

SITE DATA

NAME OF APPLICATION	WESTLAKE PARCEL H-SUB PARCEL F1 - WESTLAKE PALMS
APPLICATION NUMBER	SPR 2024-03
PROJECT NUMBER	CH 24-0427
DEVELOPMENT ORDERS	MPA 2023-04 (APPROVED 4.2.2024)
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION / TOWNSHIP / RANGE	0 / 43 / 40
PROPERTY CONTROL NUMBER(S)	77-40-43-01-17-000-0021
PROPERTY ADDRESS	4631 SEMINOLE PRATT WHITNEY ROAD
EXISTING USE	VACANT PARCEL
APPROVED USE	COMMERCIAL (*NOTE 2)
PROPOSED USE	COMMERCIAL
BUILDING HEIGHT	1 STORY 33'
SITE DATA	
TOTAL SITE AREA	SF AC. %
TOTAL BUILDING LOT COVERAGE	56,691 1.301 100
TOTAL RENTABLE BUILDING AREA	11,956 0.27 21% *NOTE 3
TOTAL RENTABLE BUILDING AREA	10,400

BUILDING DATA	SF
BAY 1 - SHOPPING CENTER MIXED USE	1,648
BAY 2 - SHOPPING CENTER MIXED USE	1,305
BAY 3 - SHOPPING CENTER MIXED USE	1,405
BAY 4 - SHOPPING CENTER MIXED USE	1,578
BAY 5 - SHOPPING CENTER MIXED USE	1,412
BAY 6 - SHOPPING CENTER MIXED USE	1,370
BAY 7 - SHOPPING CENTER MIXED USE	1,575
MECHANICAL EQUIPMENT ROOMS	107
TOTAL	10,400

PARKING DATA	REQ	PROV
SHOPPING CENTER - MIXED USE (1/225)	46	2
OUTDOOR SEATING (520 SF @ 1 PER 225 SF) *NOTE 6	2	
TOTAL	48	48 (INCLUDES LSEV & MOTOR CYCLES)
STANDARD PARKING SPACES	44	
ADA PARKING SPACES	2	2
LOW SPEED ELECTRIC VEHICLES SPACES	1	1
MOTOR CYCLE	1	
LOADING (12' x 35')	2	0 (WAIVER REQUESTED)

AREA CALCULATIONS	SF	AC.	%
BUILDING FOOTPRINT	10,400	0.24	18.35%
VEHICULAR USE AREA	23,455	0.54	41.37%
SIDEWALKS & PLAZAS	5,766	0.13	10.17%
GREEN SPACE / PERVIOUS	17,070	0.39	30.12%
TOTAL	56,691	1.30	100.0%

SITE AMENITIES	REQ	PROV
BIKE RACK (5 SPACES)	5	5
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	2	2

- NOTE: SITE PLAN BASED ON SURVEY. SIGNED AND SEALED BY GEOPPOINT INC.
- NOTE: USES APPROVED PER FUD MPA 2023-04.
- NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS.
- NOTE: TENANT BAY SIZE AND CONFIGURATION ARE CONCEPTUAL AND MAY BE COMBINED AND/OR RECONFIGURED.
- NOTE: SIDEWALKS CONTIGUOUS TO PARCELS F1 ALONG NORTHSOUTH & EASTWEST DRIVE SHALL BE CONSTRUCTED WITH THE DEVELOPMENT PLAN.
- NOTE: RESTAURANTS LESS THAN 3,000 SF ARE PARKED AT THE SHOPPING CENTER MIXED USE RATE.
- NOTE: PURSUANT TO CODE, CHAPTER 8 PARKING REGULATIONS, ARTICLES 8.7, SECTION 8.7, THE APPLICANT IS REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR A 12' X 35' LOADING ZONE.
- NOTE: PURSUANT TO CODE, SECTION 8.26. A1, 2), THE APPLICANT IS REQUESTING A WAIVER TO THE REQUIRED 10 CONSECUTIVE PARKING SPACES WITHIN ONE OF THE INTERIOR PARKING LANDSCAPE ISLANDS.

PDR CHART

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	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

	REQUIRED	PROVIDED
FRONT	20'	35'
SIDE NORTH	10'	12'
SIDE SOUTH	10'	55'
REAR WEST	10'	79'

LEGEND

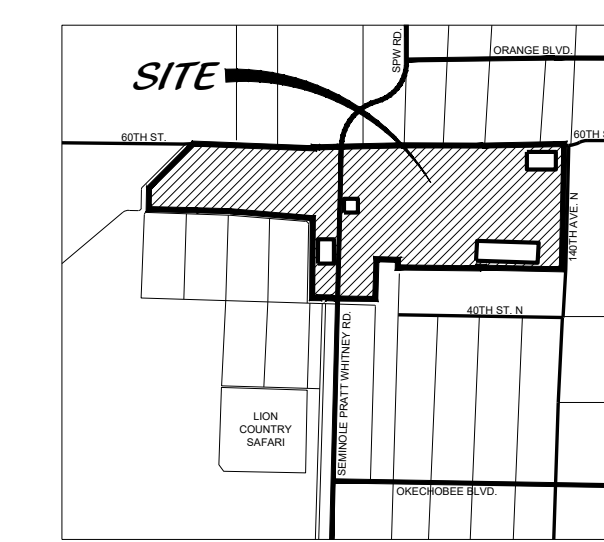
ADA	AMERICANS WITH DISABILITIES	○	ADA SIGN
LB	LANDSCAPE BUFFER	■	STOP SIGN
DE	DRAINAGE EASEMENT	■	DO NOT ENTER
R	RADIUS	○	GREASE TRAP
OH	OVER HANG	○	TRANSFORMER
SB	SETBACK	○	
SW	SIDEWALK	○	
EV	ELECTRIC VEHICLE	○	
TYP	TYPICAL	○	
LSEV	LOW SPEED ELECTRIC VEHICLE	○	
ELEC TRANS	ELECTRONIC TRANSFORMER	○	

LEGAL DESCRIPTION

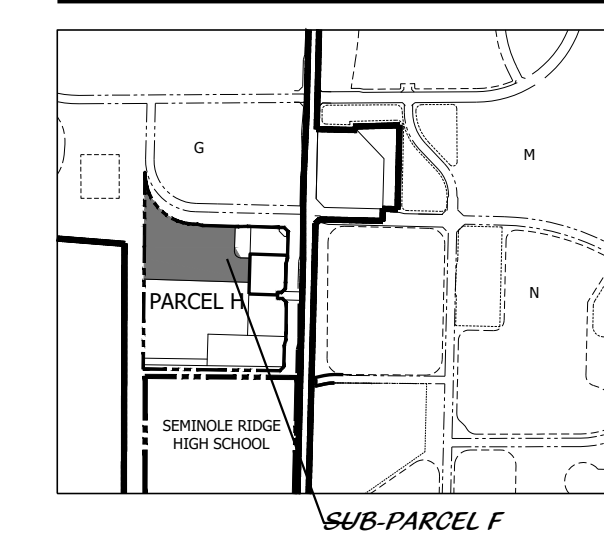
DESCRIPTION: BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE 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; THENCE S.01°42'45"W., ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 43.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°42'45"W., ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E., DEPARTING SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 247.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 229.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,691 SQUARE FEET OR 1.301 ACRES, MORE OR LESS.

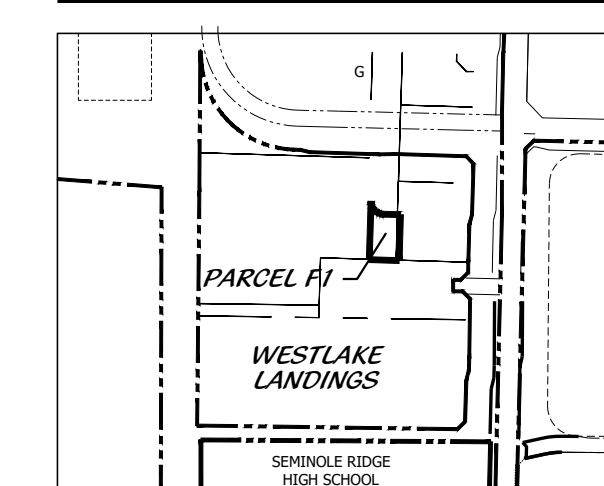
LOCATION MAP



KEY MAP



KEY MAP - PARCEL F1

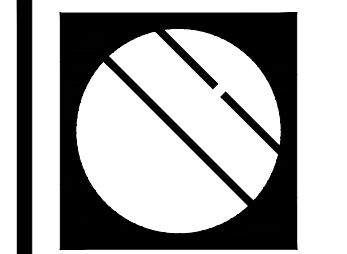


WAIVER TABLE

WAIVERS	CODE REQ'MT	DEVIATION
Chapter 8, PARKING REGULATIONS, Article 8.7, Section 8, Table 8-4	2 LOADING SPACES FOR NON-RESIDENTIAL BLDGS. 10,001 TO 50,000 SF	NO LOADING SPACES PROVIDED
Chapter 4, Section 4.26, A1, 2)	INTERIOR LANDSCAPE ISLANDS REQUIRED EVERY 10 CONSECUTIVE PARKING SPACES	1 TERMINAL LANDSCAPE ISLAND NOT PROVIDED ADJACENT TO LIFT STATION

PROJECT TEAM

PROPERTY OWNER: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	CIVIL ENGINEER: SIMMONS & WHITE 2581 METRO CENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848
SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	SURVEYOR: GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
ARCHITECT: CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVENUE, SUITE 101 DELRAY BEACH, FL 33483 PHONE: 561-276-4951	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698

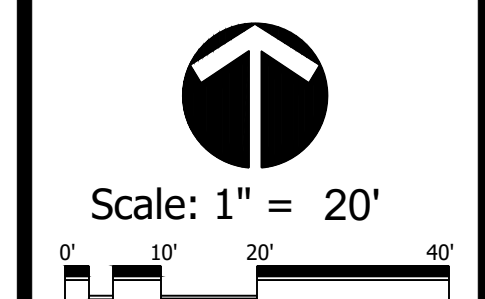


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WESTLAKE LANDINGS
WESTLAKE PALMS
WESTLAKE, FL

Digitally signed by Donaldson E Hearing: A01098 000015D8A13286A 2861



DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	24-0427
DATE	05-30-24
REVISIONS	06-20-24

June 19, 2024 11:19:41 a.m.
Drawing: 24-0427_SP.DWG

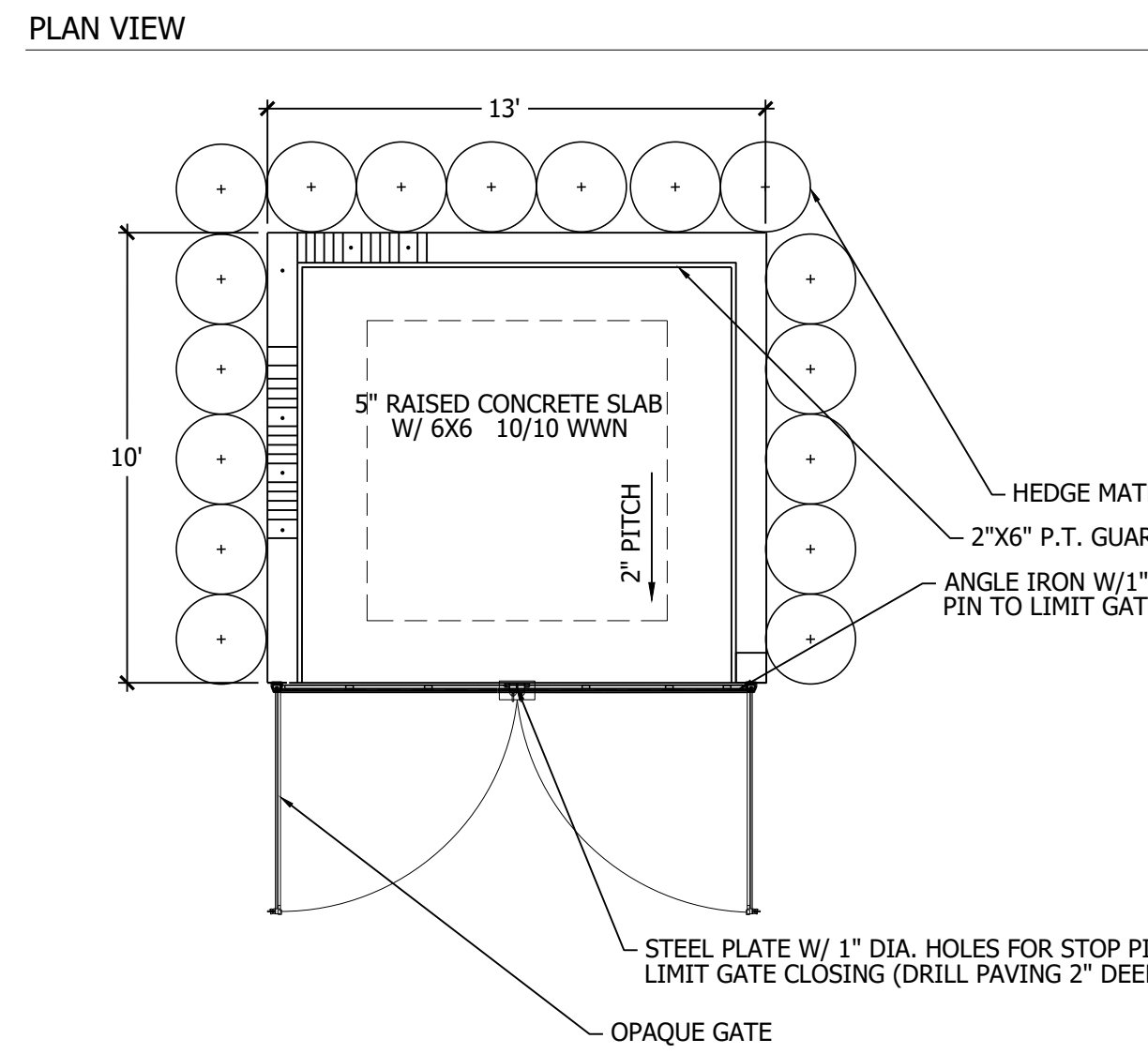
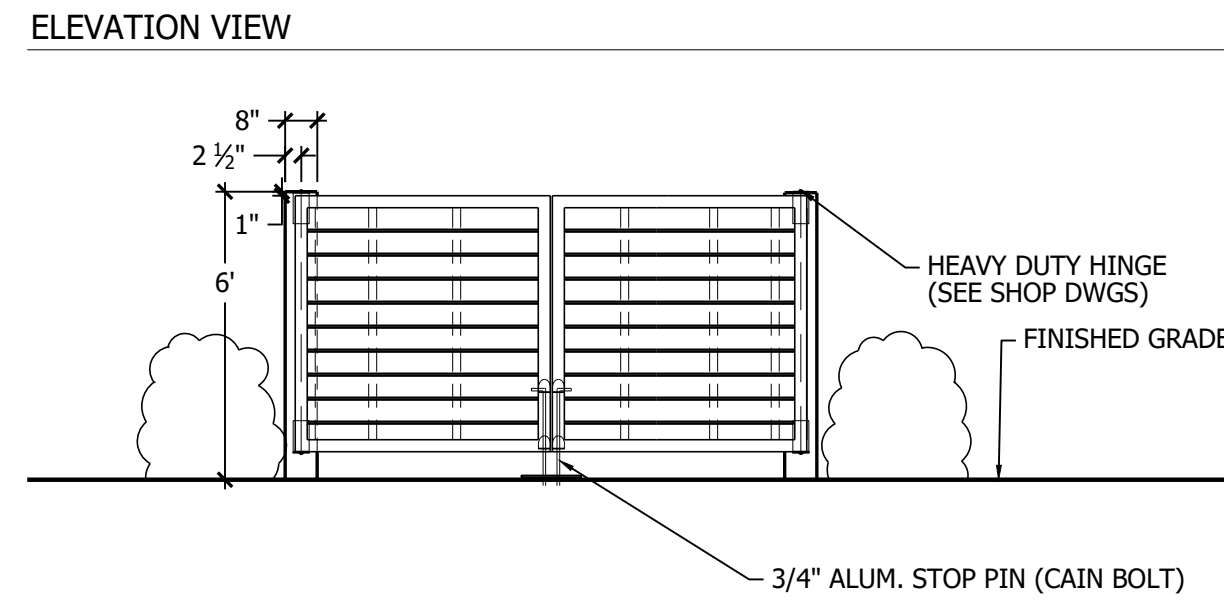
SHEET 1 OF 2

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Site Plan

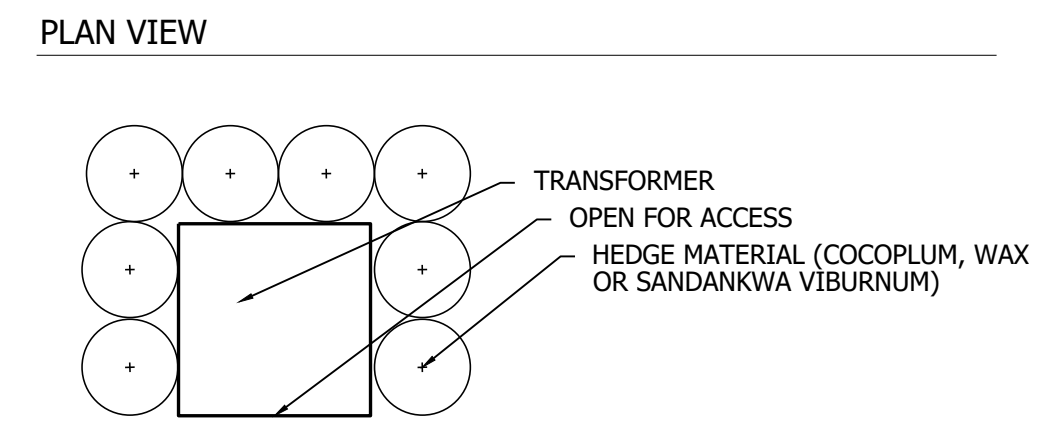
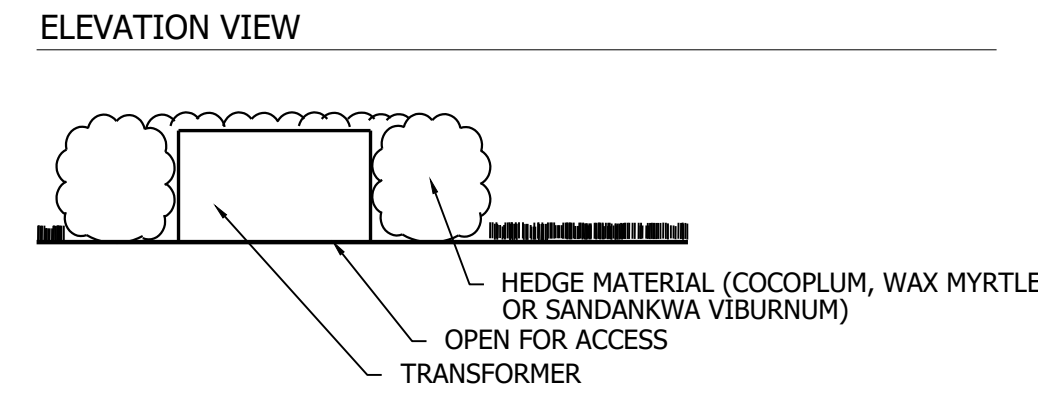
DUMPSTER DETAIL

NTS



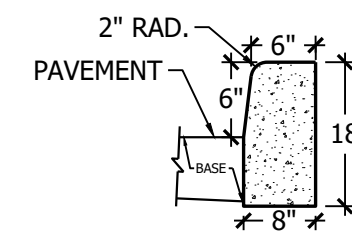
TRANSFORMER DETAIL

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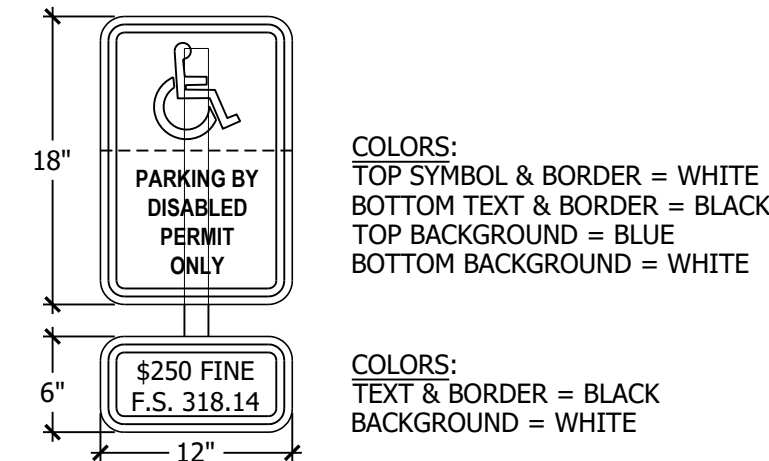
D CURB DETAIL

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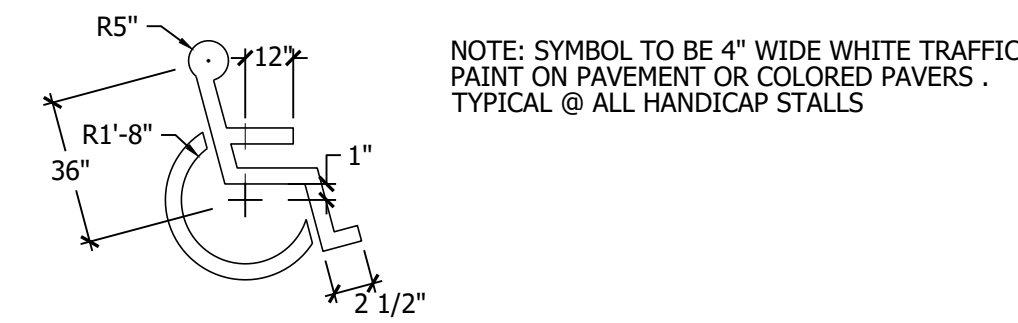
HANDICAP SIGN DETAIL

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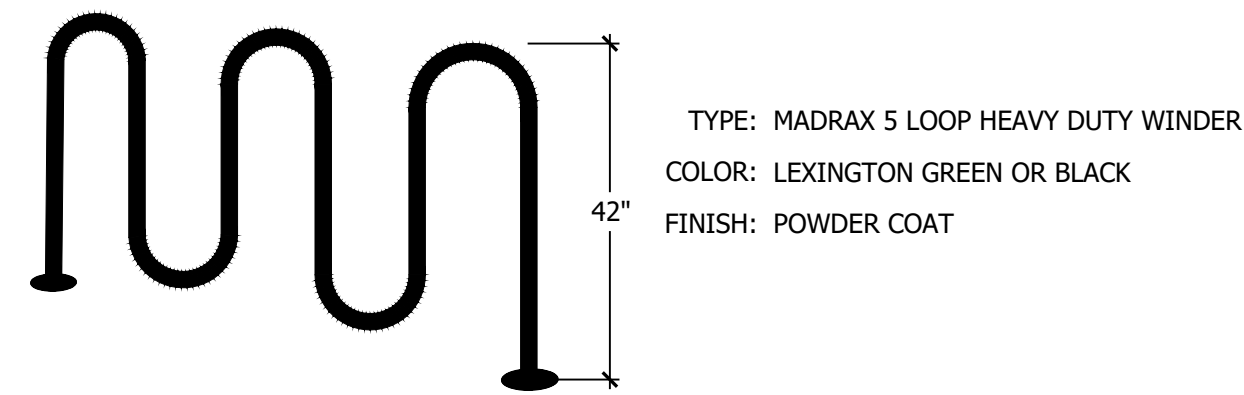
HANDICAP SYMBOL DETAIL

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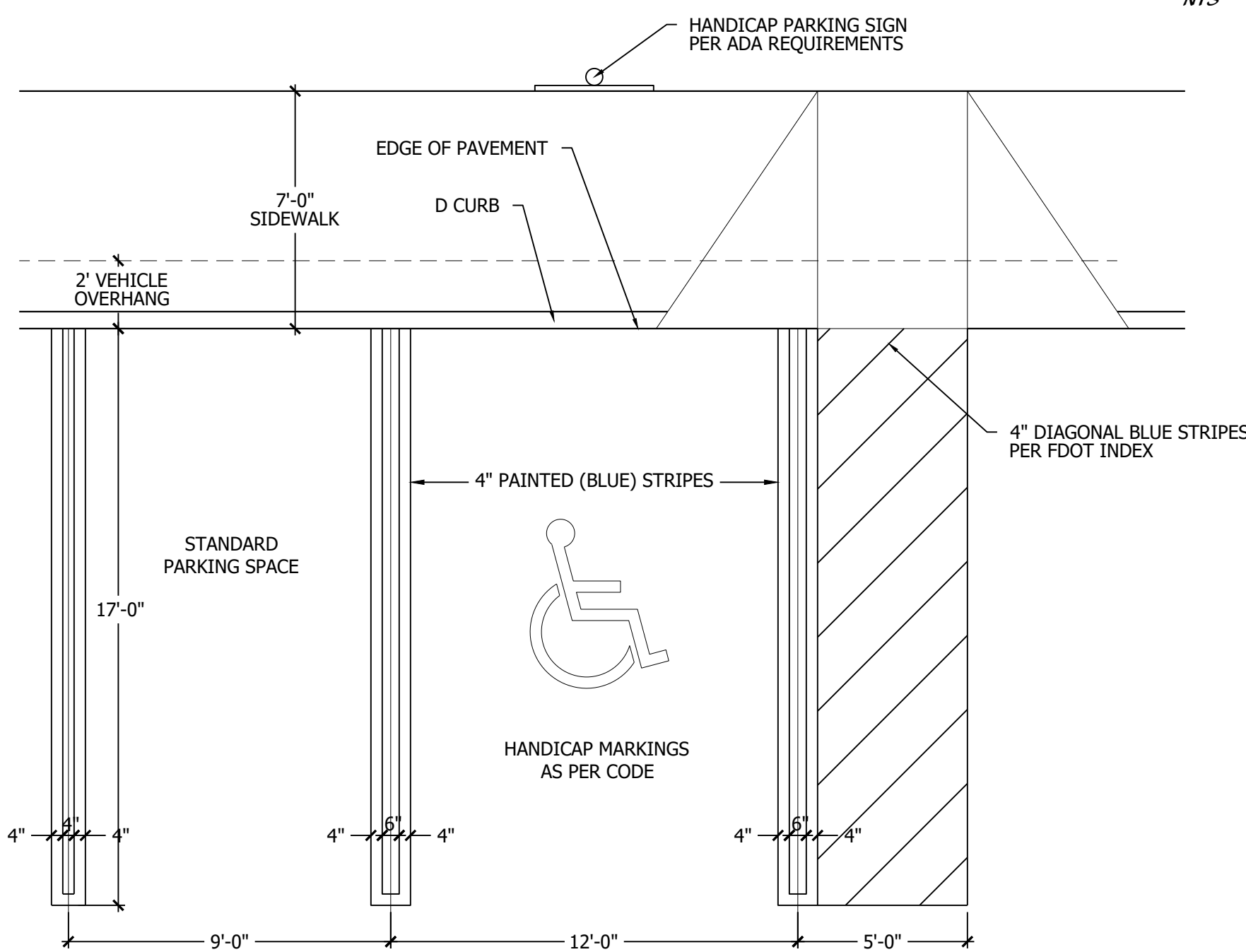
BIKE RACK DETAIL

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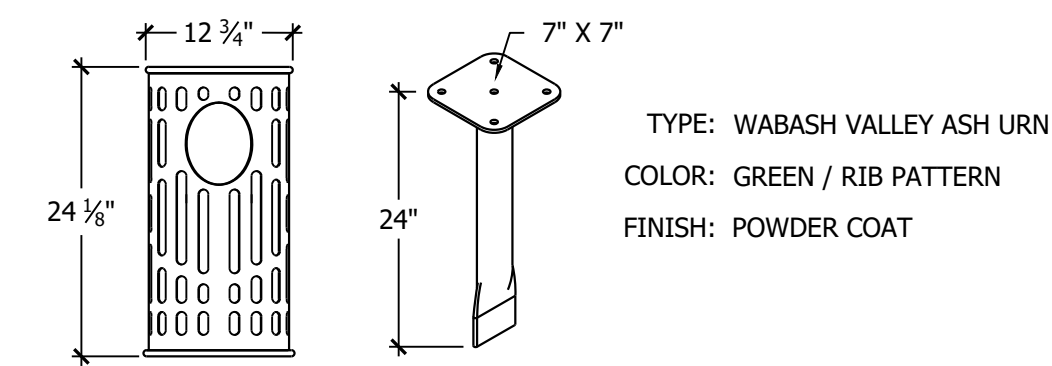
STANDARD AND HANDICAP PARKING DETAIL

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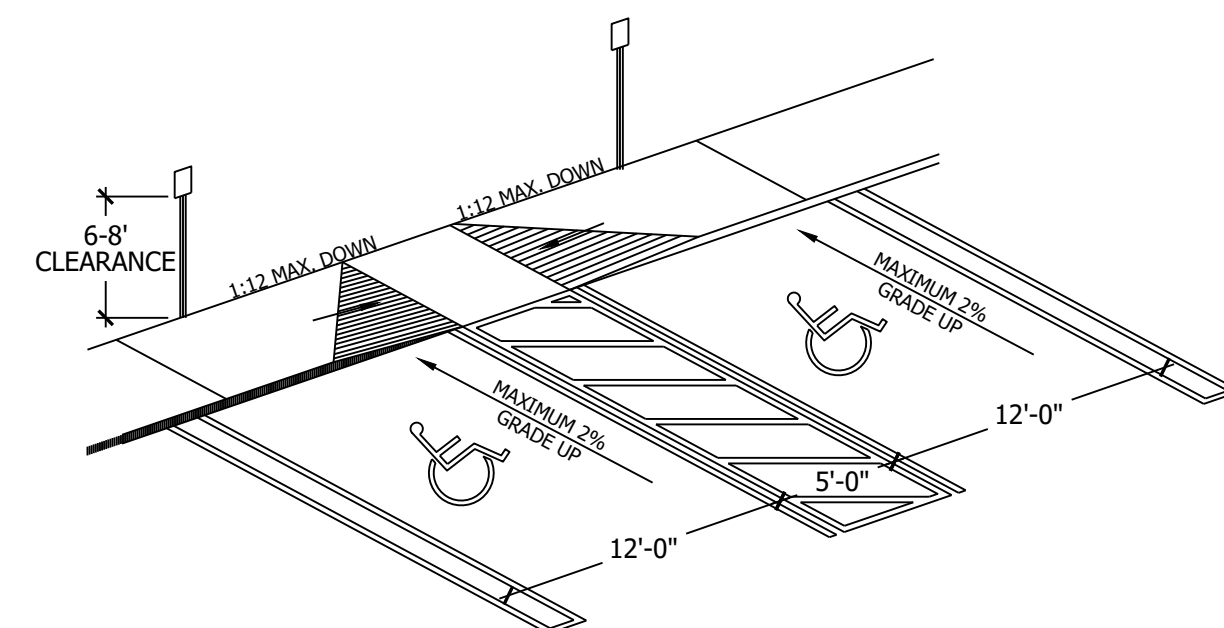
TRASH CAN DETAIL

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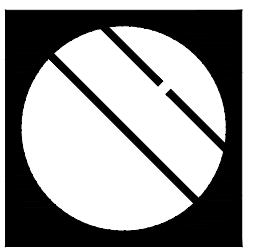


HANDICAP RAMP DETAIL

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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



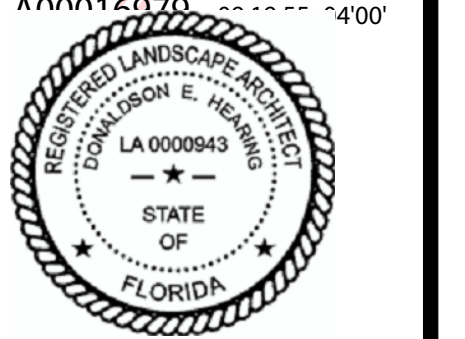
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WESTLAKE LANDINGS

WESTLAKE PALMS
WESTLAKE, FL

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by Donaldson E
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DRAWN RNK
APPROVED DEH
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SHEET 2 OF 2

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