

SITE DATA

NAME OF APPLICATION: WESTLAKE POD H- MUPD MASTER PLAN
 APPLICATION NUMBER: 2023-001
 PROJECT NUMBER: 23-13567-01
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 12.15.2020

RESOLUTION NUMBERS: TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, MPA-2021-01
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 11/43/20
 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

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE 13	50.826	2,213,986	100%
MINIMUM PERVIOUS AREA	22.872	986,294	45%
	12.707	553,437	25%

PARCEL DATA

PARCEL #	ACRES	SQ. FEET	PERCENT
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,287	2.32%
PARCEL B RESTAURANT, BANK W DRIVE THRU, SHOPPING CTR MIXED USE, FF W DRIVE THRU	3.502	152,589	6.90%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.081	135,365	6.11%
PARCEL D SELF SERVICE STORAGE	6.751	293,536	13.26%
PARCEL E COMMERCIAL RECREATION	14.405	629,779	28.47%
PARCEL F LIGHT INDUSTRIAL	17.411	758,403	34.28%
PARCEL G COMMERCIAL RECREATION	1.000	43,567	1.97%
OST 1 SID CANAL	1.391	60,589	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

PARCEL #	SQ. FEET	NOTES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	18 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,300	
PARCEL B	11,878	SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)
PARCEL C	2,372	BANK WITH DRIVE THRU
PARCEL D	2,065	RESTAURANT FAST FOOD W DRIVE THRU
PARCEL E	2,325	COFFEE SHOP W DRIVE THRU
PARCEL F	4,246	RESTAURANT FAST FOOD W DRIVE THRU
PARCEL G	146,000	SELF-SERVICE STORAGE
PARCEL H	6,447	COMMERCIAL RECREATION NOTES
PARCEL I	227,000	LIGHT INDUSTRIAL
TOTAL	397,280	NOTES

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 13: 45 PERCENT
 MINIMUM PERVIOUS AREA: 25 PERCENT
 PERVIOUS AREA PROVIDED: TBD
 MINIMUM BUILDING SEPARATION: 20 FEET

PARKING DATA

PARCEL #	SPACES PER ACRE	OFFICE
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1240 SF + 1 PER PUMP ISLAND)	
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	(1100 SF INCL. OUTDOOR PLUS 1200 SF)	
PARCEL B SHOPPING CTR MIXED USE (RETAIL, MEDICAL, RESTAURANT)	(8 CTR. 300, 1225 SF), (BANK W DRIVE THRU 1300 SF), (RESTAURANT FF: 1150 SF INCL. OUTDOOR PLUS 1050 SF)	
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	(1150 SF INCL. OUTDOOR PLUS 1200 SF)	
PARCEL D SELF SERVICE STORAGE	(8 SPACES PER ACRE)	
PARCEL E COMMERCIAL RECREATION	(OFFICE: 1300 SF LIGHT INDUSTRIAL: 1200 SF + 1300 OF OFFICE)	
PARCEL F LIGHT INDUSTRIAL		

BICYCLE PARKING: VARIES BY USE. REFER TO TABLE 8.7 OF THE WESTLAKE PARKING CODE

- LEGEND
- SID: SEMINOLE IMPROVEMENT DISTRICT
 - ROW: RIGHT OF WAY
 - AC: ACRES
 - UE: UTILITY EASEMENT
 - DE: DRAINAGE EASEMENT
 - LU: LANDUSE
 - LB: LANDSCAPE BUFFER
 - LAE: LIMITED ACCESS EASEMENT
 - ESMT: EASEMENT
 - CL: CENTER LINE
 - SW: SIDEWALK
 - PBC: PALM BEACH COUNTY
 - LME: LAKE MAINTENANCE EASEMENT
 - WMT: WATER MANAGEMENT TRACT
 - RPE: RURAL PARKWAY EASEMENT
 - SPW: SEMINOLE PRATT WHITNEY
 - PBW: PERSIMMON BLVD. WEST
 - LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

WESTLAKE POD H- MUPD MASTER PLAN
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

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%
Commercial Recreation		20	10	10	20	35%	25%
Light Industrial		30	10	10	20	50%	25%

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

PROJECT TEAM

PROPERTY OWNER
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

SURVEYOR
 GEOPINT SURVEYING, INC.
 4152 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 954-444-2720
 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: 561-286-8898
 FAX: 561-484-6336

CIVIL ENGINEER
 SIMMONS & WHITE
 2551 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 772-287-8771
 MOBILE: 772-488-1700

ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
 1600 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 888-973-4490
 FAX: 888-973-4490

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991

DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
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Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
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 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

DESIGNED: DEH
 DRAWN: JAE/RNK
 APPROVED: DEH
 JOB NUMBER: 13-0518.60
 DATE: 03-25-21
 REVISIONS: 04-12-21
 10-15-21
 11-03-21
 08-12-21
 03-20-23
 07-15-21
 09-03-21
 10-04-21

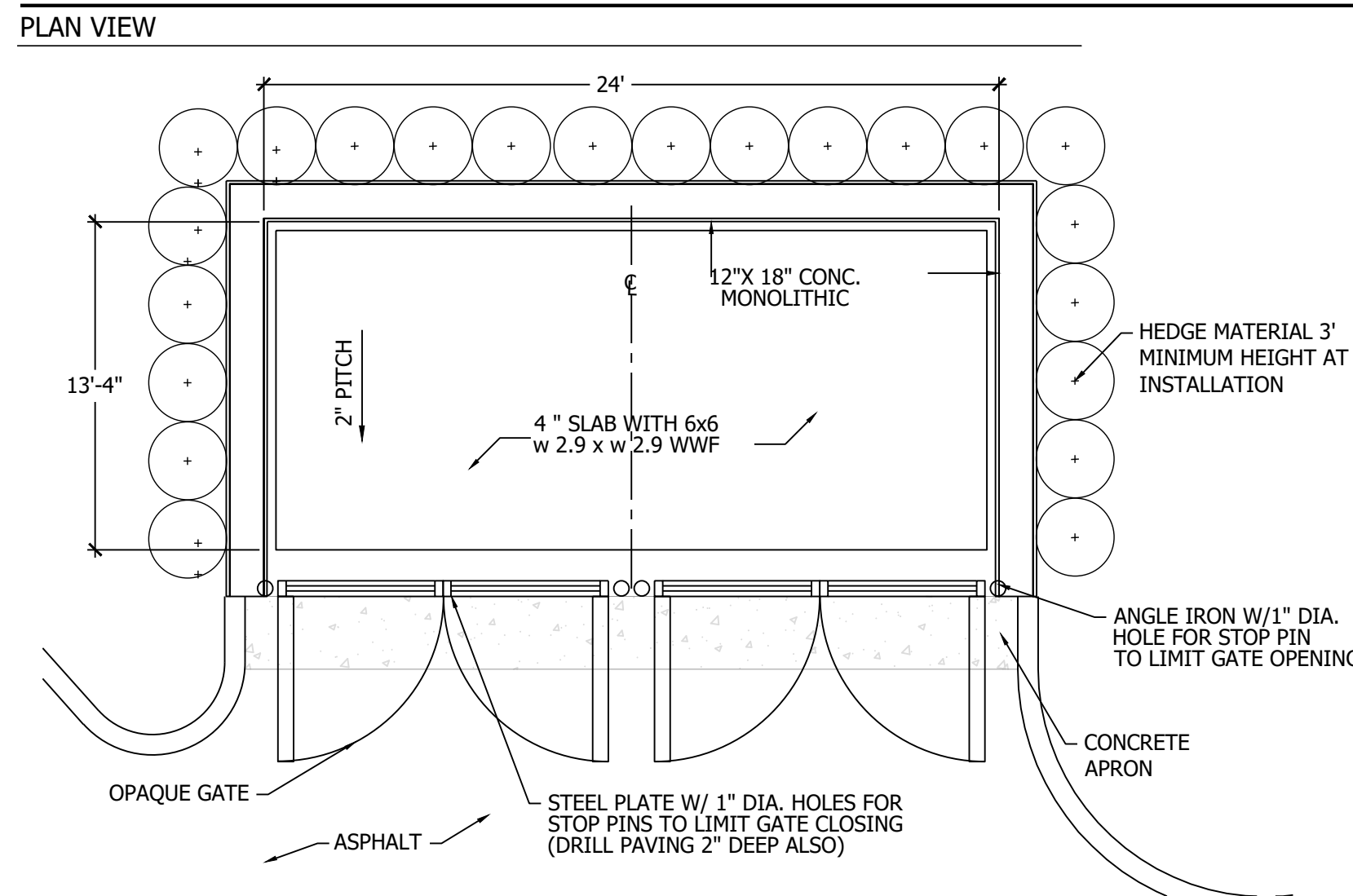
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 Drawing: 13-0518.60 MP.DWG

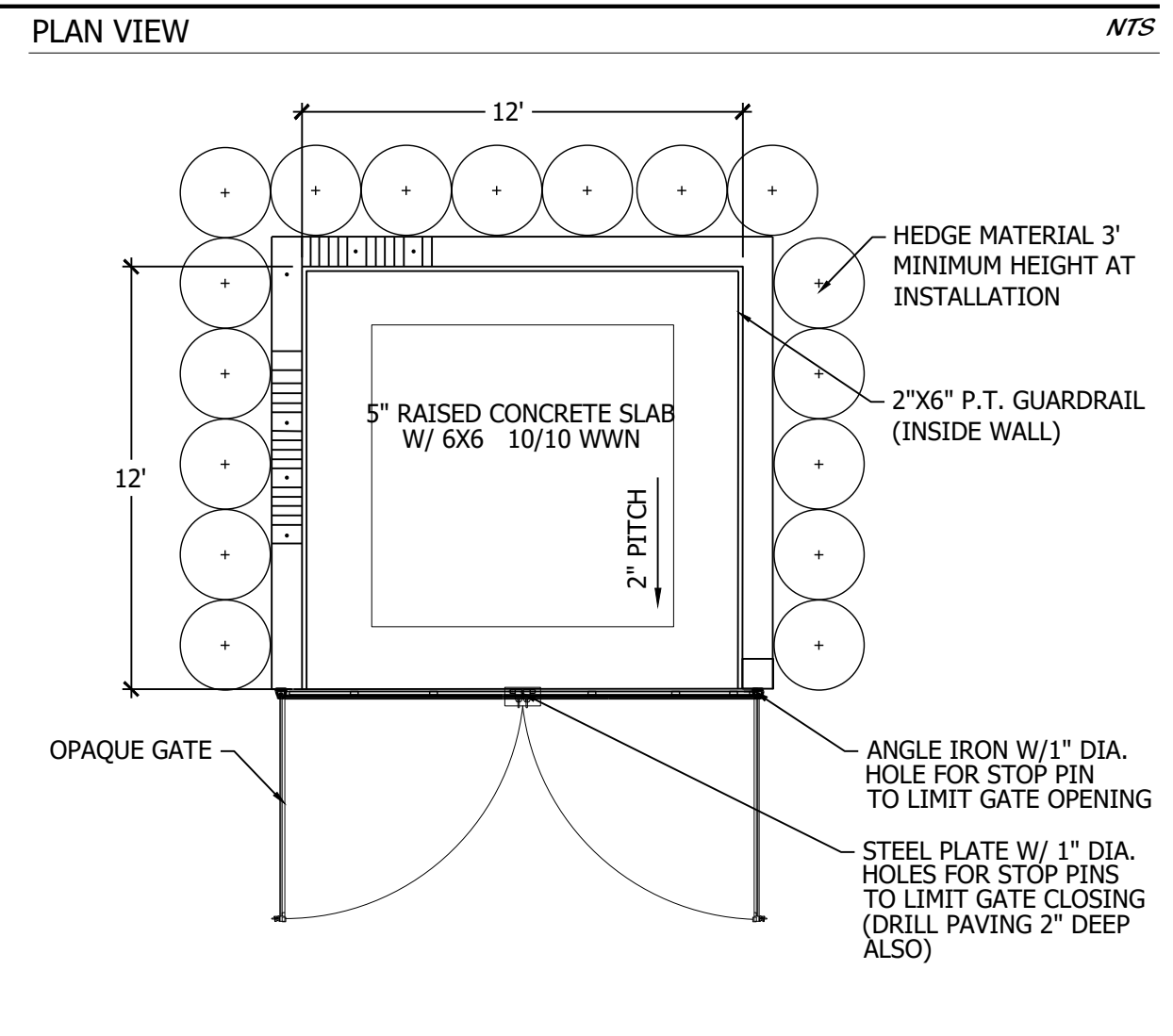
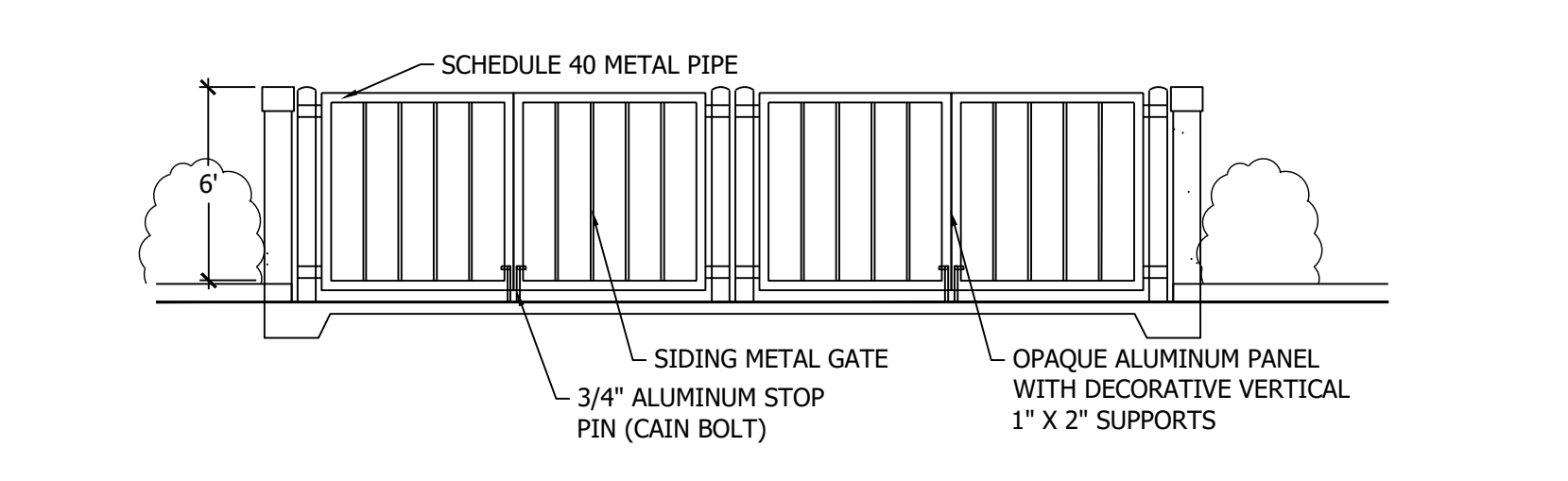
SHEET 1 OF 2

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 These drawings are the property of the architect and are not to be used for extensions or other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

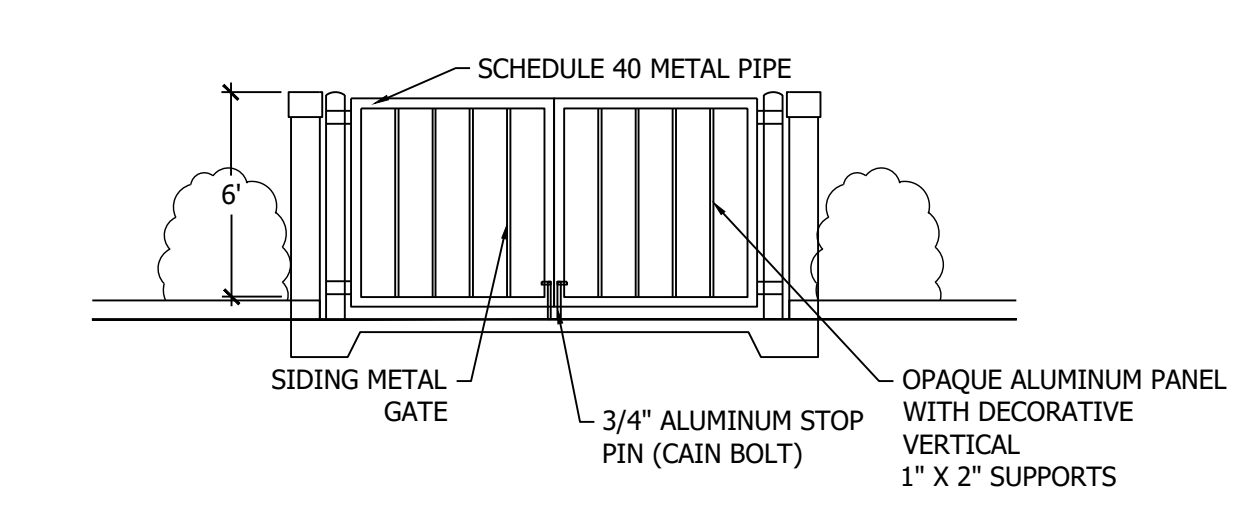
DUMPSTER DETAIL



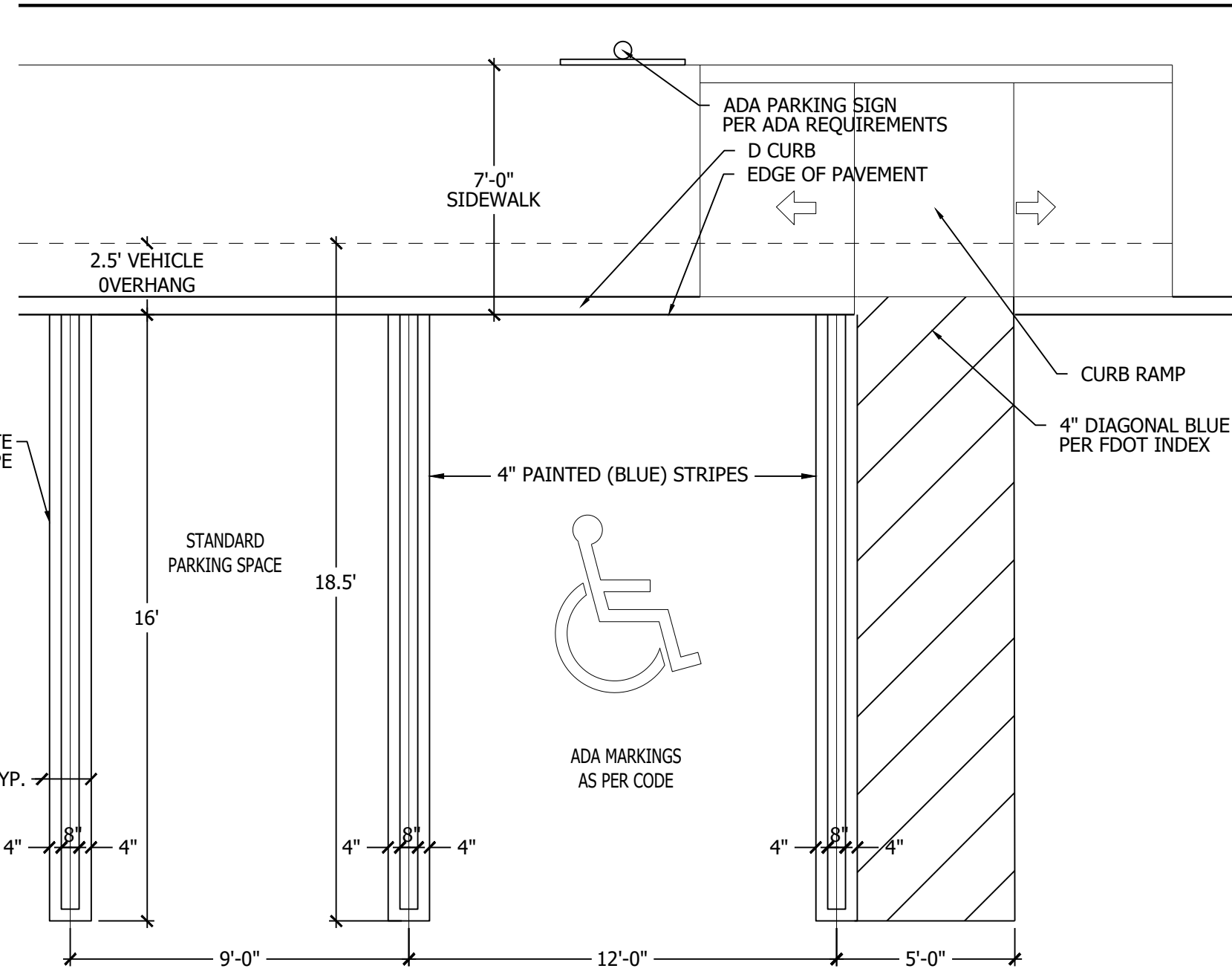
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



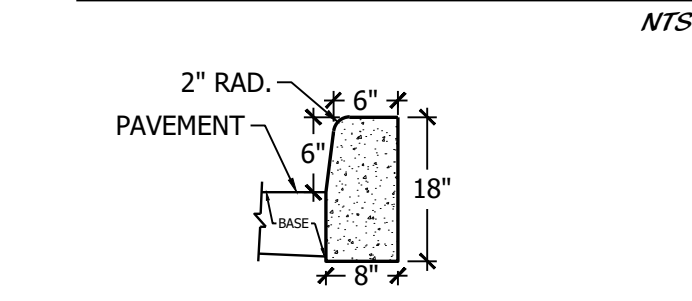
ELEVATION VIEW



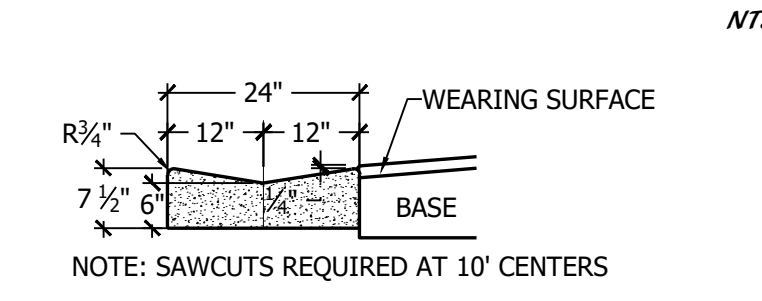
STANDARD AND ADA PARKING DETAIL



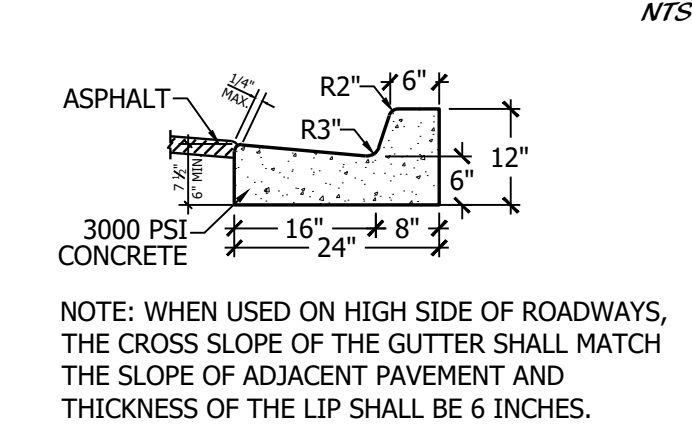
D CURB DETAIL



VALLEY CURB DETAIL

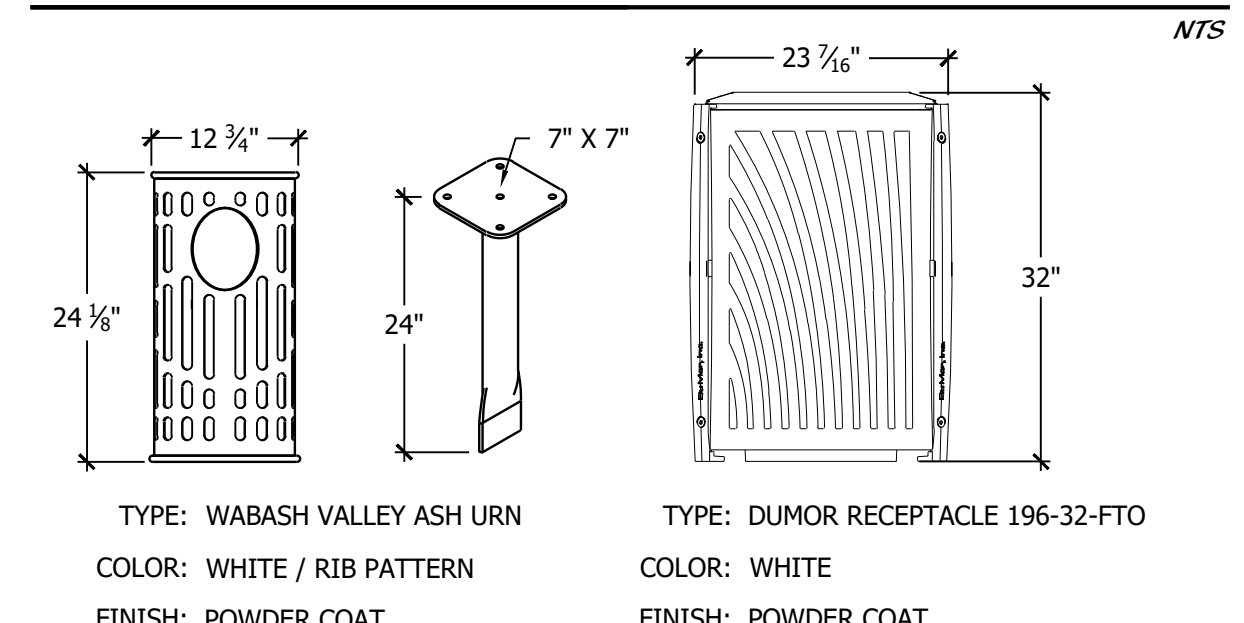


F CURB DETAIL



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.

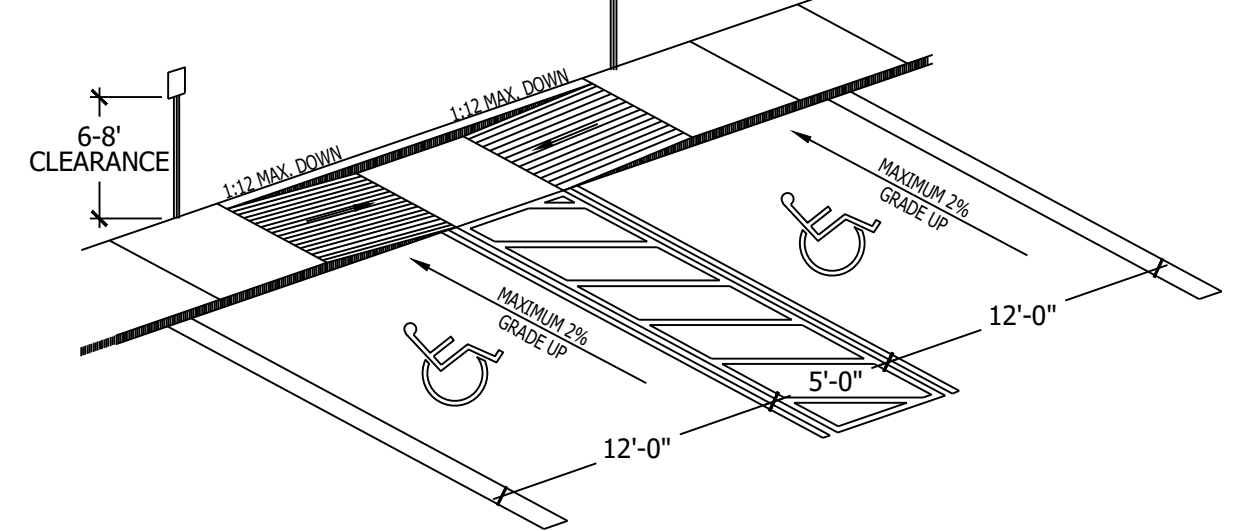
TRASH CAN DETAIL



TYPE: WABASH VALLEY ASH URN
COLOR: WHITE / RIB PATTERN
FINISH: POWDER COAT

TYPE: DUMOR RECEPTACLE 196-32-FTO
COLOR: WHITE
FINISH: POWDER COAT

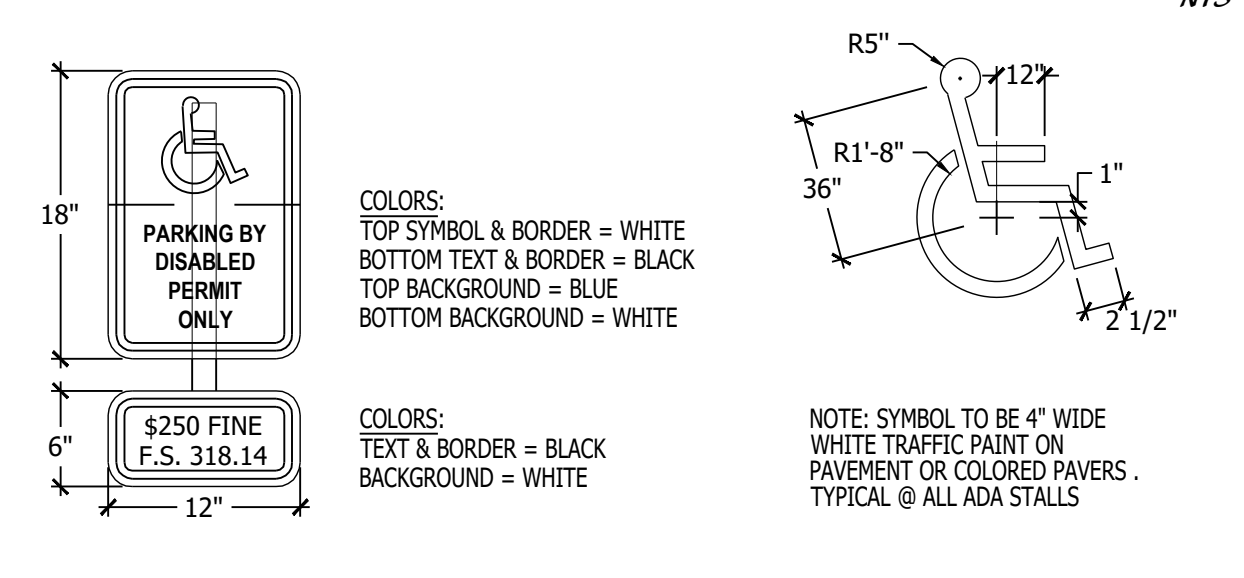
ADA RAMP DETAIL



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

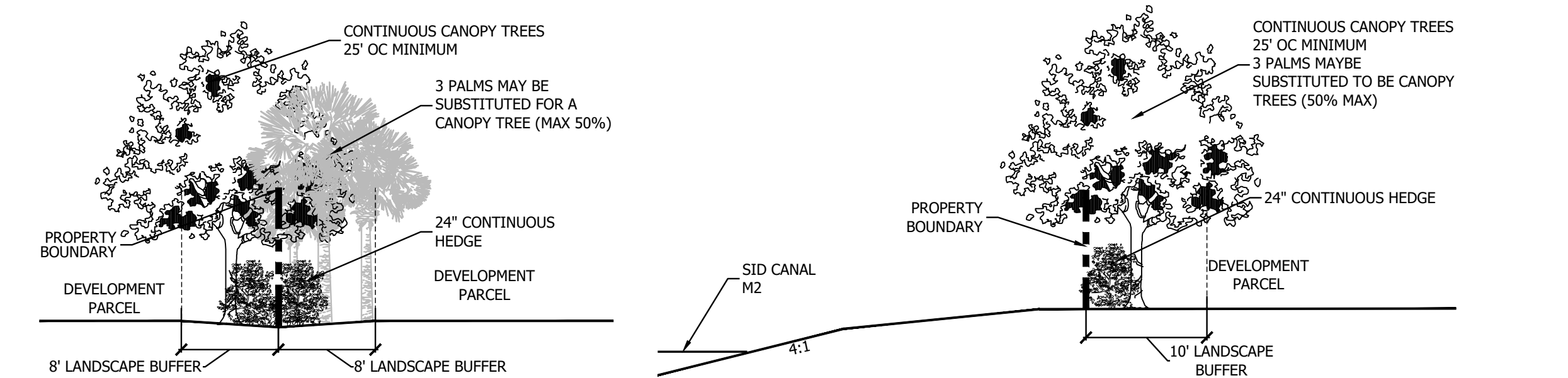
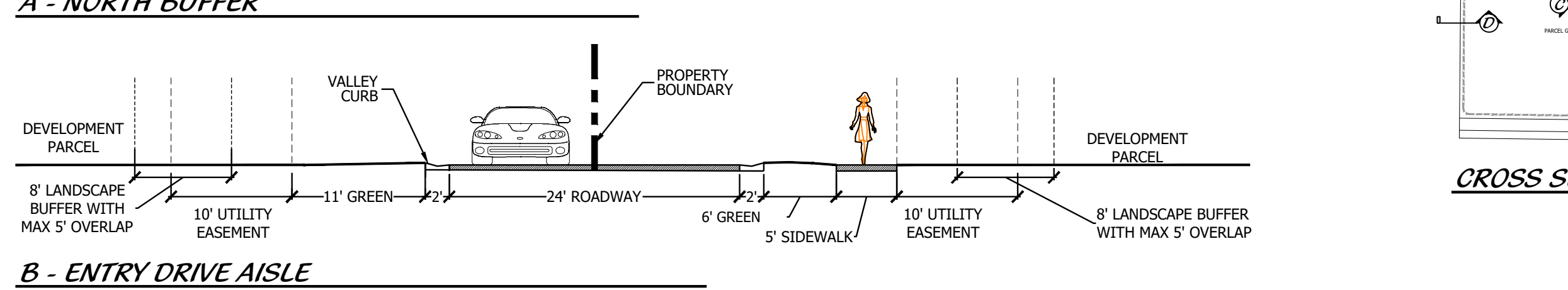
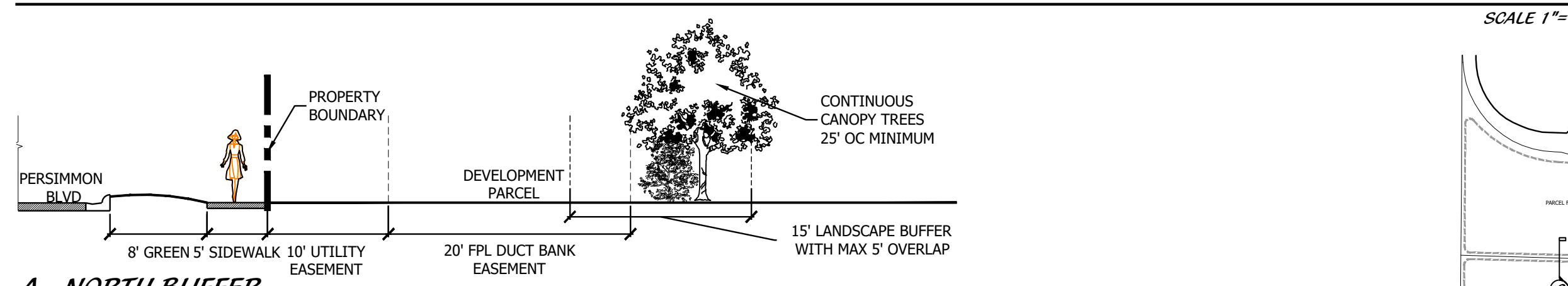
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN & SYMBOL DETAIL

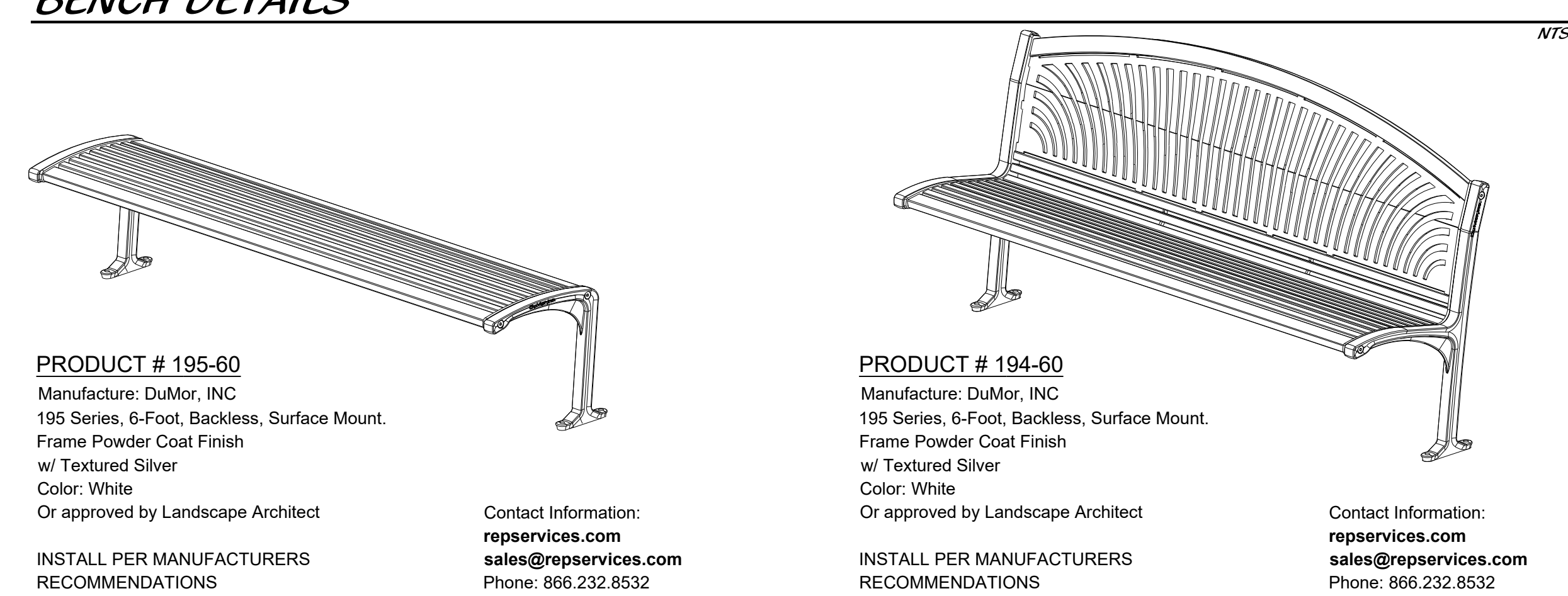


NOTE: SYMBOL TO BE 4\"/>

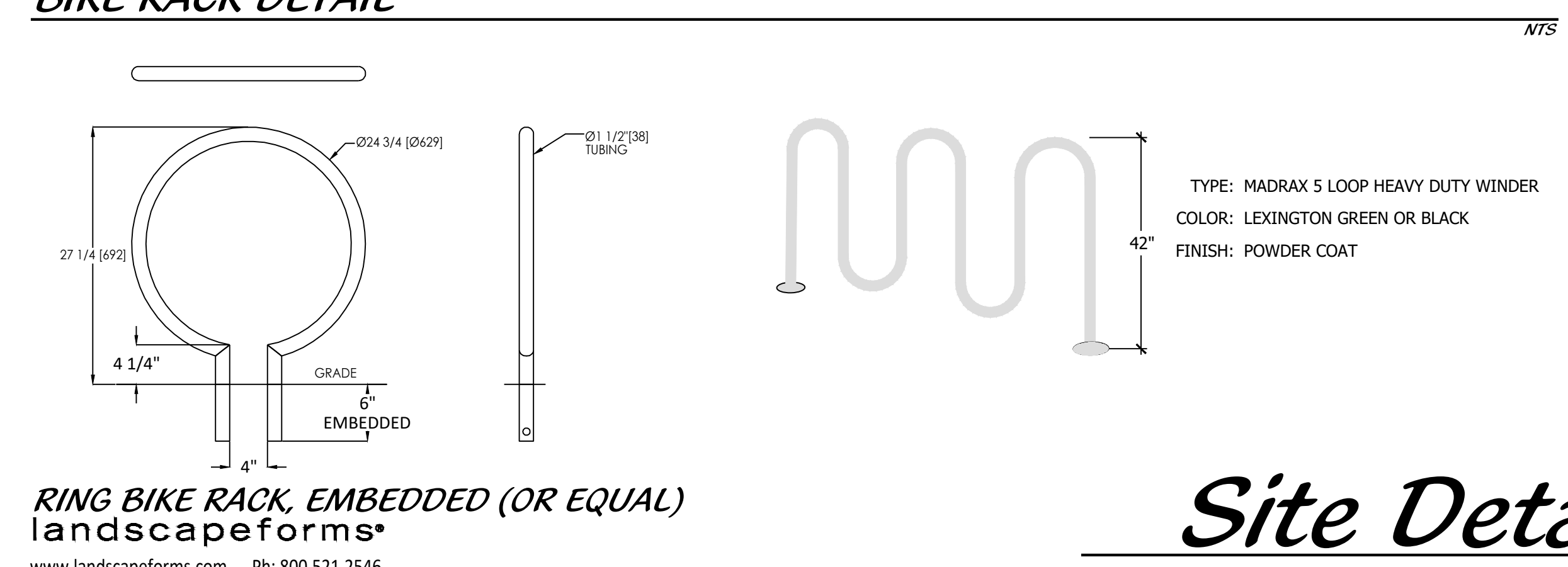
CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

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Lic# LC-C000239

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

DESIGNED	DEH
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APPROVED	DEH
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	10-04-21

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Drawing: 13-0518.60 SD.DWG

Site Details