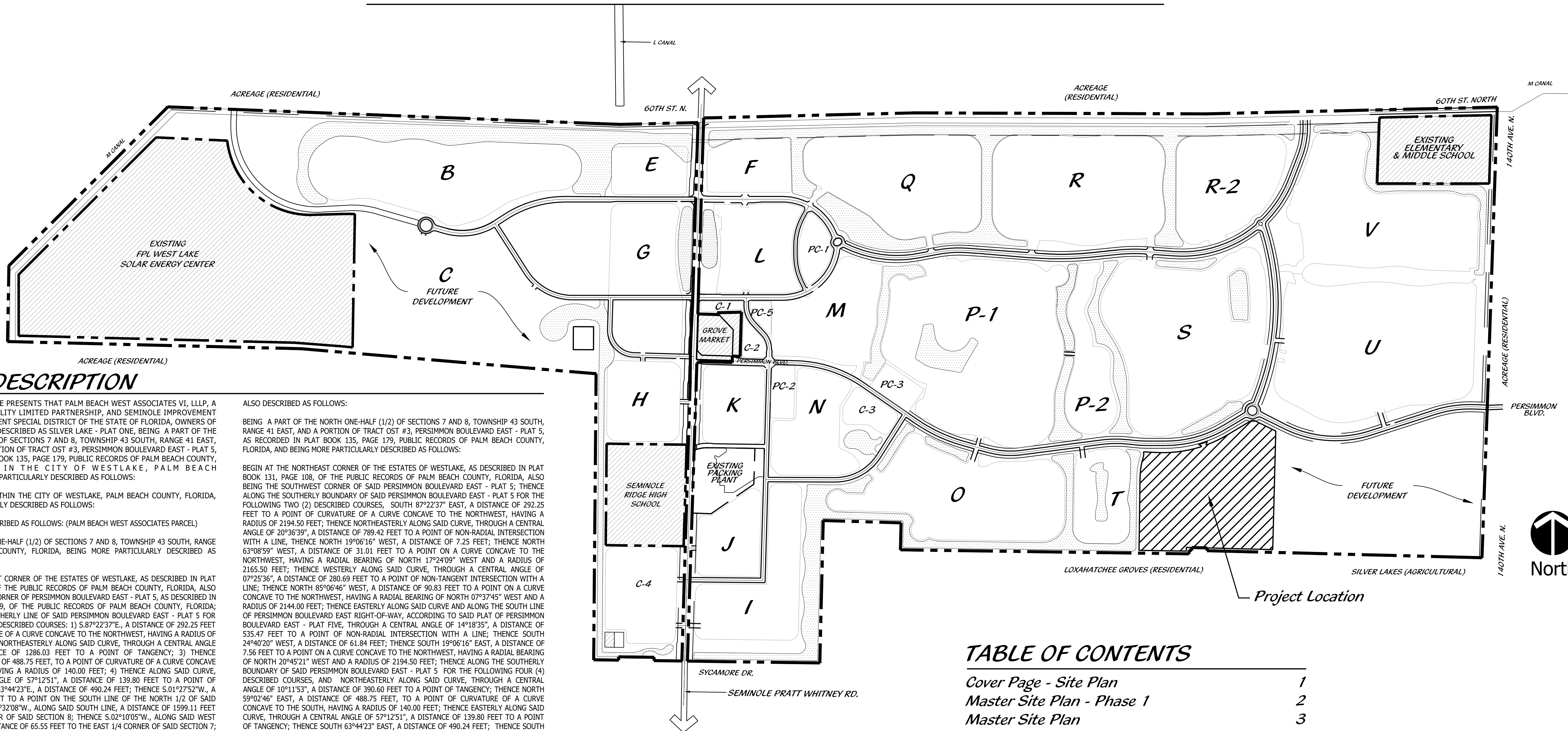


Silver Lake



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH WEST ASSOCIATES VI, LLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED AS SILVER LAKE - PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PALM BEACH WEST ASSOCIATES PARCEL)

A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGES 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 5, AS DESCRIBED IN PLAT BOOK 135, PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: 1) S.87°22'37"E, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; 2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; 5) THENCE S.63°44'23"E, A DISTANCE OF 490.24 FEET; THENCE S.01°27'52"W, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE N.88°32'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE S.02°10'05"W, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE N.89°11'37"W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 901.75 FEET TO THE SOUTHEAST CORNER OF THE ESTATES OF WESTLAKE; THENCE N.00°48'23"E, ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: SEMINOLE IMPROVEMENT DISTRICT PARCEL (S.I.D. PARCEL)

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALSO DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 119.806 ACRES, MORE OR LESS.

PROPERTY DEVELOPMENT REGULATIONS

SILVER LAKES - PROPERTY DEVELOPMENT REGULATIONS									
TABLE 3-2: R-1 DISTRICT RESIDENTIAL STANDARDS FOR SINGLE FAMILY DETACHED (EXCLUDING ZERO LOT LINE DEVELOPMENT)									
Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Side Yard Setback ³ (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Previous Percentage of Parcel
Single family detached dwelling	40 ³	4,400	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	25%
			FLG: 20	SLG: 15	SLG: 15				
	50 ⁴	5,500	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	25%
			FLG: 20	SLG: 15	SLG: 15				
1. BLDG = Building without front-loading garage, or portion of a building without a front-loading garage. FLG = Front									
2. BLDG = Building without side-loading garage, or portion of a building without a side-loading garage. SLG = Side Loading Garage.									
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.									
4. If a lot at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.									
5. If a lot is greater than 70 feet in width, the standards for 40' & 50' wide lots apply as this neighborhood is not intended provide homesites greater than 70' in width.									

TABLE OF CONTENTS

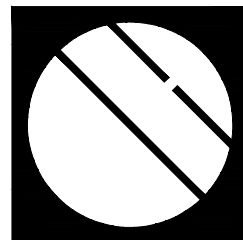
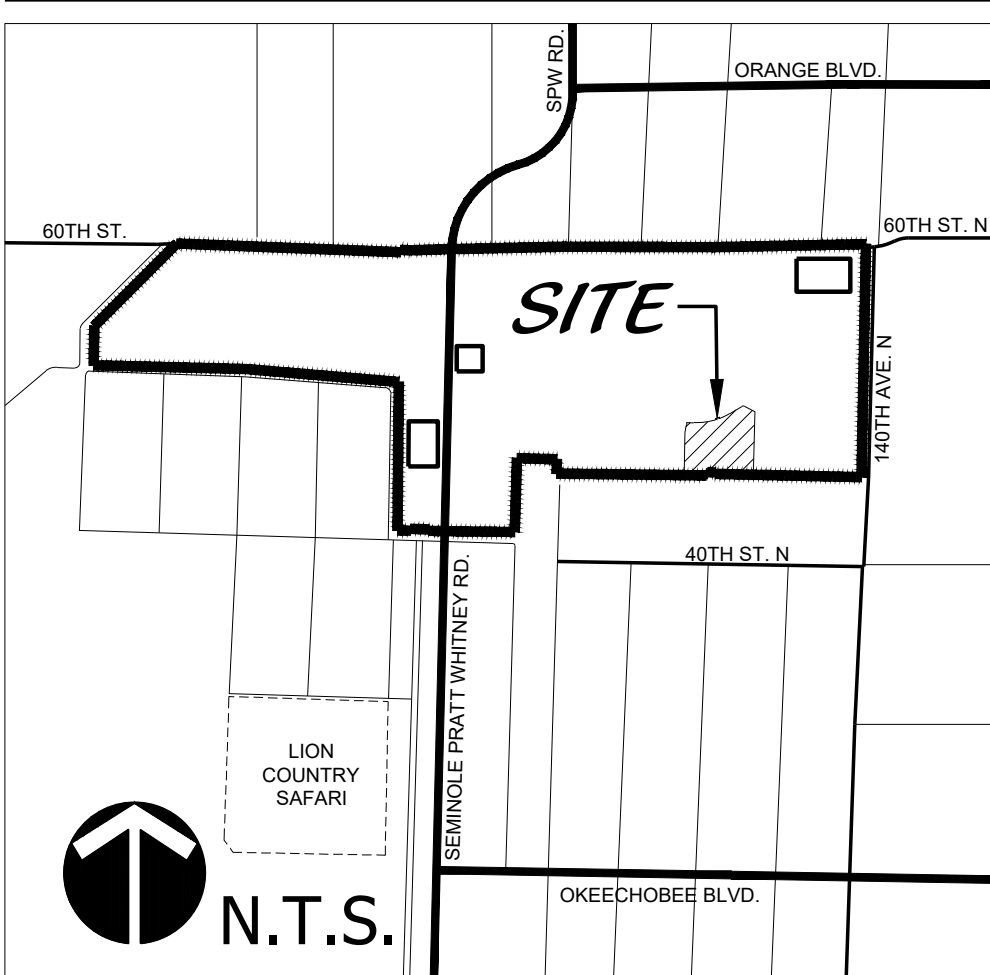
Cover Page - Site Plan	1
Master Site Plan - Phase 1	2
Master Site Plan	3
Home Orientation Plan	4
Site Plan	5 to 8
Entry Enlargement	9
Rec Tract Enlargement	10
Site Details	11 to 12

PROJECT TEAM

DEVELOPER PALM BEACH WEST ASSOCIATES VI, LLP 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FL 33323 PHONE: 954-753-1730	SURVEYOR SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD SUITE 410 LAKE WORTH, FLORIDA 33467 PHONE: 561-209-6048
LANDSCAPE ARCHITECT 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 GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FLORIDA 33323 PHONE: 954-753-1730	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD SUITE 208 STUART, FLORIDA 34996 PHONE: 772-287-8771

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

LOCATION MAP



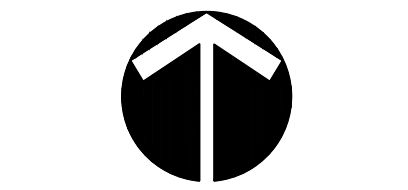
Cotleur & Hearing

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

Silver Lake Cover Page - Site Plan City of Westlake, Florida

Donaldson E. Hearing
Hearing: A0109
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DESIGNED BY DEH
DRAWN BY HK, PS
APPROVED BY DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

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

SHEET 1 OF 12
©COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LEGEND

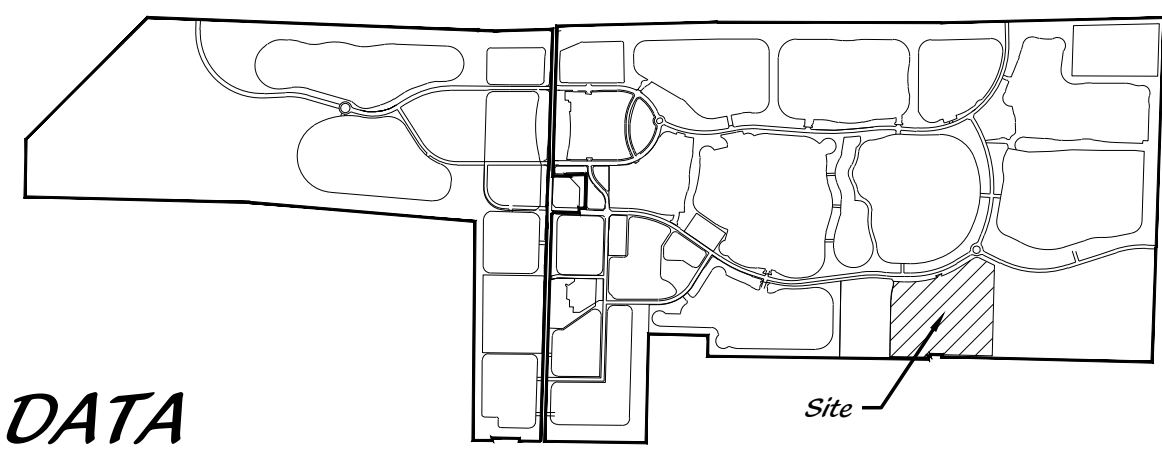
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CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK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

48' WIDE LOT
50' WIDE LOT

RECREATION REQUIREMENTS

COMPREHENSIVE PLAN RECREATION REQUIREMENTS	
NEIGHBORHOOD PARK	
1187 RESIDENTS (448 * 2.65)	REQ (AC) 2.374
LEVEL OF SERVICE (LOS) = 2.00 AC PER 1,000 RESIDENTS	PROV. (AC) 3.100

LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE - SILVER LAKE
APPLICATION NUMBER	MP-2025-01
CH PROJECT NUMBER	24-0317
FUTURE LAND USE DESIGNATION	RESIDENTIAL 1 & RESIDENTIAL 2
EXISTING ZONING DISTRICT	R-1 & R-2
R-1 LAND USE	89.66 %
R-2 LAND USE	29.83 %
SECTION/ TOWNSHIP/ RANGE	8 43 41
PROPERTY CONTROL NUMBER(S)	77-41-43-07-000-00-1040 77-41-43-08-000-00-1010 77-41-43-08-000-00-3010 77-41-43-08-000-00-3020

EXISTING USE	VACANT/ AGRICULTURE	
APPROVED USE	RESIDENTIAL	
TOTAL PLAT AREA	5,218,923.60 SF	119.81 AC
PHASE 2 PLAT - FUTURE RESIDENTIAL AREA	1,223,164.80 SF	28.08 AC
SILVER LAKES PARCEL AREA (EXCLUDES PERSIMMON ROW AT ENTRANCE)		119.60 AC

BUILDING DATA	
MAXIMUM R-1 DENSITY	5.00 DU/AC
HOUSING TYPE	SINGLE FAMILY DETACHED
PROPOSED DENSITY	3.75 DU/AC
TOTAL DWELLING UNITS	448 UNITS
48' WIDE LOTS	209
50' WIDE LOTS	239
TOTAL LOTS	448
TOTAL DWELLING UNITS	0
PHASE 1 PARKING DATA	REQ 896, PROV 1792
2 SPACE PER DWELLING UNIT	
GUEST PARKING (4% OF REQ.)	36
PARKING SPACES AT CLUBHOUSE AND BUS STOP (INCLUDED HANDICAP PARKING)	23
BUILDING HEIGHT	36 FT MAX.
NUMBER OF STORIES	1 & 2

SUBDIVISION PLAN ACREAGE BREAKDOWN	
DETACHED SINGLE FAMILY LOT AREA :	46.61 AC
ROADWAY AREA - TRACT RW (PERSIMMON CONNECTION):	0.21 AC
ROADWAY AREA - TRACT A:	13.38 AC
TOTAL	13.59 AC

OPEN SPACE TRACTS WITHIN PLAT BOUNDARY:	
O.S.T.# 1 (SID)	5.28 AC
O.S.T.# 2 (SID)	0.33 AC
O.S.T.# 3 (HOA) (RECREATION)	0.51 AC
O.S.T.# 4 (HOA) (RECREATION)	0.95 AC
O.S.T.# 5 (HOA)	1.02 AC
O.S.T.# 6 (HOA)	0.06 AC
O.S.T.# 7 (HOA)	0.22 AC
O.S.T.# 8 (HOA)	0.23 AC
O.S.T.# 9 (HOA)	0.07 AC
O.S.T.# 10 (HOA)	0.07 AC
O.S.T.# 11 (HOA)	0.45 AC
O.S.T.# 12 (HOA)	0.07 AC
O.S.T.# 13 (SID)	0.06 AC
O.S.T.# 14 (SID)	0.09 AC
RECREATION TRACT	0.02 AC

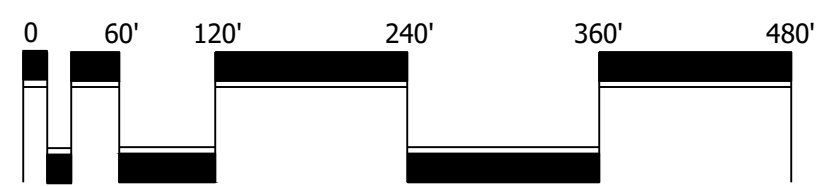
WATER MANAGEMENT TRACTS WITHIN PLAT BOUNDARY	
WMT #1 (SID)	26.25 AC
WMT #2 (SID)	1.75 AC
WMT #3 (SID)	1.78 AC
WMT #4 (SID)	1.59 AC
WMT #5 (SID)	1.77 AC
WMT #6 (SID)	2.27 AC
WMT #7 (SID)	2.76 AC
WMT #8 (SID)	2.12 AC
WMT #9 (SID)	1.22 AC
WMT #10 (SID)	1.90 AC

PLAT 2 RESIDENTIAL AREA	28.08 AC
TOTAL ACREAGE PLAT	119.81 AC
OPEN SPACE IN PLAT BOUNDARY	31.53 AC

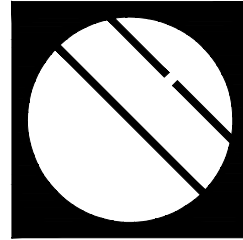
ACRES	PERCENT
31.53	26%

NOTE *1: SITE PLAN BASED ON SURVEY PREPARED BY SAND & HILLS SURVEYING INC.
NOTE *2: ALL RECREATION TRACTS ARE INCLUDED IN PHASE 1 (PLAT 1)
NOTE *3: RECREATION PARCEL IMPROVEMENTS SHOWN THEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
NOTE *4: TRACT RW (0.21 AC) IS A PARTIAL REPLAT OF PERSIMMON BLVD. & REALTED OS TO PROVIDE ACCESS TO THE PARCEL.
NOTE *5: EXCLUDES THE REPLATED AREAS WITHIN THE PERSIMMON BLVD. (RW TRACT .21 AC & OST 12 & 13)

Master Site Plan - Phase 1



Scale: 1" = 120'-0"



Cotleur & Hearing

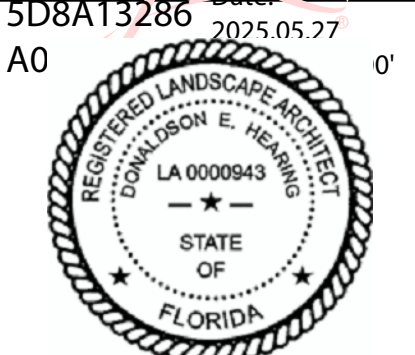
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Silver Lake
MASTER SITE PLAN - PHASE 1
City of Westlake, Florida

Donaldson E
Hearing: A01098
0980000001
SD8A13286
A0

Digitally signed by Donaldson E Hearing: A01098 00000015D8A1 3286A00016979 2025.05.27 12:05:27 -04'



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

April 29, 2025 1:29:56 p.m.
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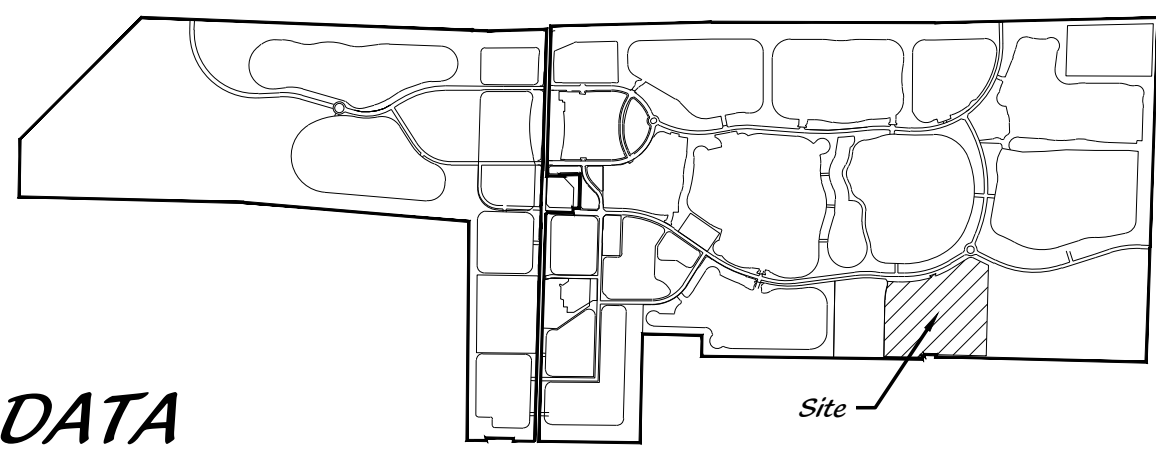
AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT ACCESS EASEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION		
M	MODEL HOME		
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

48 48' WIDE LOT
50 50' WIDE LOT

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TOTAL PLAT AREA	5,218,923.60 SF	119.81 AC
PHASE 2 PLAT - FUTURE RESIDENTIAL AREA	1,223,164.80 SF	28.08 AC
SILVER LAKES PARCEL AREA (EXCLUDES PERSIMMON ROW AT ENTRANCE)		119.60 AC

BUILDING DATA		
MAXIMUM R-1 DENSITY	5.00 DU/AC	
HOUSING TYPE	SINGLE FAMILY DETACHED	
PROPOSED DENSITY	3.75 DU/AC	
TOTAL DWELLING UNITS	448 UNITS	
48' WIDE LOTS	209	PHASE 1 133
50' WIDE LOTS	239	PHASE 2 76
TOTAL LOTS	448	294
TOTAL DWELLING UNITS	0	0
PHASE 1 PARKING DATA	REQ 896	PROV 1792
2 SPACE PER DWELLING UNIT		
GUEST PARKING (4% OF REQ.)	36	23
PARKING SPACES AT CLUBHOUSE AND BUS STOP (INCLUDED HANDICAP PARKING)		2
BUILDING HEIGHT	36 FT MAX.	
NUMBER OF STORIES	1 & 2	

SUBDIVISION PLAN ACREAGE BREAKDOWN	
DETACHED SINGLE FAMILY LOT AREA :	46.61 AC
ROADWAY AREA - TRACT RW (PERSIMMON CONNECTION):	0.21 AC
ROADWAY AREA - TRACT A:	13.38 AC
TOTAL	13.59 AC

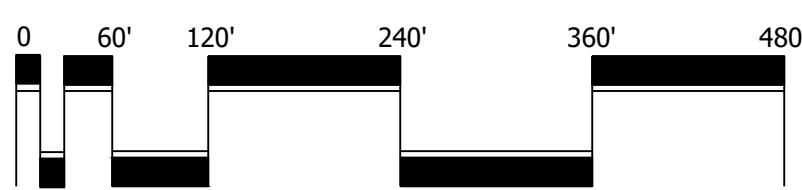
OPEN SPACE TRACTS WITHIN PLAT BOUNDARY:	
O.S.T.# 1 (SID)	5.28 AC
O.S.T.# 2 (SID)	0.33 AC
O.S.T.# 3 (HOA) (RECREATION)	0.51 AC
O.S.T.# 4 (HOA) (RECREATION)	0.95 AC
O.S.T.# 5 (HOA)	1.02 AC
O.S.T.# 6 (HOA)	0.06 AC
O.S.T.# 7 (HOA)	0.22 AC
O.S.T.# 8 (HOA)	0.23 AC
O.S.T.# 9 (HOA)	0.07 AC
O.S.T.# 10 (HOA)	0.07 AC
O.S.T.# 11 (HOA)	0.45 AC
O.S.T.# 12 (HOA)	0.07 AC
O.S.T.# 13 (SID)	0.06 AC
O.S.T.# 14 (SID)	0.09 AC
RECREATION TRACT	1.13 AC

WATER MANAGEMENT TRACTS WITHIN PLAT BOUNDARY	
WMT #1 (SID)	26.25 AC
WMT #2 (SID)	1.75 AC
WMT #3 (SID)	1.78 AC
WMT #4 (SID)	1.59 AC
WMT #5 (SID)	1.77 AC
WMT #6 (SID)	2.27 AC
WMT #7 (SID)	2.76 AC
WMT #8 (SID)	2.12 AC
WMT #9 (SID)	1.22 AC
WMT #10 (SID)	1.90 AC

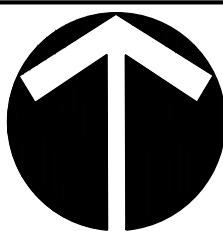
PLAT 2 RESIDENTIAL AREA	28.08 AC
TOTAL ACREAGE PLAT	119.81 AC
OPEN SPACE IN PLAT BOUNDARY	31.53 AC
ACRES	31.53
PERCENT	26%

NOTE *1: SITE PLAN BASED ON SURVEY PREPARED BY SAND & HILLS SURVEYING INC.
NOTE *2: ALL RECREATION TRACTS ARE INCLUDED IN PHASE 1 (PLAT 1)
NOTE *3: RECREATION PARCEL IMPROVEMENTS SHOWN THEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
NOTE *4: TRACT RW (0.21 AC) IS A PARTIAL REPLAY OF PERSIMMON BLVD. & REALTED OS TO PROVIDE ACCESS TO THE PARCEL.
NOTE *5: EXCLUDES THE REPLAYED AREAS WITHIN THE PERSIMMON BLVD. (RW TRACT .21 AC & OST 12 & 13)

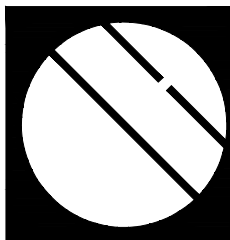
Master Site Plan



Scale: 1" = 120'-0"



North



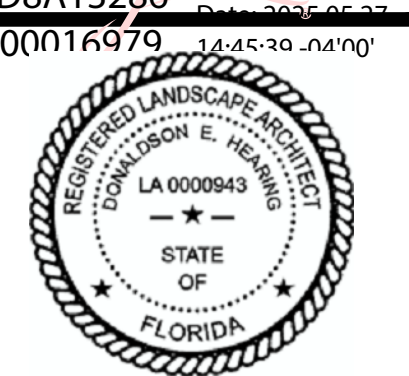
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Silver Lake
MASTER SITE PLAN
City of Westlake, Florida

Donaldson E Digitally signed
Hearing: A01 by Donaldson E
0980000001 Hearing: A010980
5D8A13286 0000015D8A1328
6A00016979



DESIGNED _____ DEH
DRAWN _____ HK, PS
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
_____ 04-29-25

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

SHEET 3 OF 12
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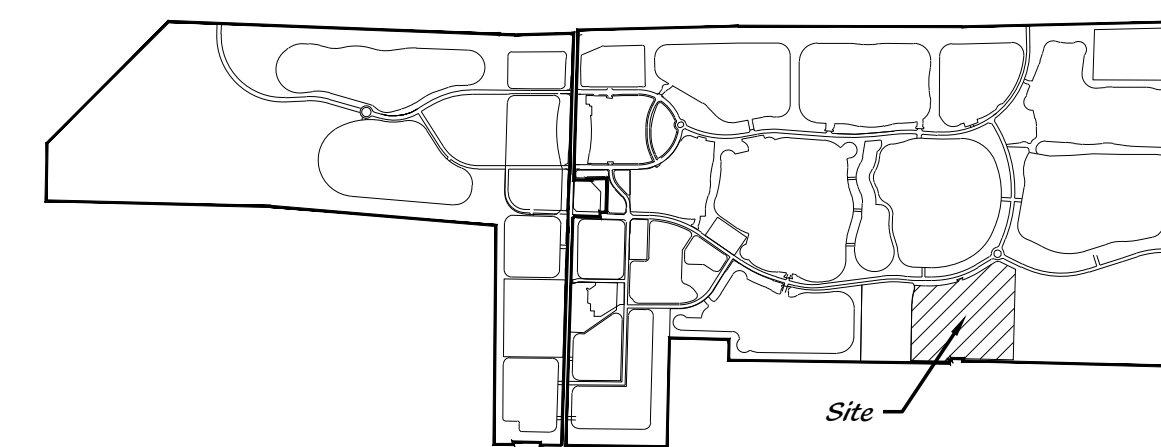
LEGEND

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

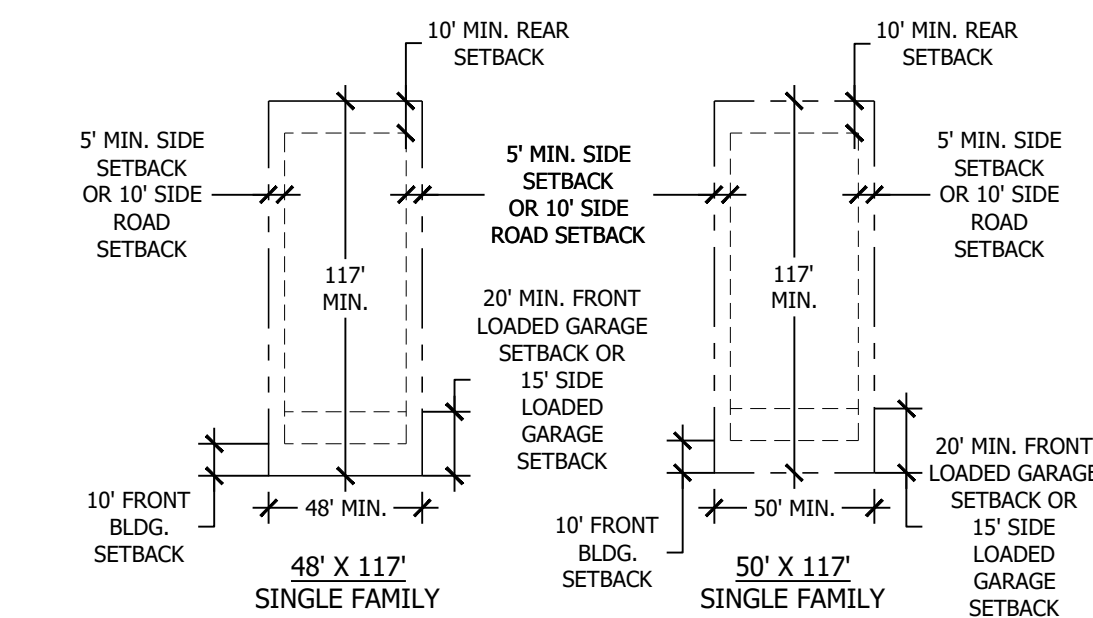
(48) 48' WIDE LOT
(50) 50' WIDE LOT



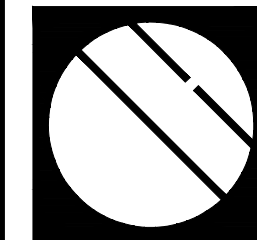
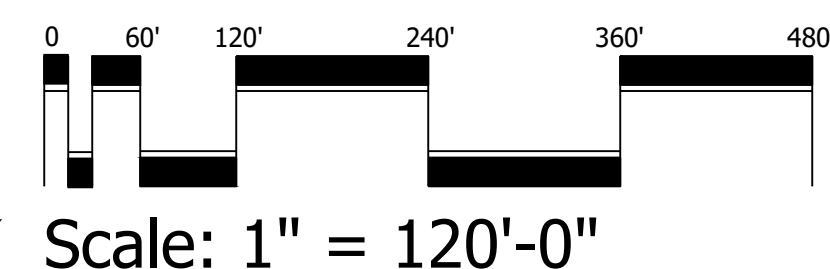
LOCATION MAP



TYPICAL LOT DETAIL



Home Orientation Plan



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Silver Lake
HOME ORIENTATION PLAN
City of Westlake, Florida

Donaldson E. Hearing
Hearing: A01098
0980000001

Digitally signed by Donaldson E. Hearing: A01098
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Date: 2025.05.27 00'



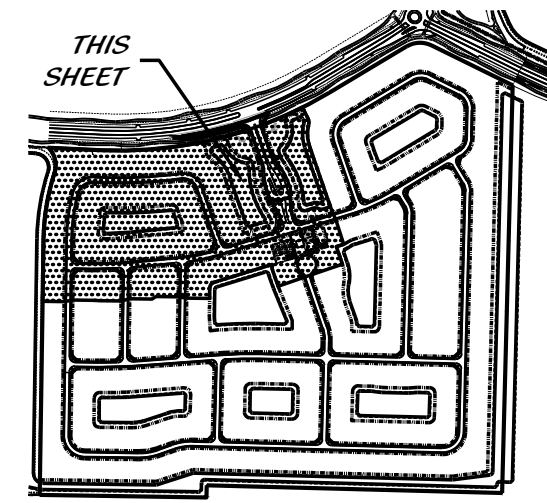
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DRAWN: HK, PS
APPROVED: DEH
JOB NUMBER: 24-0317
DATE: 03-11-25
REVISIONS: 04-16-25
04-29-25

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

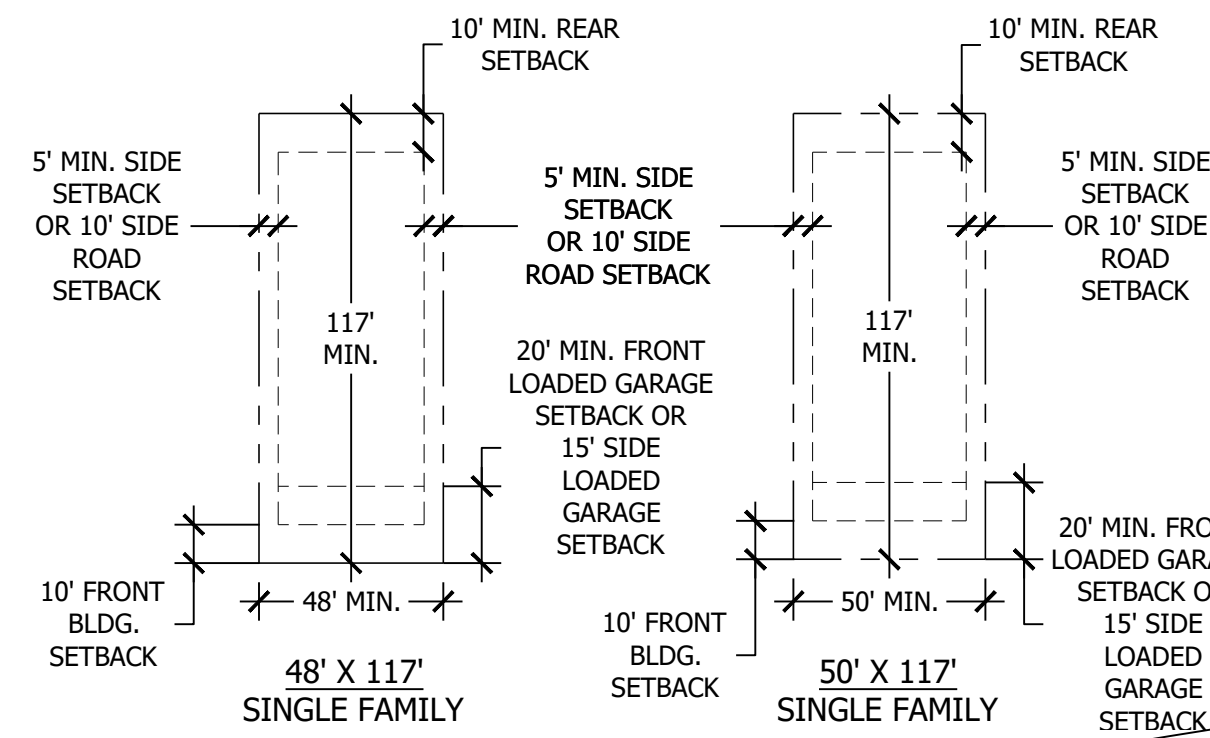
LEGEND

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

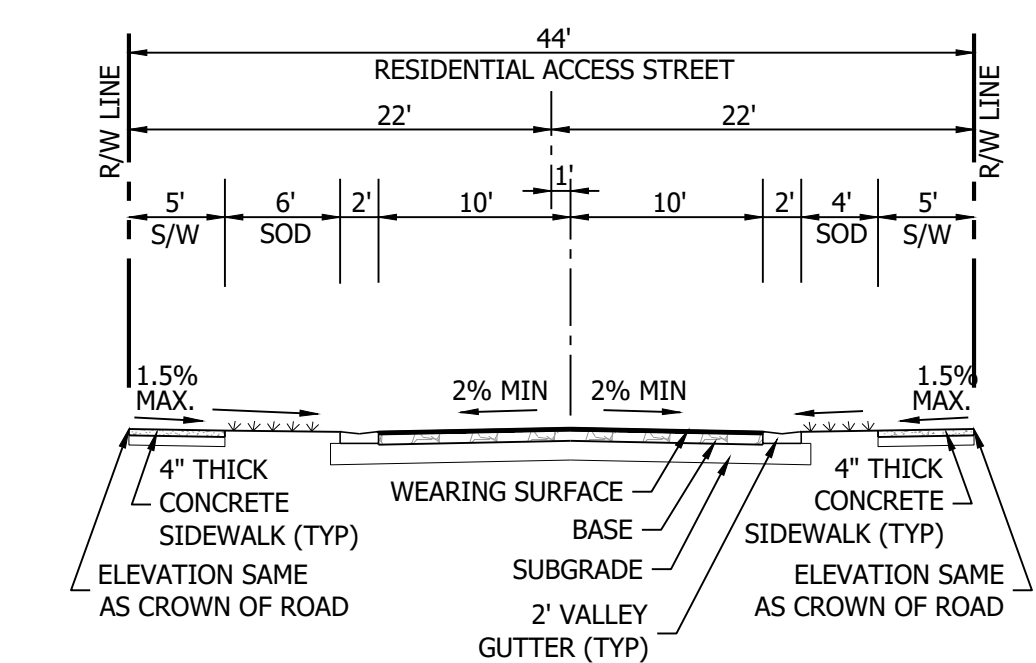
KEY MAP



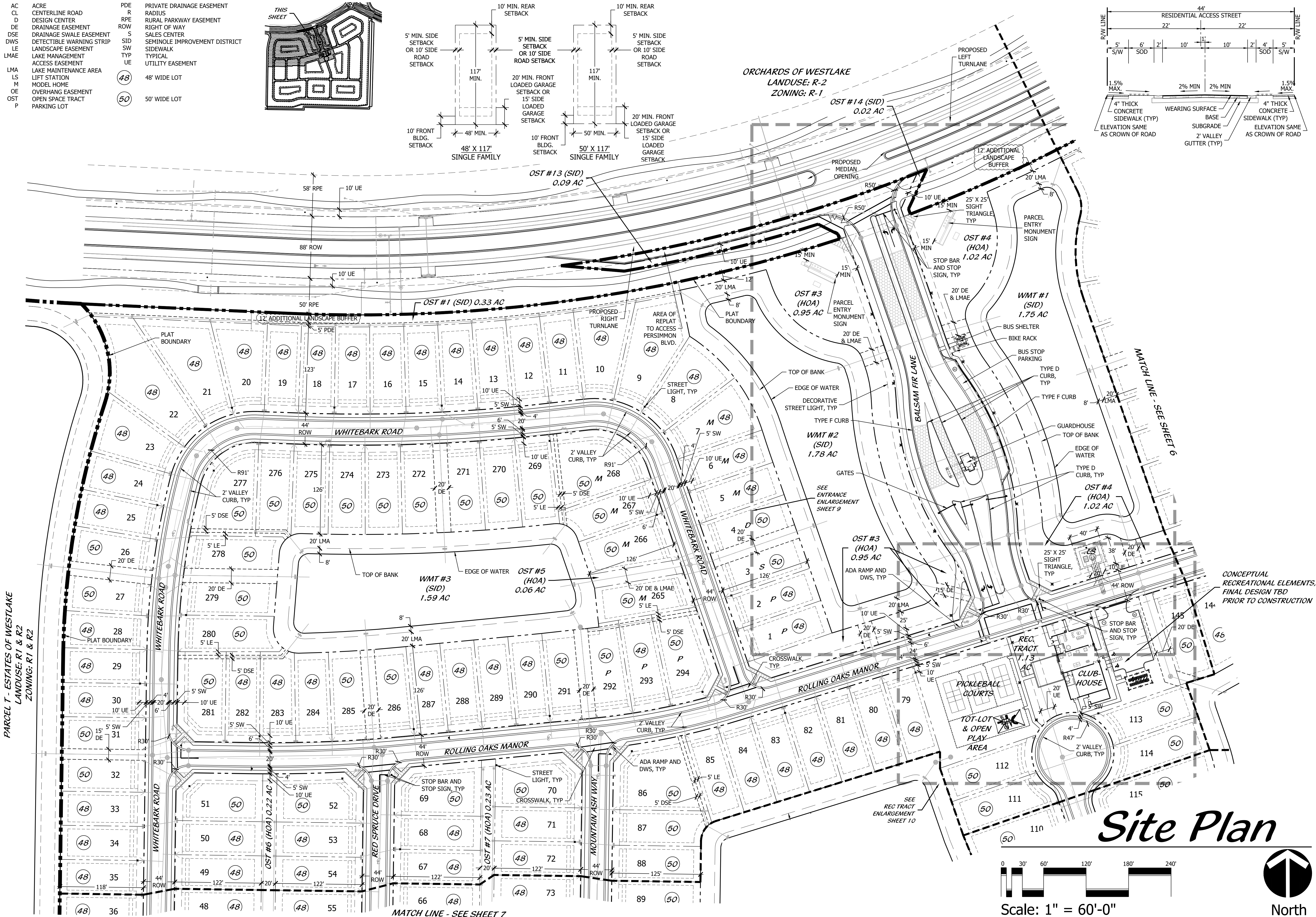
TYPICAL LOT DETAIL



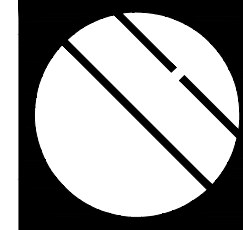
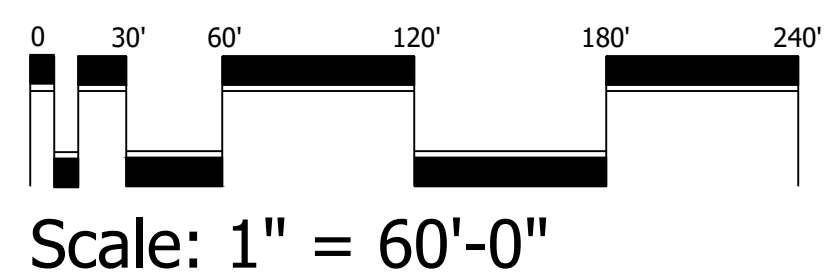
TYPICAL 44' ROAD SECTION



PARCEL T - ESTATES OF WESTLAKE
LANDUSE: R-1 & R-2
ZONING: R-1 & R-2



Site Plan



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Silver Lake
SITE PLAN
City of Westlake, Florida

Donaldson E. Hearing: A01
0980000001
5D8A13286
A00010979

Digitally signed by Donaldson E. Hearing: A01098
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DRAWN HK, PS
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
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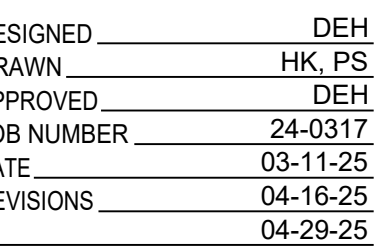
SHEET 5 OF 12

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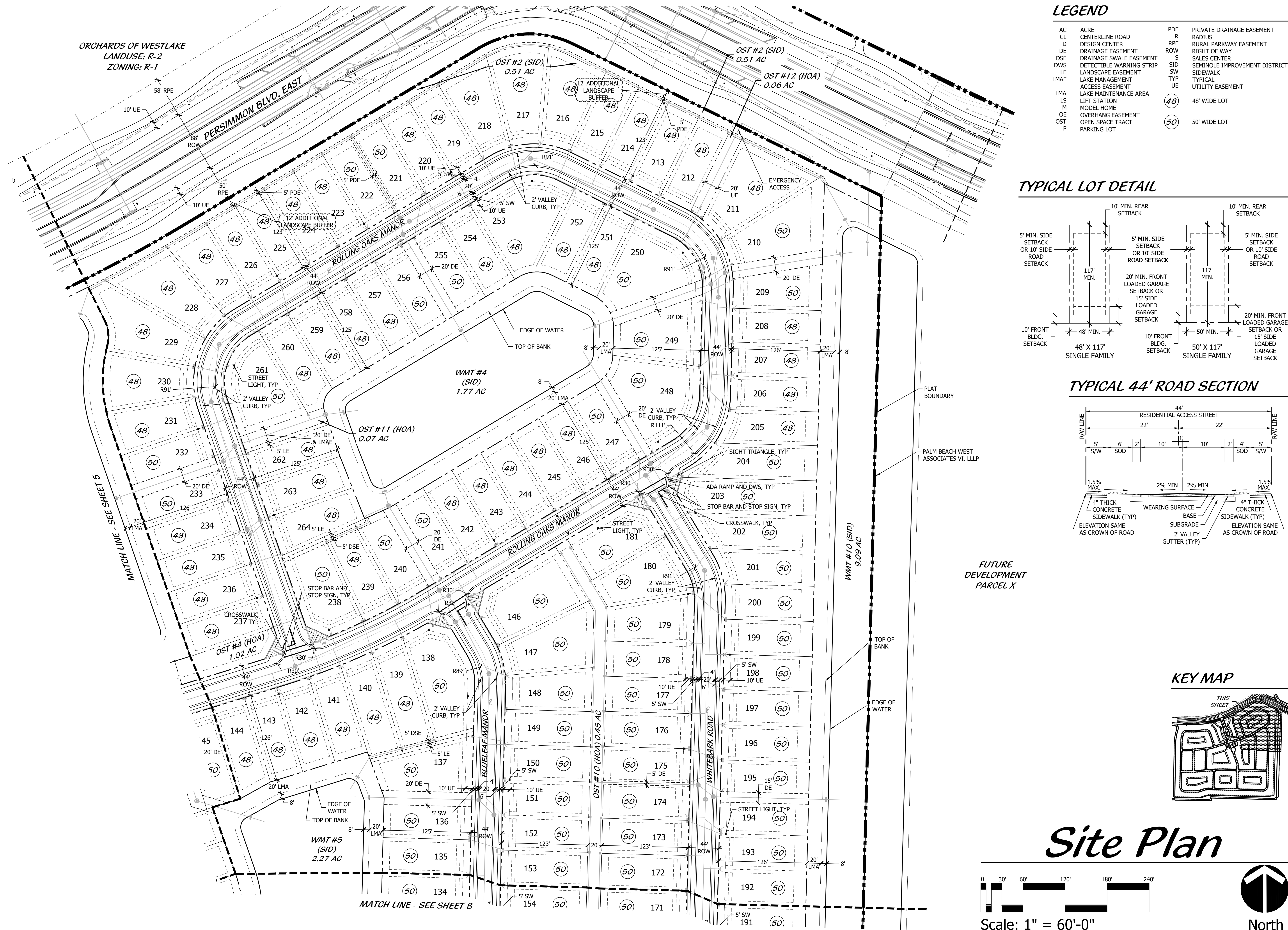
Silver Lake
SITE PLAN
City of Westlake, Florida



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6 OF 12

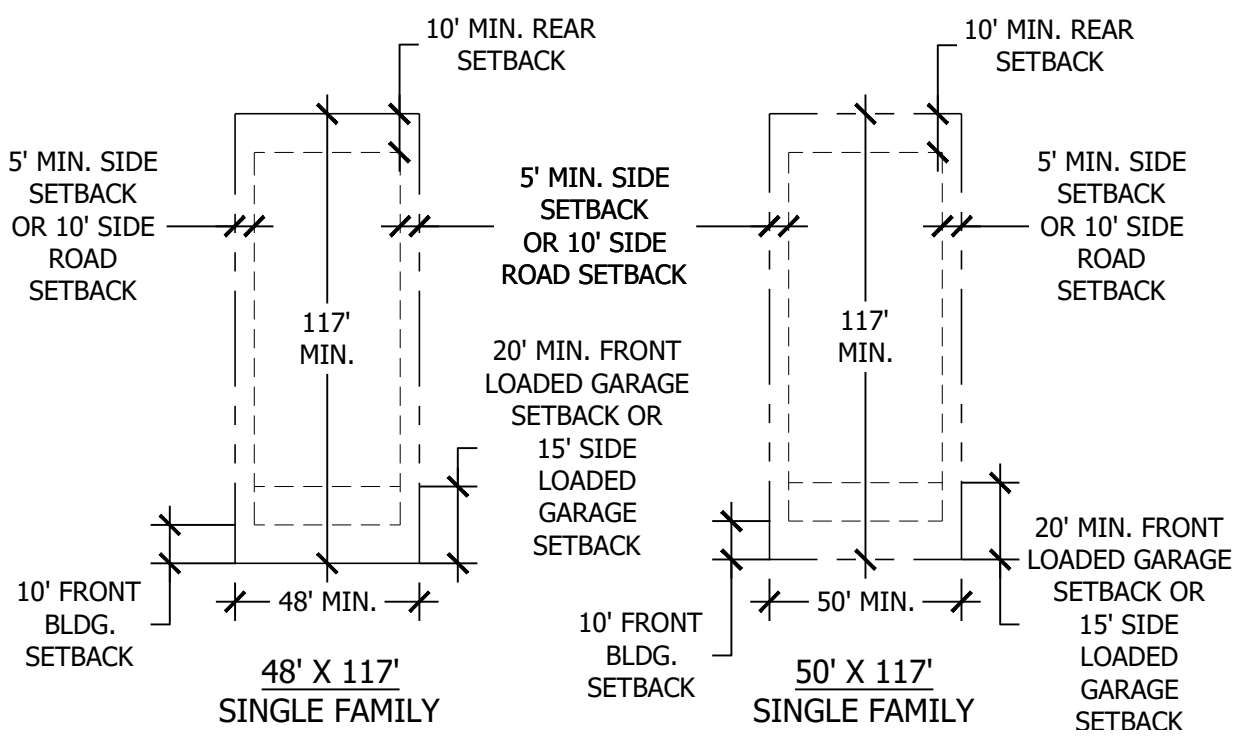
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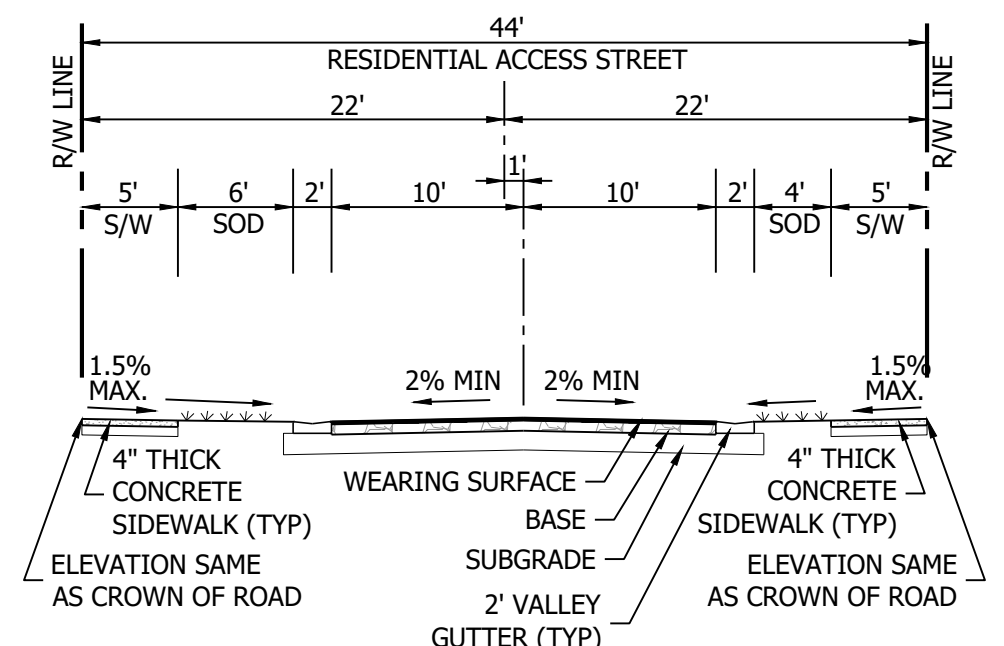
LEGEND

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

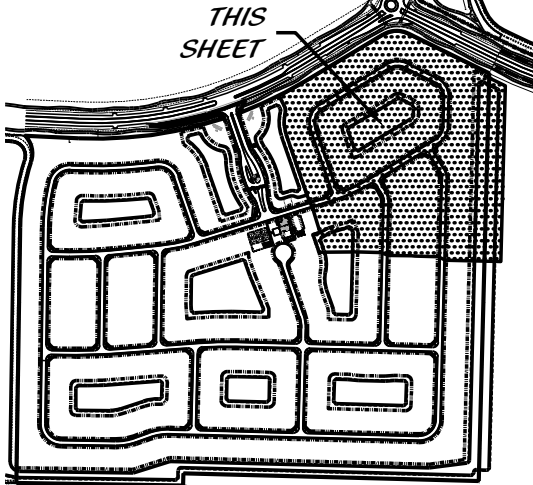
TYPICAL LOT DETAIL



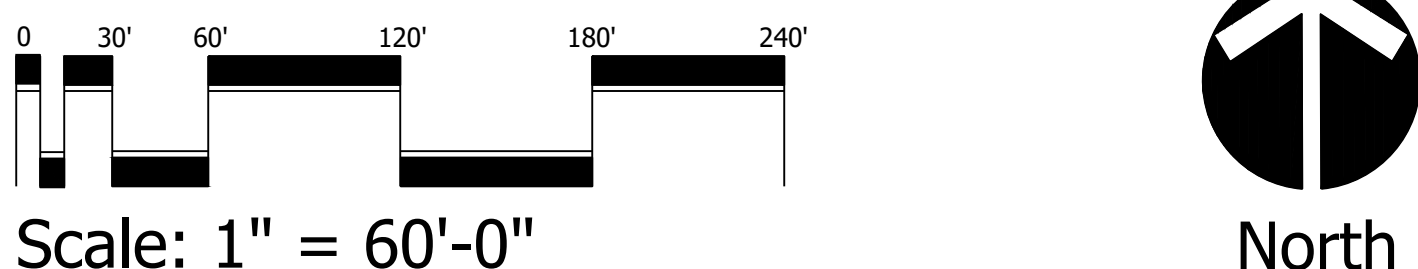
TYPICAL 44' ROAD SECTION



KEY MAP



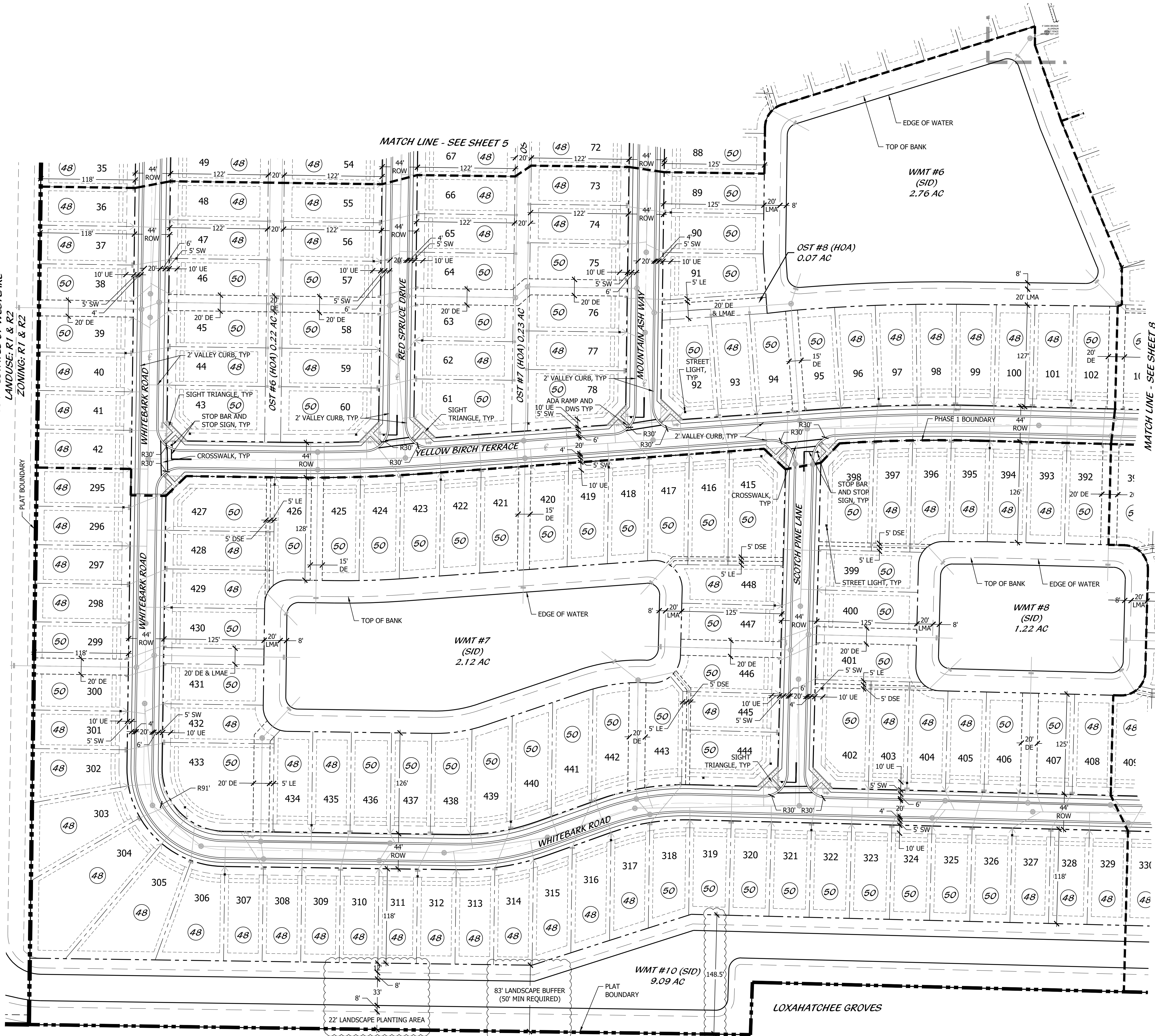
Site Plan



Scale: 1" = 60'-0"

North

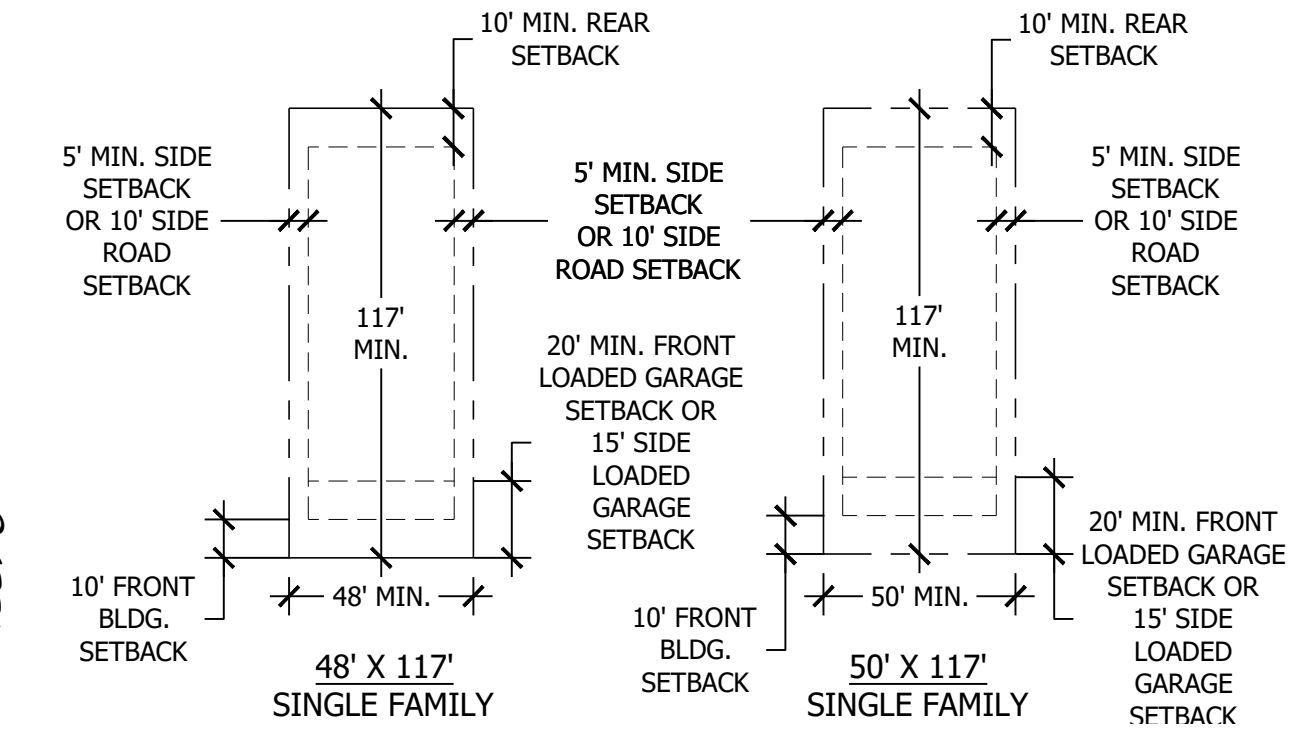
PARCEL T - ESTATES OF WESTLAKE
LANDUSE: R1 & R2
ZONING: R1 & R2



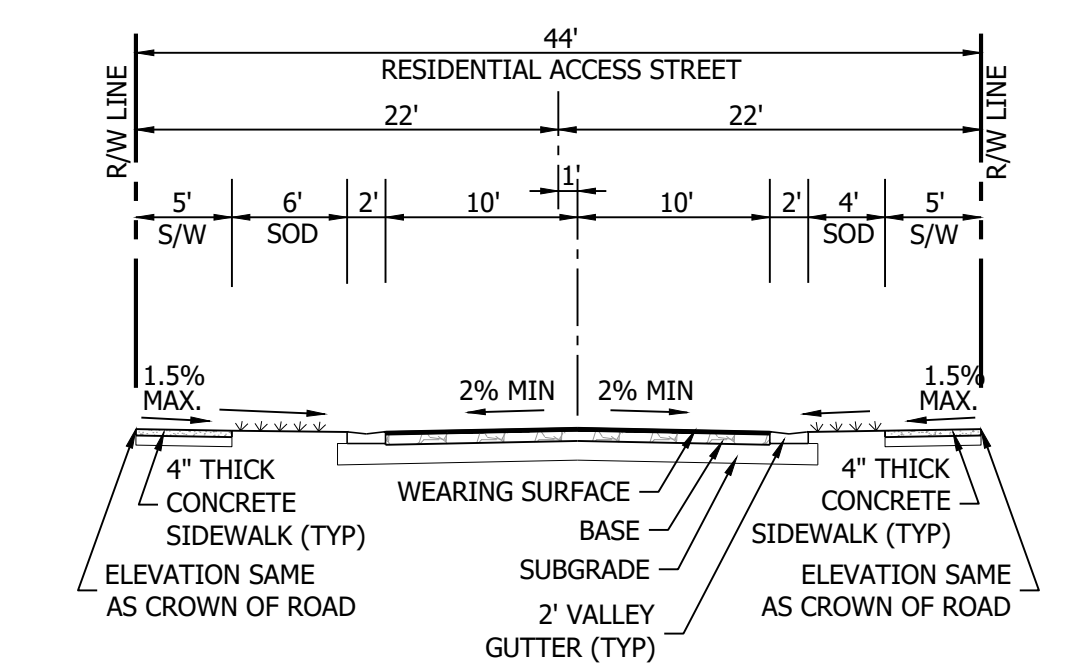
LEGEND

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

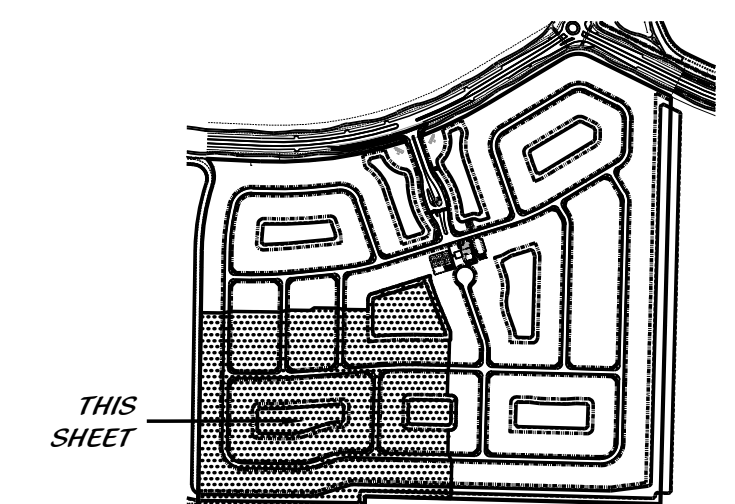
TYPICAL LOT DETAIL



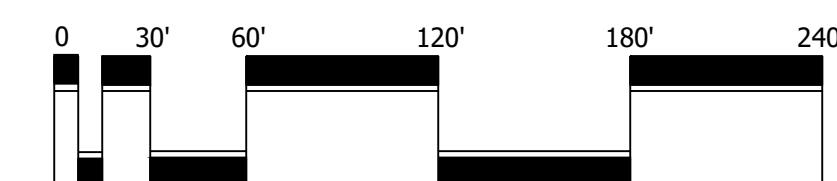
TYPICAL 44' ROAD SECTION



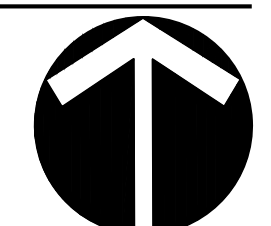
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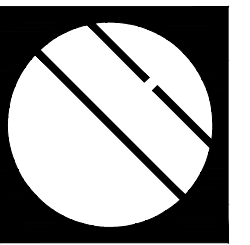
Site Plan



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North



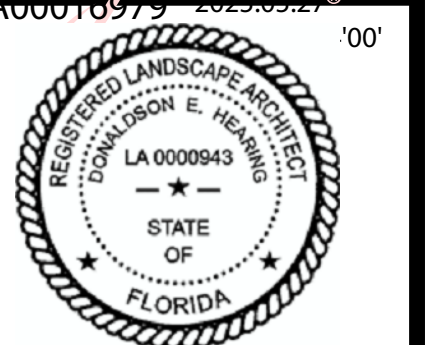
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Silver Lake
SITE PLAN
City of Westlake, Florida

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Donaldson E
Hearing: A01
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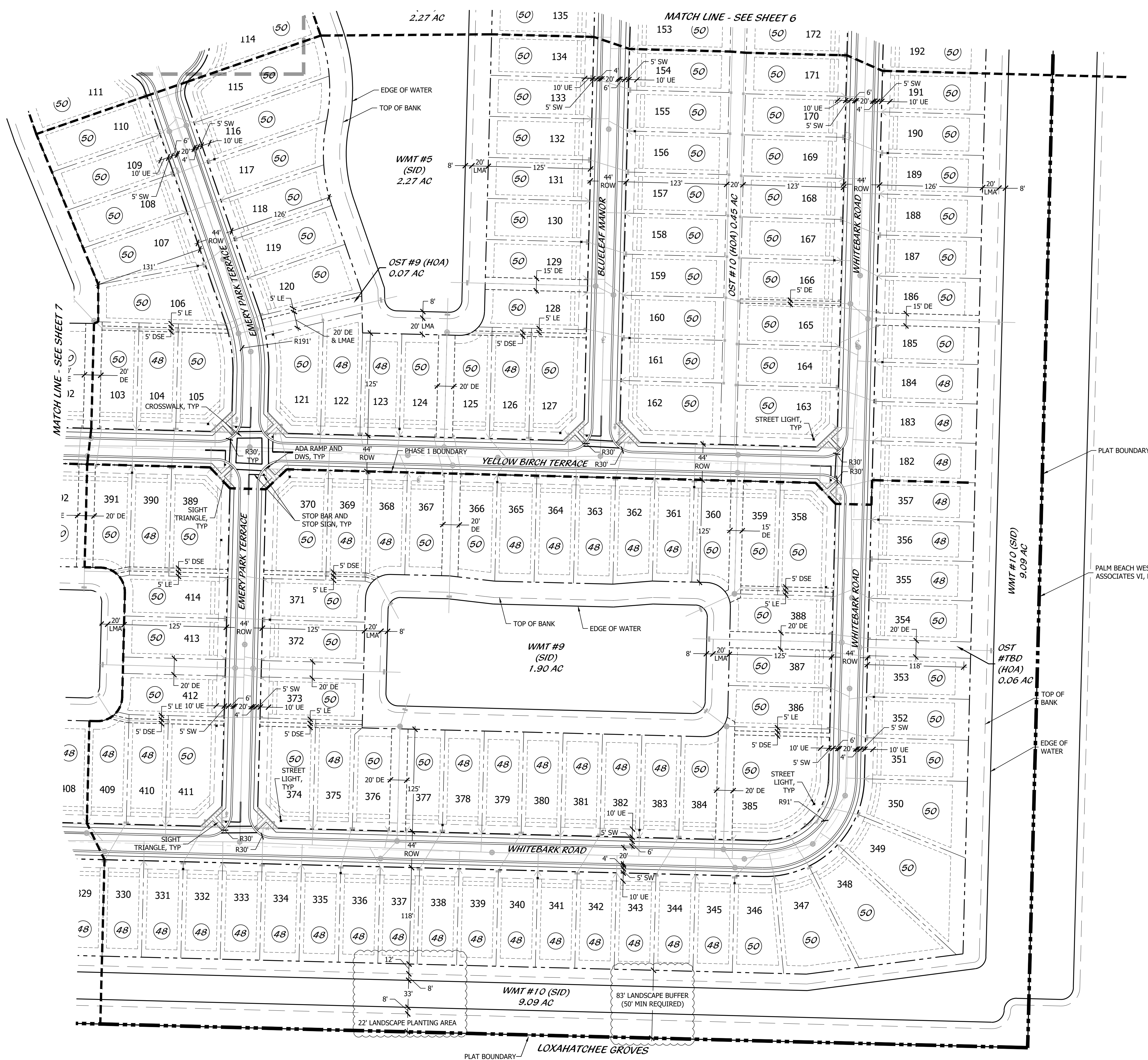


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DRAWN: HK, PS
APPROVED: DEH
JOB NUMBER: 24-0317
DATE: 03-11-25
REVISIONS: 04-16-25
04-29-25

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Drawing: 130518.106_SP.DWG

SHEET 7 OF 12

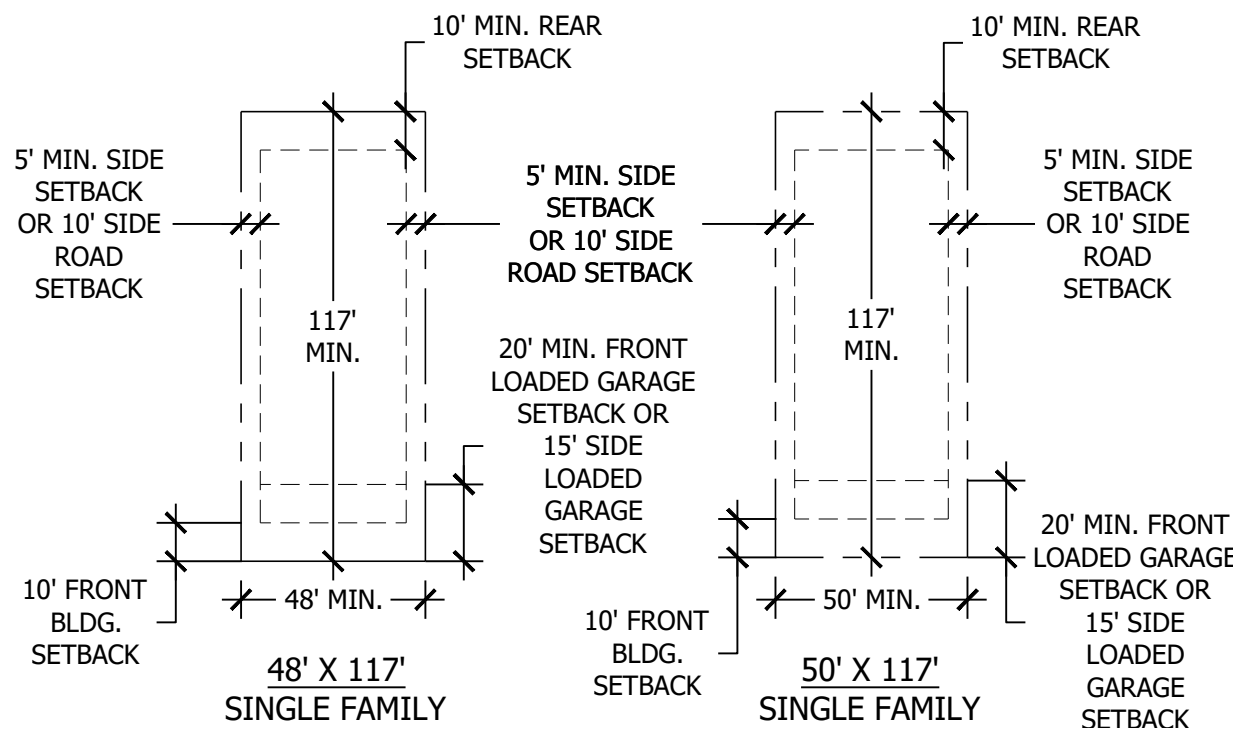
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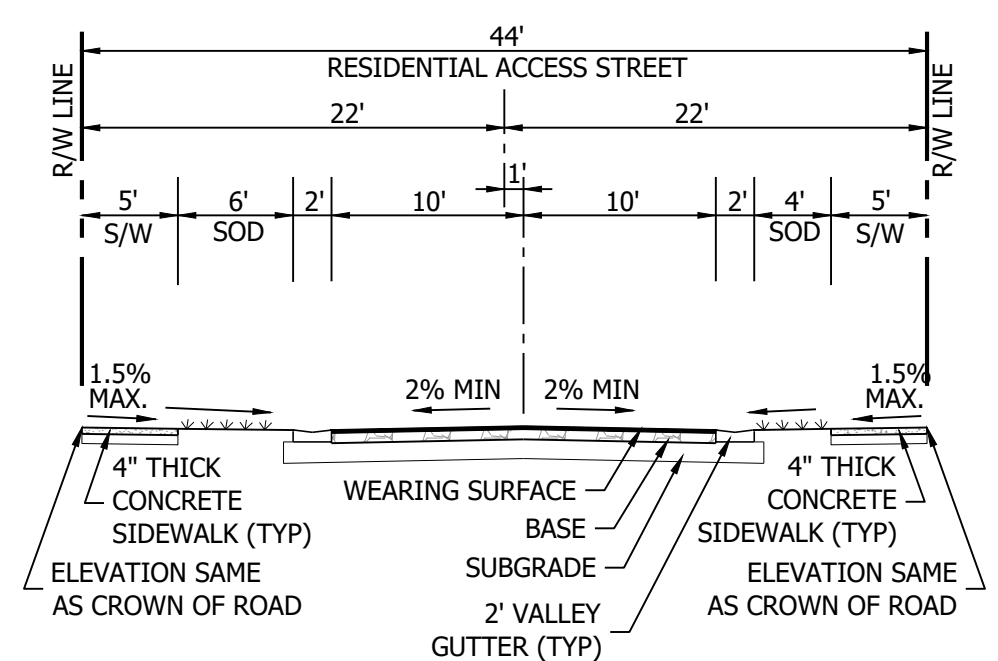
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AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT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

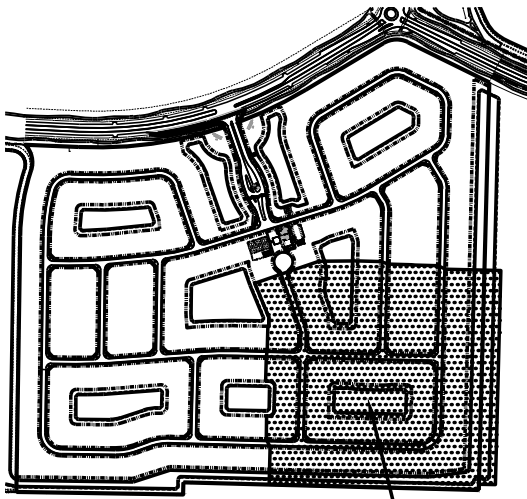
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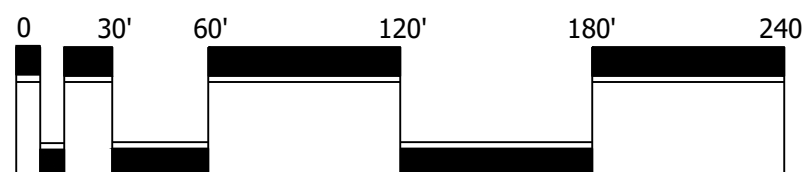
TYPICAL 44' ROAD SECTION



KEY MAP



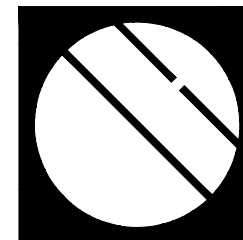
Site Plan



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North



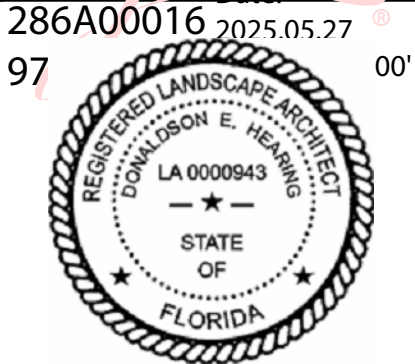
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SITE PLAN
City of Westlake, Florida

Donaldson E
Hearing: A0109
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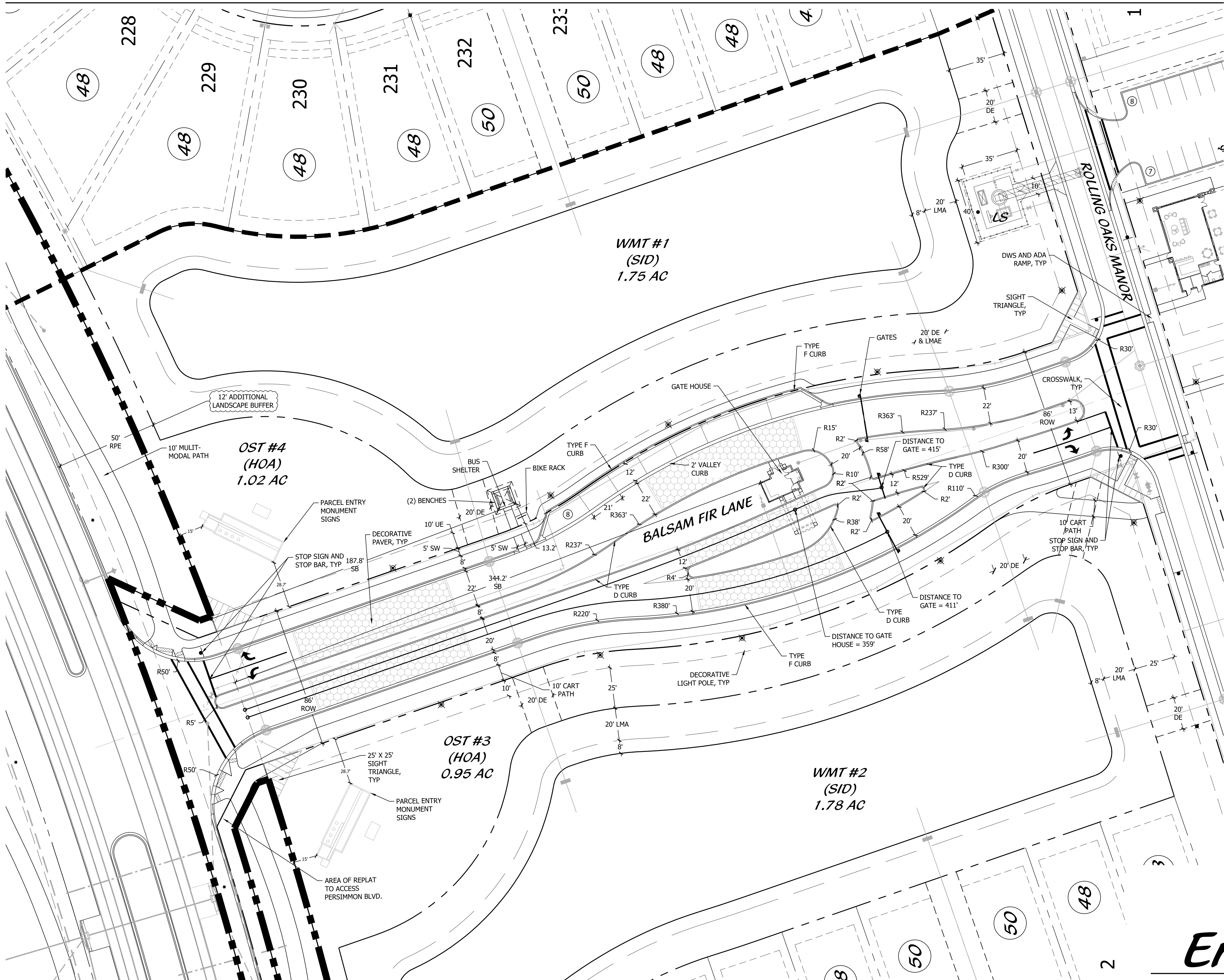


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APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

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SHEET 8 OF 12
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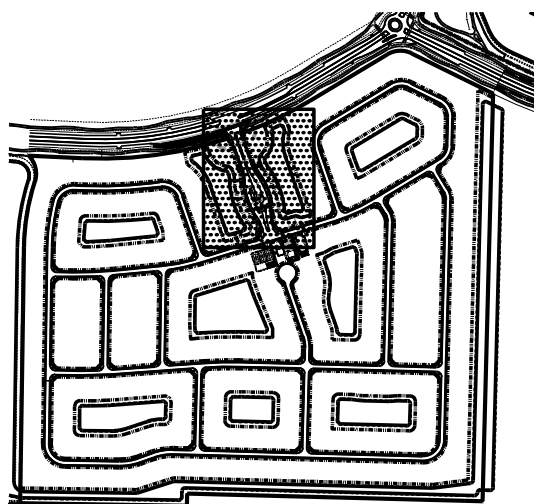
ENTRANCE ENLARGEMENT



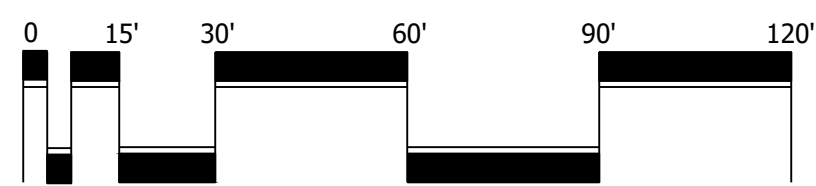
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- AC ACRE
- CL CENTERLINE ROAD
- D DESIGN CENTER
- DE DRAINAGE EASEMENT
- DSE DRAINAGE SWALE EASEMENT
- DWS DETECTIBLE WARNING STRIP
- LE LANDSCAPE EASEMENT
- LMAE LAKE MANAGEMENT ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- LS LIFT STATION
- M MODEL 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
- SW SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT

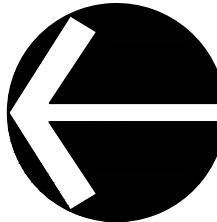
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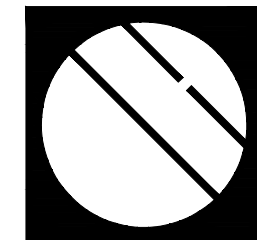
Entry Enlargement



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North

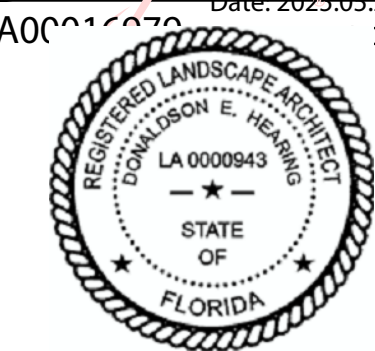


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Silver Lake
SITE PLAN - ENTRY ENLARGEMENT
City of Westlake, Florida

Donaldson E Digitally signed by Donaldson E
Hearing:A01 Hearing:A010980
0980000001 0000015D8A132
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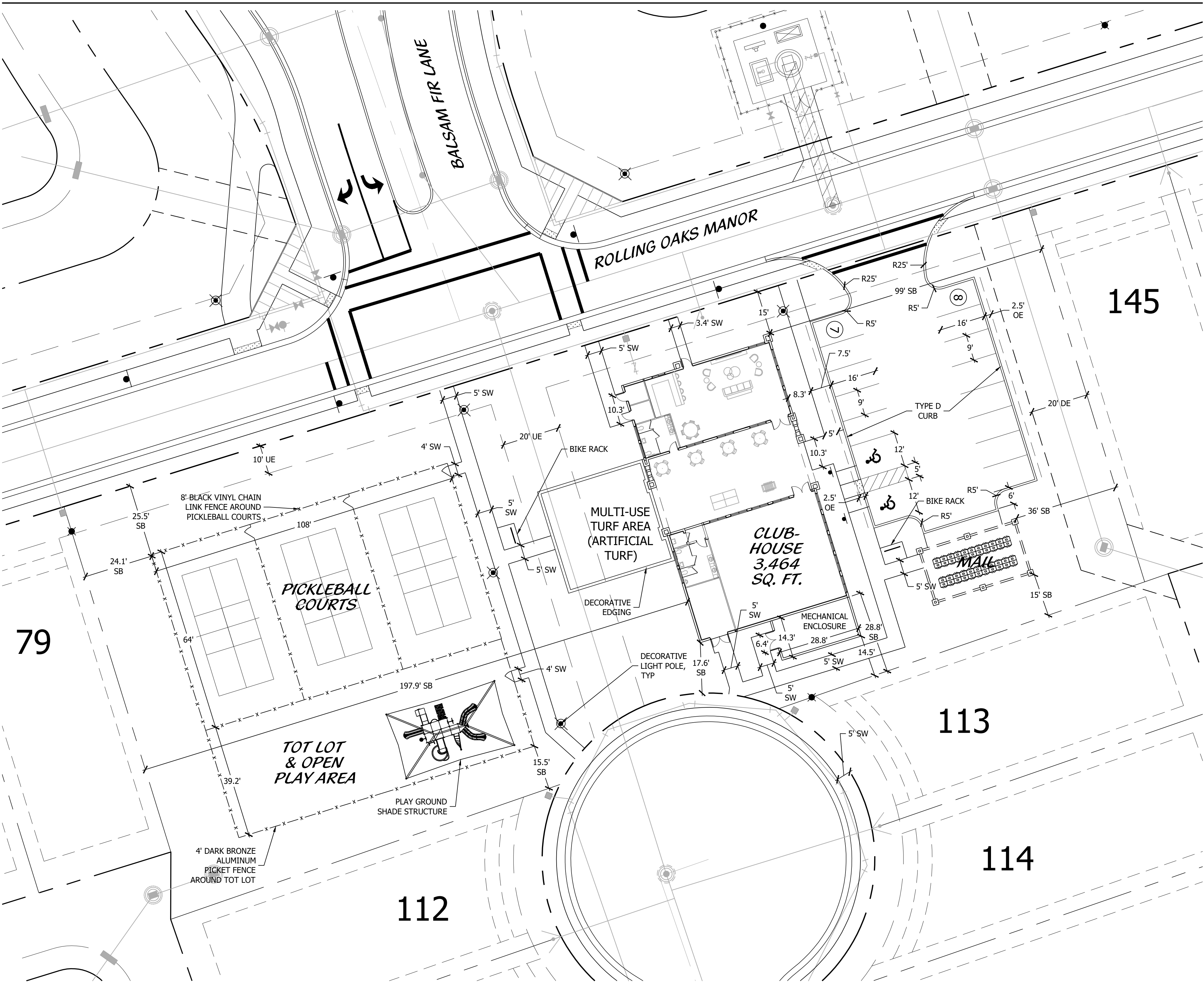
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JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

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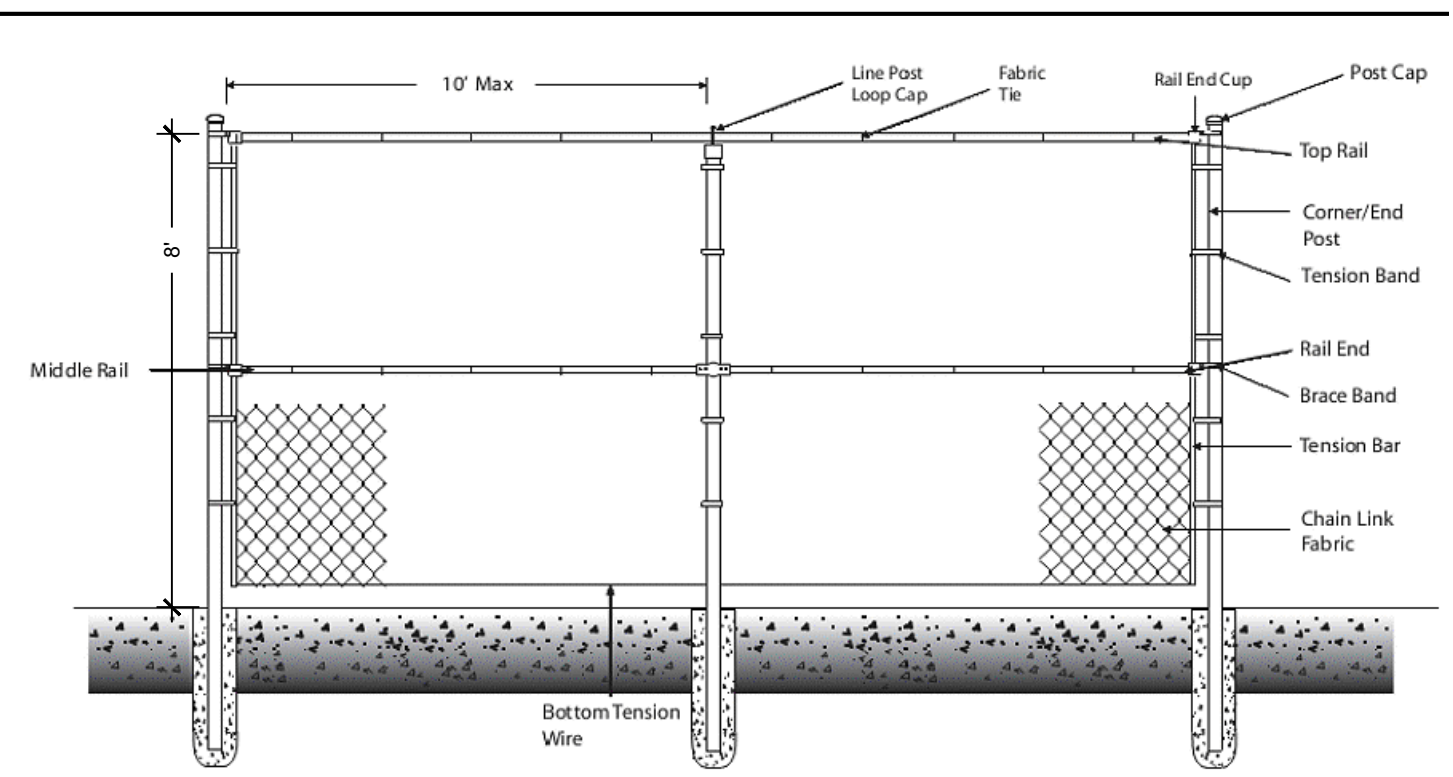
SHEET 9 OF 12

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RECREATIONAL TRACT ENLARGEMENT



CHAIN LINK FENCE DETAIL



RESIDENTIAL AMENITY CENTER SITE DATA

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	17.6	30'-8"	11.85%	45.75%

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%

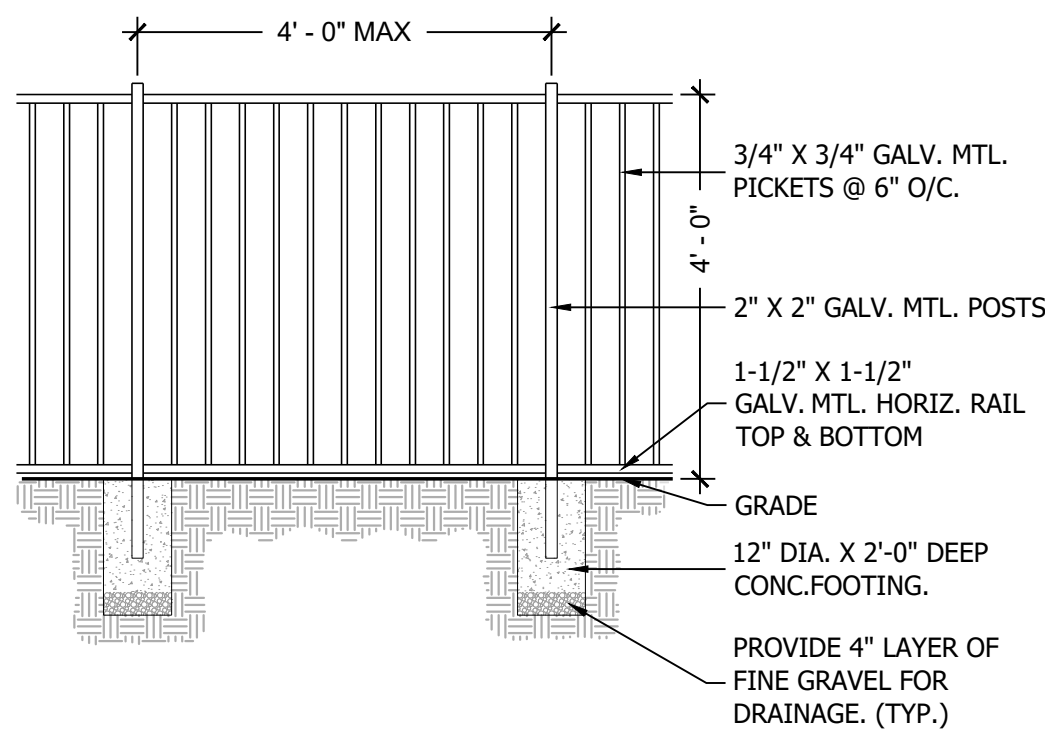
CLUBHOUSE PARKING REQUIREMENTS

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

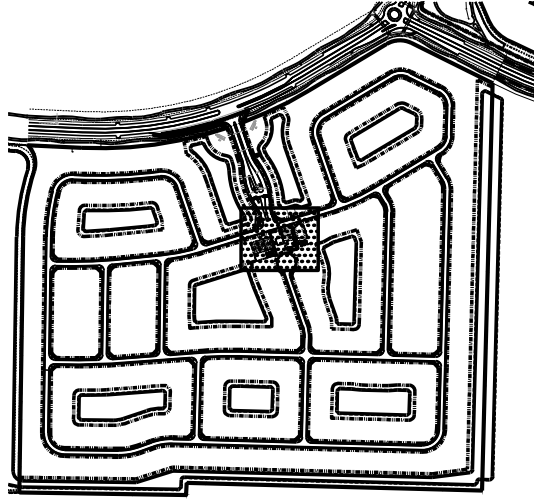
RECREATION TRACT NOTE

RECREATIONAL IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

TOT LOT FENCE DETAIL



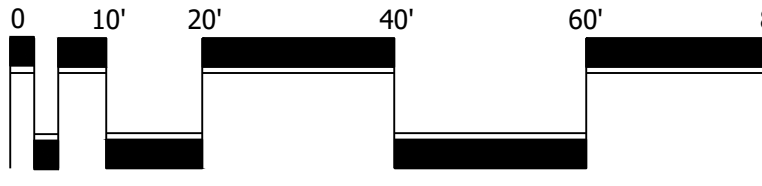
KEY MAP



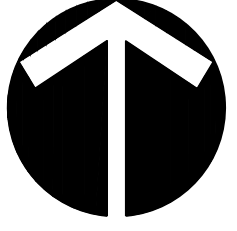
LEGEND

- AC ACRE
- CL CENTERLINE ROAD
- D DESIGN CENTER
- DE 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
- SW SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT
- (48) 48' WIDE LOT
- (50) 50' WIDE LOT

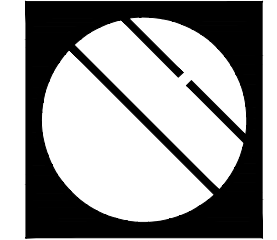
Rec Tract Enlargement



Scale: 1" = 20'-0"



North



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

Donaldson E
Hearing:A01
0980000001
5D8A13286
A00016979
Digitally signed by Donaldson E Hearing:A01098 0000001SD8A13 286A00016979 Date: 2025.05.27 14:43:16 -0400



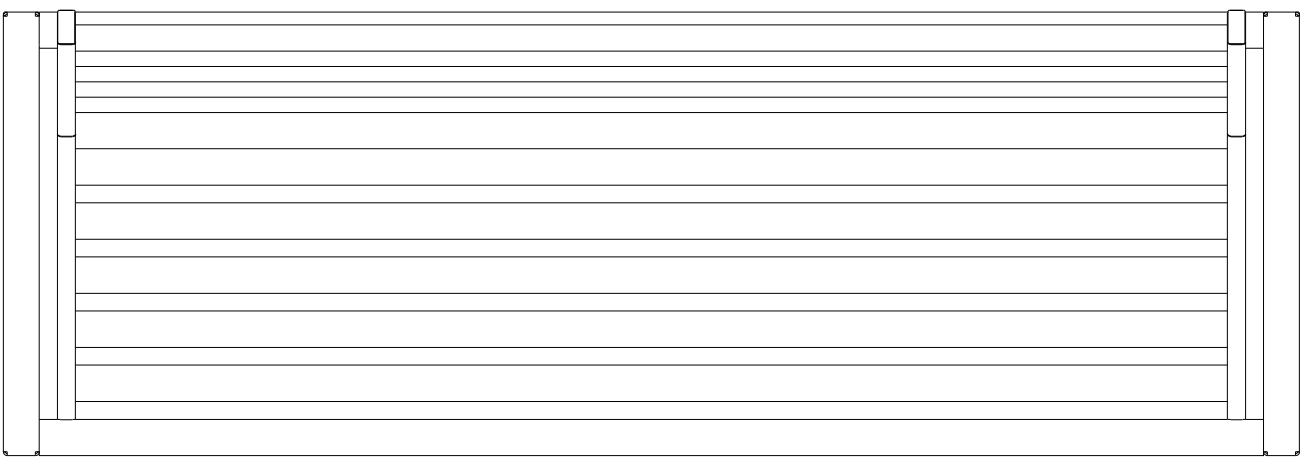
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DRAWN _____ HK, PS
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
_____ 04-29-25

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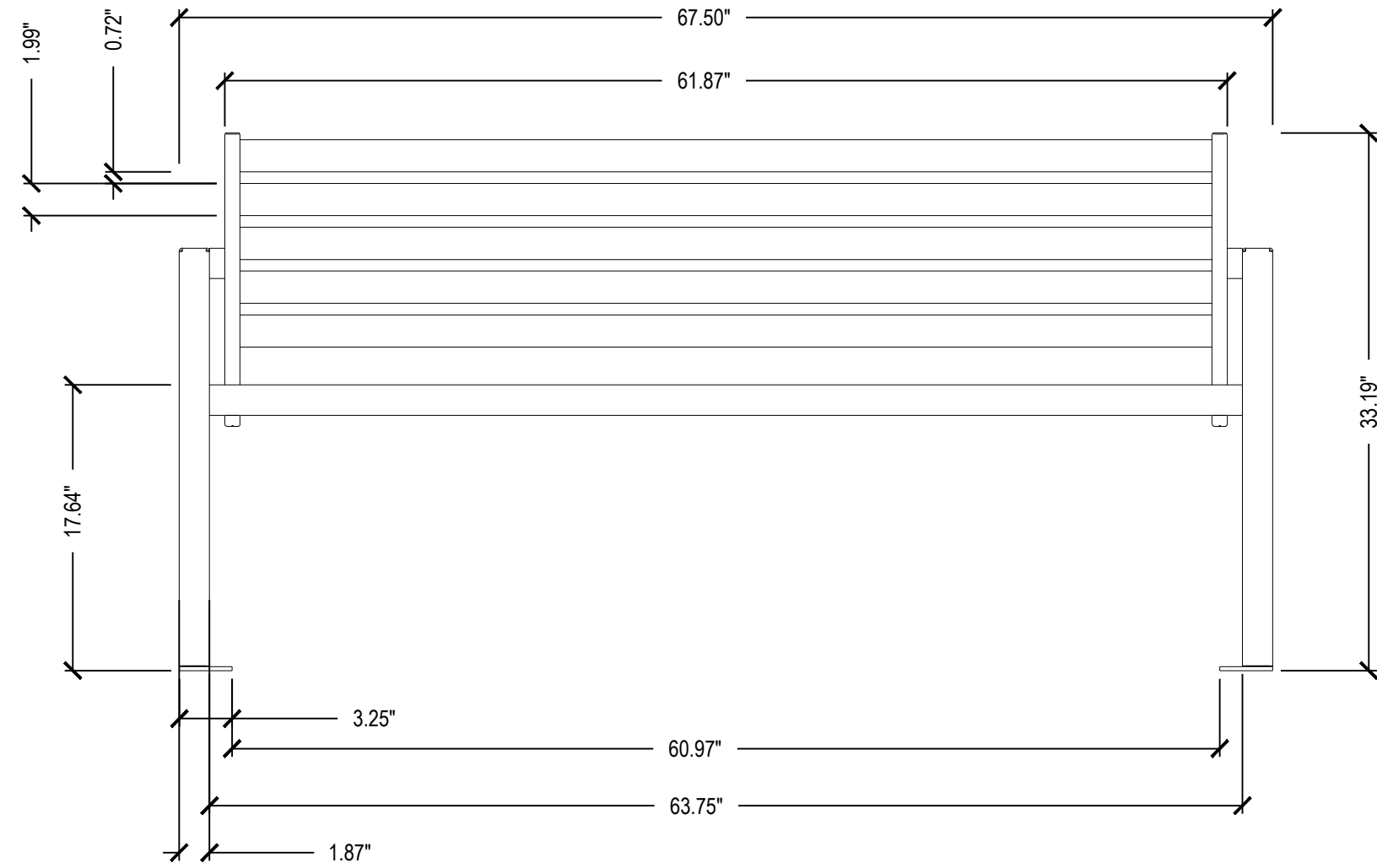
BENCH DETAIL

NOT TO SCALE



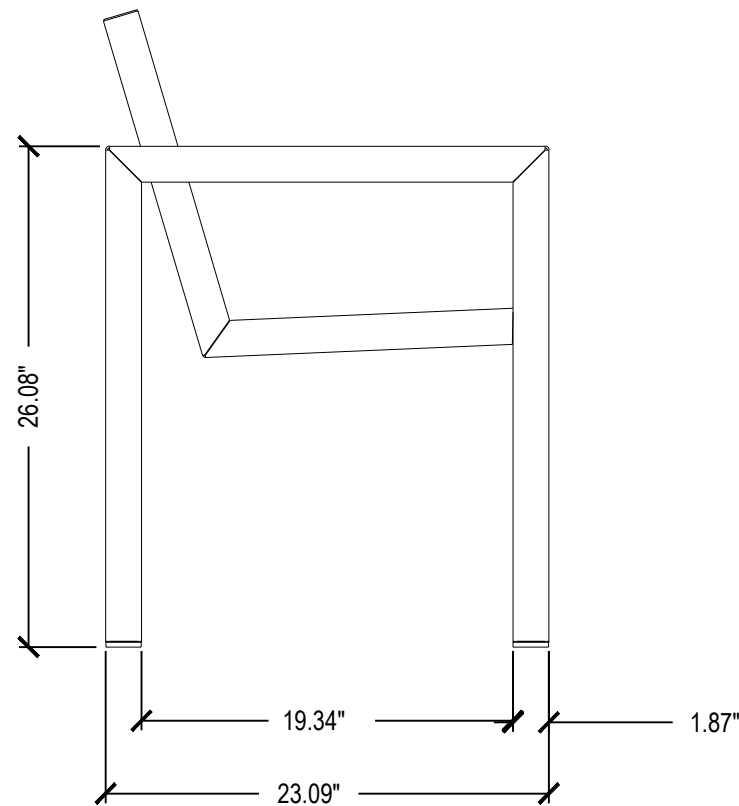
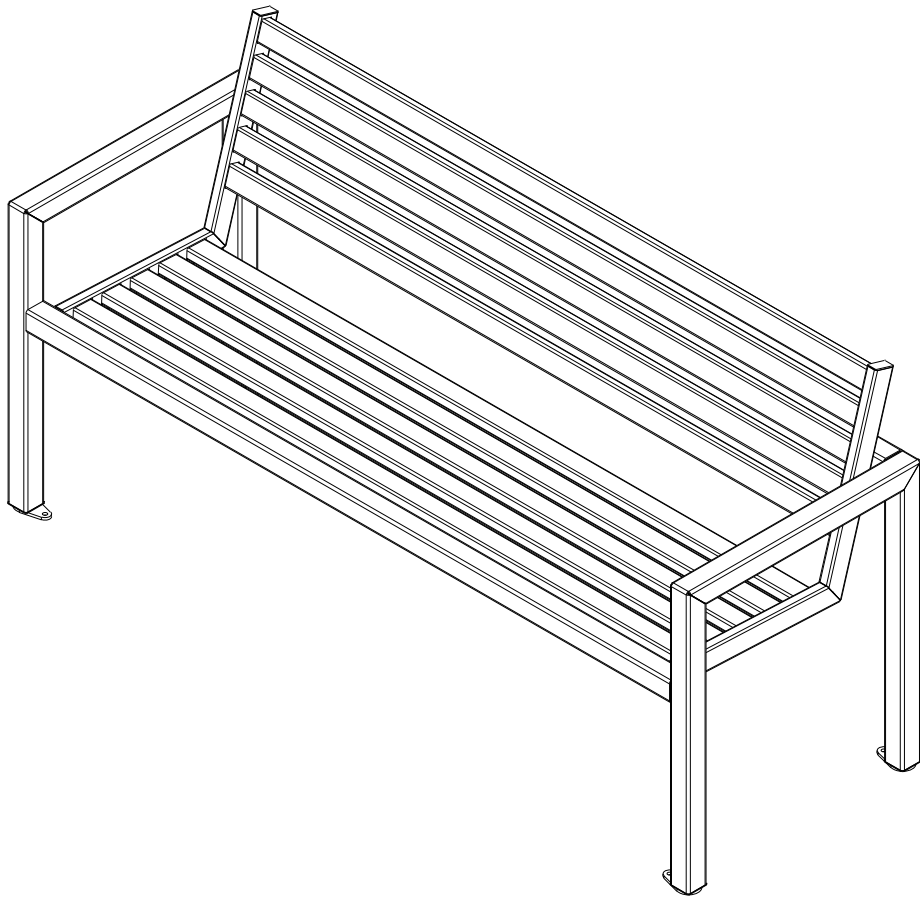
TOP VIEW

ISOMETRIC



FRONT ELEVATION

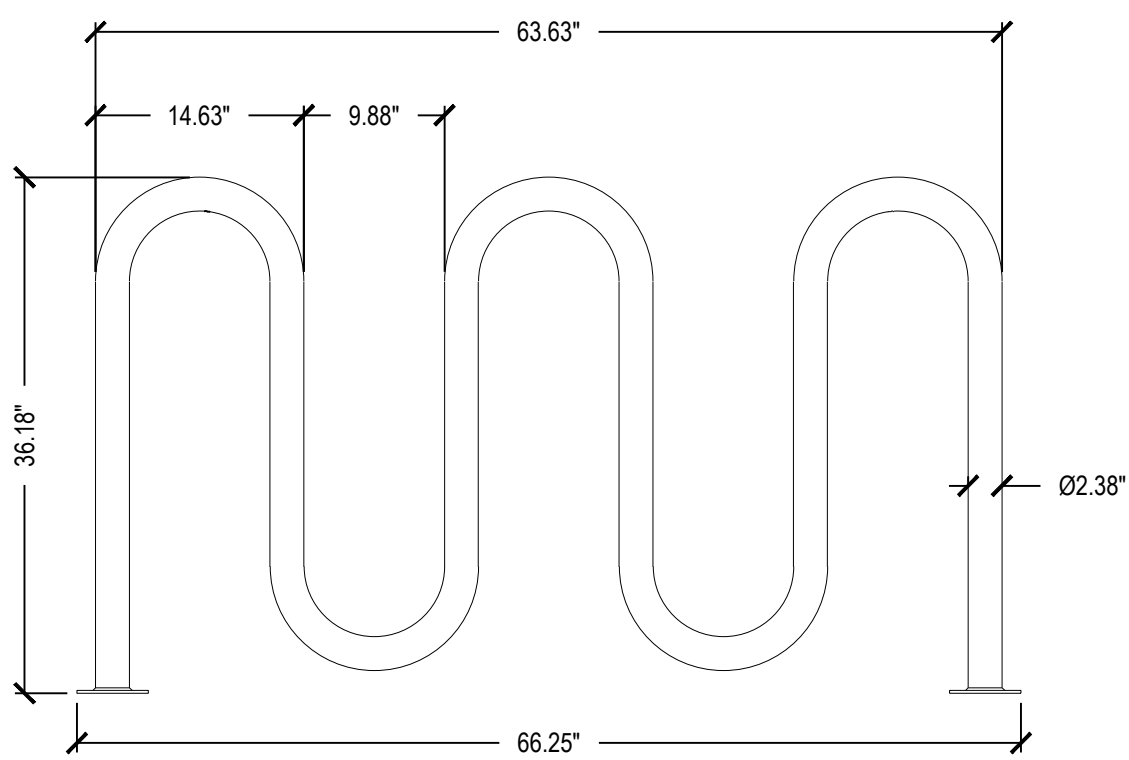
BY: ANOVA
PRODUCT NAME: METRIX
SIZE: 6' CONTOUR BENCH
COLOR: TBD
FINISH: FADE-RESISTANT, POWDERED COATED STEEL
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN



SIDE ELEVATION

BIKE RACK DETAIL

NOT TO SCALE

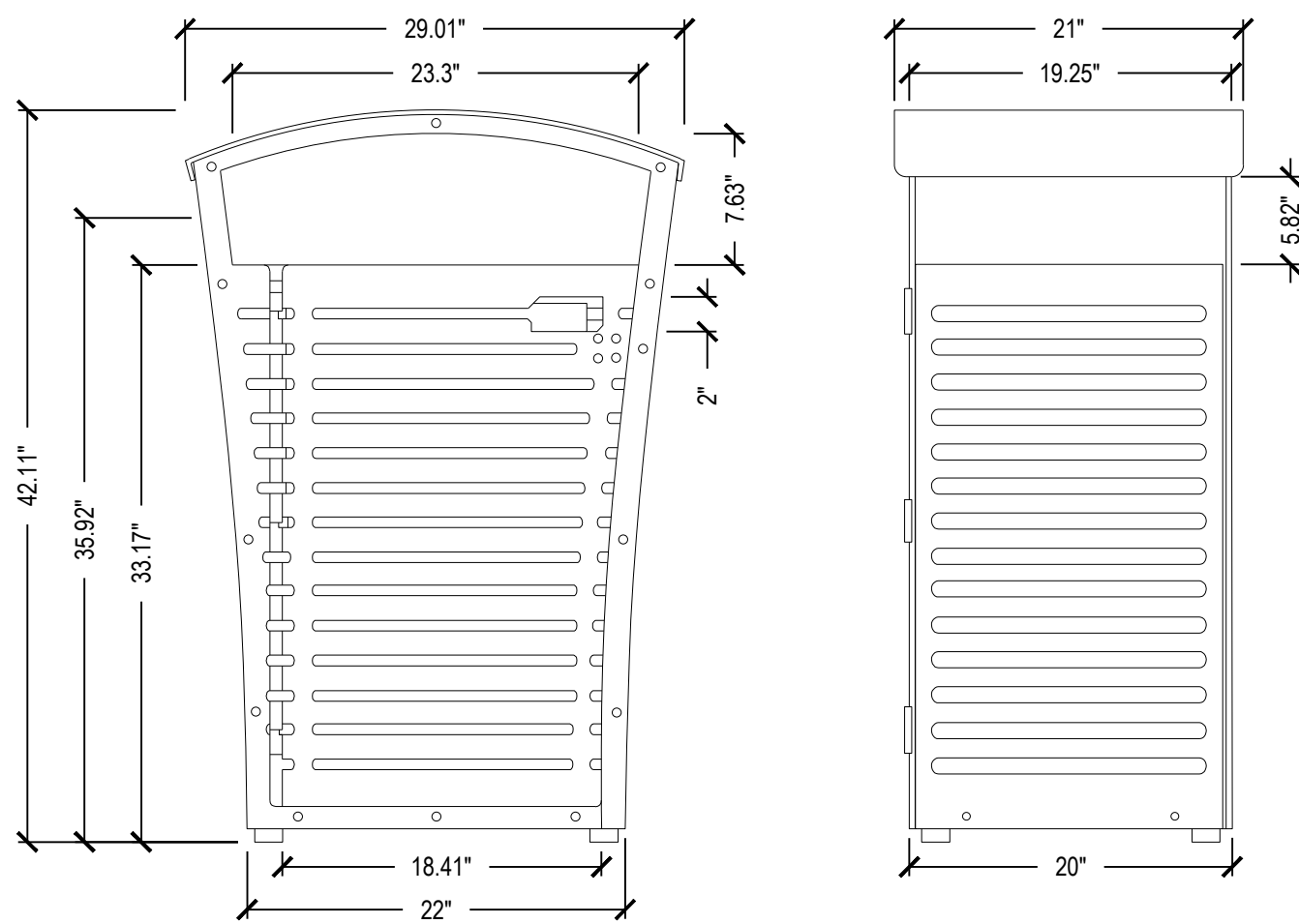


FRONT ELEVATION

BY: ANOVA
PRODUCT NAME: STREETSIDE
SIZE: 5-LOOP BIKE RACK WITH 7-BIKE CAPACITY
COLOR: TBD
FINISH: FADE-RESISTANT, POWDERED COATED STEEL
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN

TRASH RECEPTACLE DETAIL

NOT TO SCALE

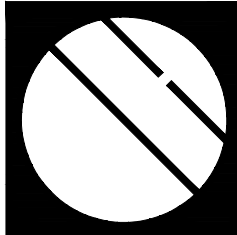


FRONT ELEVATION

SIDE ELEVATION

BY: ANOVA
PRODUCT NAME: EXPOSITION LEX330
SIZE: 33 GALLON PLASTIC RECEPTACLE WITH SIDE DOOR
COLOR: TBD
FINISH: POLYETHYLENE
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN

Site Details



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Silver Lake
SITE DETAILS
City of Westlake, Florida

Donaldson E Hearing: A0109800000015D8A13286A00016979
Digitally signed by Donaldson E Hearing: A0109800000015D8A13286A00016979
Date: 2025.05.27 '00



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GATE HOUSE



NOT TO SCALE

BUS SHELTER



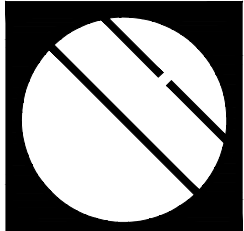
NOT TO SCALE

CLUB HOUSE & MAIL BOXES



NOT TO SCALE

Site Details



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City of Westlake, Florida

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0000015D8A132
86A00016979
Date: 2025.05.27



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