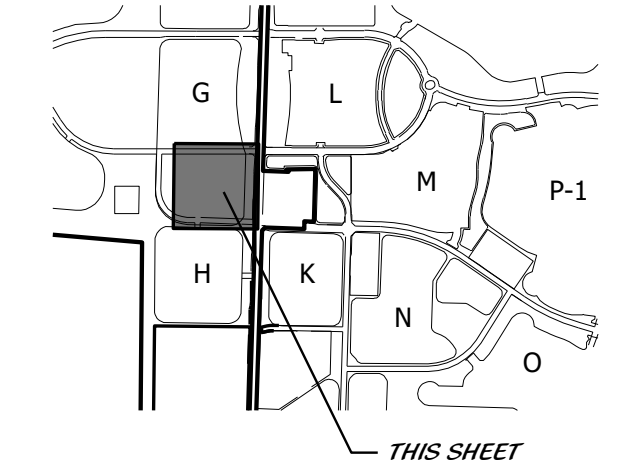
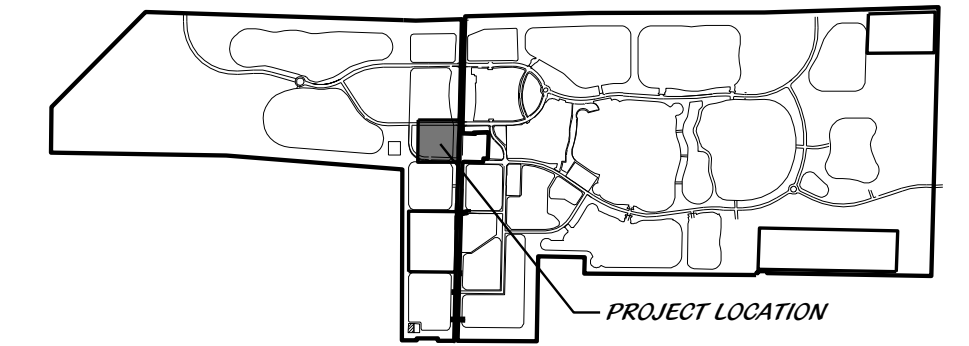


LAND USE:
DOWNTOWN MIXED USE
ZONING: MIXED USE

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE PUBLIC RETAIL CENTER
APPLICATION NUMBER	WP-2024-01
PROJECT NUMBER	CH 20-04-01
LAST BOARD APPROVAL DATE	10/20/24
LAST CITY OF PALM BEACH PLAN APPROVAL DATE	4/8/2020
RESOLUTION NUMBER	TOR-2014-166, R-2014-167, R-2014-168, ORDINANCE 2014-00
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION (TOWNSHIP/RANGE)	77-48-43-01-00-000-010
PROJECT CONTROL NUMBER(S)	77-48-43-01-00-000-010
EXISTING USE	VACANT AGRICULTURE/UTILITY
APPROVED USE	COMMERCIAL - RETAIL CENTER
PROPOSED USE	COMMERCIAL - RETAIL CENTER

POD G-S SITE DATA		
PROPOSED PLAN AREA (INCLUDES SFS)	ACRES	% OF SITE
MAXIMUM LOT COVERAGE	9.544	28.322
MAXIMUM PERVIOUS AREA	5.000	21.299
PARCEL DATA		
PARCEL	ACRES	% OF SITE
FUTURE OUTPARCEL A RETAIL (TIRE STORE)	1.11	46.347
FUTURE OUTPARCEL B FAST FOOD WITH DRIVE THRU	1.05	45.739
FUTURE PARCEL C BANK WITH DRIVE THRU	1.12	48.538
PARCEL D PLANT FITNESS / MIXED USE RETAIL TRACT / FAST FOOD WITH DRIVE THRU	8.45	330.603
PARCEL E PUBLIC RETAIL CENTER MIXED USE	8.12	319.506
PHASE 1 PARCEL A RETAIL CENTER MIXED USE	8.60	336.126
TOTAL PARCEL DATA	20.325	885.161

BUILDING DATA		
FUTURE PARCEL	SQ. FEET	% OF SITE
FUTURE PARCEL A RETAIL (TIRE STORE)	5,700	5.700
FUTURE PARCEL B FAST FOOD WITH DRIVE THRU	4,000	4.000
FUTURE PARCEL C BANK WITH DRIVE THRU	5,500	5.500
PARCEL D PLANT FITNESS/HEALTH PHYSICAL FITNESS MASSAGE THERAPY & SPA	20,000	20.000
PARCEL E PUBLIC RETAIL OFFICE/MEDICAL MIXED USE	4,000	4.000
PARCEL B FAST FOOD WITH DRIVE THRU	3,000	3.000
PARCEL E PUBLIC GROCERY (PHASE 1)	48,387	48.387
PARCEL E PUBLIC GROCERY (PHASE 2)	11,000	11.000
UN ASSIGNED RETAIL ENTITLEMENT	21,000	21.000
TOTAL BUILDING AREA	129,700	129.700

PHASE I PARCEL E OPEN SPACE CALCULATIONS		
ACRES	SQ. FEET	PERCENT
IMPERVIOUS	8.72	379.626
PERVIOUS	1.36	59.387
VEHICULAR USE AREAS	5.32	231.096
OUTDOOR SEATING AREAS	0.19	8.488
SUBTOTAL	6.88	299.769
PERVIOUS USE WITH NUMBER 1	1.83	79.807
LANDSCAPE BUFFERS AND OPEN SPACE	1.83	79.807
SUBTOTAL	8.72	379.626

PHASE II PARCEL D OPEN SPACE CALCULATIONS		
ACRES	SQ. FEET	PERCENT
IMPERVIOUS	6.45	309.853
PERVIOUS	0.81	38.453
VEHICULAR USE AREAS	3.46	150.717
OUTDOOR SEATING AREAS	0.22	9.126
SUBTOTAL	4.50	195.895
PERVIOUS USE WITH NUMBER 1	1.95	84.958
LANDSCAPE BUFFERS AND OPEN SPACE	1.95	84.958
SUBTOTAL	6.45	309.853

PARKING DATA		
PHASE I PARCEL E PARKING DATA	REQUIREMENTS	PROVIDED SPACES
PHYSICAL PARKING SPACES	204	204
VEHICULAR USE AREAS	204	204
OUTDOOR SEATING AREAS	204	204
PHASE II PARCEL D PARKING DATA <th>REQUIREMENTS</th> <th>PROVIDED SPACES</th>	REQUIREMENTS	PROVIDED SPACES
PHYSICAL PARKING SPACES	204	204
VEHICULAR USE AREAS	204	204
OUTDOOR SEATING AREAS	204	204

OUTPARCEL PARKING REQUIREMENTS		
PARCEL	REQUIREMENTS	PROVIDED SPACES
PARCEL A (TIRE STORE) 11,000 SF	100	100
PARCEL B (FAST FOOD) 11,000 SF	100	100
PARCEL C (BANK) 11,000 SF	100	100

LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

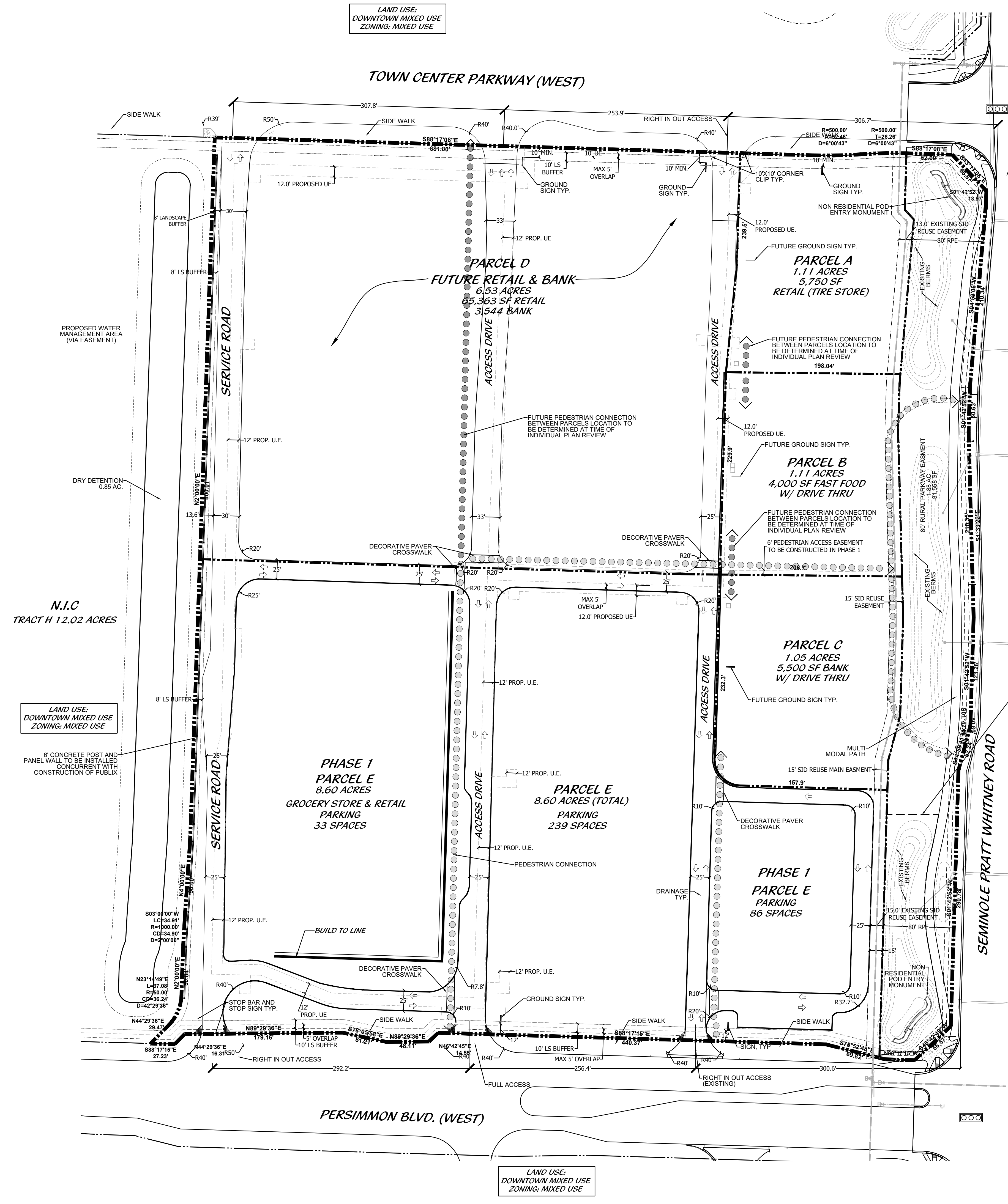
COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.07°45'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3323.29 FEET; THENCE N.88°17'08"W. A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W. A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W. A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W. A DISTANCE OF 50.65 FEET; THENCE S.01°33'22"E. A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W. A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W. A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W. A DISTANCE OF 290.78 FEET; THENCE S.14°59'41"W. A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W. A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - RE-PLAT, RECORDED IN ROAD PLAT BOOK 120, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

N.88°17'15"W. A DISTANCE OF 440.37 FEET; THENCE S.46°42'45"W. A DISTANCE OF 14.54 FEET; THENCE S.89°29'36"W. A DISTANCE OF 48.11 FEET; THENCE N.78°05'58"W. A DISTANCE OF 51.20 FEET; THENCE S.89°29'36"W. A DISTANCE OF 179.16 FEET; THENCE S.44°29'36"W. A DISTANCE OF 16.30 FEET; THENCE N.89°17'15"W. A DISTANCE OF 27.23 FEET.

THENCE N.44°29'36"E. A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE CONCAVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E. A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E. A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E. A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E. A DISTANCE OF 52.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E. ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E. ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.3205 ACRES, 885,162 SQ. FT. MORE OR LESS.



N.I.C
TRACT H 12.02 ACRES

LAND USE:
DOWNTOWN MIXED USE
ZONING: MIXED USE

6" CONCRETE POST AND
PANEL WALL TO BE INSTALLED
CONCURRENT WITH
CONSTRUCTION OF PUBLIC

LAND USE:
DOWNTOWN MIXED USE
ZONING: MIXED USE

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

PUBLIX at WESTLAKE PLAZA

MASTER SITE PLAN

City of Westlake, Florida

PROPERTY DEVELOPMENT REGULATIONS

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)	Minimum Lot Coverage	Minimum PerVIOUS Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%	25%
Medical Uses	43560	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.

PROJECT TEAM

PROPERTY OWNER
PBLH, LLC
4400 WEST SAMPLE RD, SUITE 200
COCONUT CREEK, FLORIDA 33073
PHONE: 954-971-4400
FAX: 954-978-5330

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-758-1452

SITE PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

TRAFFIC ENGINEER
PINDER TRITUMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7448
FAX: 561-478-7448

ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
FAX: 772-485-1700

DEVELOPER
WINDCREST DEVELOPMENT GROUP, INC.
605 E. ROBINSON STREET, SUITE 340
ORLANDO, FLORIDA 32801
PHONE: 407-219-5400 EXT. 2
FAX: 407-219-5441

Scale: 1" = 60'

DESIGNED: DEH
DRAWN: RNK
APPROVED: DEH
JOB NUMBER: 20-0616
DATE: 08-26-20
REVISIONS: 09-11-20
03-03-23 10-01-20
10-18-23 10-08-20
11-20-23 11-13-20
12-13-23 01-14-21

December 13, 2023 1:01:36 pm
Drawing: 20-0616_MPD.DWG

SHEET 1 OF 1

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.