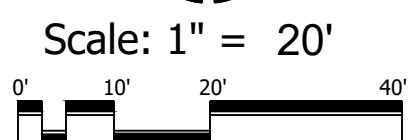




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WESTLAKE PALMS
WESTLAKE, FL



DATE _____
REVISIONS _____ 06-20-24

SHEET 1 OF 2
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NAME OF APPLICATION	WESTLAKE PARCEL H -SUB PARCEL F1 - WESTLAKE PARCEL		
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			
01 43 40			
PROPERTY CONTROL NUMBER(S)	77-04-03-01-17-000-0021		
PROPERTY ADDRESS	4931 SEMINOLE PRATT WHITNEY ROAD		
EXISTING USE	VACANT PARCEL		
APPROVED USE	COMMERCIAL ("NOTE2)		
PROPOSED USE	COMMERCIAL		
BUILDING HEIGHT	1 STORY	33'	
SITE DATA	SF	AC.	%
TOTAL SITE AREA	56,691	1.301	100
TOTAL BUILDING LOT COVERAGE	11,866	0.27	21% *NOTE3
TOTAL RENTABLE BUILDING AREA	10,400		

	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

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

	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%

BIKE KIOSK (5 SPACES)	5	5
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	2	2
<p>1. NOTE: SITE PLAN BASED ON SURVEY. DIMENSIONS SPOKE BY GEOPORT INC.</p> <p>2. NOTE: USES APPROVED PER GUYANA 2023.04.04</p> <p>3. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 5' ARE REQUIRED TO BE RAISED 10' TO COVER CALCULATED OVERHANGS. ALL CANOPIES ARE REQUIRED TO BE CONSTRUCTION AND MAY BE COMING AND OR RECONFIGURED.</p> <p>4. NOTE: SIDEWALKS CONNECTED TO PARCEL F1, 141 LONGVIEW & EASTVIEW DRIVE. MAY BE CONSTRUCTED WITHIN EXISTING DRIVEWAY.</p> <p>5. NOTE: RESTAURANTS LESS THAN 3,000 SF ARE PAIRED AT THE SHOPPING CENTER MIXED USE RATE.</p> <p>6. NOTE: PERMISSANT TO CODE, SECTION 16.02.01, ARTICLE 9, SECTION 9.01, THE APPLICANT IS REQUESTING A VARIATION TO ELIMINATE THE REQUIREMENT FOR A 12' X 30' LOADING DOCK.</p> <p>7. NOTE: PERMISSANT TO CODE, SECTION 14.26, A1, 2) THE APPLICANT IS REQUESTING A VARIATION TO THE REQUIRED 10 CONNECTIVE PARKING SPACES WITHIN ONE OF THE INTERIOR PARKING AREAS.</p>		

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 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.							

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

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		

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 CONTINU S.101°42'45"W, ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "C", AS RECORDED IN OFFICIAL RECORDS BOOK 33355, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W, ALONG SAID NORTH LINE OF PARCEL "C", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E, DEPARTING SAID NORTH LINE OF PARCEL "C", 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

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

PROPERTY OWNER:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

SITE PLANNER/LANDSCAPE ARCHITECT:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

ARCHITECT:
CURRIE SOWARDS AGUILA ARCHITECTS
185 NE 4TH AVENUE, SUITE 101
DELRAY BEACH, FL 33483
PHONE: 561-276-4951

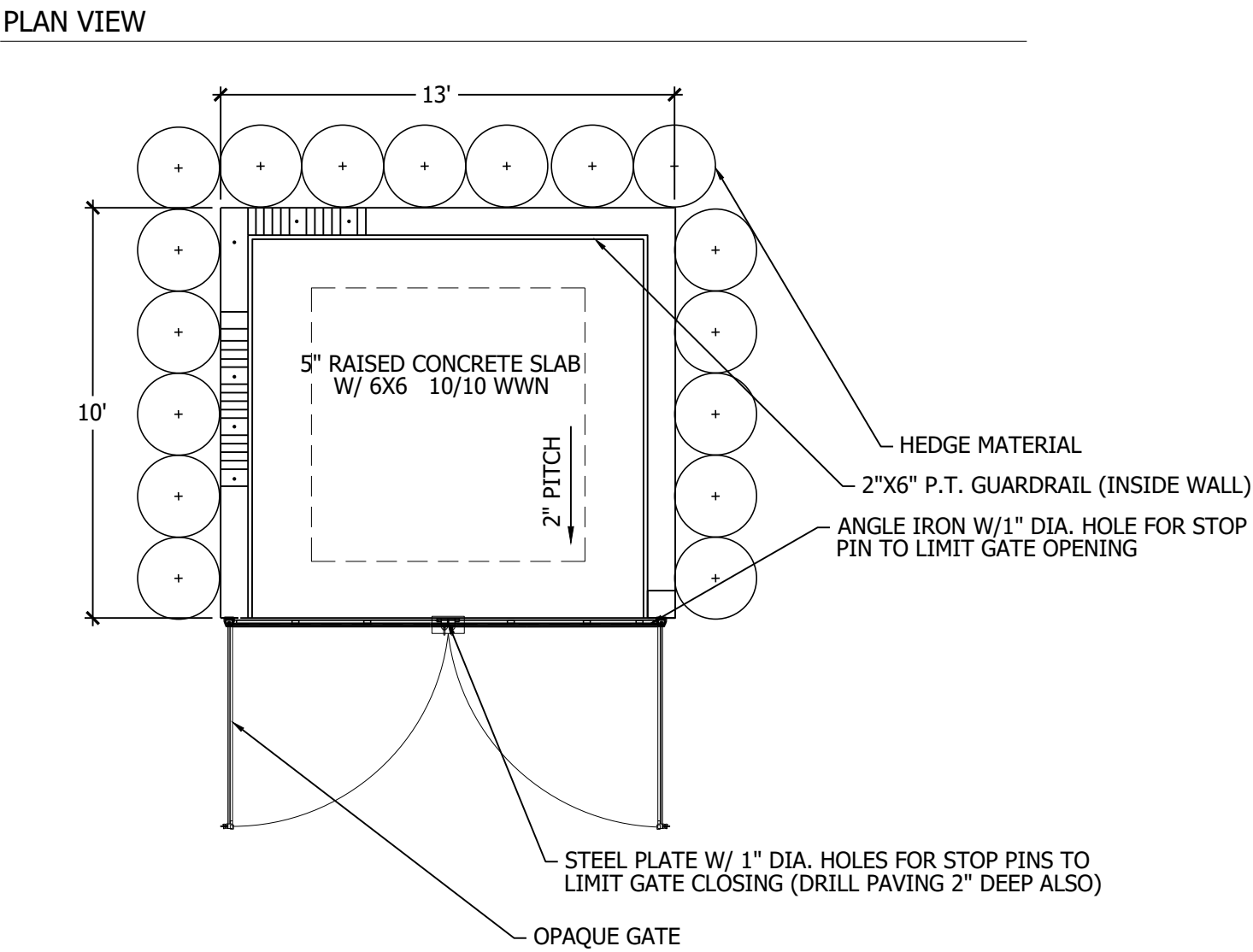
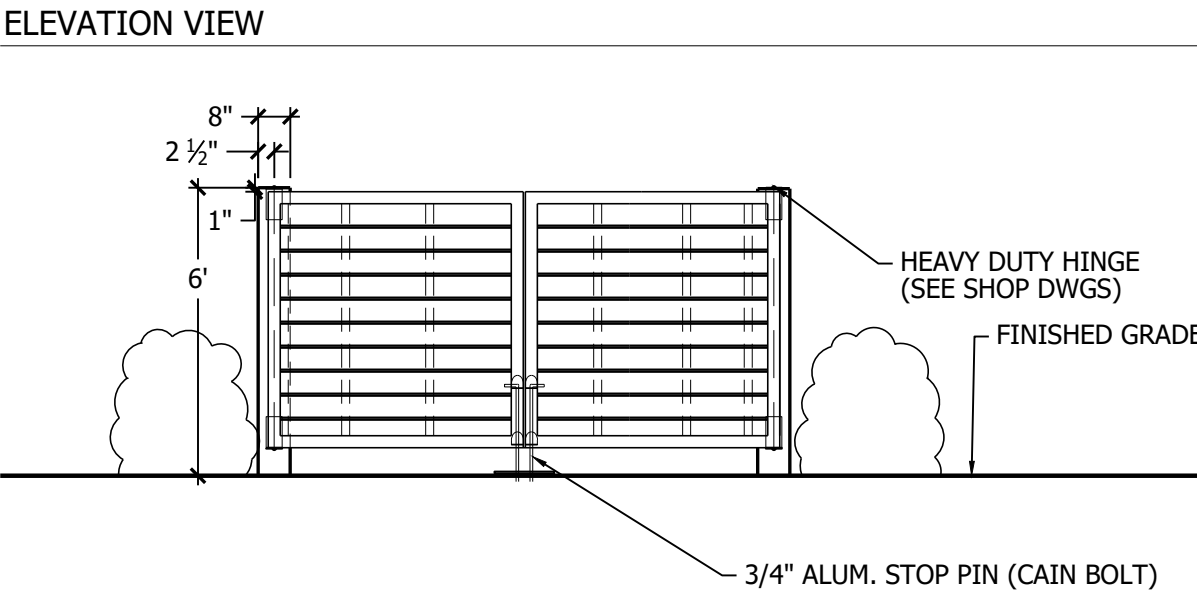
CIVIL ENGINEER:
SIMMONS & WHITE
2581 METRO CENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

SURVEYOR:
GEOPOINT SURVEYING, INC
4152 WEST BLUE HERON BLVD,
SUITE 105
RIVIERA BEACH, FLORIDA 33404
PHONE: 561-444-2720

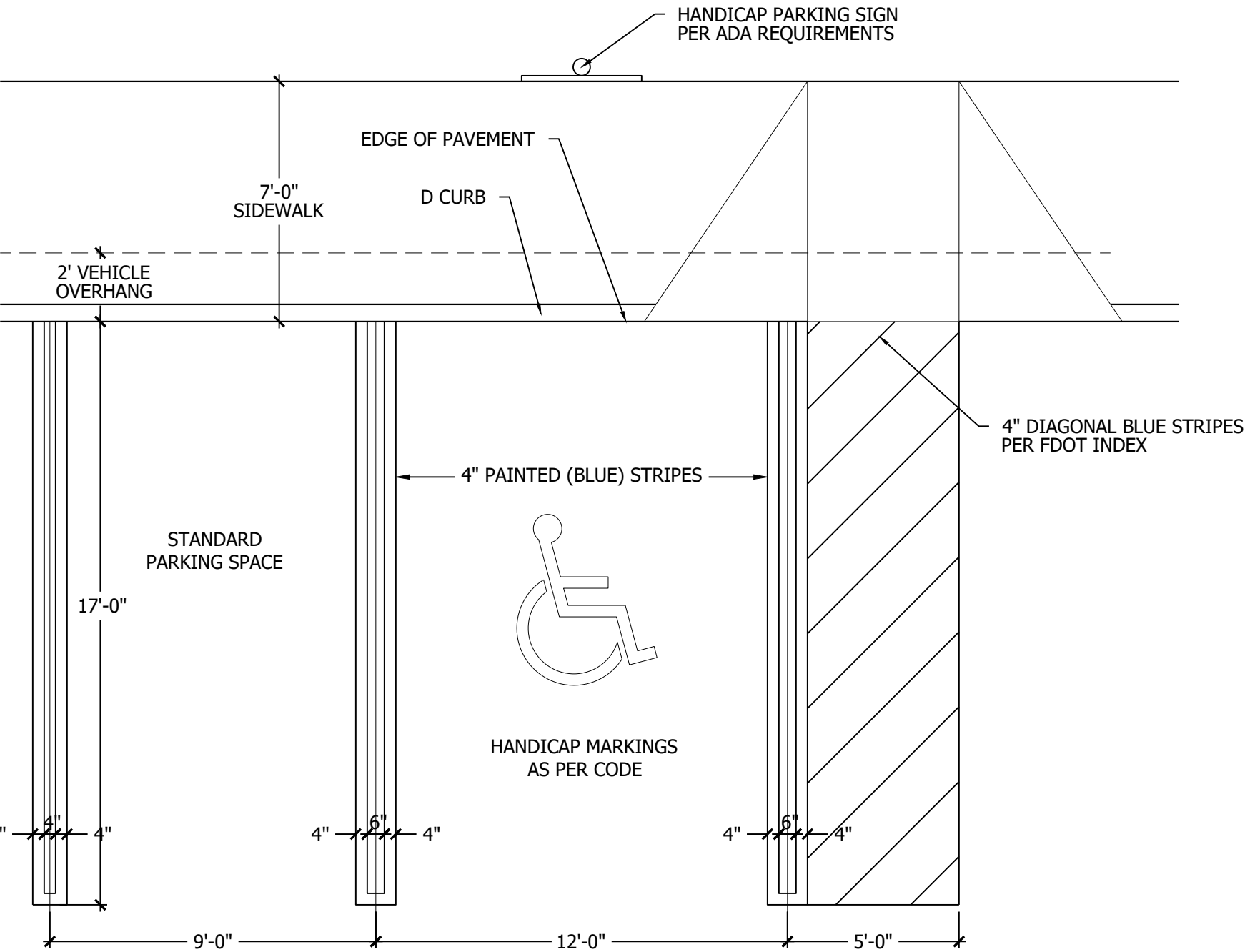
TRAFFIC ENGINEER:
PINDER TROUTMAN CONSULTING, INC
206 VISTA PARKWAY,
SUITE 111
WEST PALM BEACH, FL 33411-6700
PHONE: 561-296-9698

Site Plan

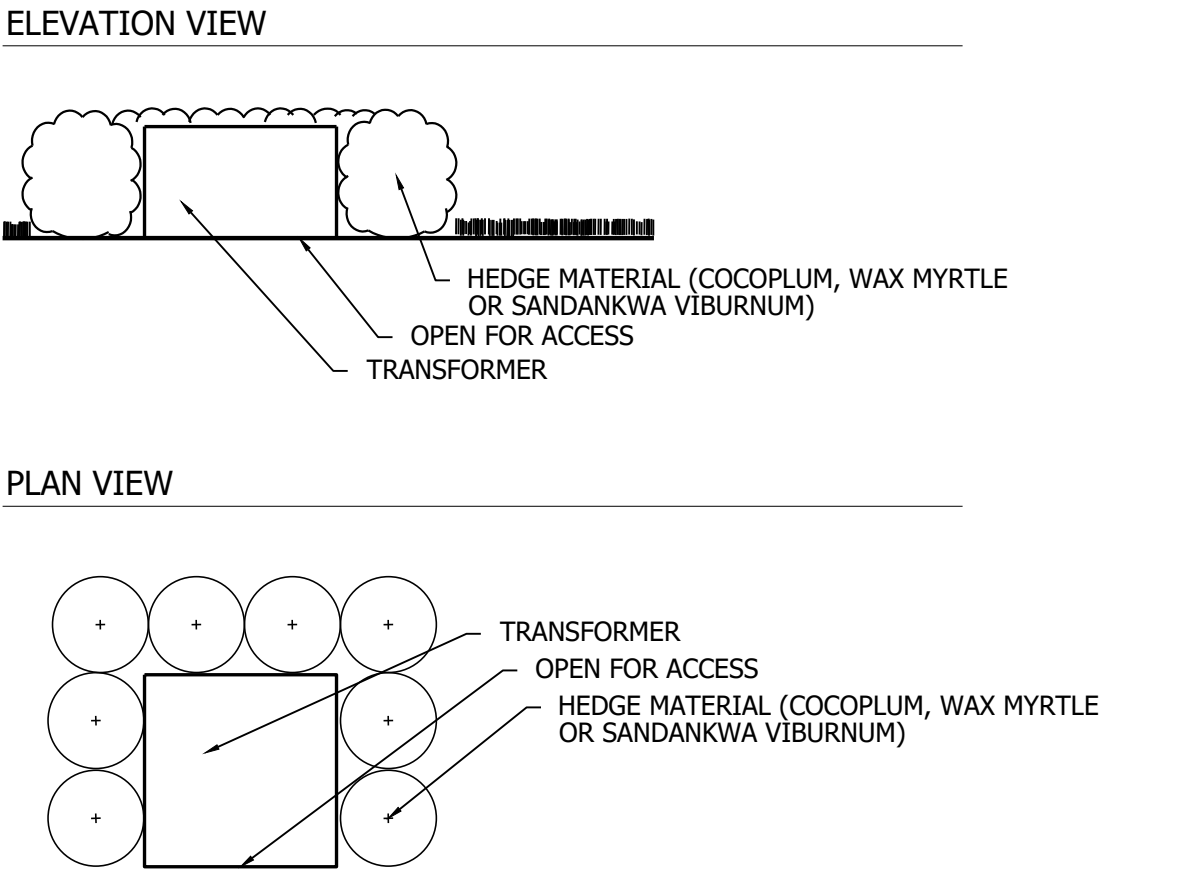
DUMPSTER DETAIL



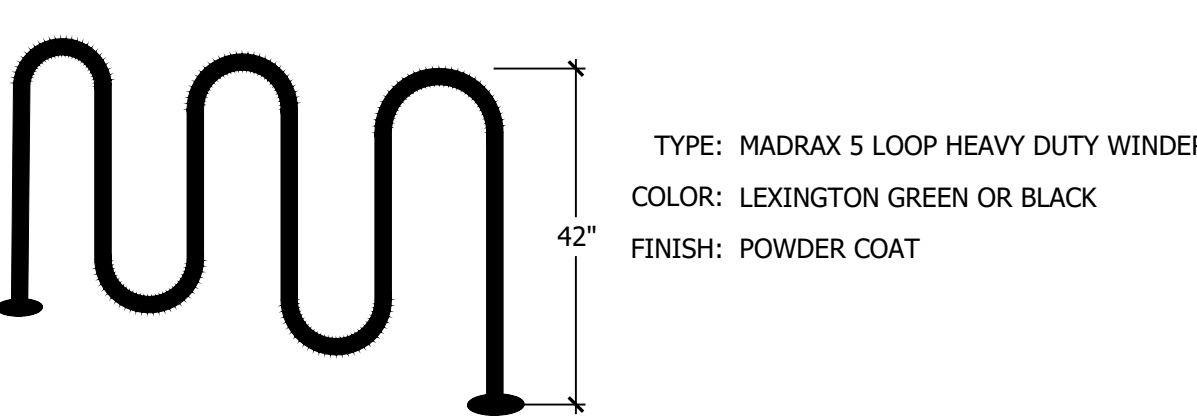
STANDARD AND HANDICAP PARKING DETAIL



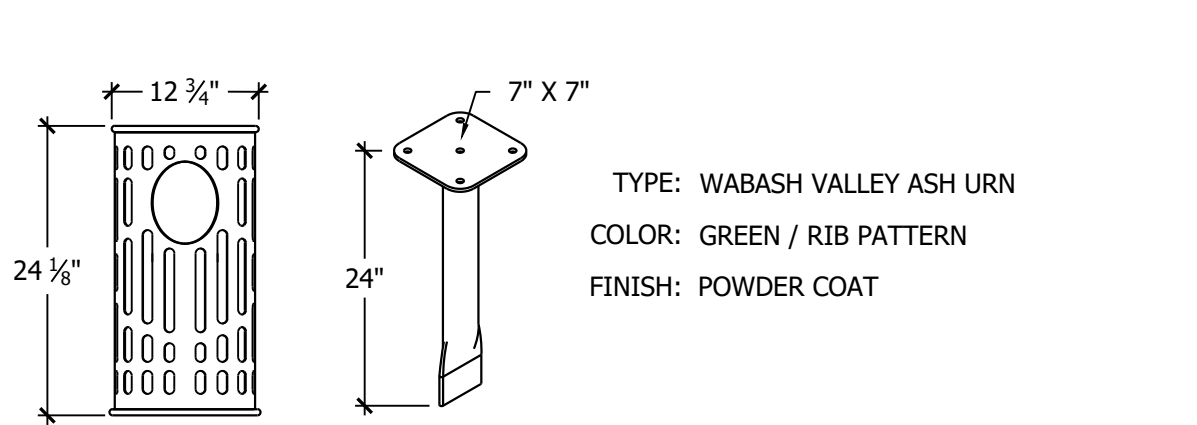
TRANSFORMER DETAIL



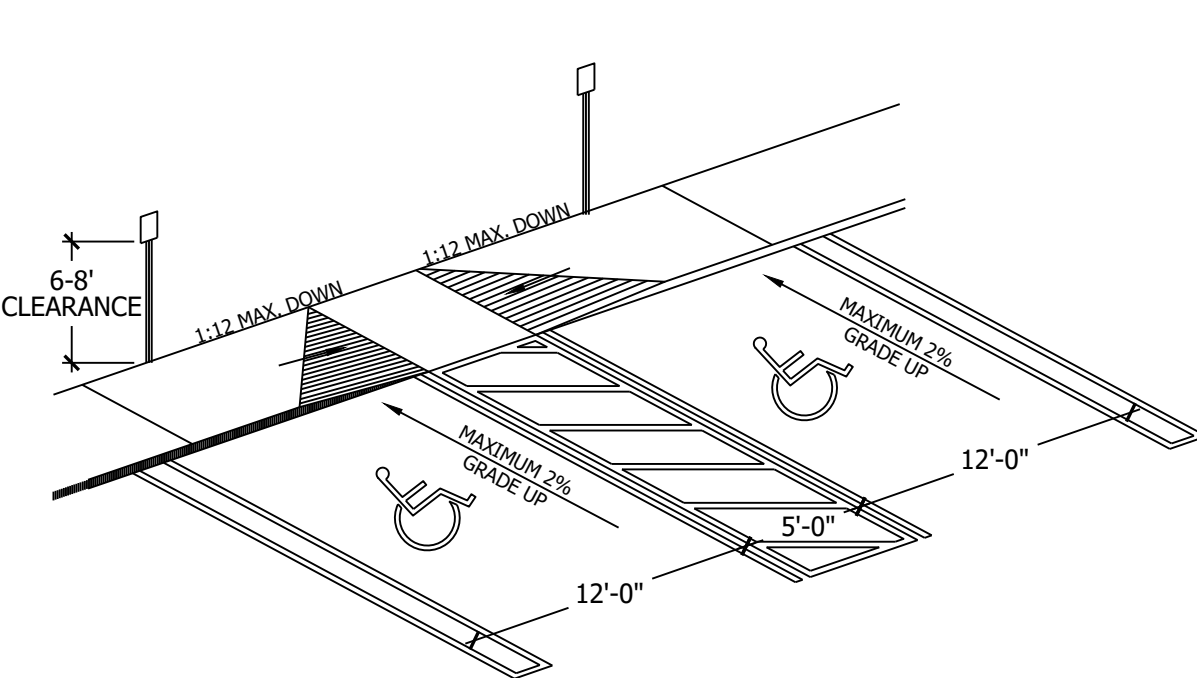
BIKE RACK DETAIL



TRASH CAN DETAIL



HANDICAP RAMP DETAIL



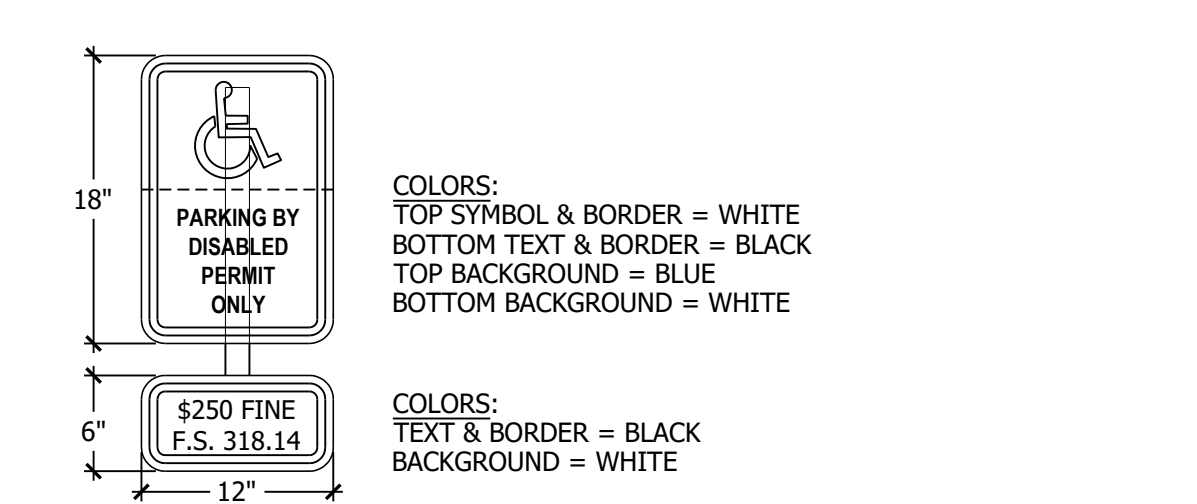
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

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

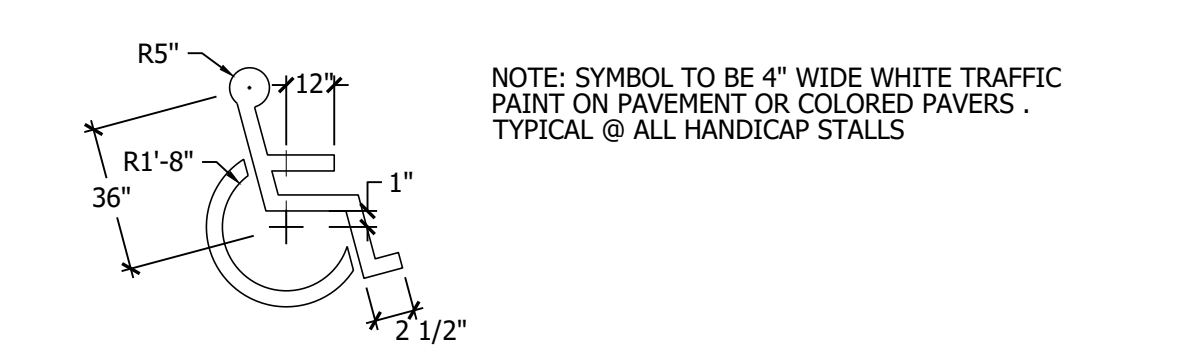
D CURB DETAIL



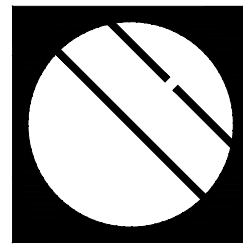
HANDICAP SIGN DETAIL



HANDICAP SYMBOL DETAIL



Site Details

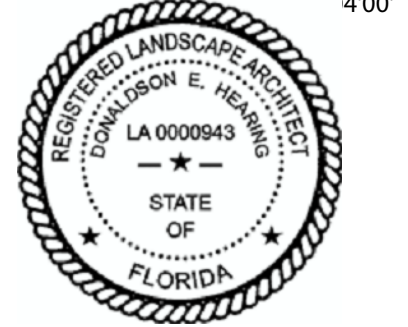


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WESTLAKE LANDINGS
WESTLAKE PALMS
WESTLAKE, FL

Donaldson E Hearing: A01 0980000001 0000015D8A1328
Digitally signed by Donaldson E Hearing: A01 0980000001 0000015D8A1328
Date: 2024.06.21 16:00:00 -0400



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 2 OF 2
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