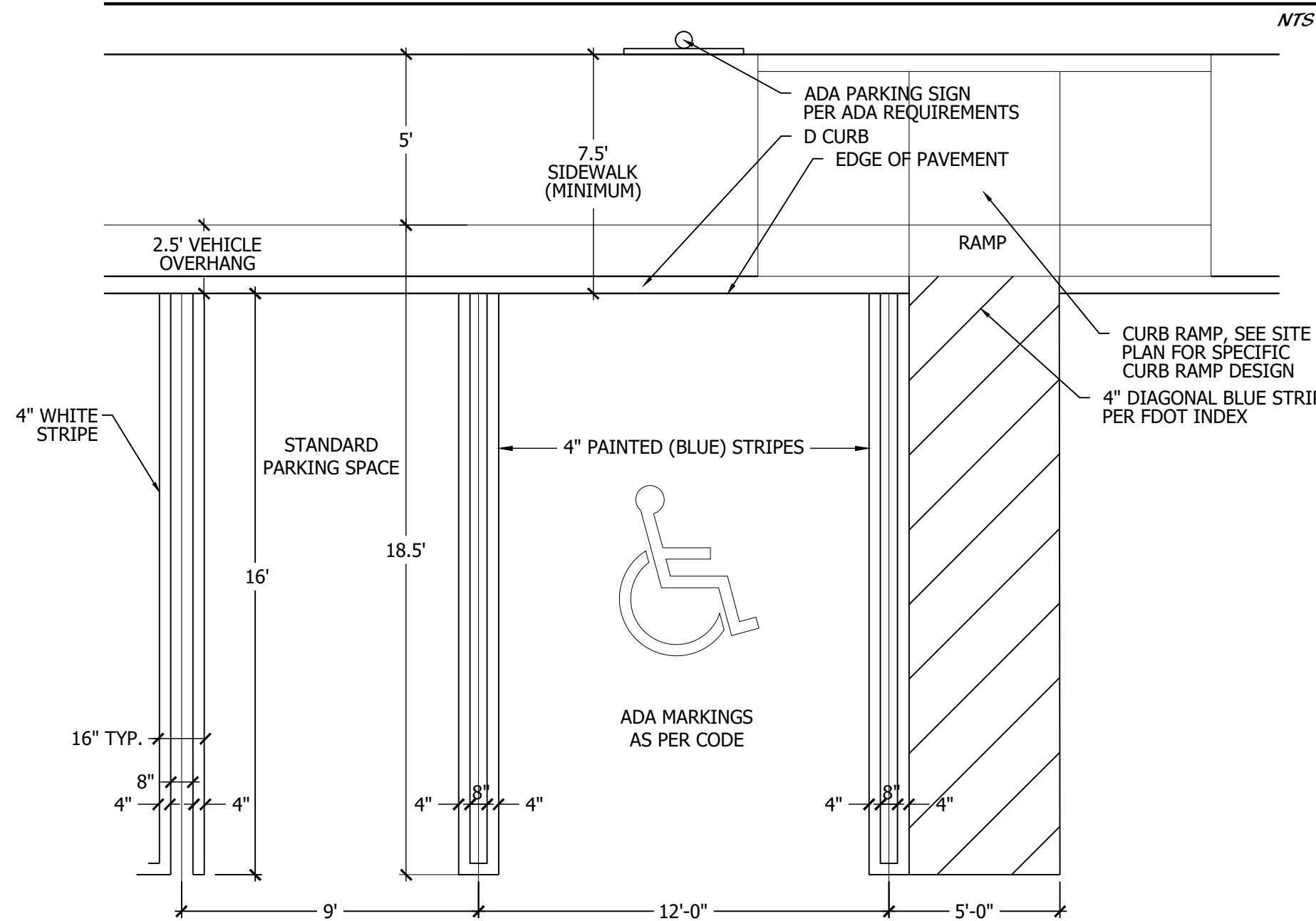
DUMPSTER DETAIL



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

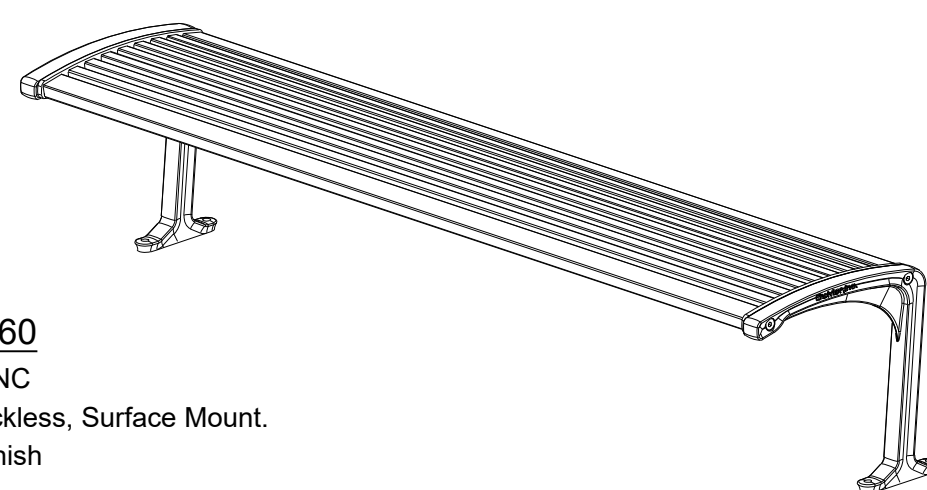


STANDARD AND ADA PARKING DETAIL



NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

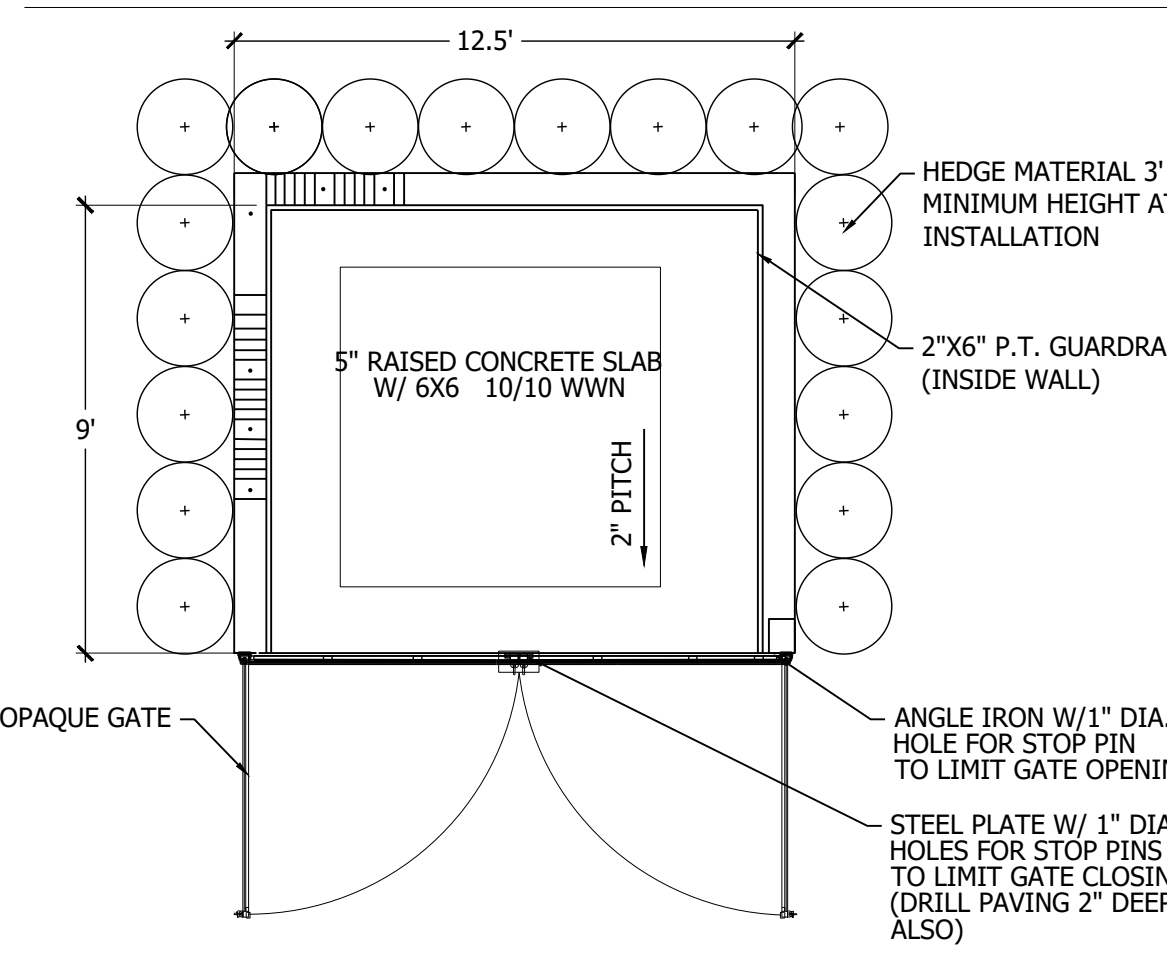
BENCH DETAIL



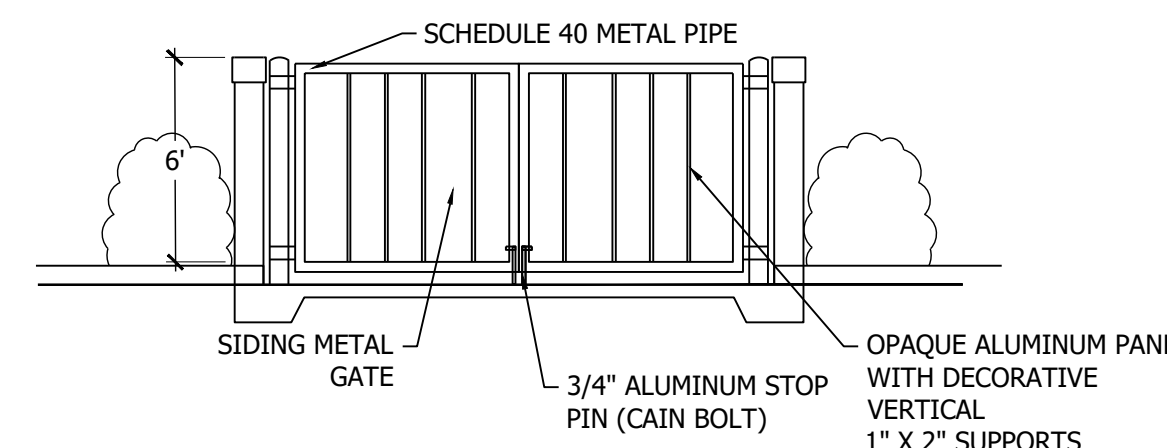
Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

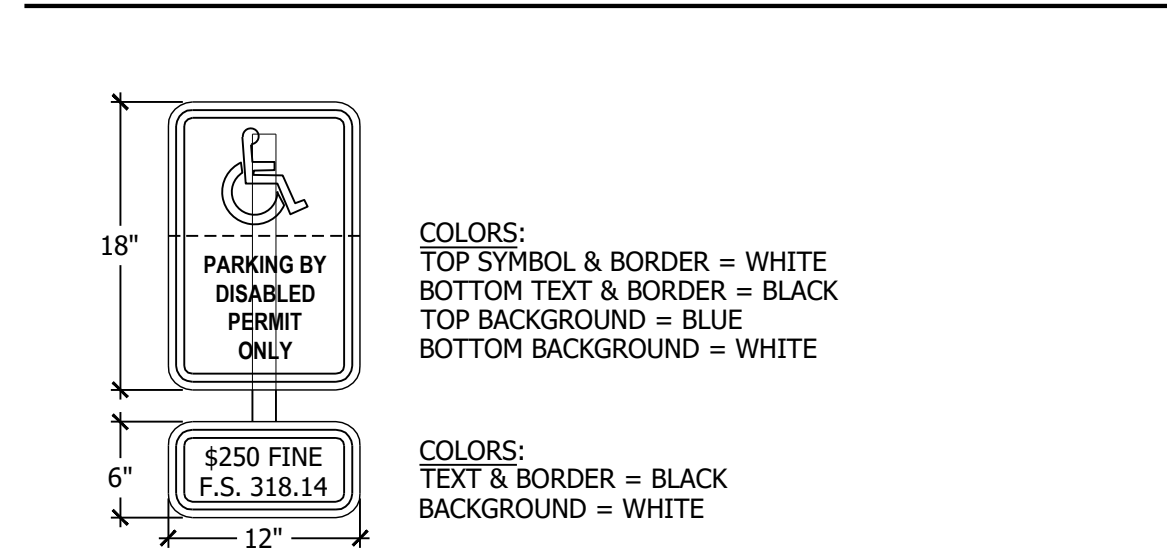
TRANSFORMER DETAIL



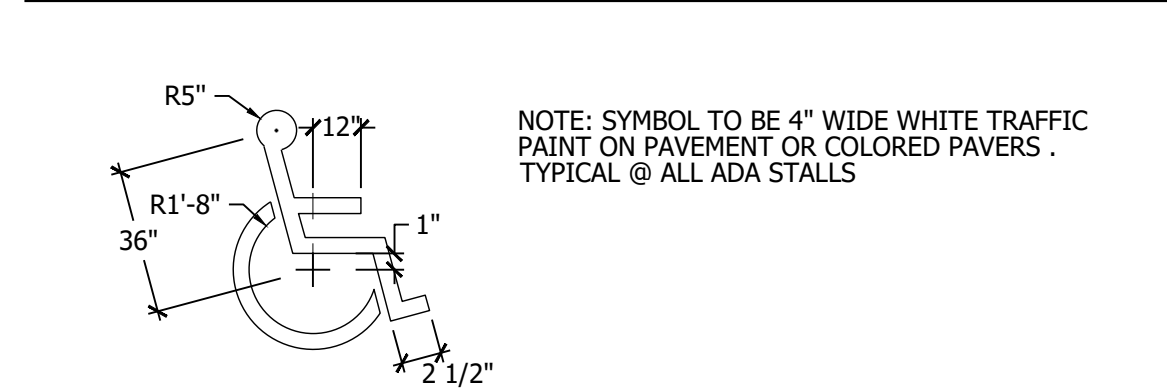
ELEVATION VIEW
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



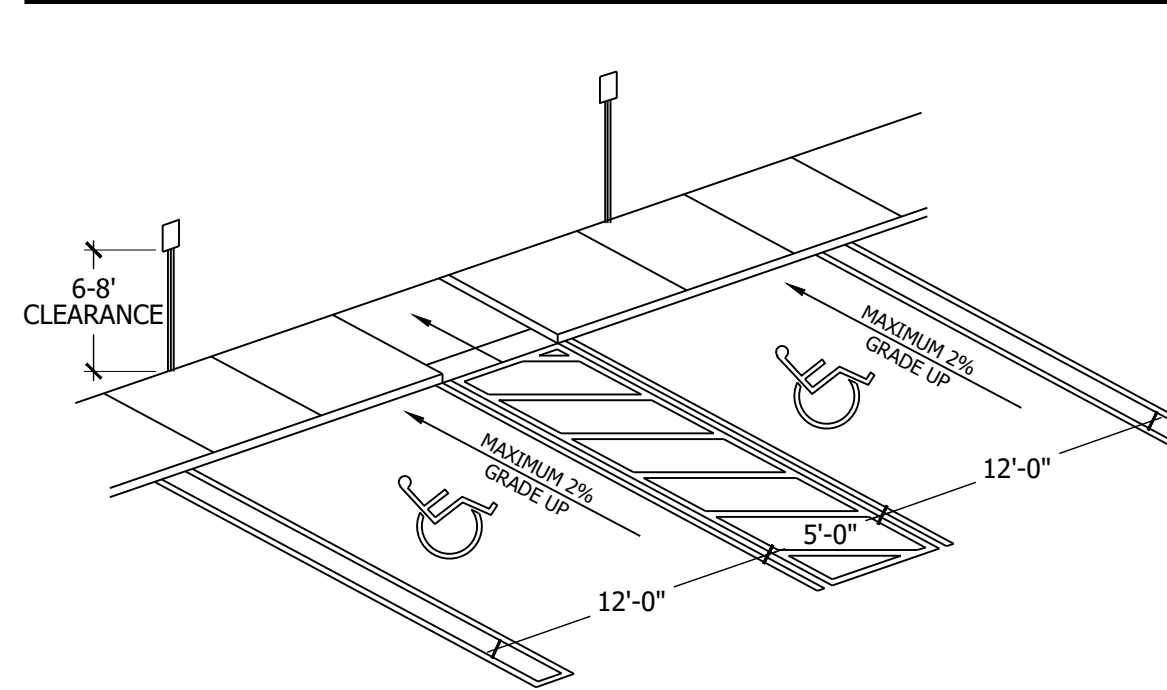
ADA SIGN DETAIL



ADA SYMBOL DETAIL

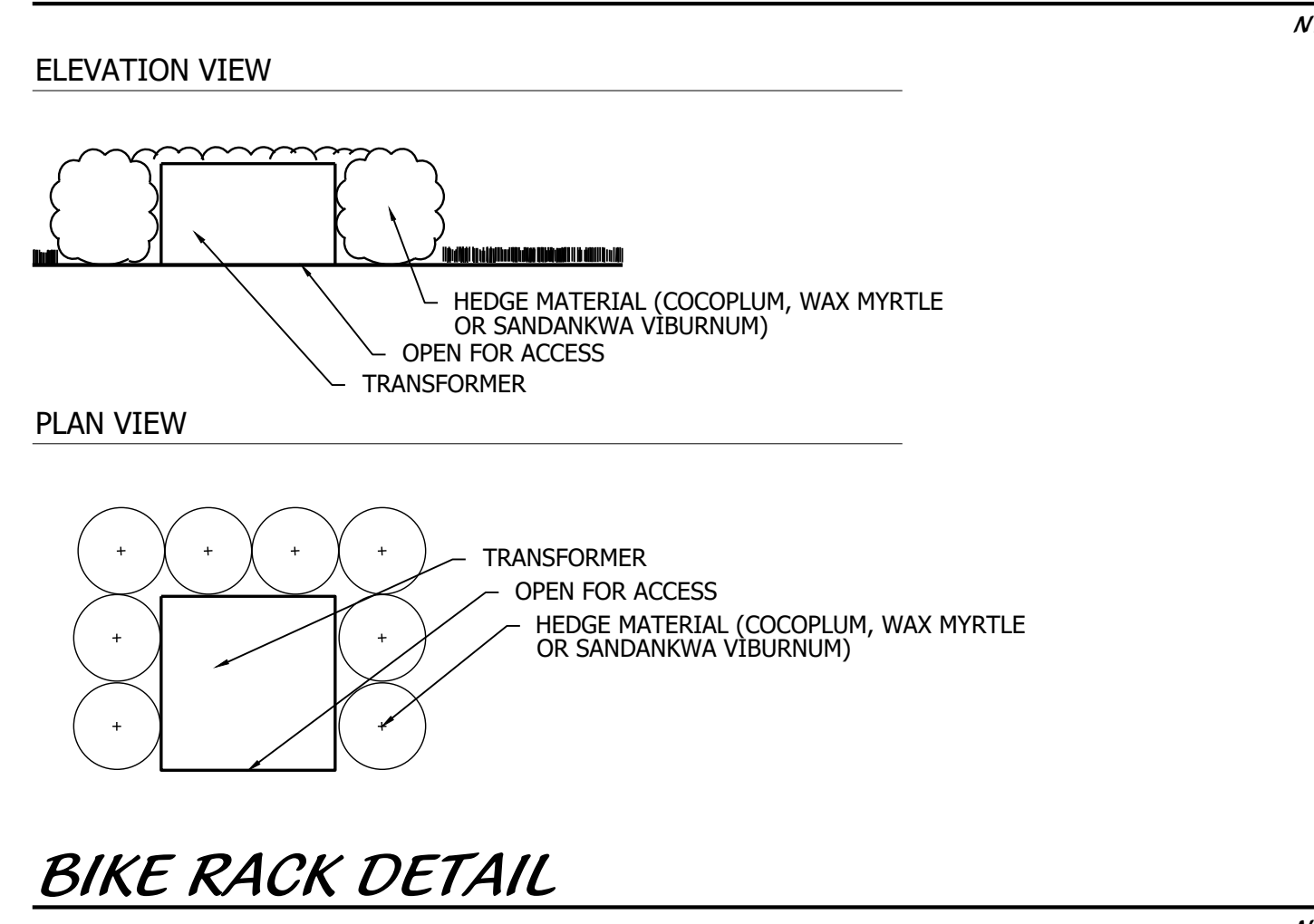


ADA RAMP DETAIL

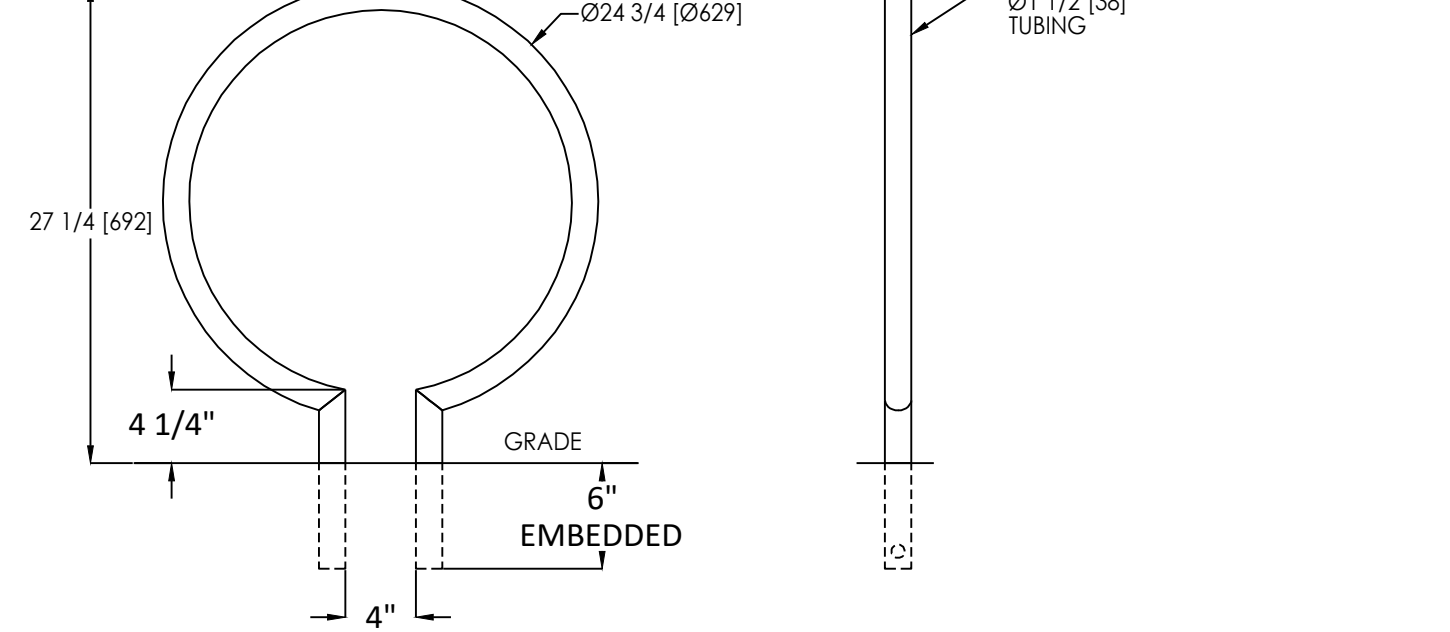


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

TRANSFORMER DETAIL

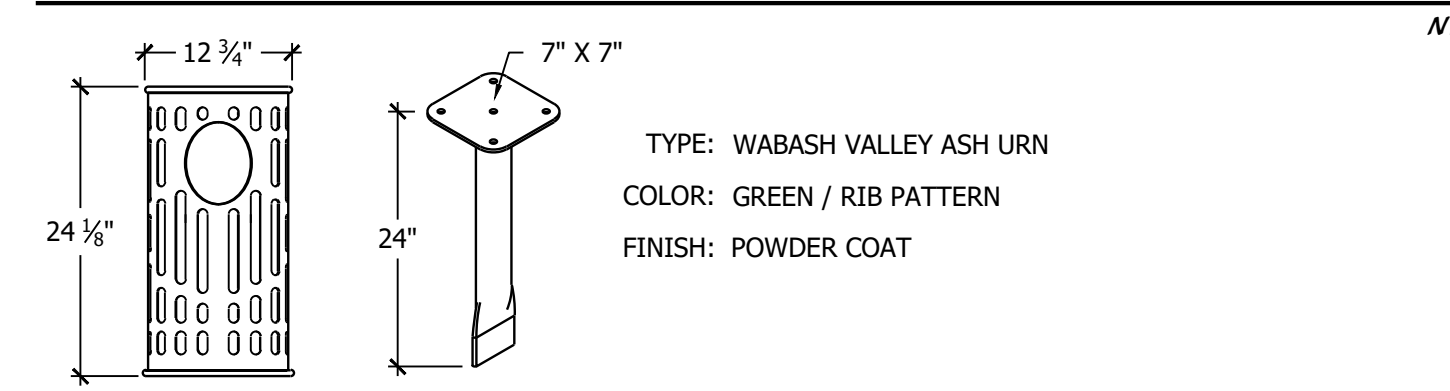


BIKE RACK DETAIL

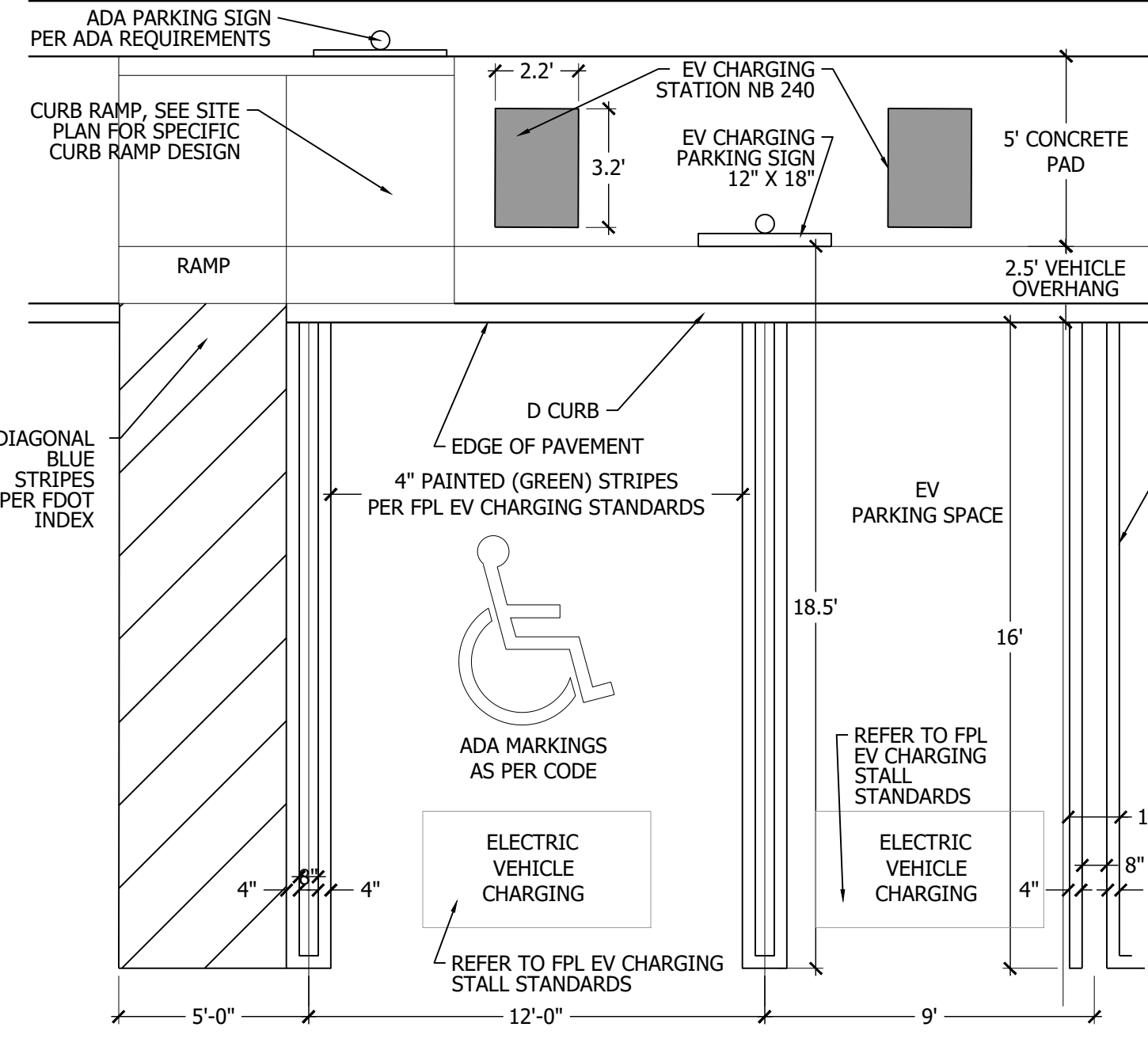


RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING
landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

TRASH CAN DETAIL

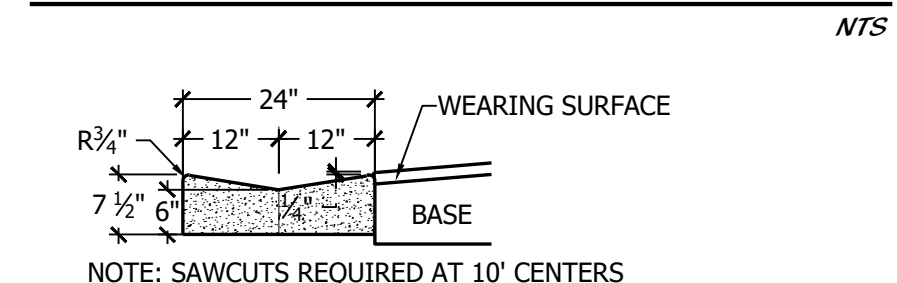


ELECTRIC VEHICLE PARKING DETAIL

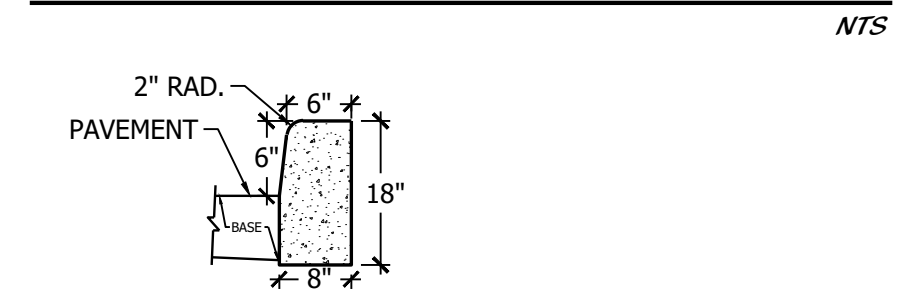


NOTE: REFER TO FPL STANDARDS FOR ELECTRIC VEHICLE PARKING STALL DETAILS FOR STRIPPING, SIGNAGE AND OTHER DETAILS

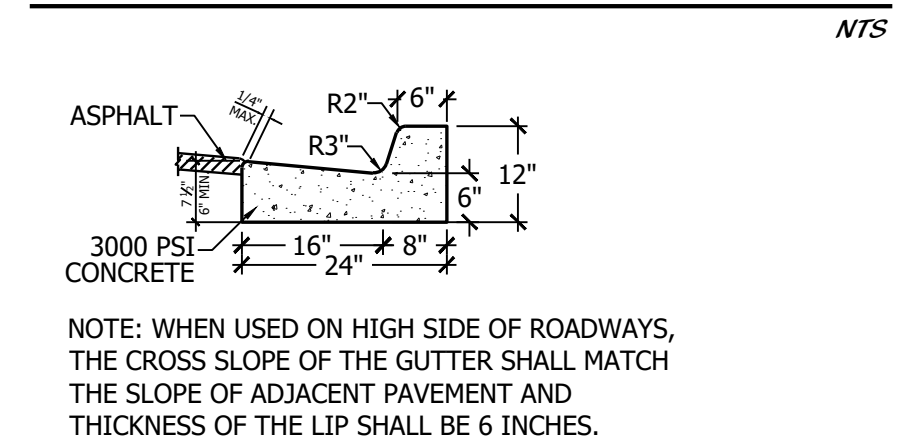
VALLEY CURB DETAIL



D CURB DETAIL

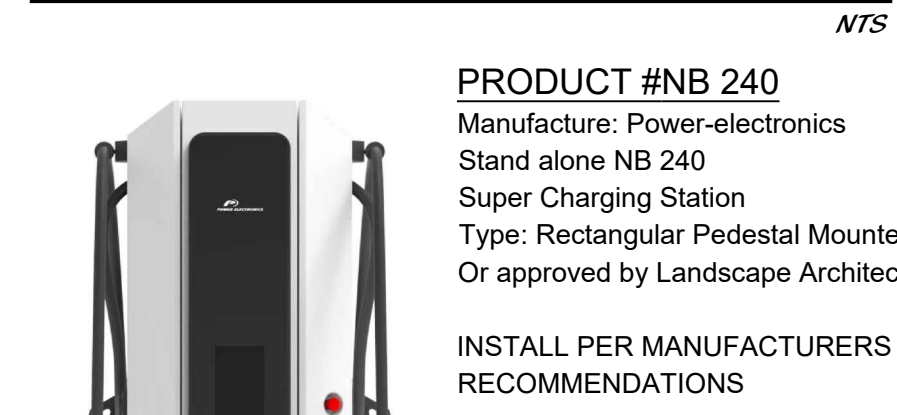


F CURB DETAIL



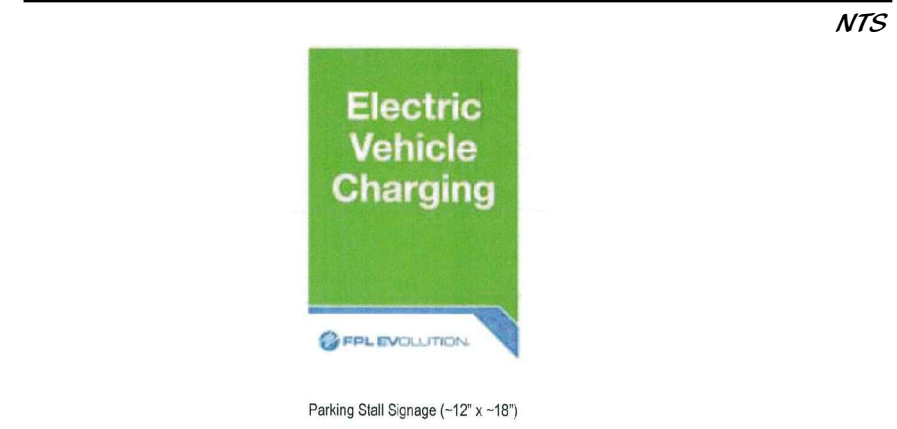
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

EV CHARGING STATION



PRODUCT #NB 240
Manufacture: Power-electronics
Stand alone NB 240
Super Charging Station
Type: Rectangular Pedestal Mounted
Or approved by Landscape Architect
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

EV SIGNAGE DETAIL



Electric Vehicle Charging
Paving Stall Signage (12' x 18')

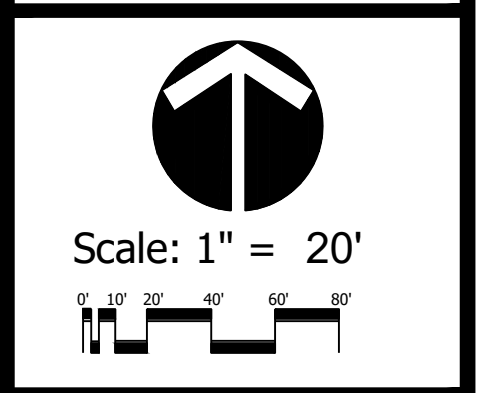
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POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
Hearing:A01098
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3286A00016979
Digitally signed by
Donaldson E
Hearing:A01098000000



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DRAWN	RNK
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