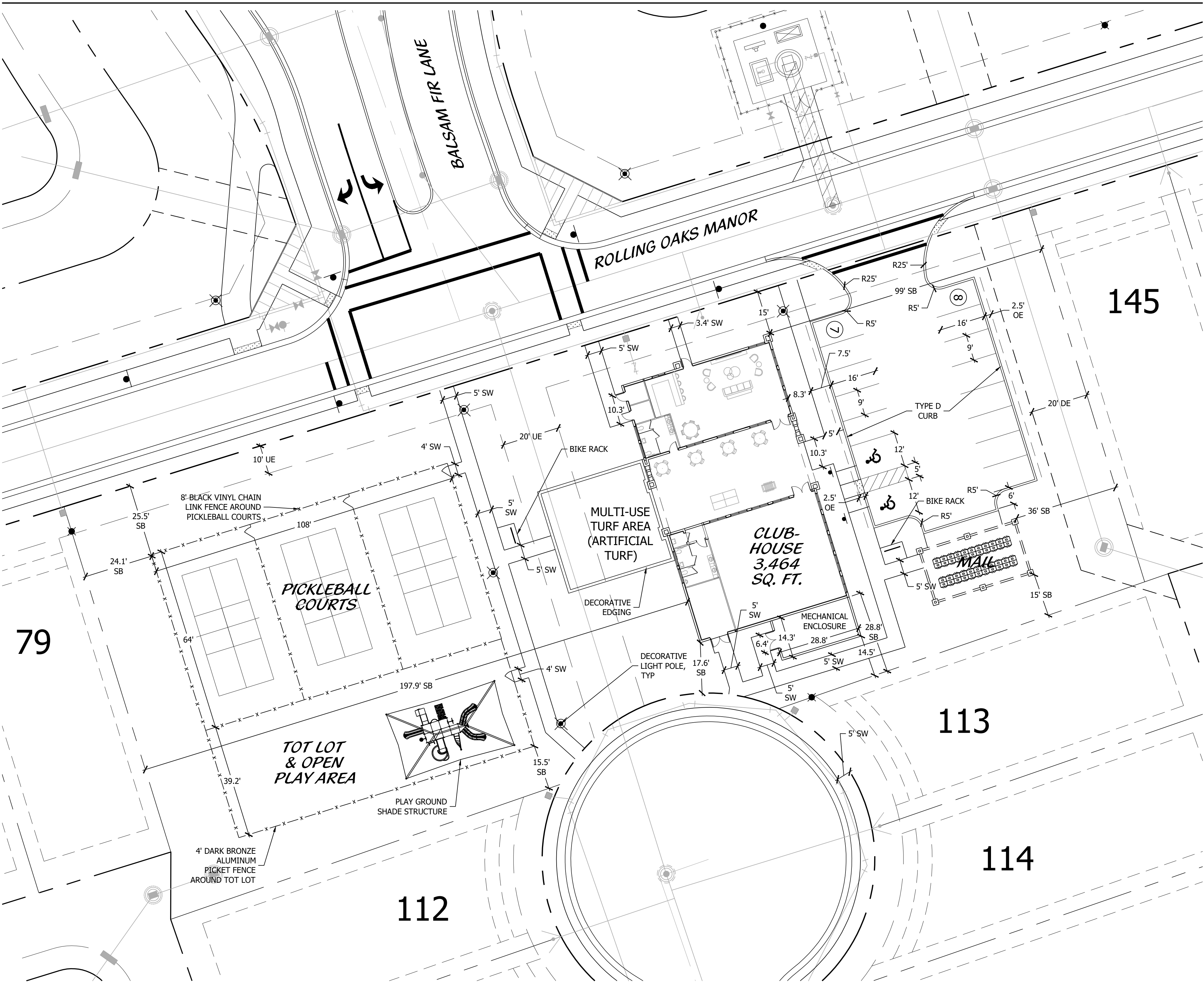


RECREATIONAL TRACT ENLARGEMENT



RESIDENTIAL AMENITY CENTER SITE DATA

TARIF 3-5: R-1 DISTRICT NON-RESIDENTIAL STANDARDS TABLE 3-5: R-1 DISTRICT NON-RESIDENTIAL STANDARDS									
Non-Residential Use Type	Minimum Parcel Size (Sq. Ft.)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
REQUIRED									
Residential Amenity Center	20,000	N.A.	20	30	30	30	30	40%	25%
PROPOSED									
Residential Amenity Center (Clubhouse)	49,282	N.A.	15	N.A.	99	14.5	24.2	11.85%	45.55%

RECREATIONAL TRACT AREA CALCULATIONS

TOTAL SITE AREA	SQ. FT.	%
	49,281.73	100.00%
IMPERVIOUS	SQ. FT.	%
BUILDING LOT COVERAGE	5,838.81	11.85%
VEHICLE USE AREA	5,410.04	10.98%
SIDEWALKS	3,186.14	6.47%
SPORTS COURTS	6,912.00	14.03%
MULTI-USE TURF AREA	1,262.44	2.56%
SUBTOTAL	22,609.43	45.88%
PERVIOUS	SQ. FT.	%
PLAY AREA	4,223.21	8.57%
LANDSCAPE AREAS	22,449.09	45.55%
SUBTOTAL	26,672.30	54.12%

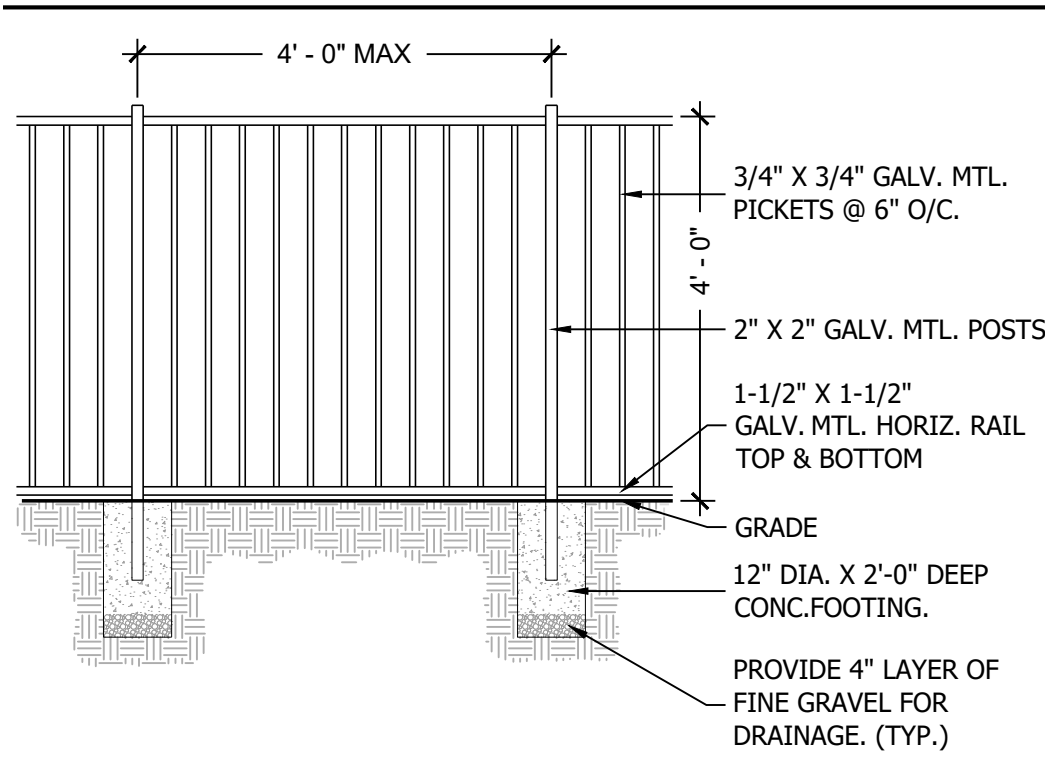
CLUBHOUSE PARKING REQUIREMENTS

PARKING	REQUIRED	PROVIDED
CLUBHOUSE (1/360 SF)	10	15
ADA (INCLUDED IN TOTAL)	1	2

RECREATION TRACT NOTE

RECREATIONAL IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

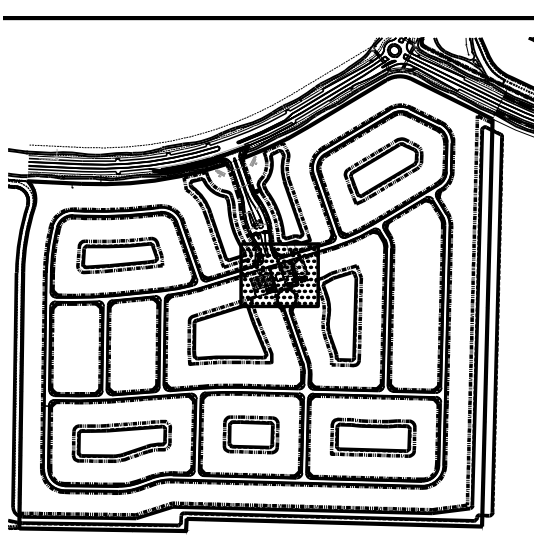
TOT LOT FENCE DETAIL



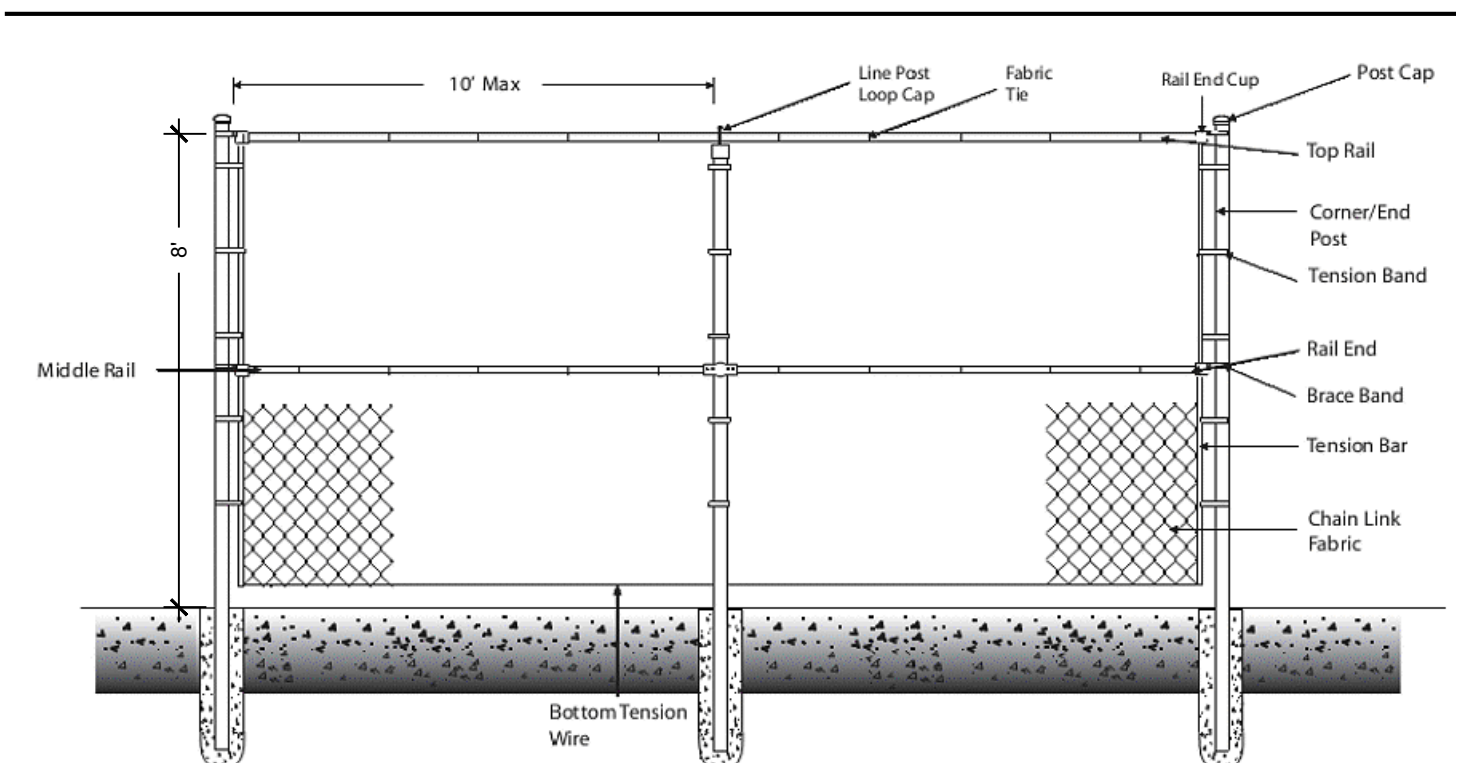
LEGEND

- AC ACRE
- CL CENTERLINE ROAD
- CL DESIGN CENTER
- D DRAINAGE EASEMENT
- DSE DRAINAGE SWALE EASEMENT
- DWS DETECTIBLE WARNING STRIP
- LE LANDSCAPE EASEMENT
- LMAE LAKE MANAGEMENT ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- LS LIFT STATION
- M MODEL HOME
- OE OVERHANG EASEMENT
- OST OPEN SPACE TRACT
- P PARKING LOT
- PDE PRIVATE DRAINAGE EASEMENT
- R RADIUS
- RPE RURAL PARKWAY EASEMENT
- ROW RIGHT OF WAY
- S SALES CENTER
- SID SEMINOLE IMPROVEMENT DISTRICT SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT
- (48) 48' WIDE LOT
- (50) 50' WIDE LOT

KEY MAP



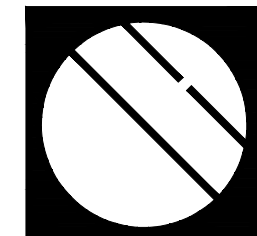
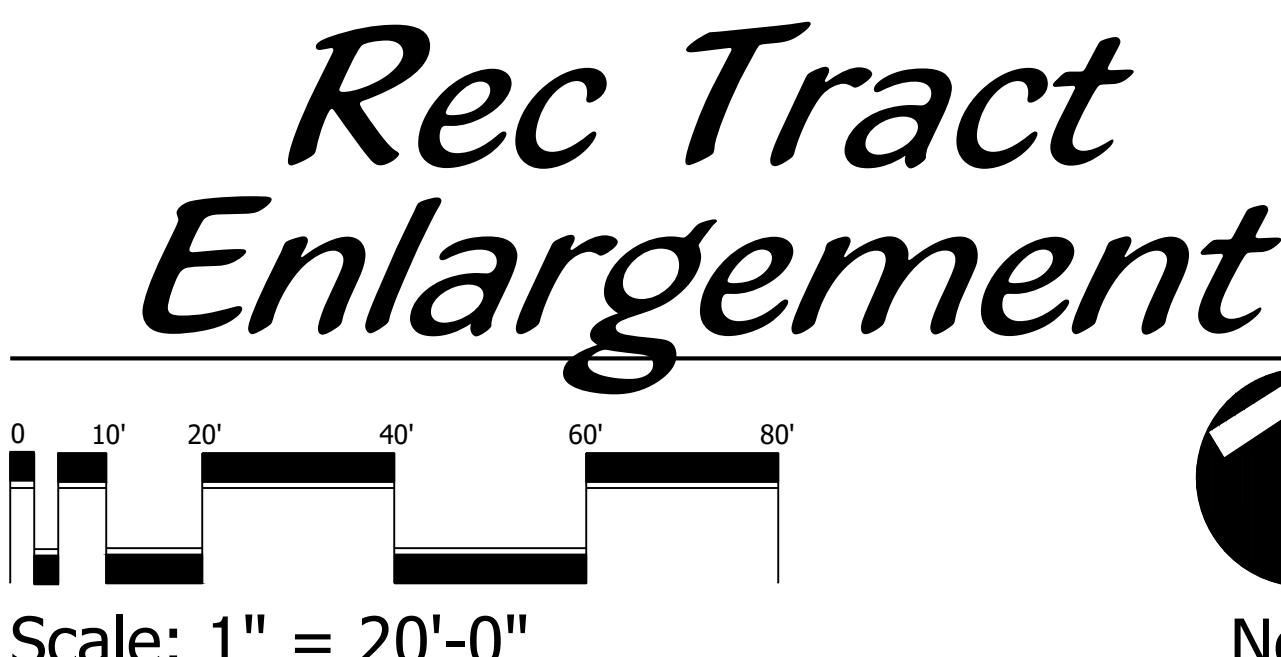
CHAIN LINK FENCE DETAIL



SILVER LAKE VARIANCE TABLE (VAR-2025-01)

Structure	Proposed Min.Front Setback (North) (feet)	Required	Deviation	Proposed Min.Side Setback (West) (feet)	Required	Deviation	Proposed Min.Side (East) Setback (feet)	Required	Deviation	Proposed Min.Rear Setback (South) (feet)	Required	Deviation
Clubhouse	15	20	5	30+	30	0	30+	30	0	14.5	30	15.5*
Mail Kiosk	15+	20	0	30+	30	0	36	30	0	15	30	15
Fenced Playground	15+	20	0	24.1	30	5.9	30+	30	0	15.5	30	14.5
Pickleball	25.5	20	5.5	24.1	30	5.9	30+	30	0	30+	30	0

*Rear yard setback to residential (lot) property line is 28.8' for a deviation of 1.2'



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Silver Lake
SITE PLAN - REC TRACT ENLARGEMENT
City of Westlake, Florida

DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	05-02-25
	07-17-25

July 17, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG