

SITE DATA

NAME OF APPLICATION: WESTLAKE POD H MUPD MASTER PLAN
 APPLICATION NUMBER: MPA 2024-02
 PROJECT NUMBER: CH 13-0518-00
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF "MASTER PLAN" APPROVAL DATE: 11.12.2020

RESOLUTION NUMBERS

TTO/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090,
 MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA-2020-01,
 MPA-2020-04, MPA-2020-05, MPA-2021-01

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

SECTION/TOWNSHIP/RANGE
 01 43 40

PROPERTY CONTROL NUMBER(S)
 77-40-43-01-17-000-0010
 77-40-43-01-17-000-0020

EXISTING USE
 APPROVED USE: MIXED USE
 PROPOSED USE: MIXED USE

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES PPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE ^{1,3}	22.872	995,294	45%
MINIMUM PERVIOUS AREA	12,787	553,497	25%

PARCEL DATA

PHASE	ACRES	SQ. FEET	PERCENT
PHASE - 1	2.477	107,902	4.87%
PHASE - 2	1.177	51,267	2.32%
PARCEL A 1 CONVENIENCE STORE W GAS	3.502	152,269	6.89%
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3.891	169,365	7.24%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	6.761	295,535	11.30%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	14.455	628,773	28.40%
PARCEL D SELF-SERVICE STORAGE	17.411	758,403	34.26%
PARCEL E COMMERCIAL RECREATION	1,000	43,567	1.97%
PARCEL F OFFICE/LIGHT INDUSTRIAL	1,291	55,959	2.74%
TOTAL PARCEL DATA	60.826	2,274,986	100.00%

BUILDING DATA

PARCEL	NO. OF FLOORS	PROPOSED BUILDING HEIGHT	MAX BUILDING HEIGHT FOR MU
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	1	10 FEET	10 FEET
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1	10 FEET	10 FEET
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	1	10 FEET	10 FEET
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	1	10 FEET	10 FEET
PARCEL D SELF-SERVICE STORAGE	1	10 FEET	10 FEET
PARCEL E COMMERCIAL RECREATION	1	10 FEET	10 FEET
PARCEL F OFFICE/LIGHT INDUSTRIAL	1	10 FEET	10 FEET
TOTAL	7	70 FEET	70 FEET

PARKING DATA

PARCEL	NO. OF SPACES	TYPE
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	12	STANDARD
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	15	STANDARD
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	18	STANDARD
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	20	STANDARD
PARCEL D SELF-SERVICE STORAGE	25	STANDARD
PARCEL E COMMERCIAL RECREATION	30	STANDARD
PARCEL F OFFICE/LIGHT INDUSTRIAL	35	STANDARD
TOTAL	135	STANDARD

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
 ROW: RIGHT OF WAY
 AC: ACRES
 UE: UTILITY EASEMENT
 DE: DRAINAGE EASEMENT
 LU: LANDUSE
 LB: LANDSCAPE BUFFER
 LAE: LIMITED ACCESS EASEMENT
 ESM: EASEMENT

CL: CENTER LINE
 SW: SIDEWALK
 PBC: PALM BEACH COUNTY
 LME: LAKE MAINTENANCE EASEMENT
 WMT: WATER MANAGEMENT TRACT
 RPE: RURAL PARKWAY EASEMENT
 SPW: SEMINOLE PRATT WHITNEY
 PBW: PERSIMMON BLVD. WEST
 LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

LOT 2, WESTLAKE POD H, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

PDR CHART

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 of Parcel
Commercial Uses	20	10	10	10	20	45%	25%
Commercial Recreation	20	10	10	10	20	35%	25%
Light Industrial	30	10	10	10	20	50%	25%

PROJECT TEAM

PROPERTY OWNER
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

SURVEYOR
 GEOPOINT SURVEYING, INC.
 4162 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
 FAX: 813-248-2286

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

TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-236-8998
 FAX: 561-684-6336

CIVIL ENGINEER
 SIMMONS & WHITE
 2581 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-727-8771
 MOBILE: 772-485-1700

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

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991

DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

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-26000535

WESTLAKE LANDINGS

POD H MASTER PLAN

PALM BEACH COUNTY, FL

Donaldson E. Hearing: A01098
 Digitally signed by Donaldson E. Hearing: A0109800000001
 00000015D8A1
 Date: 2021.10.04 12:28

DESIGNED DEH
DRAWN JAE/RNK
APPROVED DEH
JOB NUMBER 13-0518.00
DATE 03-25-21
REVISIONS 04-12-21
 05-25-21
 06-12-21
 07-15-21
 09-03-21
 10-04-21

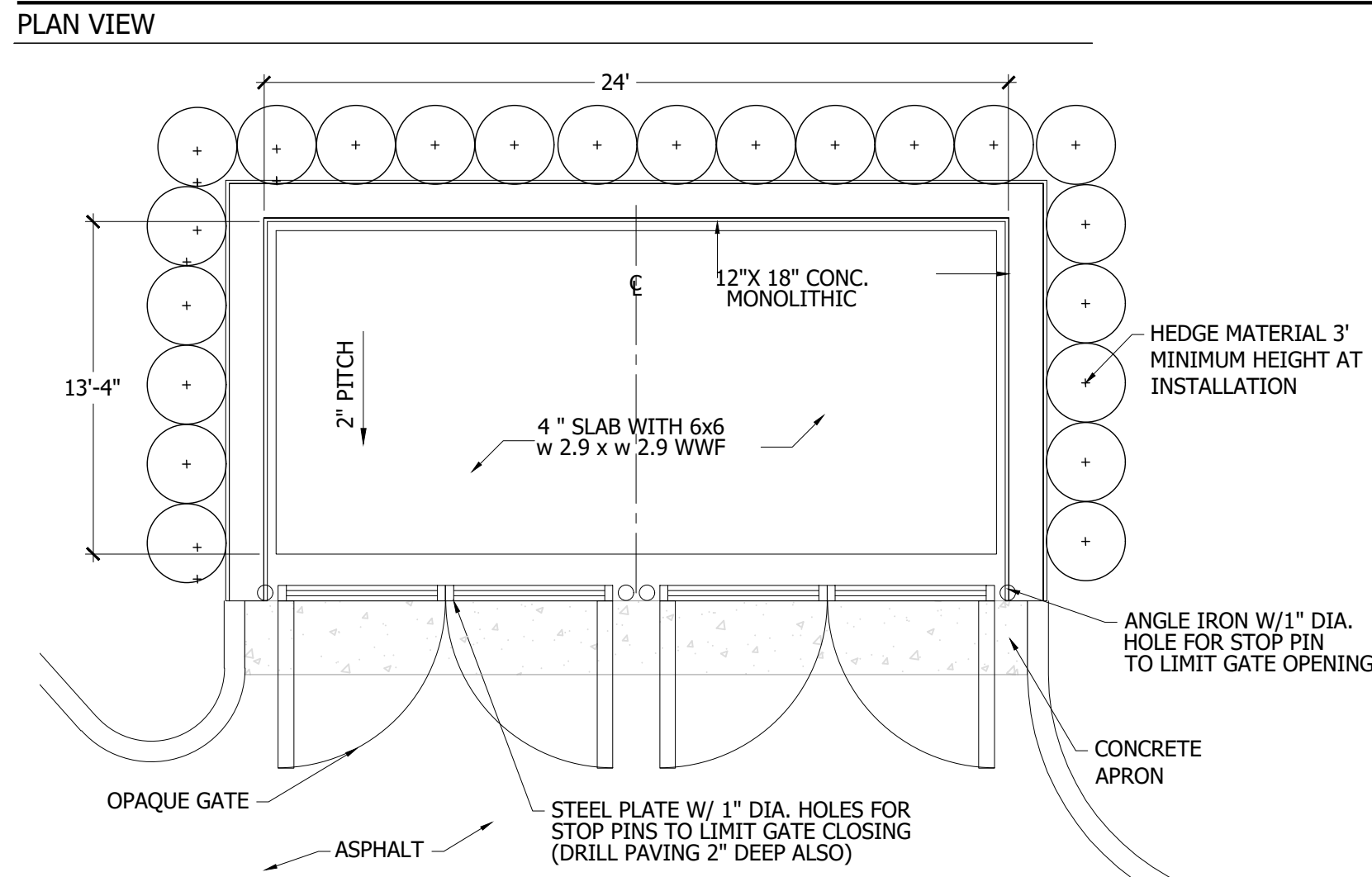
Scale: 1" = 100'

© 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.

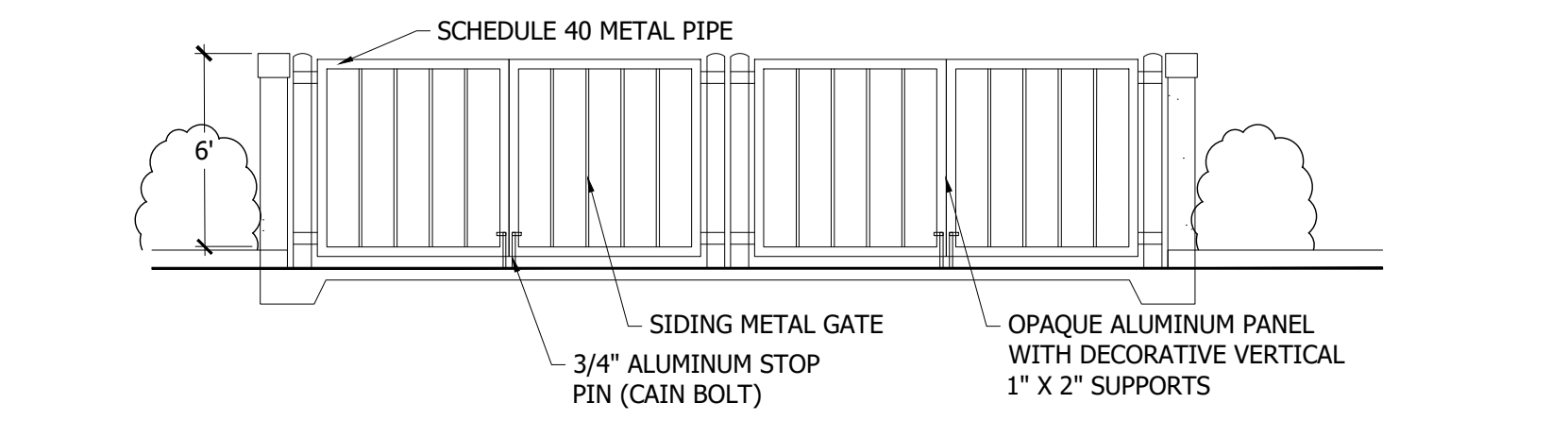
October 04, 2021 9:28:49 a.m.
 Drawing: 13-0518.00 MP.DWG

SHEET 1 OF 2

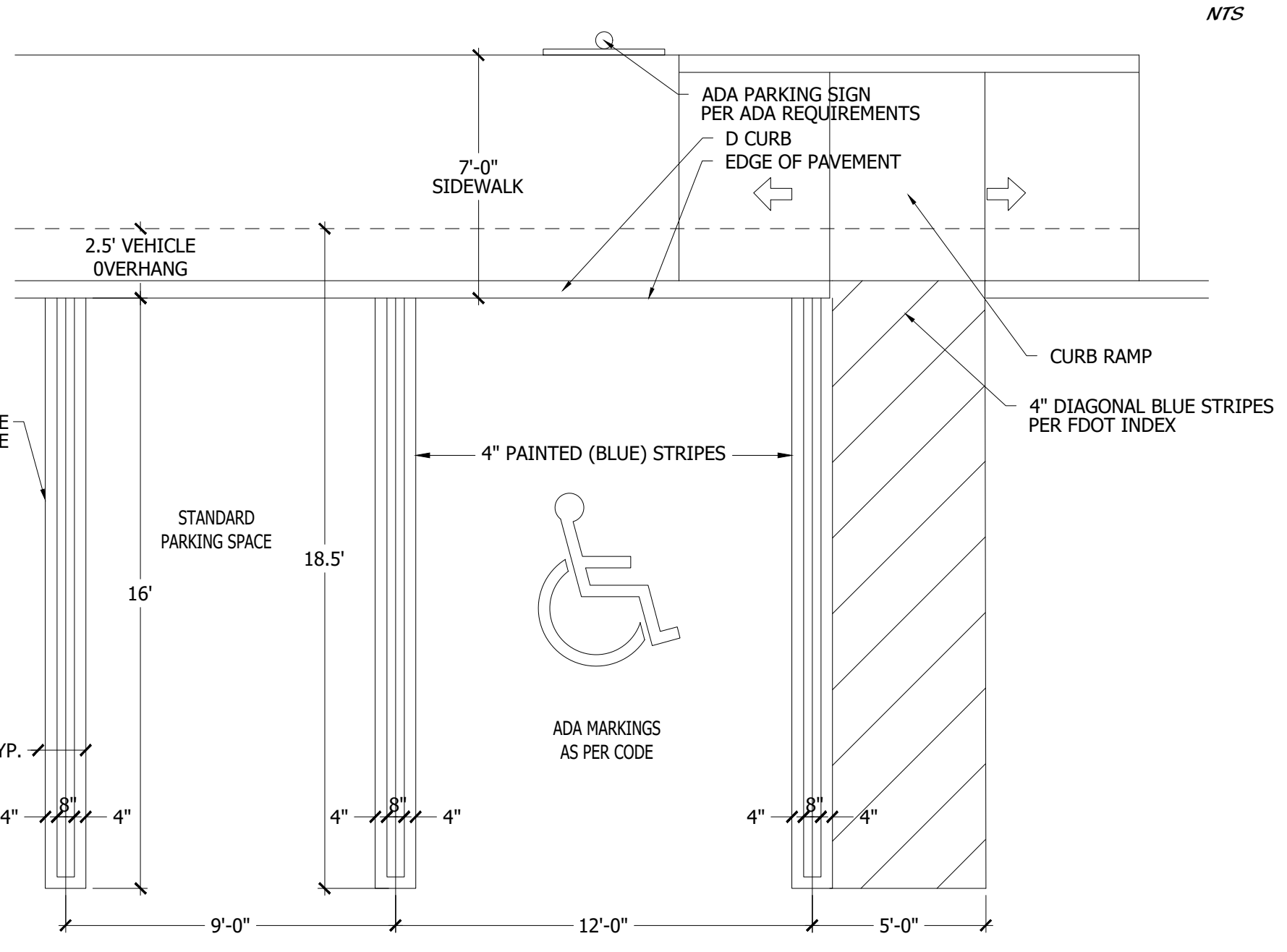
DUMPSTER DETAIL



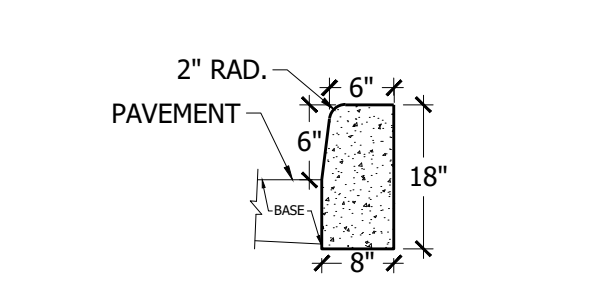
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14(A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



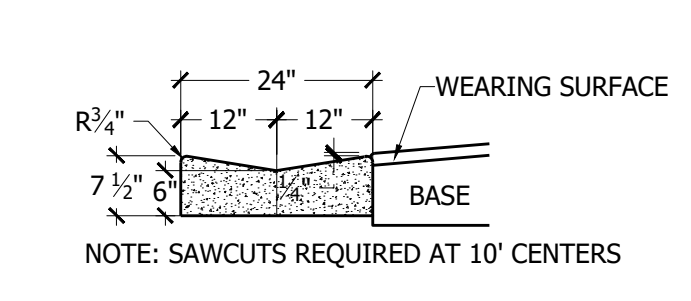
STANDARD AND ADA PARKING DETAIL



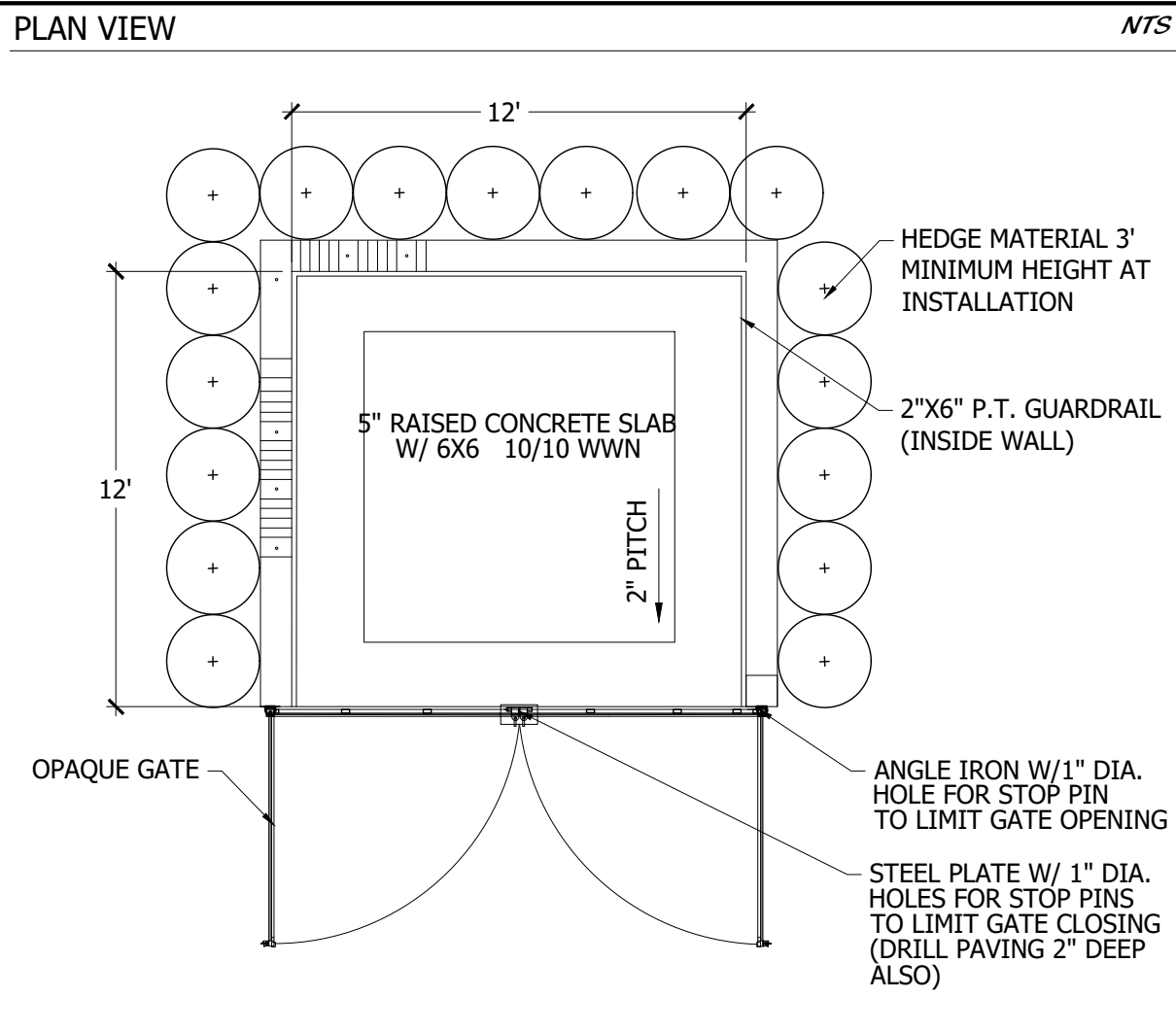
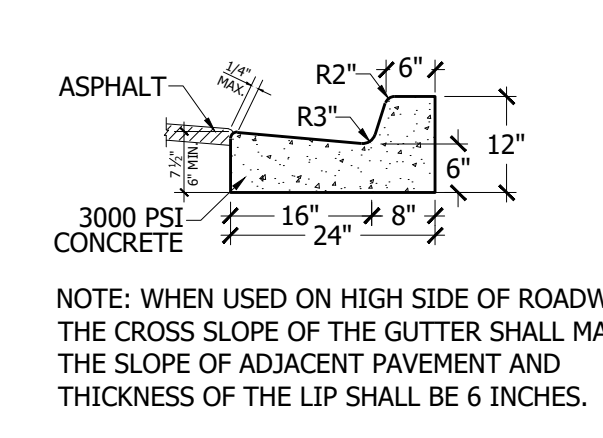
D CURB DETAIL



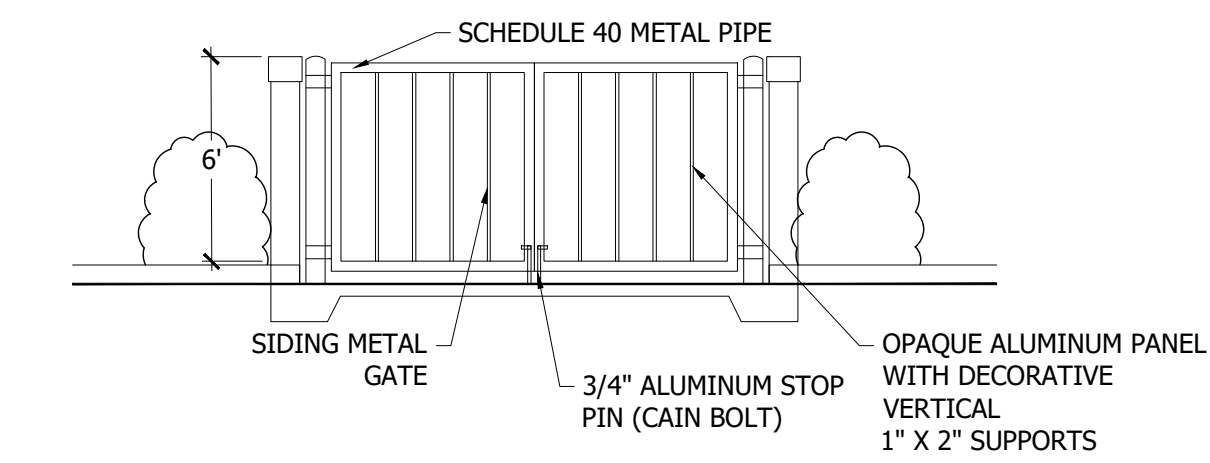
VALLEY CURB DETAIL



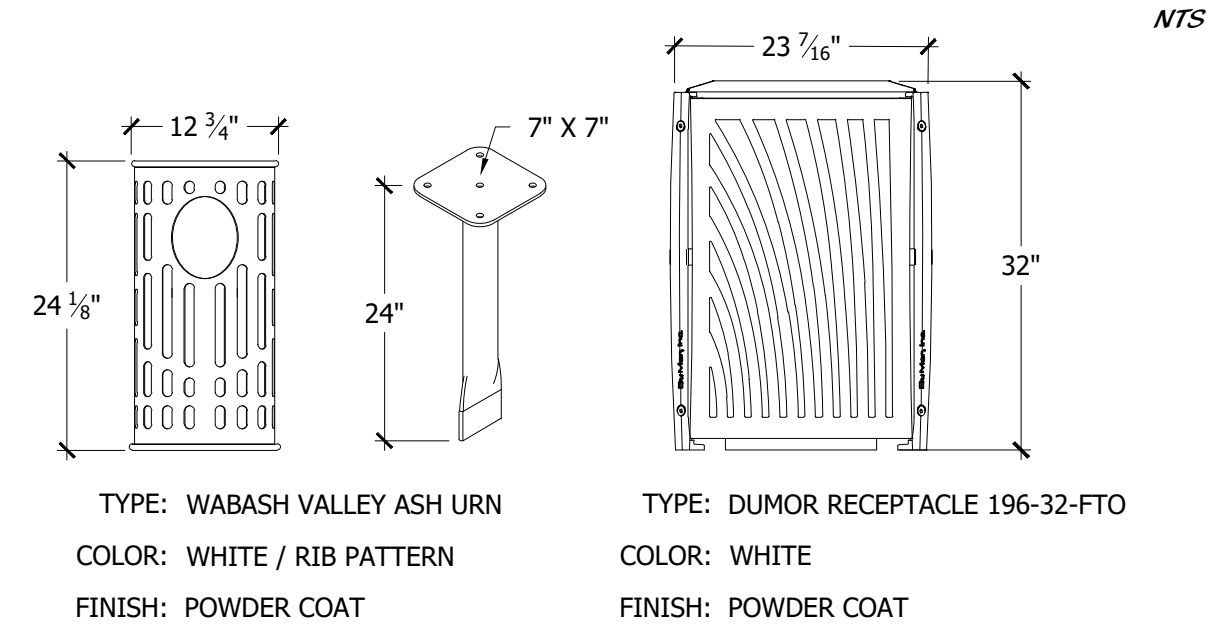
F CURB DETAIL



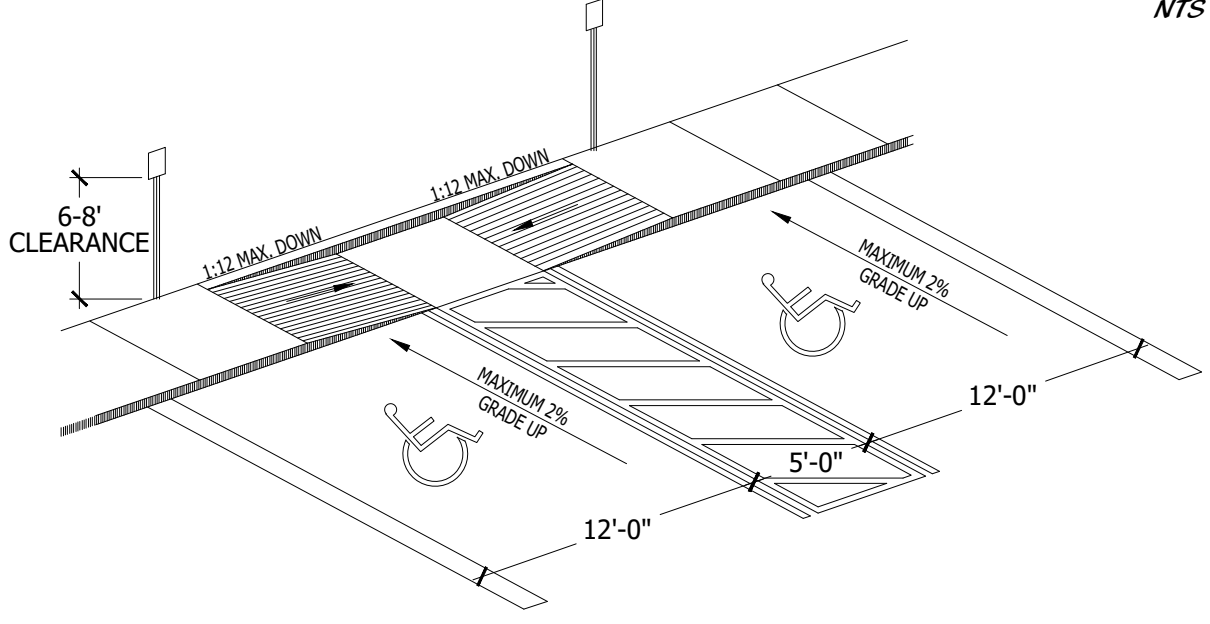
ELEVATION VIEW



TRASH CAN DETAIL

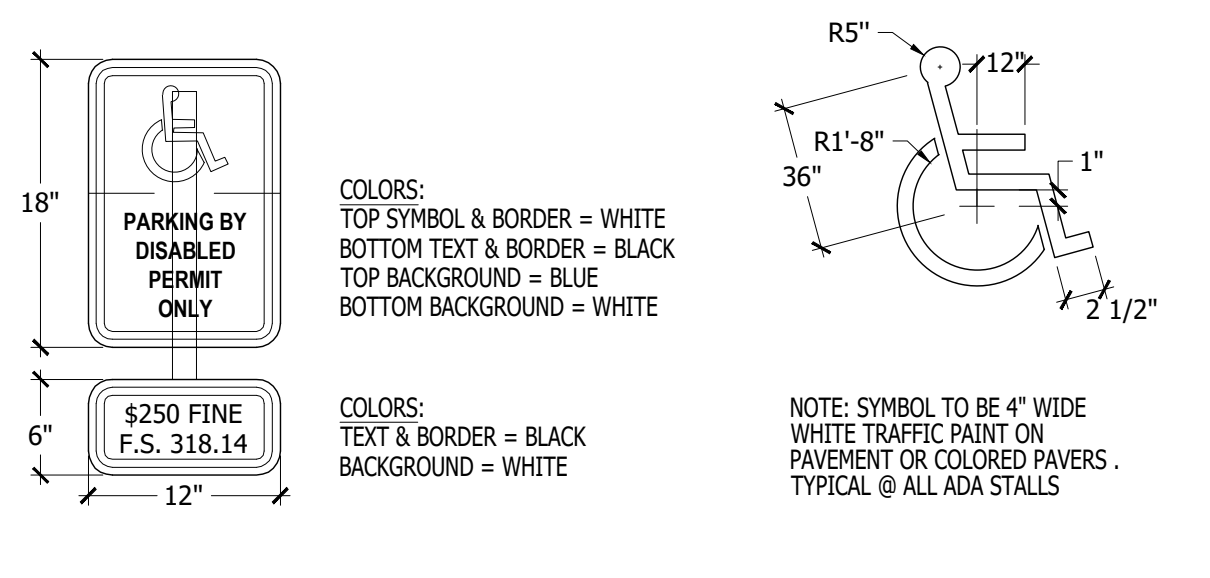


ADA RAMP DETAIL

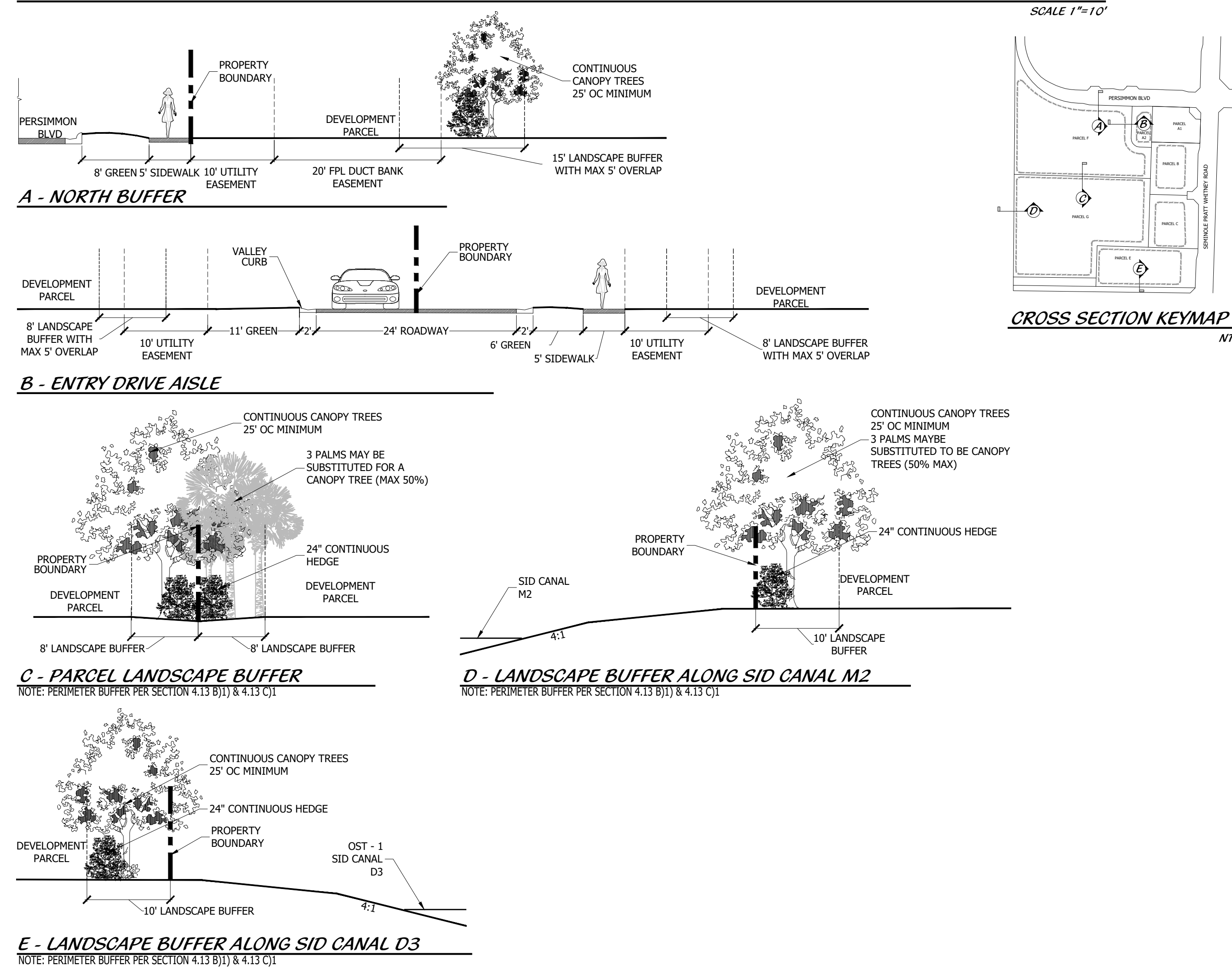


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

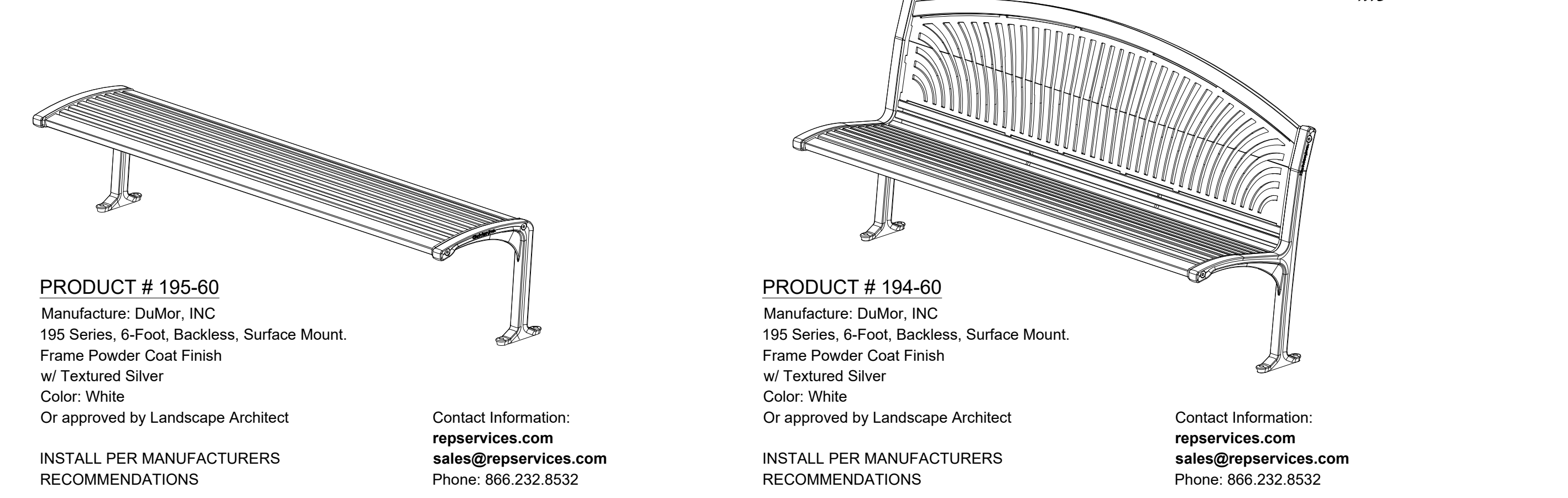
ADA SIGN & SYMBOL DETAIL



CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



RING BIKE RACK, EMBEDDED (OR EQUAL)
landscapiforms®
www.landscapiforms.com Ph: 800.521.2546

Site Details

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

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

Donaldson E. Hearing
Digitally signed by Donaldson E. Hearing
Hearing: A0109
800000015D8A0015D8A13286A00



DESIGNED	DEH
DRAWN	JAE/RN/K
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
REVISIONS	04-12-21
	05-25-21
	06-12-21
	07-15-21
	09-03-21
	10-04-21

October 04, 2021 11:39:39 a.m.
Drawing: 13-0518.60 SD.DWG