

Gentile Glas Holloway O'Mahoney & Associates, Inc. Landscape Architects Planners Environmental Consultants

1907 Commerce Lane Suite 101 Jupiter, Florida 33458 561-575-9551 561-575-5260 FAX www.2gho.com

# Site Plan

## Grove Market Shopping Center

West Lake, Florida

Designed: DLR  
Drawn: DLR  
Approved: GGG/ROM/AMH  
Date: July 21, 2021  
Job no.: 21-0402  
Revisions: 7/28/2021  
8/30/21 8/11/2021  
7/20/25 09/10/2021  
09/22/2021  
09/24/2021  
AS BUILT PLANS 08/01/2022  
2/17/23

Seal

LC 000117  
Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-1

21-0402

### Grove Market at Westlake

6/30/2023

Site Data	DESCRIPTION	SITE PLAN MODIFICATION
CONTROL NAME	DETAILED	GROVE MARKET @ WESTLAKE
PETITION NUMBER	SPM-2023-05	
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE	
EXISTING ZONING DISTRICT	MU	RETAIL/GROCERY/ CONVENIENCES STORE W/ GAS
EXISTING USE		MEDICAL OFFICE/ RETAIL/ GROCERY/ CONVENIENCES STORE W/ GAS
PROPOSED USE		
SECTION TOWNSHIP RANGE	S01 T43 R40	
PCN(S)	77-40-43-01-01-001-0030	
TRAFFIC ANALYSIS ZONE (TAZ)	864	
GROSS SITE AREA	9,980 ACRES	434,729 S.F.
	<b>REQUIRED SF</b>	<b>PROVIDED SF</b>
PERVIOUS SURFACE AREA	108,682.25	109,590 25.2%
IMPERVIOUS SURFACE AREA		325,139 74.8%
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>91,494 S.F.</b>	
GROCERY STORAGE BUILDING A	52,145 S.F.	
RETAIL - BUILDING B	7,882 S.F.	
FUTURE RETAIL BUILDING B	4,000 S.F.	
RETAIL - BUILDING C	16,650 S.F.	
PROPOSED - RETAIL - BUILDING D	8,317 S.F.	
CONV. STORE W/GAS SALES - BLDG E	2,500 S.F.	
FUEL STATIONS	8 Stations (4 Islands)	
<b>BUILDING DATA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING COVERAGE	45% MAX	21.0%
NUMBER OF STORIES		1 STORIES
FLOOR AREA RATIO		0.2
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT SETBACK (WEST)	20' MIN.	28'
SIDE SETBACK (NORTH)	10' MIN.	53'
SIDE SETBACK (SOUTH)	10' MIN.	28'
REAR SETBACK (EAST)	20' MIN.	81.9'
BUILDING SEPARATION	20' MIN.	20'
<b>PARKING DATA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>TOTAL PARKING</b>	<b>385 SPACES</b>	<b>409 SPACES</b>
EXISTING - RETAIL/GROCERY Buildings A, B, C	319 SPACES 1/240 s.f.	348 SPACES
FUTURE RETAIL Building B	17 SPACES 1/240 s.f.	17 SPACES
CONVENIENCE STORE W/PUMPS Building E	14 SPACES 1/240 s.f. + 1/gas pump island (4 islands)	9 SPACES
FUTURE OUTPARCEL Building D	35 SPACES 1/240 s.f. as approved	35 SPACES
HANDICAP SPACES	9 SPACES	13 SPACES
LOW SPEED ELECTRIC VEHICLE (INCLUDED IN TOTAL)	- SPACES	25 SPACES
MOTOR CYCLE / COMPACT CAR (INCLUDED IN TOTAL)	- SPACES	12 SPACES
LOADING SPACES	3 SPACES	3 SPACES
BICYCLE PARKING	19 SPACES	21 SPACES

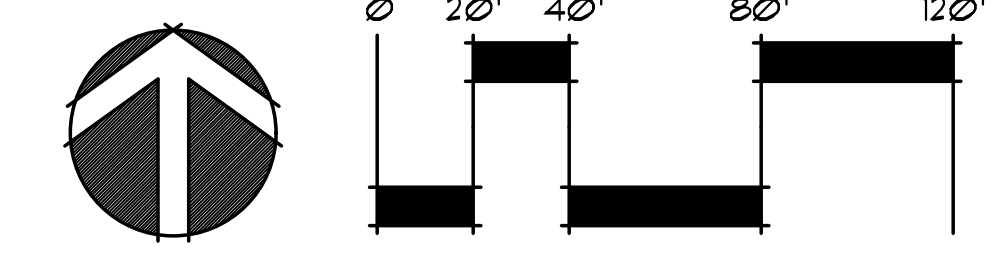
NOTES: PBC MU REQUIREMENTS MIN. 41,000 TO A MAX. OF 67,000 CITY OF WESTLAKE REQUIREMENT - BY USE 1/240 S.F.

#### The Grove Market at Westlake Non-Conformities Chart

Westlake Code	Required	Provided
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	60' Parking - Retail Width: 9.5' Depth: 19.0' Module Width: 53'	60' Parking - Retail Width: 9' Depth: 16'-8" Module Width: 50.6'
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	90' Parking - Retail Width: 9' Depth: 18.5' Aisle Width: 25' Module Width: 82'	90' Parking - Retail Width: 9' Depth: 18.5'/16' with overhang Aisle Width: 21.5' Module Width: 59.1'
Ordinance No. 2019-7 Article III - Section 4.26 A) Interior Planting Areas	2) Parking in a Row - 10 spaces Alt. parking - increased to 15 if divider median 3) terminal island - 8' excluding curb	2) Parking in a Row - increased to (3)11 spaces. (1) 12 space runs 3) terminal island - 4.8' excluding curb

### Legend

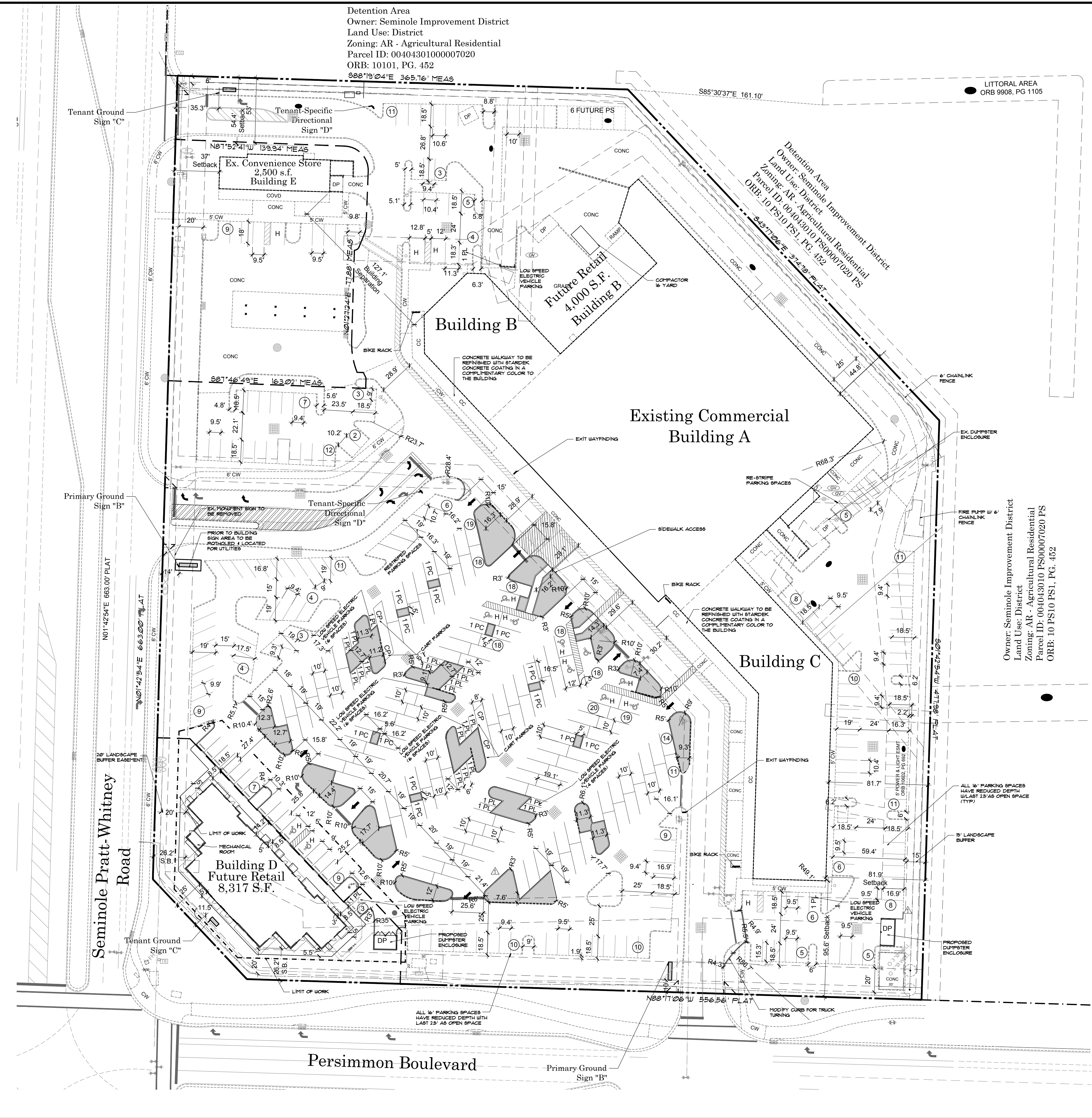
- CP CART STORAGE
- DP DUMPSTER
- H HANDICAP PARKING SPACE
- PS PARKING SPACES
- PC PARKING COMPACT / MOTORCYCL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ORB OFFICIAL RECORD BOOK
- PG PAGE(S)
- HT HEIGHT
- MAX MAXIMUM
- MIN MINIMUM
- TYP TYPICAL
- RW RIGHT-OF-WAY
- SF SQUARE FOOT
- CW CONCRETE WALK
- UE UTILITY EASEMENT
- SM SANITARY MANHOLE
- SMH STORM MANHOLE
- SI STORM INLET
- TS TRAFFIC SIGN



Detention Area  
 Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 00404301000007020  
 ORB: 10101, PG. 452  
 S82°19'04"E 365.76' MEAS

Detention Area  
 Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 004043010 PS00007020 PS  
 ORB: 10 PS10 PSI, PG. 452  
 S45°12'02"E 374.28' PLAT

Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 004043010 PS00007020 PS  
 ORB: 10 PS10 PSI, PG. 452



FILE: P:\WESTLAKE POINT MIXED-USE PROJECT 22-0718\DRAWING FILES\CURRENT\22-0718 GROVE MARKET OVERALL PLANDWG  
 PLOTTED: 7/20/23 AT 8:44AM BY: DTLAN  
 XREFS: PB62-67\MISC-ENV\PLANDWG 22-0718 DESIGN BASED\DWG 22-0718 SEMINOLE PRATT - SHEET - A1-01 - FIRST FLOOR PLAN-FLOOR PLAN - FIRST FLOOR PLAN-DWG 22-0718.COLDW/D