

SITE DATA

NAME OF APPLICATION	WESTLAKE POD H PARCEL B - SHOPPES AT WESTLAKE LANDINGS
PROJECT NUMBER	SP-2024-04
LAST BCC APPROVAL DATE	CH 13/01/18 60.08
LAST CITY OF WFLA MASTER PLAN APPROVAL DATE	10/29/2014
CITY OF WFLA SITE PLAN APPROVAL DATE	12/15/2020
RESOLUTION NUMBERS	TTOR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-020, MPA-2016-01, MPA-2017-01, MPA-2018-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-05, 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)	77-40-43-01-17-000-0022
EXISTING USE	COMMERCIAL USE
APPROVED USE	COMMERCIAL (MIXED USE) Note: 2)
PROPOSED USE	COMMERCIAL (MIXED USE) Note: 3)

BUILDING DATA	
NORTH BUILDING	8'F
BAY 1 - SHOPPING CENTER MIXED USE	2,782
BAY 2 - SHOPPING CENTER MIXED USE	1,190
BAY 3 - SHOPPING CENTER MIXED USE	1,508
BAY 4 - SHOPPING CENTER MIXED USE	1,400
BAY 5 - RESTAURANT W DRIVE THRU (FAST FOOD)	2,572
TOTAL	9,450
SOUTH BUILDING	3,710
BAY 1 - SHOPPING CENTER MIXED USE	1,290
BAY 2 - SHOPPING CENTER MIXED USE	2,305
BAY 3 - RESTAURANT W DRIVE THRU (FAST FOOD)	7,065
TOTAL	7,065

PARKING DATA		REQ	PROV
NORTH BUILDING			
SHOPPING CENTER - MIXED USE (1/225)		30.8	
RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF)		27.4	
OUTDOOR SEATING (400 SF @ 1/150 SF + 1/250 SF)		4.3	
SOUTH BUILDING			
SHOPPING CENTER - MIXED USE (1/225)		22.2	
RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF)		22.0	
OUTDOOR SEATING (400 SF @ 1/150 SF + 1/250 SF)		4.3	
TOTAL		119.8	86

STANDARD PARKING SPACES		91
ADA PARKING SPACES	4	5
LOW SPEED ELECTRIC VEHICLES SPACES		6
LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES		3
QUEUING SPACE PER CODE 8.9(2) B)(2) (MAX 25% OF REQUIRED)		4
RESERVED PARKING FOR RESTAURANT WITH DRIVE THRU (CHIPOTLE)		Note 8
LOADING (12' x 35')	2	2 (NOT INCLUDED IN TOTAL)

SITE AMENITIES	REQ	PROV
BENCHES		
BIKE RACK (5 SPACES PER BUILDING)	10	16
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS		4
1. NOTE: SITE PLANNED FOR FOOD TRUCKS AND READY BY GEOPRINT INC.		
2. NOTE: LEGAL APPROVED PER CIVIL MGN 2023 04		
3. NOTE: ALL PARKING AREAS AND ROAD COVERAGES EXCEEDING 20' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS		
4. NOTE: RESTAURANT 15% FIDUCIARY, WITH ANGLIAR BAR		
5. NOTE: ADDITIONAL PARKING AVAILABLE ON LOT 1, BUT NOT REQUIRED TO MEET MINIMUM CODE REQUIREMENTS		
6. NOTE: BOUNDARIES CONTIGUOUS TO PARCEL B, ALONG HIGHWAY 14, A GASTROBUS DRIVE SHALL BE CONSTRUCTED WITH THIS DEVELOPMENT PLAN		
7. NOTE: OUTDOOR SEATING SHALL BE SELF-SERVICE ONLY, AND WAITER SERVICE		
8. NOTE: 2 SPACES FOR THE NORMAL-BUILDING RESTAURANT, PICK-UP SPACES SHALL NOT EXCEED 5% OF THE PARKING AND SHALL BE RESERVED AND COULD		

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)
North Building	226.11	63.9	197.9	76.67	23.35
South Building	226.61	234.78	74.60	76.26	23.35

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		

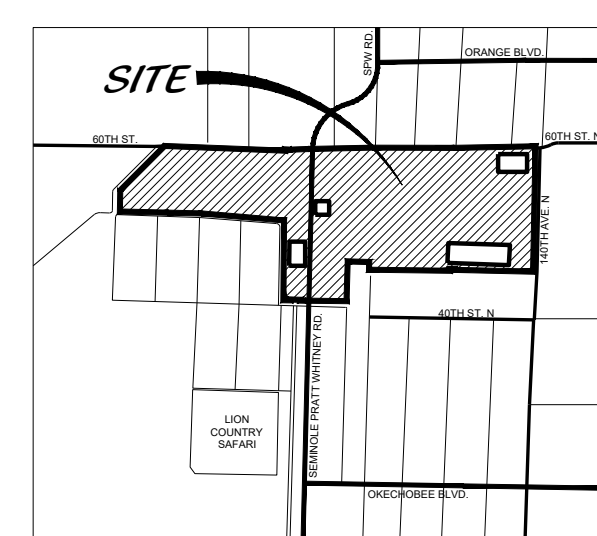
LEGAL DESCRIPTION

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:

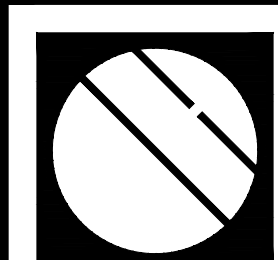
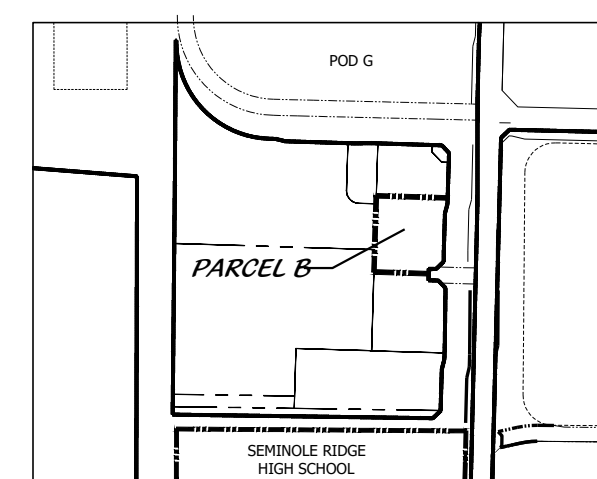
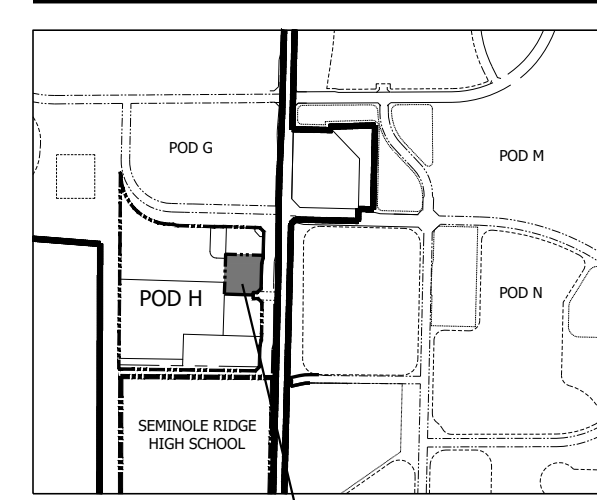
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°17'15"E., ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) THENCE S.01°42'52"W., A DISTANCE OF 32.12 FEET; 2) THENCE S.15°12'36"W., A DISTANCE OF 51.43 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 202.70 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 58.80 FEET; 5) THENCE S.45°43'28"W., A DISTANCE OF 56.57 FEET; 6) THENCE N.89°16'32"W., A DISTANCE OF 40.00 FEET; 7) THENCE S.00°43'28"W., A DISTANCE OF 31.00 FEET; THENCE N.88°17'15"E., A DISTANCE OF 295.02 FEET; THENCE N.01°42'45"E., A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 152,570 SQUARE FEET OR 3.502 ACRES, MORE OR LESS.

LOCATION MAP



KEY MAP



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Landscape Architects
Land Planners
Environmental Consultants

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Suite 1
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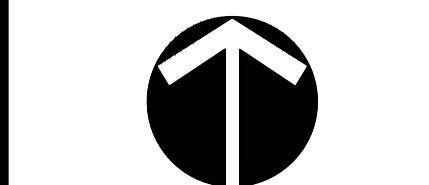
SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
Hearing: A010980000
0015D8A13286A0001
6979



DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
	01-03-24
	01-29-24
	03-18-24
	09-10-24
	07-11-22
	03-20-23
	04-26-23



Scale: 1" = 20'

September 10, 2024 10:47:26 a.m.
Drawing: 13-0518.60.01 SP.DWG

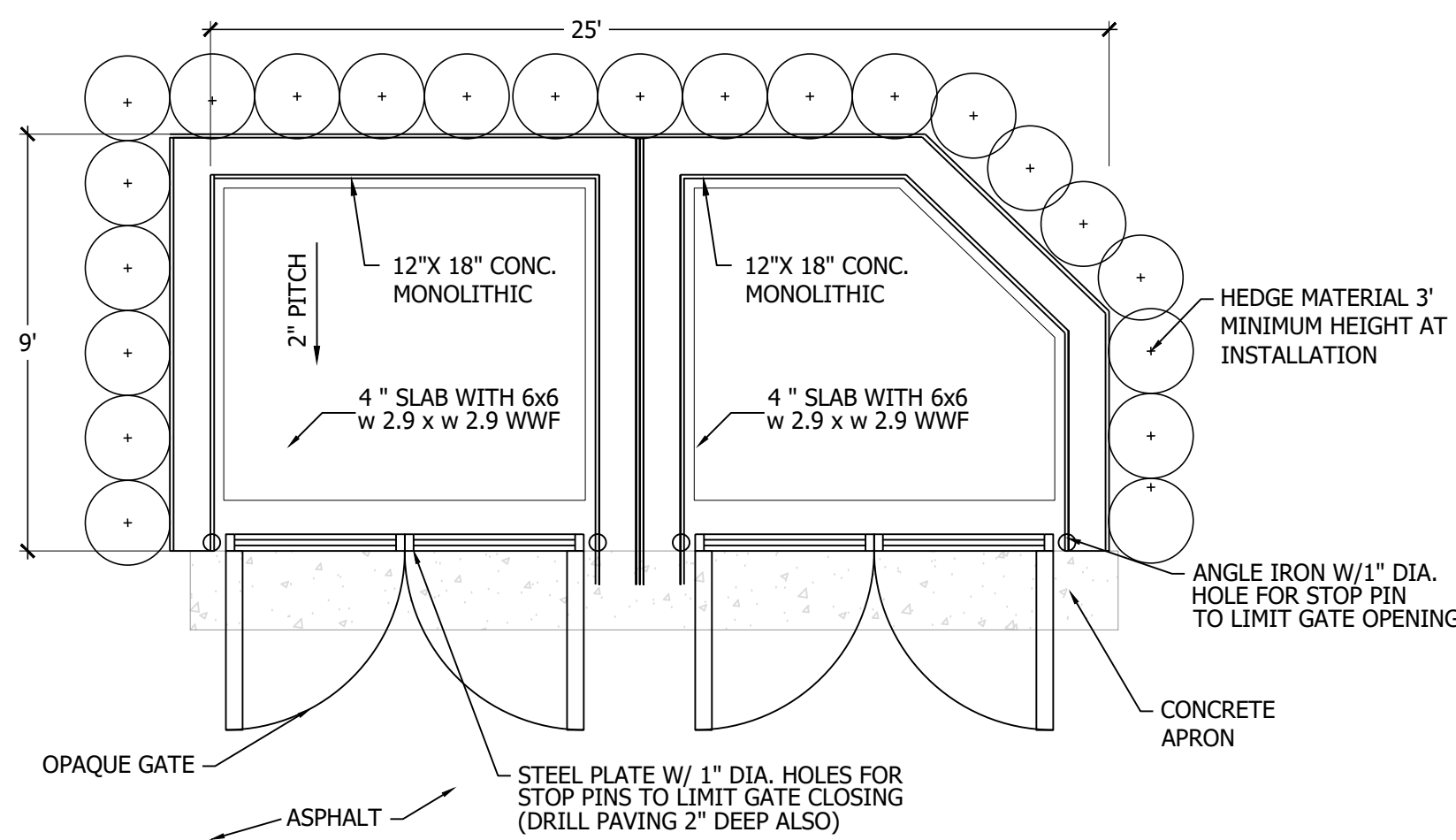
SHEET 1 OF 2

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SITE PLAN

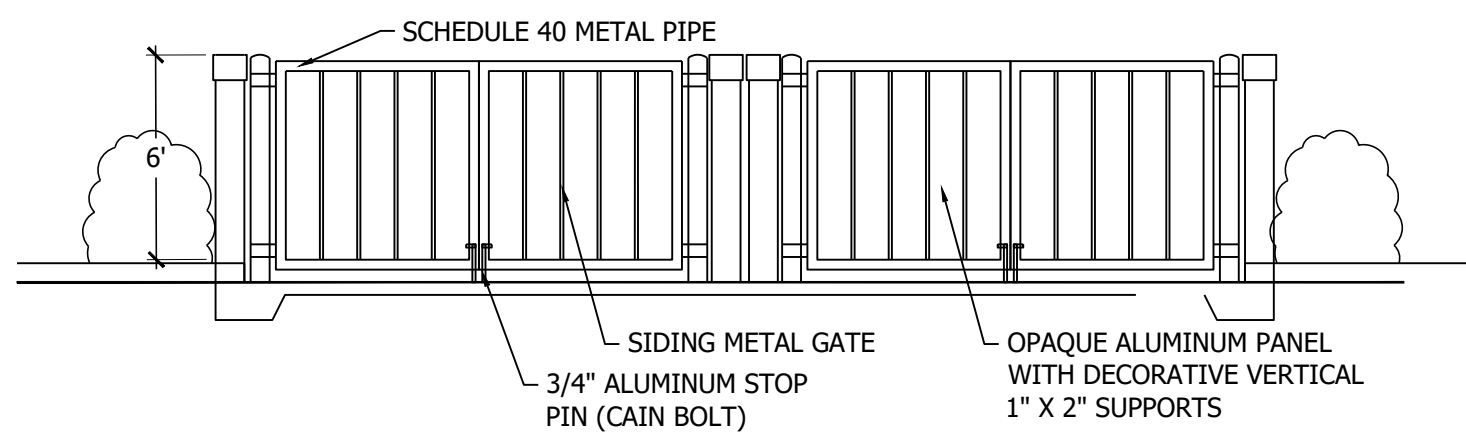
DUMPSTER DETAIL

PLAN VIEW



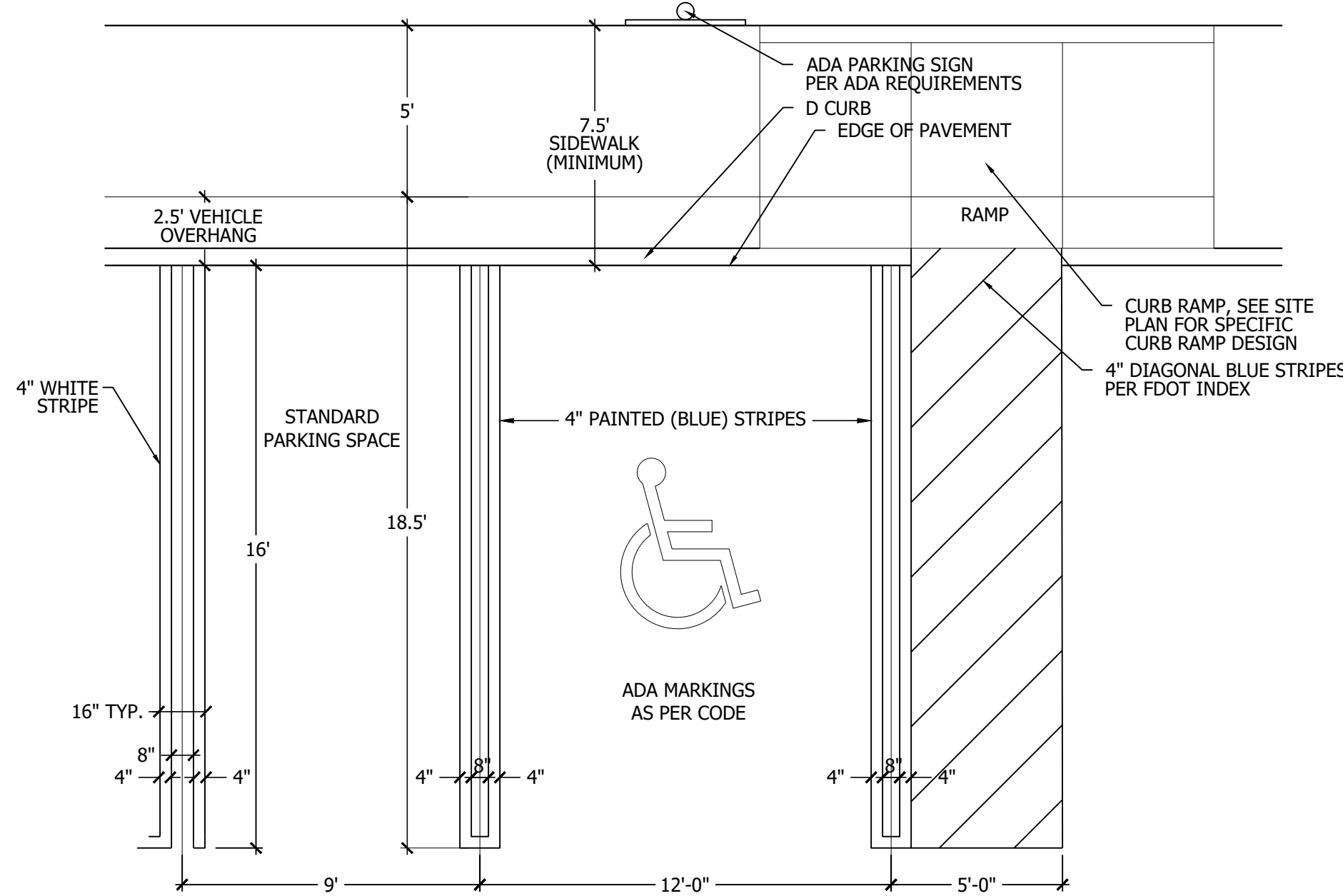
ELEVATION VIEW

NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



STANDARD AND ADA PARKING DETAIL

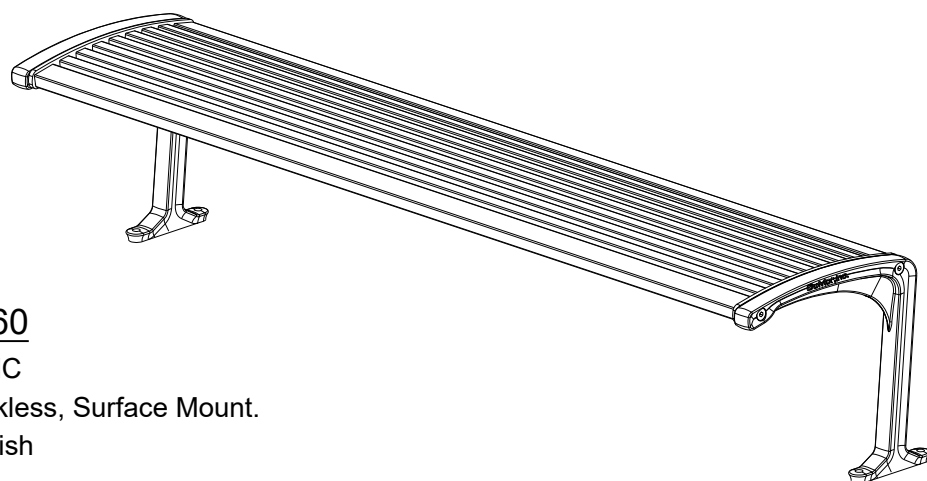
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NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

BENCH DETAIL

NTS



PRODUCT # 195-60

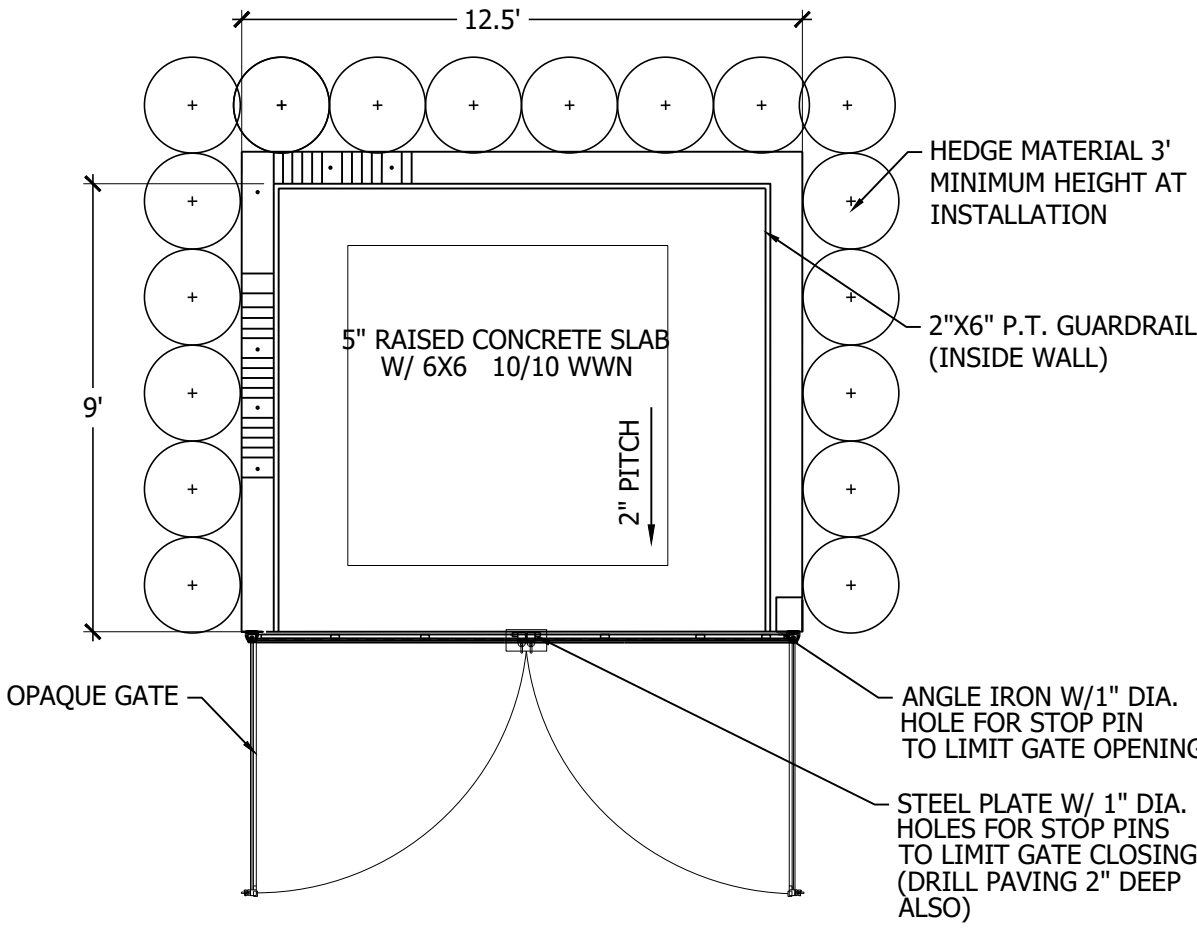
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

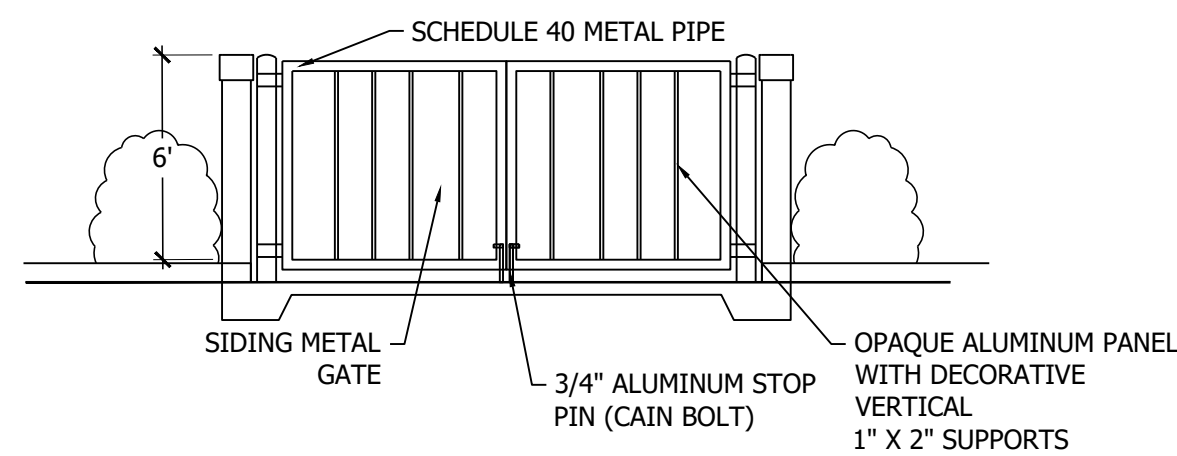
PLAN VIEW

NTS



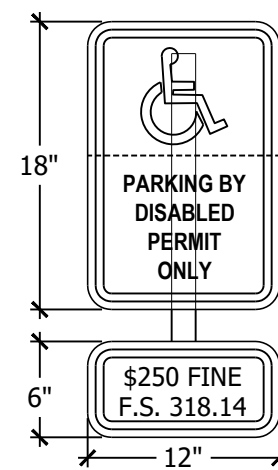
ELEVATION VIEW

NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



ADA SIGN DETAIL

NTS

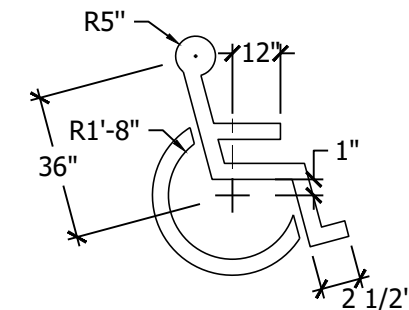


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

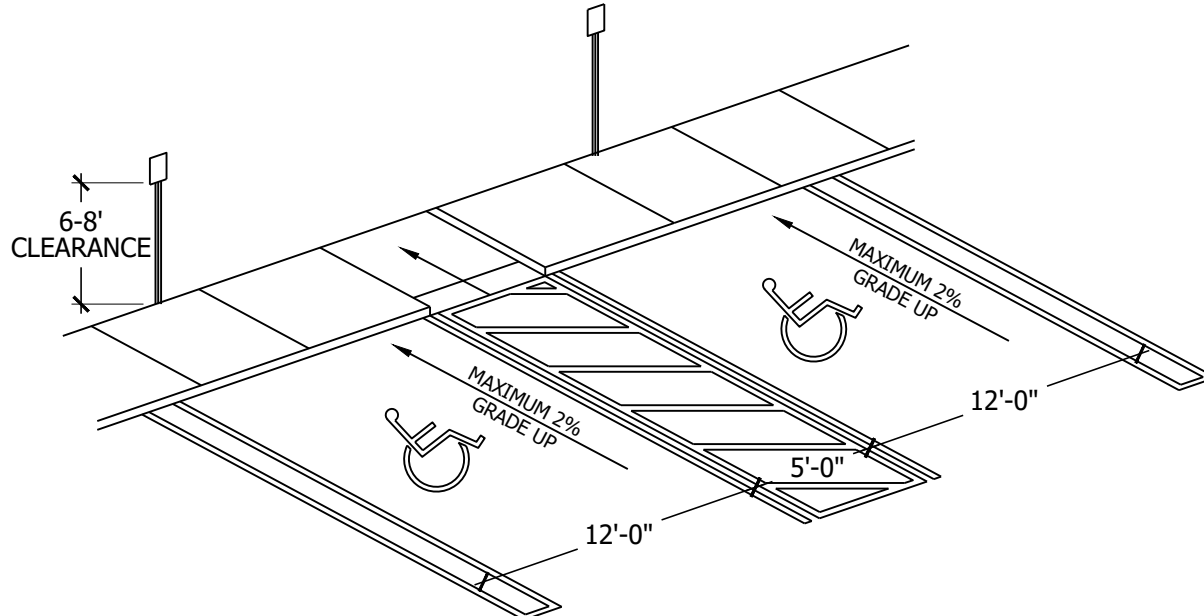
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NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

ADA RAMP DETAIL

NTS



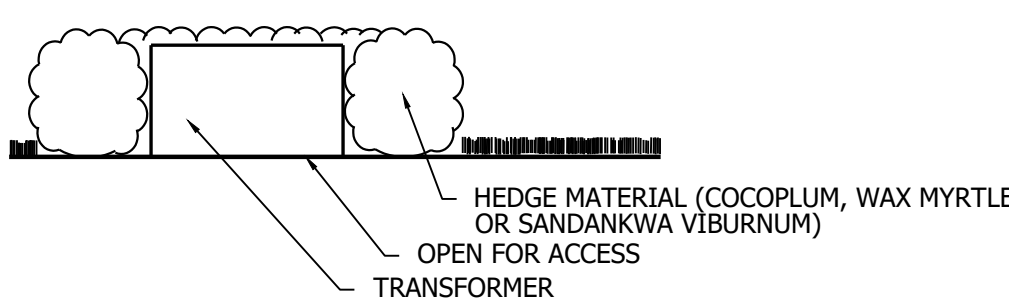
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

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

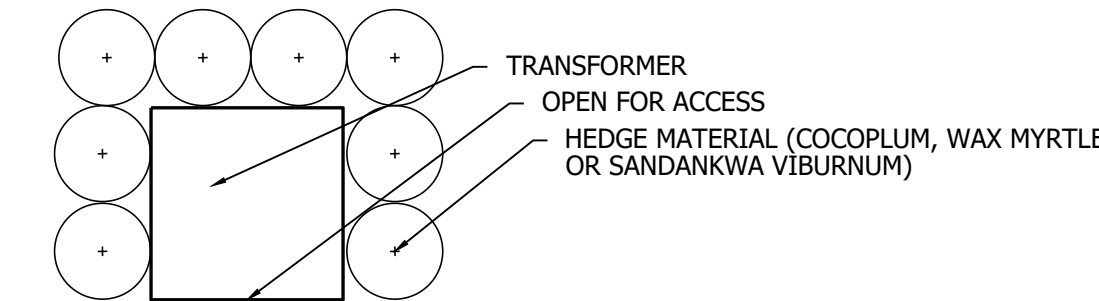
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

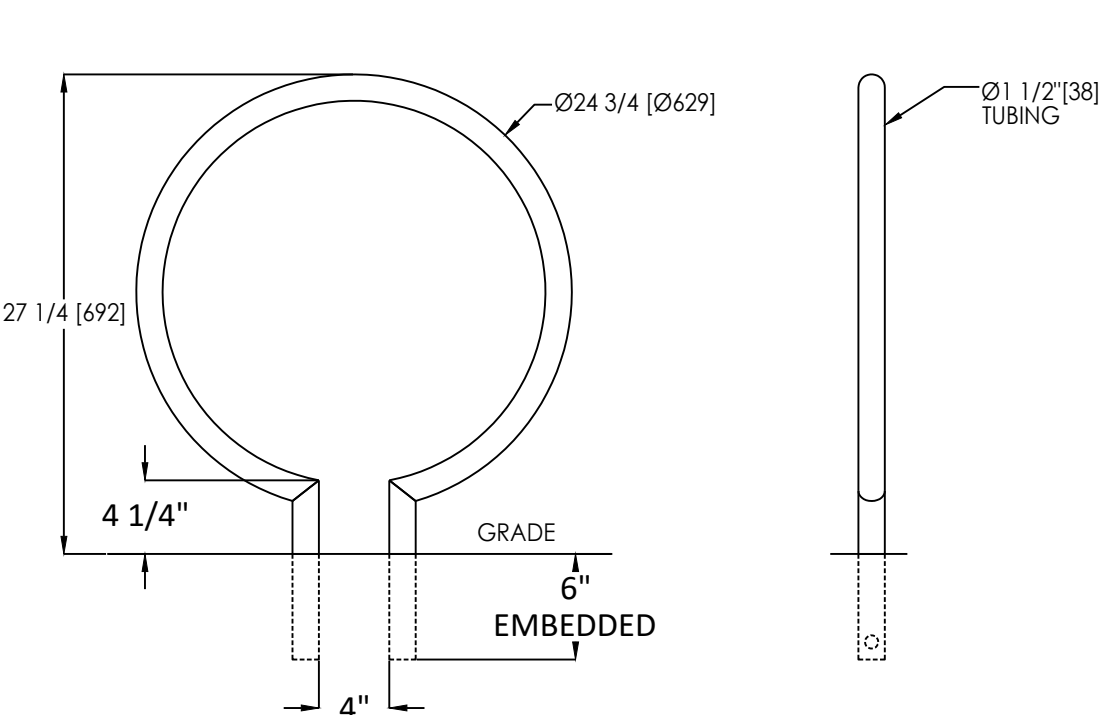


PLAN VIEW



BIKE RACK DETAIL

NTS



RING BIKE RACK, EMBEDDED (OR EQUAL)

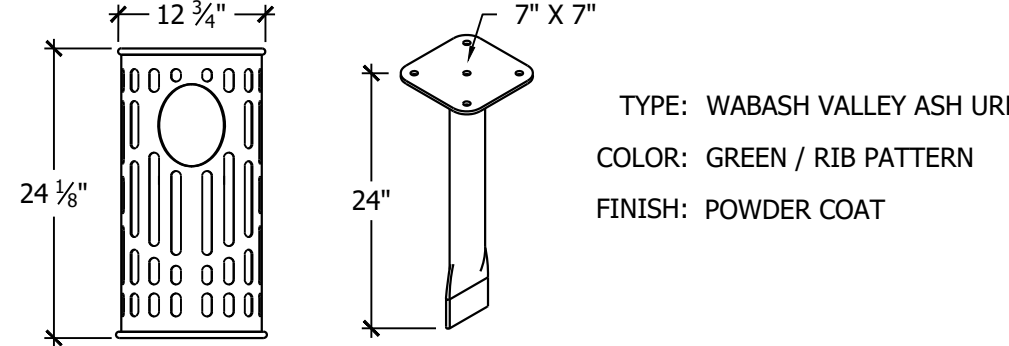
HOLDS 2 BIKES PER RING

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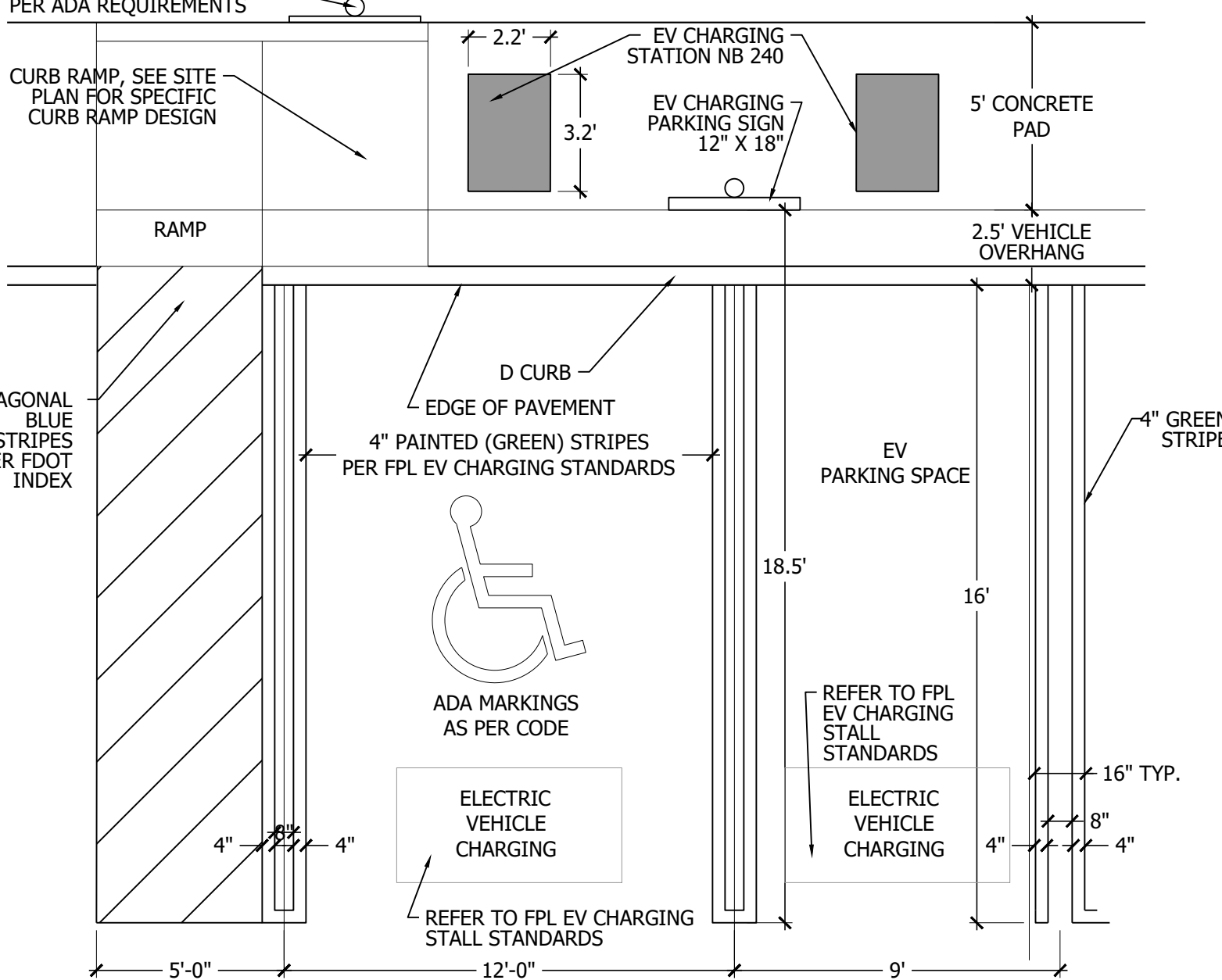
TRASH CAN DETAIL

NTS



ELECTRIC VEHICLE PARKING DETAIL

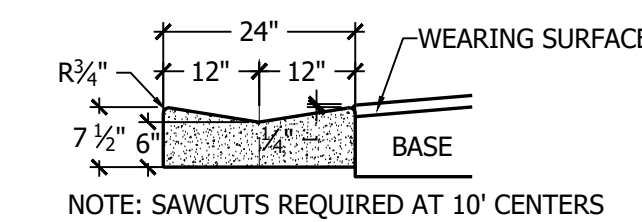
PER ADA REQUIREMENTS



NOTE: REFER TO FPL STANDARDS FOR ELECTRIC VEHICLE PARKING STALL DETAILS FOR STRIPPING, SIGNAGE AND OTHER DETAILS

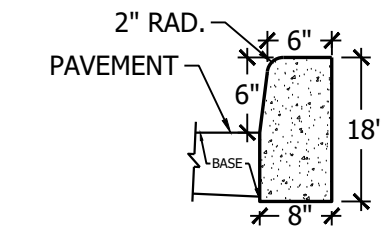
VALLEY CURB DETAIL

NTS



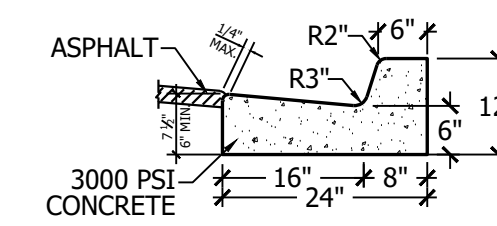
D CURB DETAIL

NTS



F CURB DETAIL

NTS



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.

EV CHARGING STATION

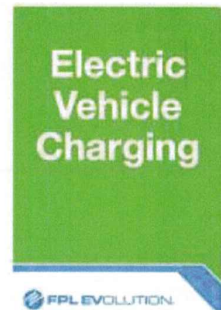
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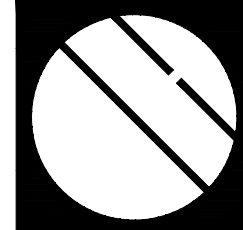
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

EV SIGNAGE DETAIL

NTS



Parking Signage (12" x 18")



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SHOPPES AT WESTLAKE LANDINGS

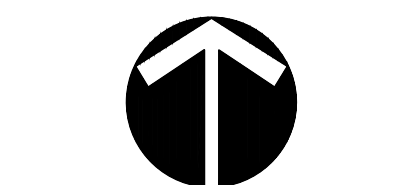
POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
Hearing: A0109800000
015D8A13286A00016
979

Digitally signed by Donaldson E. Hearing: A010980000015D8A13286A00016979



DESIGNED: DEH
DRAWN: RNK
APPROVED: DEH
JOB NUMBER: 13-0518.60.01
DATE: 07-15-21
REVISIONS: 09-10-24
01-03-24 10-04-21
01-29-24 10-15-21
03-18-24 07-11-22
09-10-24 03-08-23
04-25-23



Scale: 1" = 20'

1" 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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Drawing: 13-0518.60.01 SP.DWG

SHEET 2 OF 2

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Site Details