

SITE DATA

NAME OF APPLICATION: JUSTICE POD H - SHOPPES AT WESTLAKE LANDINGS
APPLICATION NUMBER: SPN-2023-13
PROJECT NUMBER: CH132076700.01
LAST BIC APPROVAL DATE: 10/29/2014
LAST CITY OF W/MASTER PLAN APPROVAL DATE: 12/15/2020
CITY OF W/ SITE PLAN APPROVAL DATE: 11/22/2021

RESOLUTION NUMBERS: TDIR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2018-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-06, MPA-2021-01, MPA-2021-03

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

BUILDING HEIGHT: COFFEE SHOP W DRIVE THRU (STARBUCKS) 1 STORY 20'-2", RESTAURANT 1 1 STORY 20'-0", RESTAURANT 2 1 STORY 20'-0"

SITE DATA: TOTAL SITE AREA 160,365 SF (3.68 AC), TOTAL BUILDING LOT COVERAGE 8,326 SF (0.19 AC) (5.19% COVERAGE)

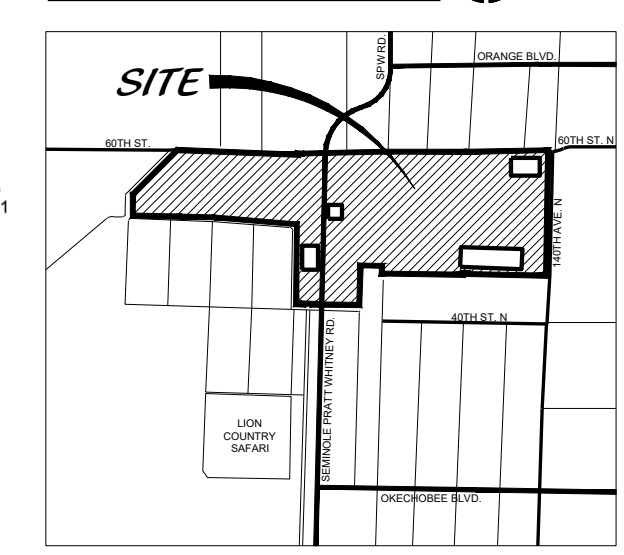
BUILDING DATA: COFFEE SHOP W DRIVE THRU (STARBUCKS) 2,525 SF, RESTAURANT 1 - FAST FOOD W DRIVE THRU (KFC) 2,200 SF, RESTAURANT 2 - FAST FOOD W DRIVE THRU (TACO BELL) 2,278 SF, TOTAL 7,003 SF

PARKING DATA: COFFEE SHOP W DRIVE THRU (1150 + 1/250 SF) 27 REQ, OUTDOOR SEATING 500 SF 5 PROV, RESTAURANT 1 & W DRIVE THRU (1150 + 1/250 SF) 24 REQ, RESTAURANT 2 & W DRIVE THRU (1150 SF + 1/250 SF) 24 REQ, SUB TOTAL 80 REQ, 109 PROV, STANDARD + ADA SPACES (INCLUDES LEVEL) 8

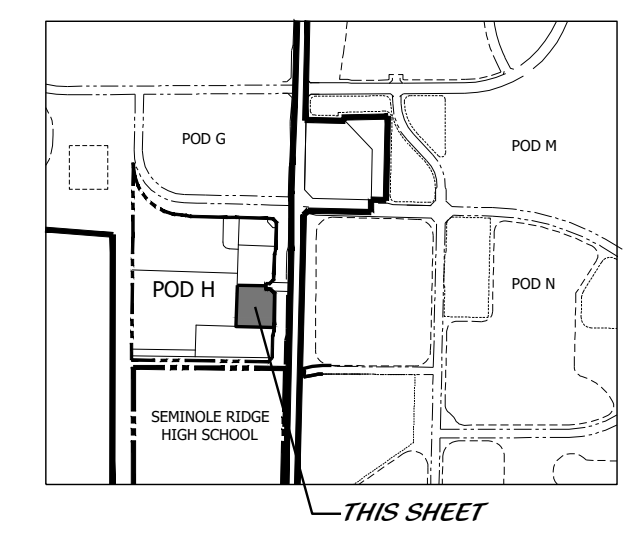
AREA CALCULATIONS: BUILDING FOOTPRINT 7,003 SF (4.37%), VEHICULAR USE AREA 73,948 SF (45.55%), SIDEWALKS & PLAZAS 15,049 SF (9.38%), GREEN SPACE / PAVEMENT 65,265 SF (40.70%), TOTAL 160,365 SF (100.00%)

SITE AMENITIES: BENCHES 15 REQ, 4 PROV, BIKE RACK (5 PER SPACES BUILDING) 15 REQ, 18 PROV

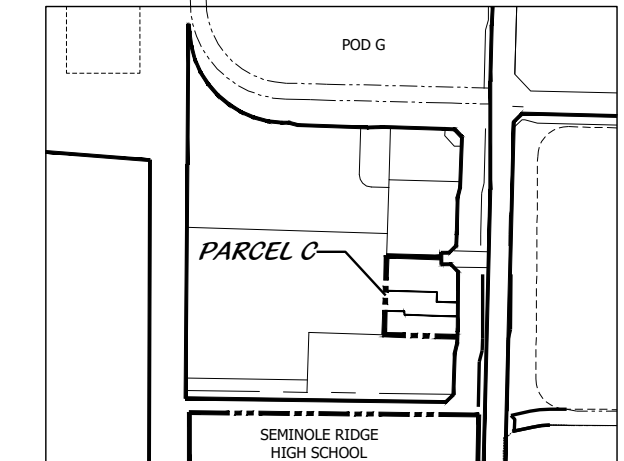
LOCATION MAP



KEY MAP



KEY MAP - PARCEL C



PDR CHART

TABLE 3-12: 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%	

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)
BUILDING 1	150.08	120.95	264.60	136.90	85.00
BUILDING 2	151.46	234.00	142.40	170.19	83.00
BUILDING 3	176.93	358.60	27.94	144.22	83.00

LEGEND

- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- OH OVER HANG
- SB SETBACK
- SW SIDEWALK
- EV ELECTRIC VEHICLE
- TYP TYPICAL
- LSEV 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:

COMMENCE 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, 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:

1) 5.00°43'28"W, A DISTANCE OF 31.00 FEET; 2) THENCE S.89°16'32"E, A DISTANCE OF 52.00 FEET; 3) THENCE S.44°16'32"E, A DISTANCE OF 56.57 FEET; 4) THENCE S.00°43'28"W, A DISTANCE OF 320.21 FEET; 5) THENCE S.01°42'45"W, ALONG SOUTHWEST RIGHT-OF-WAY, A DISTANCE OF 30.13 FEET; THENCE N.88°17'15"W, A DISTANCE OF 393.75 FEET; THENCE N.01°42'45"E, A DISTANCE OF 419.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 160,365 SQUARE FEET OR 3.681 ACRES, MORE OR LESS.

PROJECT TEAM

- PROPERTY OWNER:** MINTO PBLH, LLC
 16604 TOWN CENTER PKWY.
 NO., SUITE B
 WESTLAKE, FL 33470
 PHONE: 954-973-4490
- DEVELOPER:** KONOVER SOUTH, LLC
 431 FAIRWAY DR SUITE 201
 DEERFIELD BEACH, FL 33441
 PHONE: (954) 354-8282
- SITE PLANNER/LANDSCAPE ARCHITECT:** COTLEUR & HEARING
 1934 COMMERCE LANE,
 SUITE 1
 JUPITER, FL 33458
 PHONE: 561-747-6336
- TRAFFIC ENGINEER:** PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY,
 SUITE 111
 WEST PALM BEACH, FL 33411-6700
 PHONE: 561-296-9698
- CIVIL ENGINEER:** THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PHONE: 954-202-7000
- SURVEYOR:** GEOPoint SURVEYING, INC.
 4152 WEST BLUE HERON BLVD,
 SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-296-9698
- ARCHITECT:** CHUJACK & PETERSON
 2600 MATTLAND CENTER PARKWAY,
 SUITE 200
 MATTLAND, FL 32751
 PHONE: (407) 661-9100
- SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:** CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

Cotleur & Hearing
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SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL C

PALM BEACH COUNTY, FL

Donaldson E
 Hearing: A01098000
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 016979

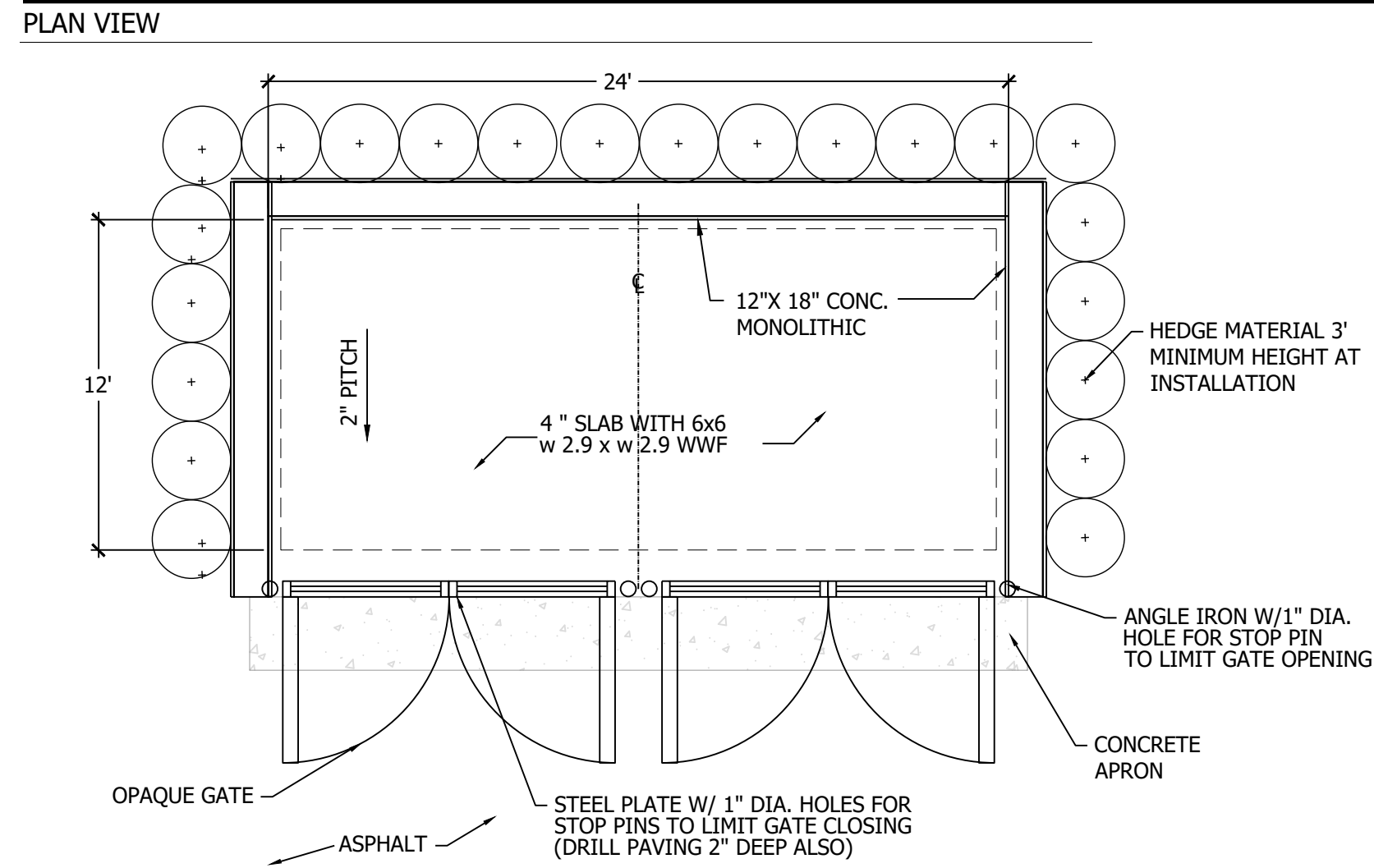
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 DN: cn=Donaldson E. Hearing, o=Cotleur & Hearing, ou=Cotleur & Hearing, email=donaldson@cotleurhearing.com

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
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03-20-23	10-13-23
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01-28-24	01-06-23
	02-15-23

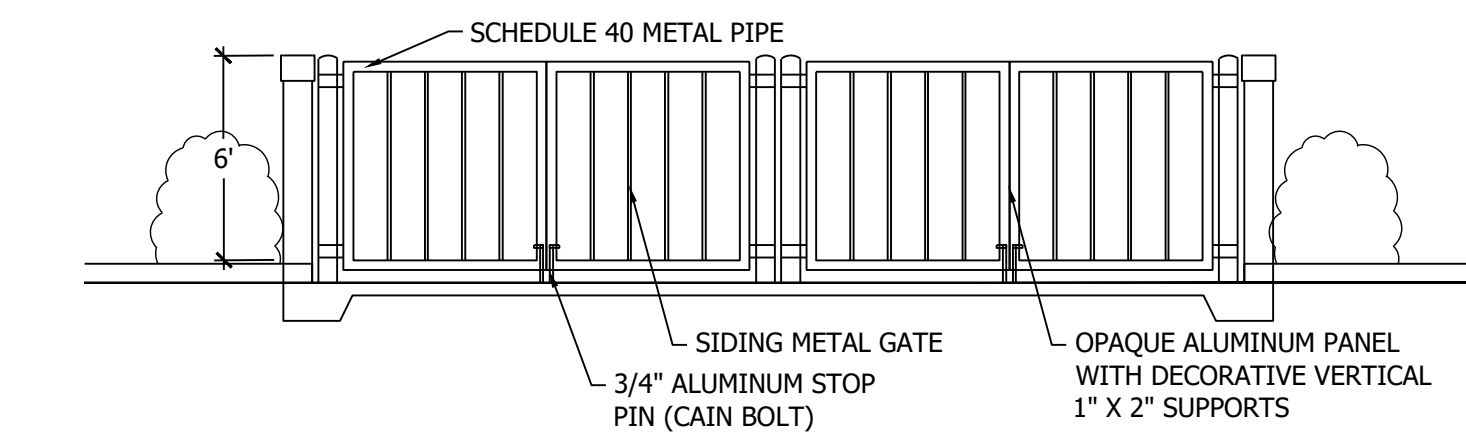
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SITE PLAN

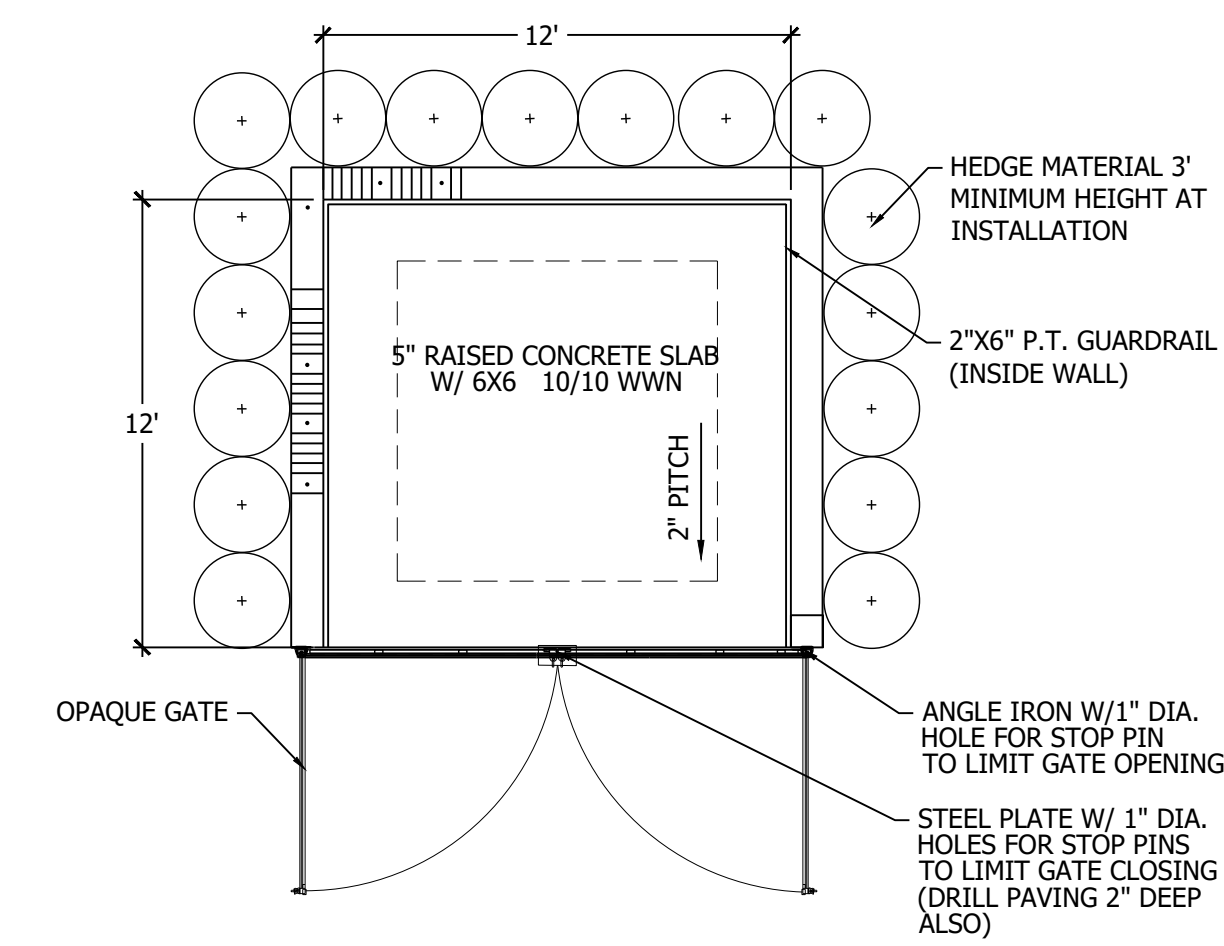
DUMPSTER DETAIL



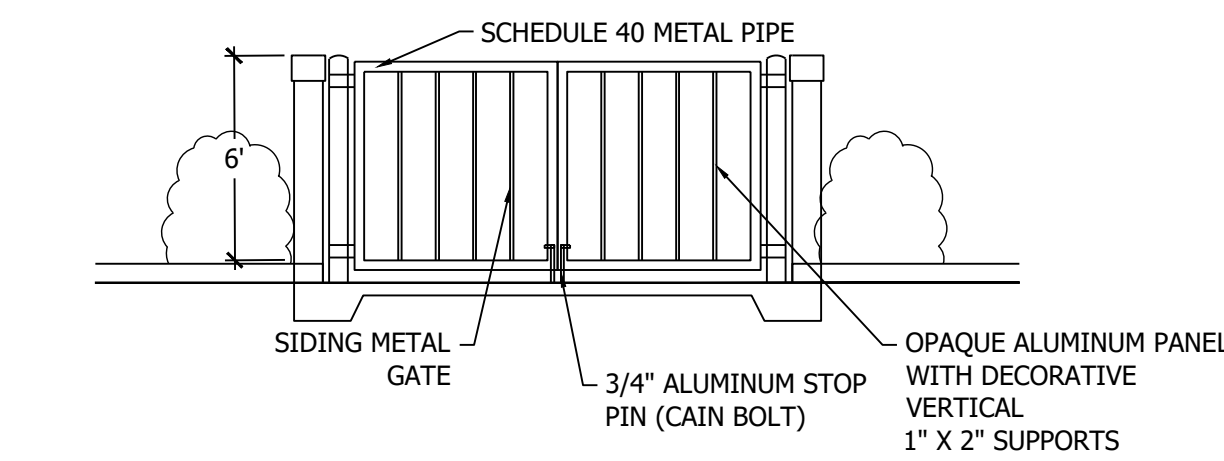
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.1.4 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



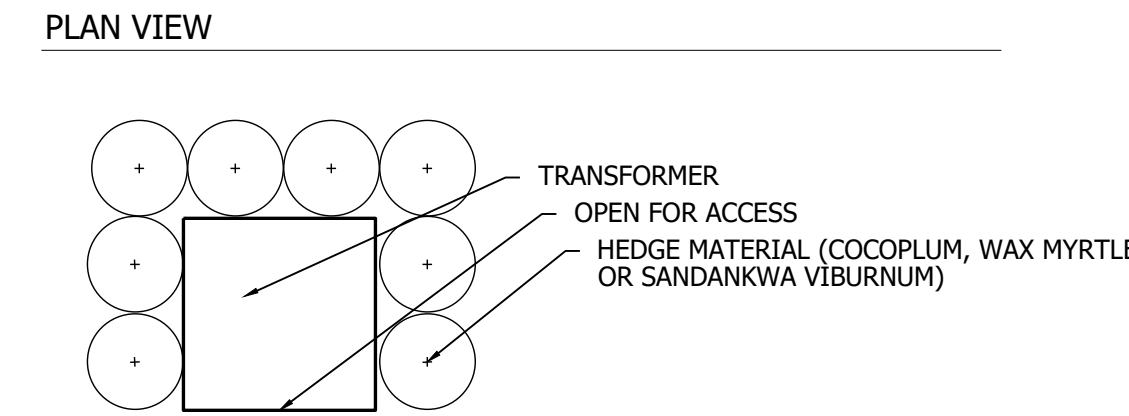
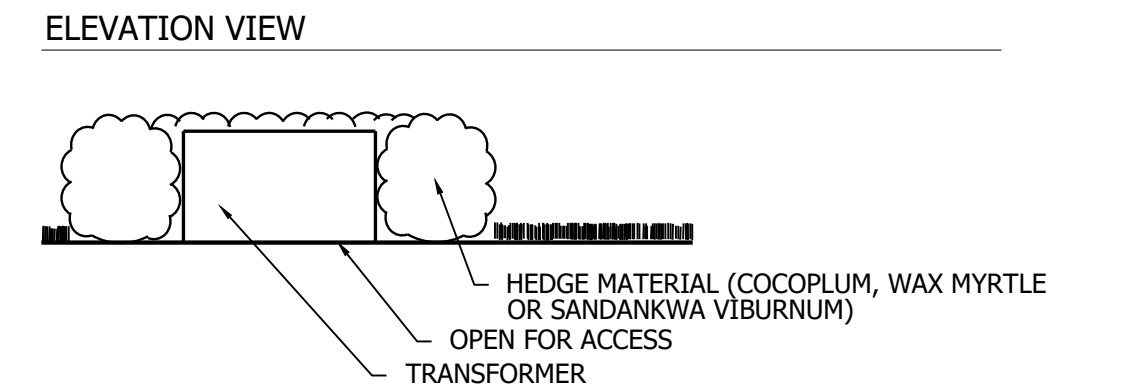
PLAN VIEW NTS



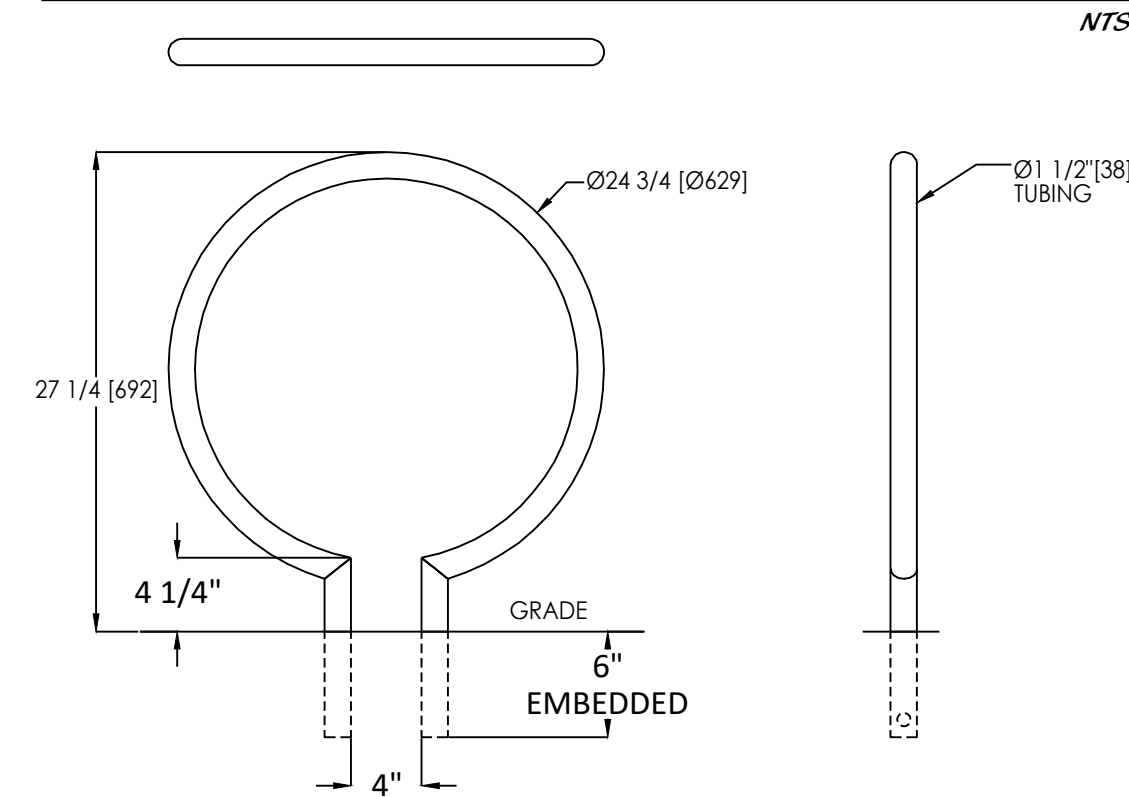
ELEVATION VIEW
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



TRANSFORMER DETAIL

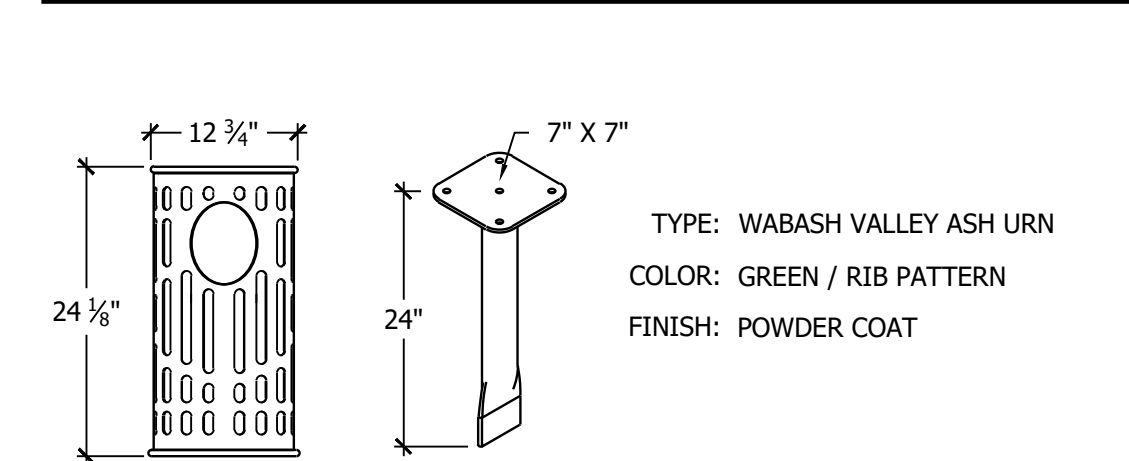


BIKE RACK DETAIL

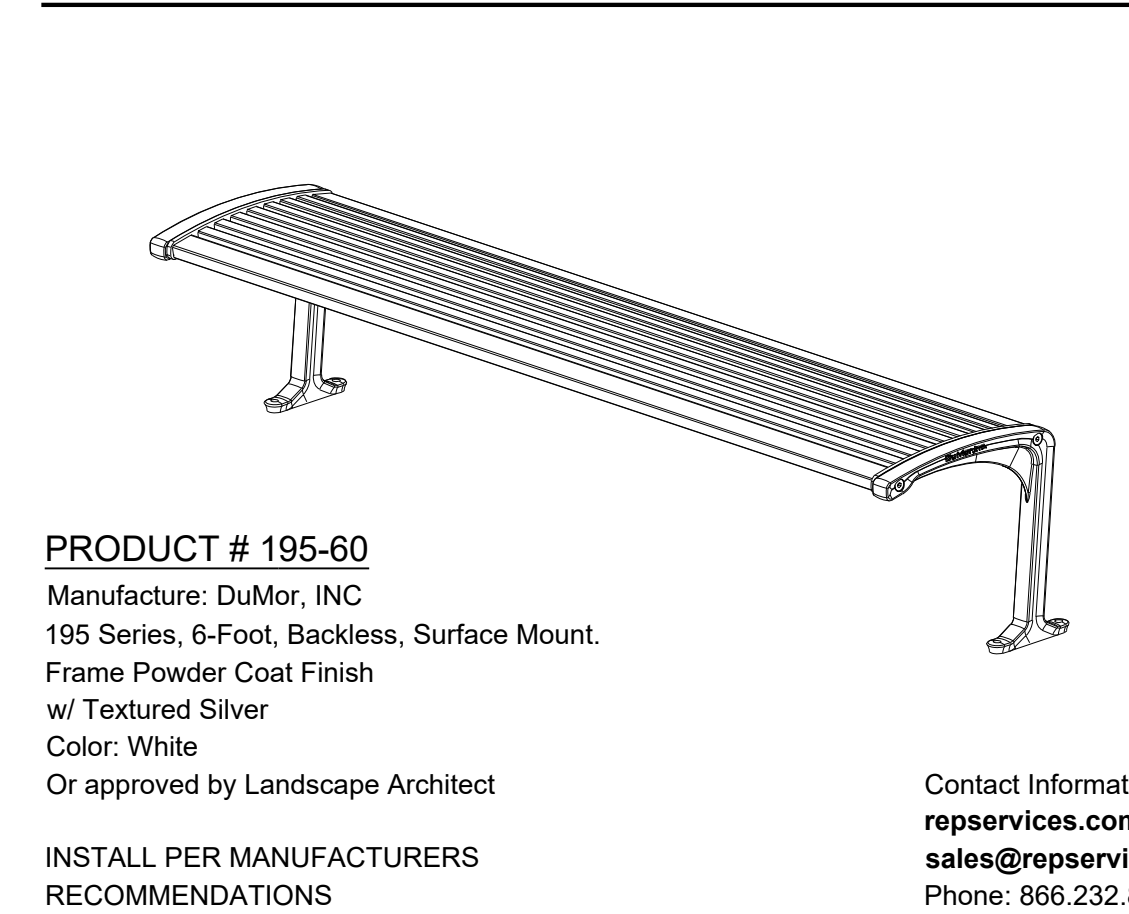


RING BIKE RACK, EMBEDDED (OR EQUAL)
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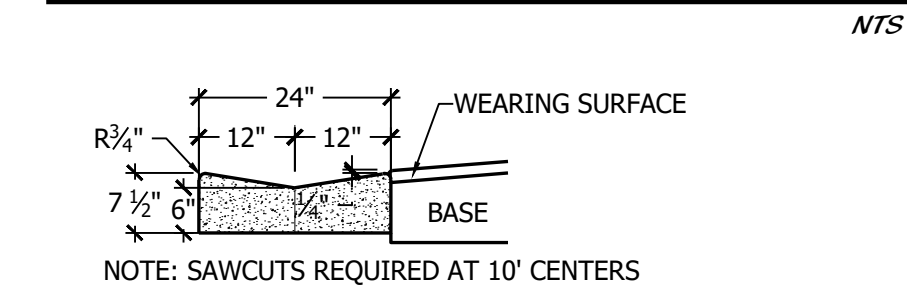
TRASH CAN DETAIL



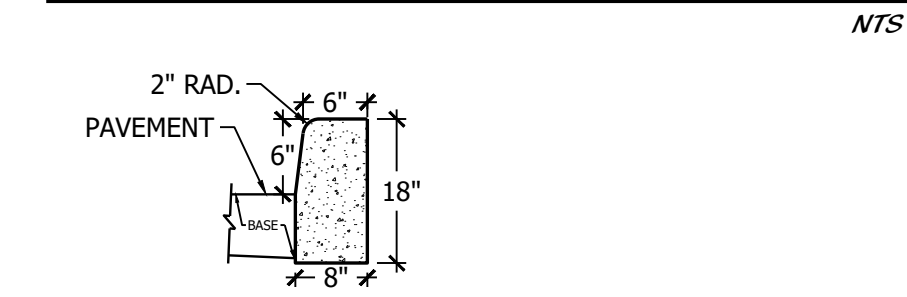
BENCH DETAIL



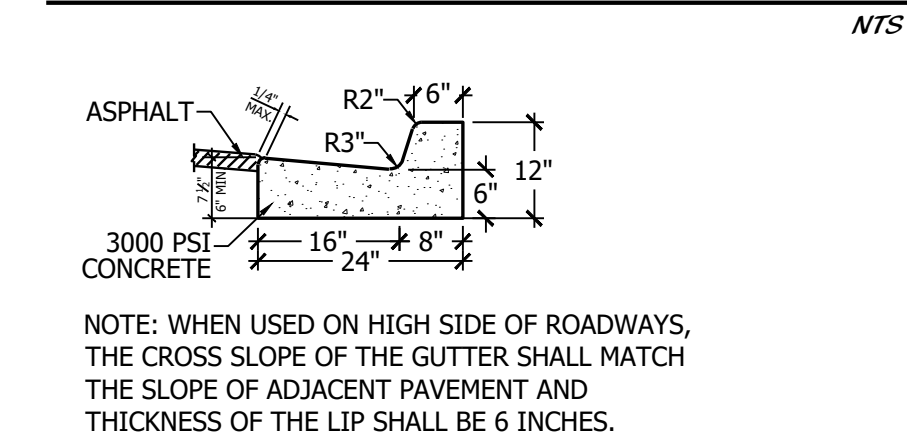
VALLEY CURB DETAIL



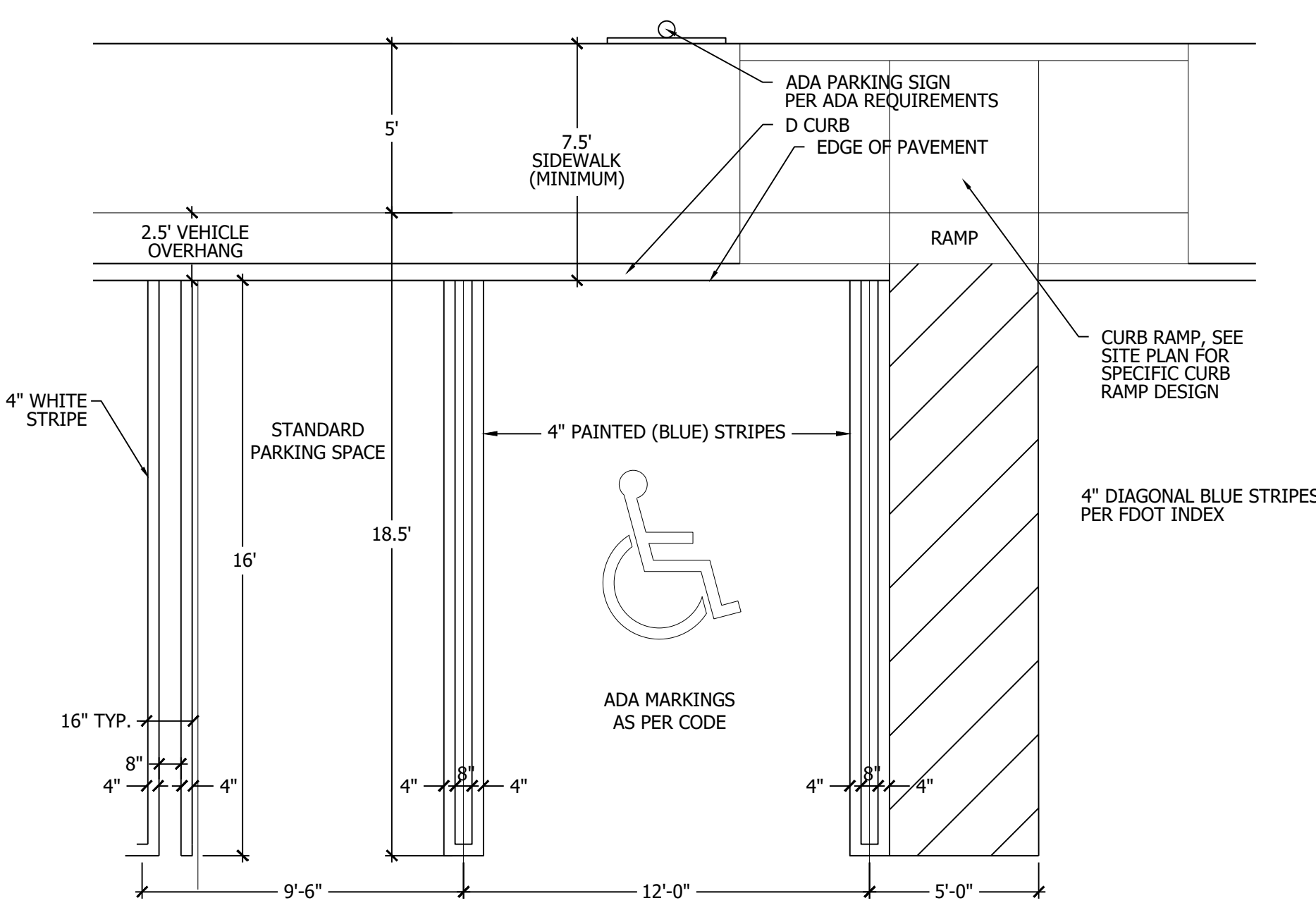
D CURB DETAIL



F CURB DETAIL

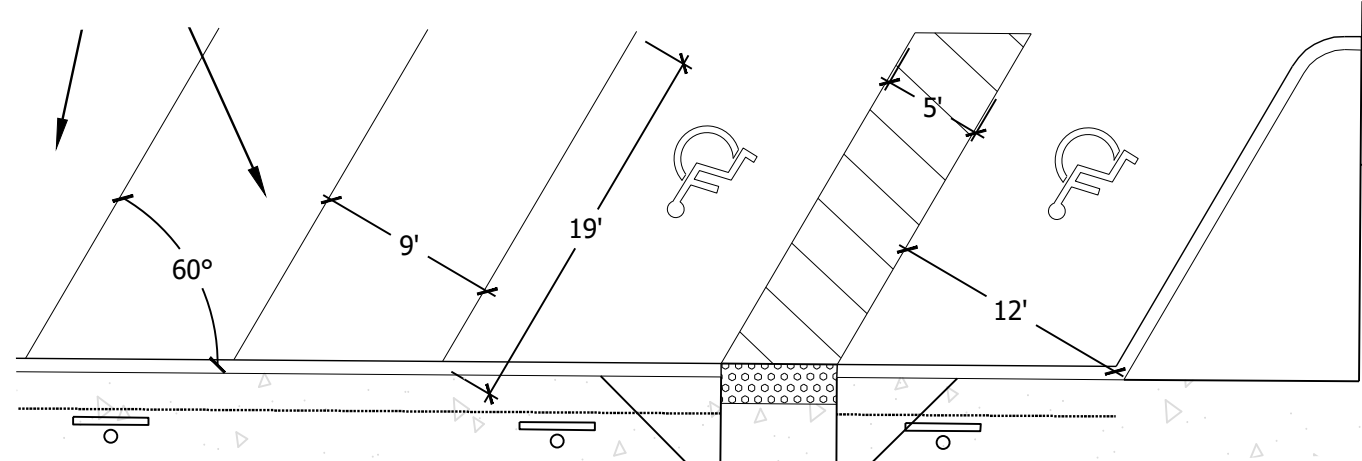


STANDARD AND ADA PARKING DETAIL

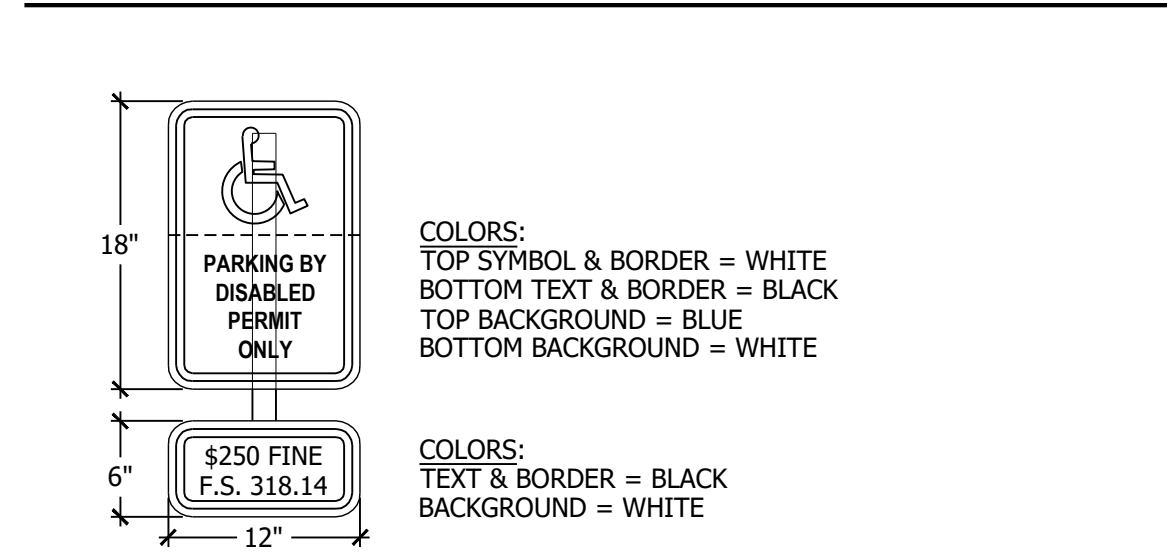


NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

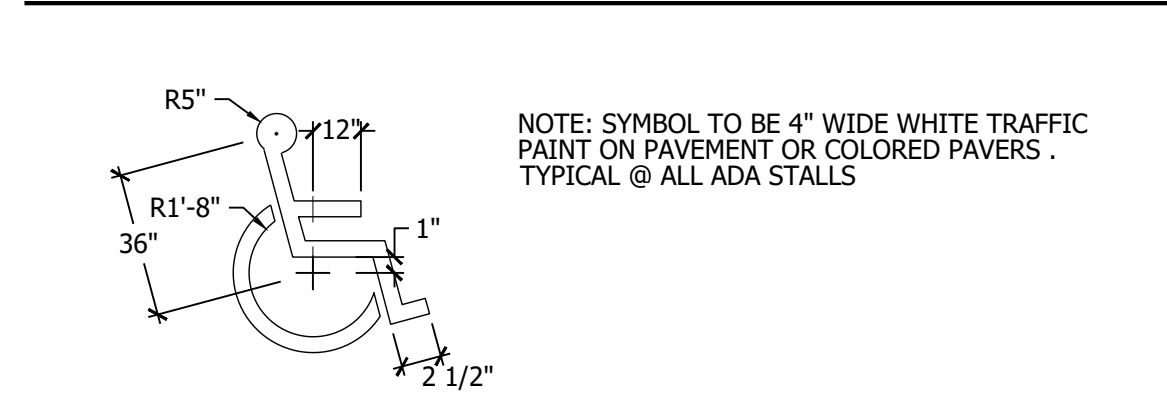
60° ANGLED STANDARD & ADA PARKING DETAIL



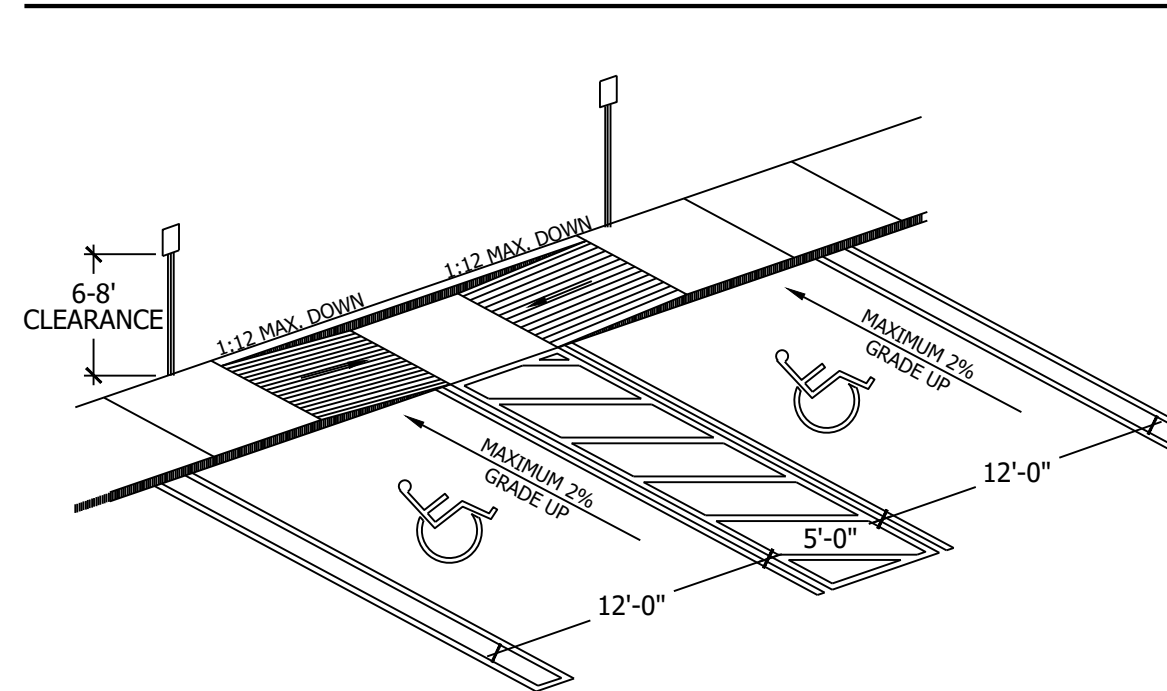
ADA SIGN DETAIL



ADA SYMBOL DETAIL

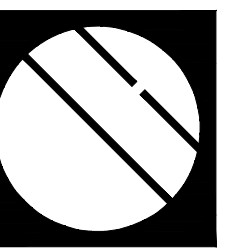


ADA RAMP DETAIL



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 SIZE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

Site Details



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SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL C
PALM BEACH COUNTY, FL

Donaldson E
Hearing: A010980
0000015D8A1328
6A00016979
Digitally signed by
Donaldson E
Hearing: A0109800000015



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	01-06-23



Scale: 1" = 20'

January 29, 2024 11:36:3 a.m.
Drawing: 13-0518.60.01 SP.DWG

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