

SITE DATA

NAME OF APPLICATION: WESTLAKE POD-H SHOPS OF WESTLAKE LANDINGS
APPLICATION NUMBER: SPK-2024-03
PROJECT NUMBER: CH 13-0616.00.01
LAST BOC APPROVAL DATE: 10/29/2014
LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 12-15-2020
CITY OF WL "SITE PLAN" APPROVAL DATE: 04-02-2024

RESOLUTION NUMBERS: TDIR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-08, 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): 77-40-43-01-17-000-0023, 77-40-43-01-17-000-0024, 77-40-43-01-17-000-0025

EXISTING USE: RESTAURANT W DRIVE THRU
APPROVED USE: RESTAURANT W DRIVE THRU
PROPOSED USE: RESTAURANT W DRIVE THRU

BUILDING HEIGHT: COFFEE SHOP W DRIVE THRU (STARBUCKS) 1 STORY 20'-2", RESTAURANT 1 1 STORY 25'-2", RESTAURANT 2 1 STORY 20'-2"

SITE DATA: TOTAL SITE AREA 160,365 SF, AC. 3.68, % 100%, TOTAL BUILDING LOT COVERAGE 8,326 SF, AC. 0.19, % 5.19%

BUILDING DATA: COFFEE SHOP W DRIVE THRU (STARBUCKS) 2,525 SF, RESTAURANT 1 - FAST FOOD W DRIVE THRU (KFC) 2,200 SF, RESTAURANT 2 - FAST FOOD W DRIVE THRU (TACO BELL) 2,278 SF, TOTAL 7,003 SF

PARKING DATA: COFFEE SHOP W DRIVE THRU (1/150 + 1/250 SF) 26.9 REQ, 5.3 PROV, OUTDOOR SEATING 500 SF 5.3, RESTAURANT 1 & W DRIVE THRU (1/150 + 1/250 SF) 23.5, RESTAURANT 2 & W DRIVE THRU (1/150 SF + 1/250 SF) 24.3, SUB TOTAL 60, STANDARD + ADA SPACES 95, (INCLUDES LSEV) Note: 5

STANDARD PARKING SPACES: ADA PARKING SPACES 6, LOW SPEED ELECTRIC VEHICLES SPACES 6, QUEUING SPACE PER CODE 8 (92) BX(2) (MAX 25% OF REQUIRED) 3, LOADING (12' x 35') 3, (NOT INCLUDED IN TOTAL)

AREA CALCULATIONS: BUILDING FOOTPRINT 7,003 SF, AC. 0.16, % 4.37%, VEHICULAR USE AREA 73,048 SF, AC. 1.68, % 45.00%, SIDEWALKS & PLAZAS 15,049 SF, AC. 0.35, % 9.38%, GREEN SPACE / PERVIOUS 65,265 SF, AC. 1.50, % 40.70%, TOTAL 160,365 SF, AC. 3.68, % 100.00%

SITE AMENITIES: BENCHES 15, BIKE RACK (5 PER SPACES BUILDING) 18

- NOTE: SITE PLAN BASED ON SURVEY. SIGNED AND SEALED BY GEOPoint INC.
- NOTE: LSEV APPROVED PER POD H MPA 2023-04
- NOTE: PARKING FOR 360 SF OUTDOOR INCLUDED IN PARKING CALCULATION
- NOTE: ADDITIONAL PARKING OF 7 SPACES AVAILABLE TO LSEV SPACES, BUT NOT REQUIRED TO MEET CODE REQUIREMENT
- NOTE: UP TO 10% STANDARD PARKING SPACES MAY BE CONVERTED TO LSEV SPACES BY RE-STRIPPING & DEMAND
- NOTE: IF DETERMINED TO SPLIT THE LOCATION TO BE COORDINATED WITH CITY ENGINEER
- NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 37' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS

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 Previous 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)
BUILDING 1	150.08	118.8	264.60	138.0	85.00
BUILDING 2	151.46	232.00	142.40	170.2	83.00
BUILDING 3	170.6	358.60	23	140.8	83.00

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		

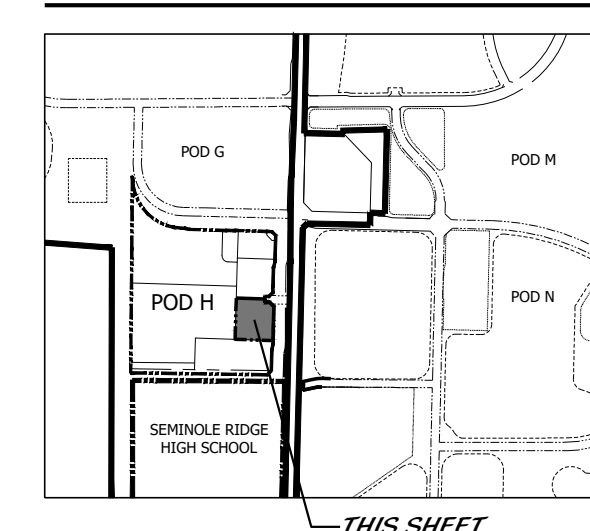
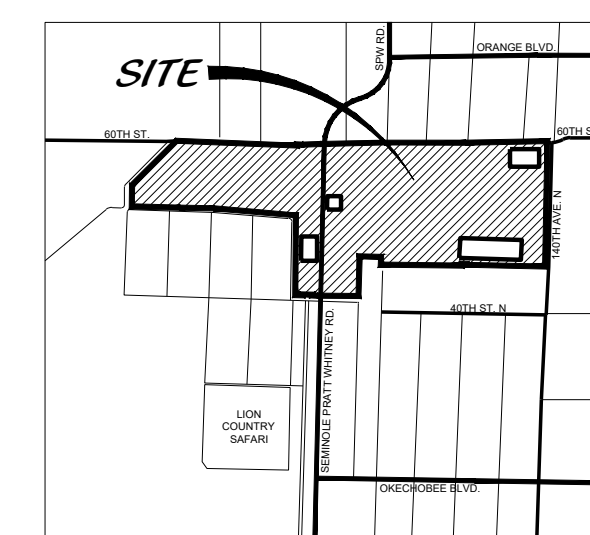
LEGAL DESCRIPTION

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:

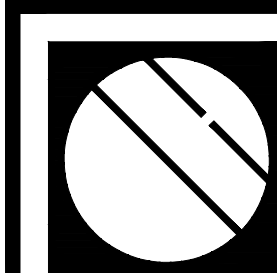
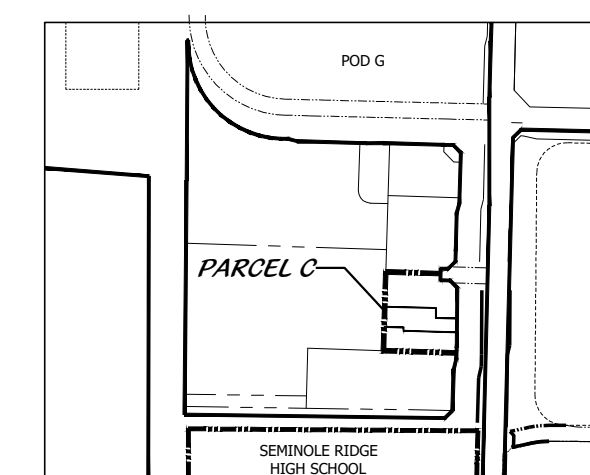
COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E., A DISTANCE OF 295.02 FEET 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 FOUR (4) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.00°43'28"W., A DISTANCE OF 31.00 FEET; 2) THENCE S.89°16'32"E., A DISTANCE OF 52.00 FEET; 3) THENCE S.44°16'32"E., A DISTANCE OF 56.57 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 320.21 FEET; 5) THENCE S.01°42'45"W., ALONG THE WEST RIGHT-OF-WAY, A DISTANCE OF 30.13 FEET; THENCE N.88°17'15"E., A DISTANCE OF 393.75 FEET, THENCE N.01°42'45"E., A DISTANCE OF 419.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 160,365 SQUARE FEET OR 3.681 ACRES, MORE OR LESS.

LOCATION MAP



KEY MAP - PARCEL C



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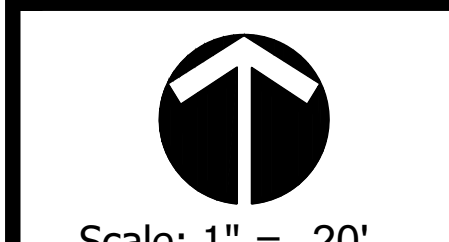
SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL C
PALM BEACH COUNTY, FL

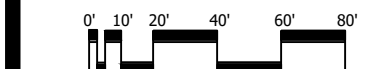
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DESIGNED: DEH
DRAWN: RNK
APPROVED: DEH
JOB NUMBER: 13-0518.60.01
DATE: 07-15-21
REVISIONS: 03-20-23 09-10-21 10-13-23 04-05-22 01-03-24 07-11-22 01-29-24 01-06-23 03-08-24 09-10-24 02-15-23



Scale: 1" = 20'



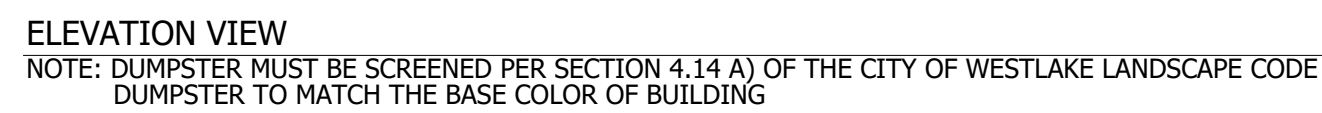
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SHEET 1 OF 2

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SITE PLAN

PLAN VIEW

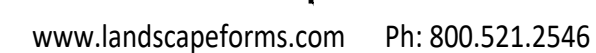


PLAN VIEW

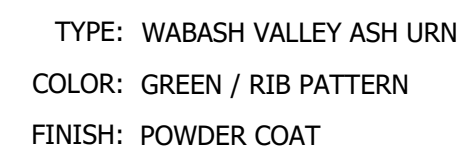


NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

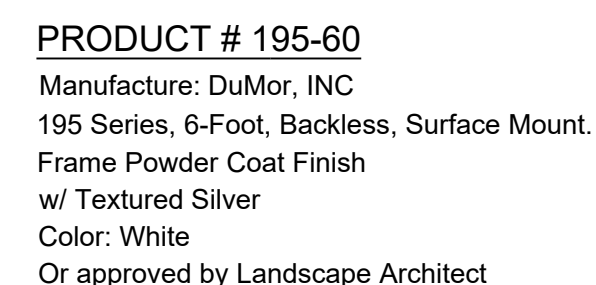
ELEVATION VIEW



NTS



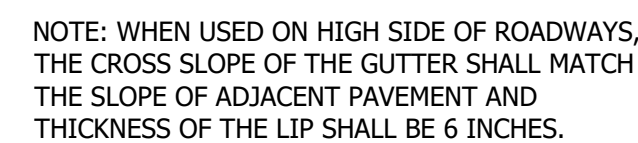
NTS



INSTALL PER MANUFACTURERS
RECOMMENDATIONS

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

NTS



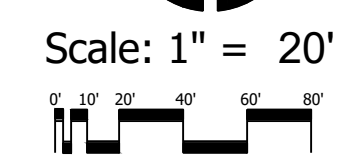
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POD H - PARCEL C
PALM BEACH COUNTY, FL

Donaldson E
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DESIGNED _____	DEH
DRAWN _____	RNK
APPROVED _____	DEH
JOB NUMBER _____	13-0518.60.01
DATE _____	07-15-21
REVISIONS _____	09-10-21
03-20-23	10-04-21
01-03-24	04-05-22
01-25-24	07-11-22
03-08-24	01-06-23



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SHEET 2 OF 2

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Site Details