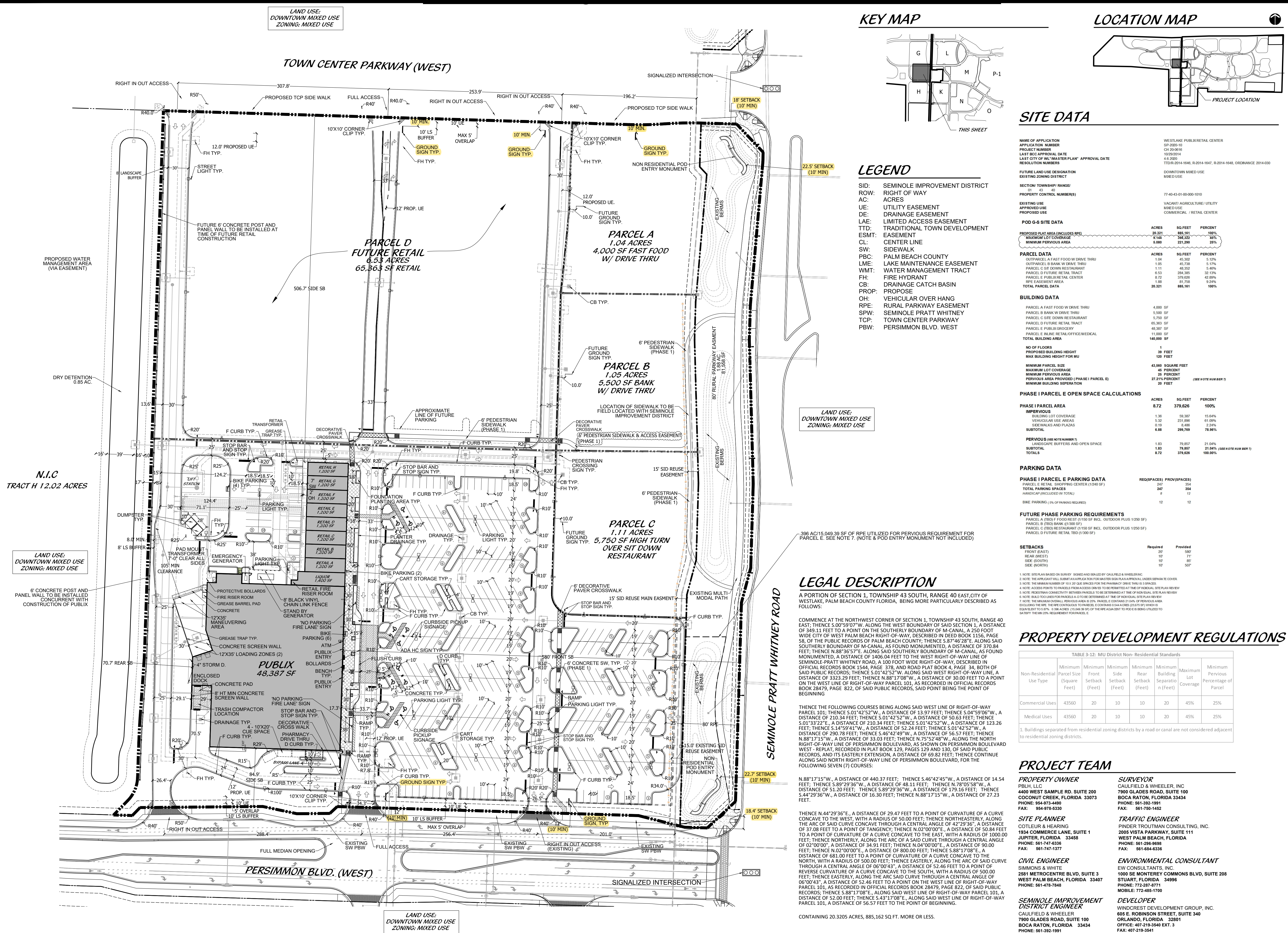
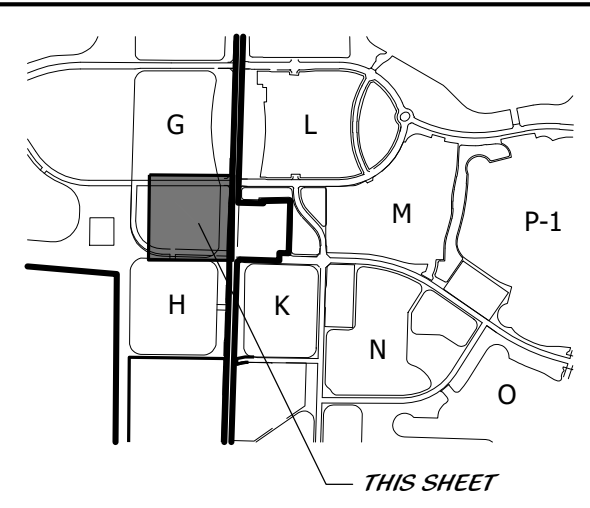


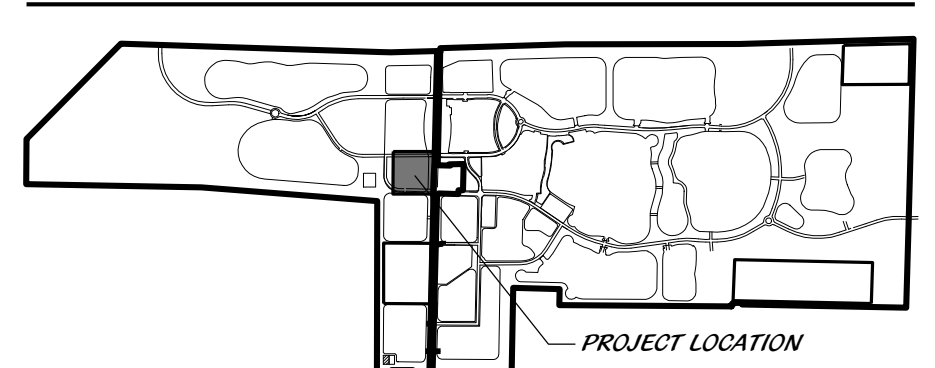
Monument Sign Setback Exhibit For MSP-2020-02



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE PUBLIX RETAIL CENTER
 APPLICATION NUMBER: SP-2020-10
 PROJECT NUMBER: 2020-016
 LAST RCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WM MASTER PLAN APPROVAL DATE: 4.8.2020
 RESOLUTION NUMBERS: T2019-014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 07-43-43-01-00-000-1010
 PROPERTY CONTROL NUMBERS: 77-43-43-01-00-000-1010

EXISTING USE: VACANT/AGRICULTURE/UTILITY
 PROPOSED USE: MIXED USE
 COMMERCIAL/RETAIL CENTER

POD G-S SITE DATA

PROPOSED PLAT AREA (INCLUDES PUD)	ACRES	SQ. FEET	PERCENT
29.321	885,161	100%	
MAXIMUM LOT COVERAGE	9,144	198,232	48%
MINIMUM PERVIOUS AREA	8,088	221,299	28%

PARCEL DATA

PARCEL	ACRES	SQ. FEET	PERCENT
PARCEL A FAST FOOD W DRIVE THRU	1.04	45,302	5.12%
PARCEL B BANK W DRIVE THRU	1.05	45,738	5.17%
PARCEL C SITE DOWN RESTAURANT	1.11	48,352	5.46%
PARCEL D FUTURE RETAIL TRACT	6.53	284,265	32.10%
PARCEL E PUBLIX RETAIL CENTER	8.72	379,626	42.89%
OFF EASEMENT AREA	1.82	81,758	9.24%
TOTAL PARCEL DATA	20.321	885,161	100%

BUILDING DATA

PARCEL	RPE	ACRES	SQ. FEET	PERCENT
PARCEL A FAST FOOD W DRIVE THRU	4,000 SF			
PARCEL B BANK W DRIVE THRU	5,500 SF			
PARCEL C SITE DOWN RESTAURANT	5,750 SF			
PARCEL D FUTURE RETAIL TRACT	65,363 SF			
PARCEL E PUBLIX GROCERY	48,367 SF			
PARCEL E RETAIL OFFICE/MEDICAL	11,000 SF			
TOTAL BUILDING AREA	140,000 SF			

NO OF FLOORS
 1 FLOOR
PROPOSED BUILDING HEIGHT
 39 FEET
MAX BUILDING HEIGHT FOR MU
 102 FEET

MINIMUM PARCEL SIZE
 43,560 SQUARE FEET
MAXIMUM LOT COVERAGE
 48 PERCENT
MINIMUM PERVIOUS AREA
 25 PERCENT
PERVIOUS AREA PROVIDED (PHASE I PARCEL E)
 27.21% PERCENT
MINIMUM BUILDING SEPERATION
 20 FEET

PHASE I PARCEL E OPEN SPACE CALCULATIONS

PHASE I PARCEL AREA	ACRES	SQ. FEET	PERCENT
IMPERVIOUS	8.72	379,626	100%
BUILDING LOT COVERAGE	1.36	59,387	15.64%
VEHICULAR USE AREAS	5.32	231,896	61.09%
SEWER/WALKS AND PLACAS	8.49	372,355	98.24%
SUBTOTAL	8.88	299,769	78.96%

PERVIOUS (SEE NOTE NUMBER 7)
 1.83
 79,857
 21.84% (SEE NOTE NUMBER 7)

TOTALS
 8.72
 379,626
 100.00%

PARKING DATA

PHASE I PARCEL E PARKING DATA	REQ(SPACE)	PROV(SPACE)
PARCEL E RETAIL SHOPPING CENTER (1200 SF)	247	354
TOTAL PARKING SPACES	247	354
HANDICAP (INCLUDED IN TOTAL)	9	12
BIKE PARKING (% OF PARKING REQUIRED)	12	12

FUTURE PHASE PARKING REQUIREMENTS
 PARCEL A (800) FUTURE RESTAURANT (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL B (800) BANK (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL C (800) RESTAURANT (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL D FUTURE RETAIL TRACT (1200) SF

SETBACKS

SETBACKS	Required	Provided
FRONT (EAST)	20'	500'
REAR (WEST)	10'	71'
SIDE (SOUTH)	10'	60'
SIDE (NORTH)	10'	500'

LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WEST 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 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"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-PRATT 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 210.34 FEET; THENCE S.01°42'52"W. A DISTANCE OF 50.63 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.46°42'49"W. A DISTANCE OF 65.57 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 PERMISSON BOULEVARD, AS SHOWN ON PERMISSON BOULEVARD WEST RE-PLAT, RECORDED IN OFFICIAL RECORDS BOOK 129, 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 PERMISSON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

1. 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 50.63 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.46°42'49"W. A DISTANCE OF 65.57 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 PERMISSON BOULEVARD, AS SHOWN ON PERMISSON BOULEVARD WEST RE-PLAT, RECORDED IN OFFICIAL RECORDS BOOK 129, 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 PERMISSON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

1. THENCE 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.88°17'15"W. A DISTANCE OF 27.23 FEET.

2. 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 50.00 FEET; THENCE S.02°00'00"E. 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 SOUTH, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.93 FEET; THENCE N.04°00'00"E. A DISTANCE OF 50.00 FEET; THENCE N.02°00'00"E. A DISTANCE OF 300.00 FEET; THENCE S.88°17'08"E. A DISTANCE OF 681.00 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 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 2875, PAGE 827, 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.

LEGEND

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRAINAGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT
- FH: FIRE HYDRANT
- CB: DRAINAGE CATCH BASIN
- PROP: PROPOSE
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- TCP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST

PHASE I PARCEL E OPEN SPACE CALCULATIONS

PHASE I PARCEL AREA	ACRES	SQ. FEET	PERCENT
IMPERVIOUS	8.72	379,626	100%
BUILDING LOT COVERAGE	1.36	59,387	15.64%
VEHICULAR USE AREAS	5.32	231,896	61.09%
SEWER/WALKS AND PLACAS	8.49	372,355	98.24%
SUBTOTAL	8.88	299,769	78.96%

PERVIOUS (SEE NOTE NUMBER 7)
 1.83
 79,857
 21.84% (SEE NOTE NUMBER 7)

TOTALS
 8.72
 379,626
 100.00%

PHASE I PARCEL E PARKING DATA

PHASE I PARCEL E PARKING DATA	REQ(SPACE)	PROV(SPACE)
PARCEL E RETAIL SHOPPING CENTER (1200 SF)	247	354
TOTAL PARKING SPACES	247	354
HANDICAP (INCLUDED IN TOTAL)	9	12
BIKE PARKING (% OF PARKING REQUIRED)	12	12

FUTURE PHASE PARKING REQUIREMENTS
 PARCEL A (800) FUTURE RESTAURANT (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL B (800) BANK (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL C (800) RESTAURANT (1100) SF INCL. OUTDOOR PLUS 1/200 SF
 PARCEL D FUTURE RETAIL TRACT (1200) SF

SETBACKS

SETBACKS	Required	Provided
FRONT (EAST)	20'	500'
REAR (WEST)	10'	71'
SIDE (SOUTH)	10'	60'
SIDE (NORTH)	10'	500'

PROPERTY DEVELOPMENT REGULATIONS

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Front Setback (Square Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Front Setback (Feet)	Maximum Lot Coverage (n Feet)	Minimum Previous Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%
Medical Uses	43560	20	10	10	20	45%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

PROJECT TEAM

- PROPERTY OWNER**
 PBL, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 561-973-1490
 FAX: 561-978-5330
- SURVEYOR**
 CAULFIELD & WHEELER, INC
 7900 GLADES ROAD, SUITE 100
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 FAX: 561-750-1452
- SITE PLANNER**
 COTLEUR & HEARING
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FLORIDA 33458
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 FAX: 561-747-1377
- TRAFFIC ENGINEER**
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
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 FAX: 561-654-6336
- CIVIL ENGINEER**
 SIMMONS & WHITE
 2551 MONTEREY COMMONS BLVD. SUITE 3
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- ENVIRONMENTAL CONSULTANT**
 EV CONSULTANTS, INC.
 1600 SE MONTEREY COMMONS BLVD, SUITE 208
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 MOBILE: 772-485-7700
- SEMINOLE IMPROVEMENT DISTRICT ENGINEER**
 CAULFIELD & WHEELER
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 BOCA RATON, FLORIDA 33434
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 WINDCREST DEVELOPMENT GROUP, INC.
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 www.cotleurhearing.com
 Lic# LC-C000239

PUBLIX at WESTLAKE PLAZA

SITE PLAN

City of Westlake, Florida

Monument Sign Setback Exhibit For MSP-2020-02

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	20-0616
DATE	08-26-20
REVISIONS	08-11-20
	10-01-20
	10-08-20

Scale: 1" = 60'

October 01, 2020 9:54:53 a.m.
 Drawing: 20-0616_S3P.DWG

SHEET 1 OF 2

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