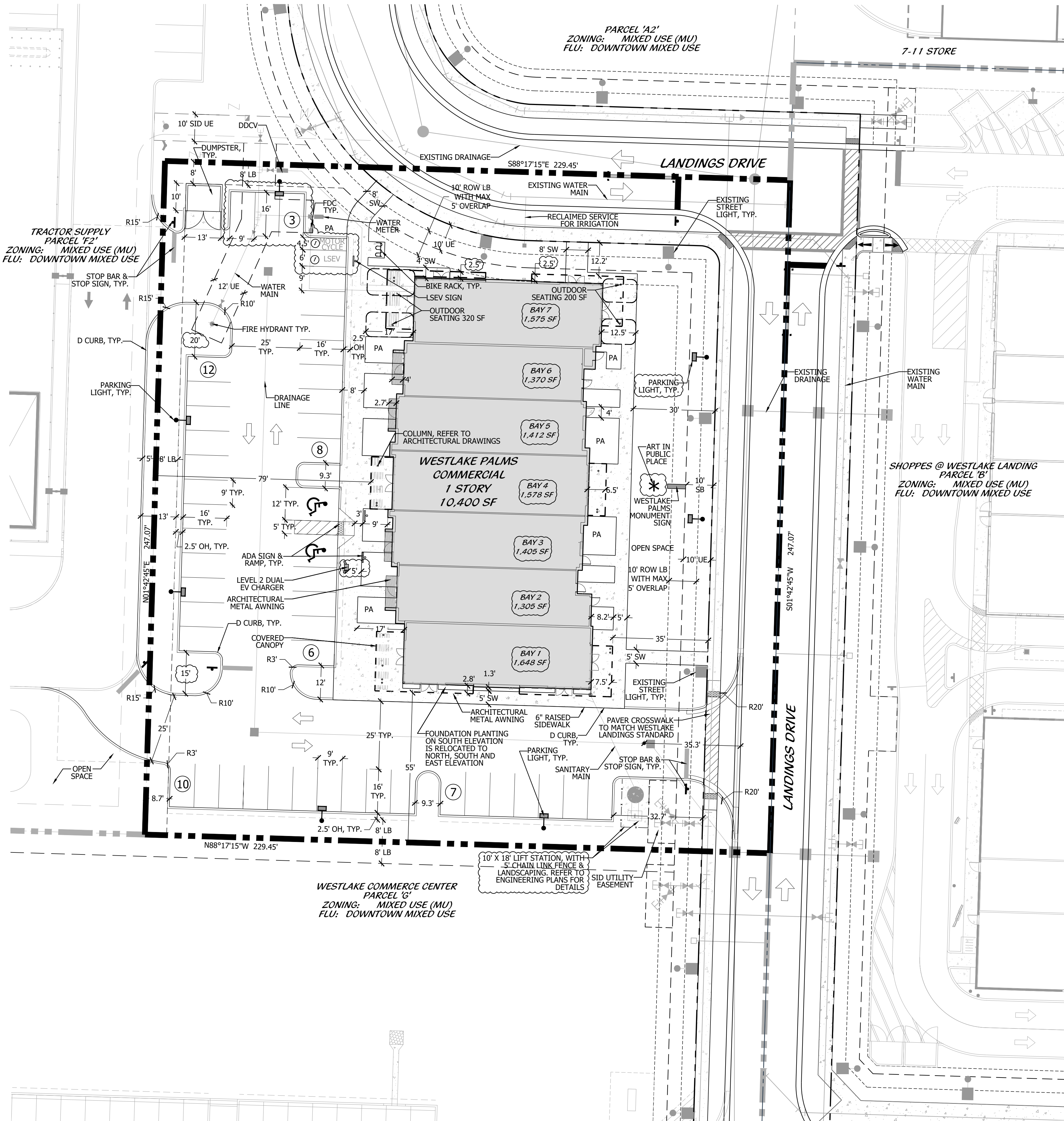




SITE DATA

NAME OF APPLICATION	WESTLAKE PARCEL H-SUB PARCEL F1 - WESTLAKE PALMS
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)	77-40-43-01-17-000-0021
PROPERTY ADDRESS	4931 SEMINOLE PRATT WHITNEY ROAD
EXISTING USE	VACANT PARCEL
APPROVED USE	COMMERCIAL (*NOTE 2)
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% *NOTE 3
TOTAL RENTABLE BUILDING AREA	10,400

BUILDING DATA	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

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

AREA CALCULATIONS	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%

SITE AMENITIES	REQ	PROV
BIKE RACK (5 SPACES)	5	5
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	2	2

- NOTE: SITE PLAN BASED ON SURVEY. SIGNED AND SEALED BY GEOPONT INC.
- NOTE: USES APPROVED PER FOD MPA 2023-04.
- NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS.
- NOTE: TENANT BAY SIZE AND CONFIGURATION ARE CONCEPTUAL AND MAY BE COMBINED AND/OR RECONFIGURED.
- NOTE: SIDEWALKS CONTIGUOUS TO PARCEL F1 ALONG NORTHSOUTH & EASTWEST DRIVE SHALL BE CONSTRUCTED WITH THE DEVELOPMENT PLAN.
- NOTE: RESTAURANTS LESS THAN 3,000 SF ARE PARKED AT THE SHOPPING CENTER MIXED USE RATE.
- NOTE: PURSUANT TO CODE, CHAPTER 8.1 PARKING REGULATIONS, ARTICLE 8.7, SECTION 8.7.1, THE APPLICANT IS REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR A 12' X 35' LOADING ZONE.
- NOTE: PURSUANT TO CODE, SECTION 4.26, A1, 2, THE APPLICANT IS REQUESTING A WAIVER TO THE REQUIRED 10 CONSECUTIVE PARKING SPACES WITHIN ONE OF THE INTERIOR PARKING LANDSCAPE ISLANDS.

PDR CHART

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)	Maximum Lot Coverage
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.

SETBACK CHART

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

LEGEND

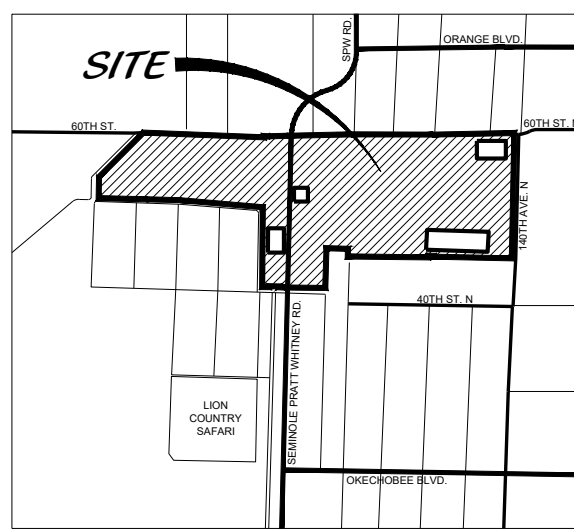
ADA	AMERICANS WITH DISABILITIES	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
DE	DRAINAGE EASEMENT	DO NOT ENTER
R	RADIUS	
OH	OVER HANG	GREASE TRAP
SB	SETBACK	TRANSFORMER
SW	SIDEWALK	
EV	ELECTRIC VEHICLE	
TYP	TYPICAL	
LSEV	LOW SPEED ELECTRIC VEHICLE	
ELEC TRANS	ELECTRONIC TRANSFORMER	

LEGAL DESCRIPTION

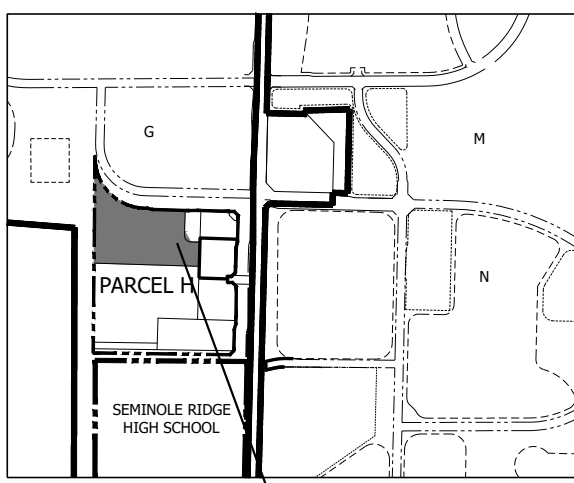
DESCRIPTION:
BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE 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 CONTINUE S.01°42'45"W., ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E., DEPARTING SAID NORTH LINE OF PARCEL "G", 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.

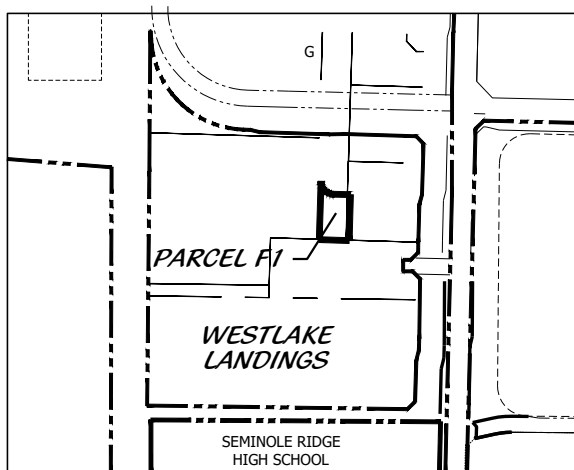
LOCATION MAP



KEY MAP



KEY MAP - PARCEL F1



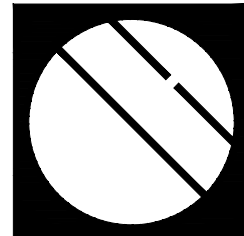
WAIVER TABLE

WAIVERS	CODE REQ'T	DEVIATION
Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8.7, Table 8-4	2 LOADING SPACES FOR NON-RESIDENTIAL BLDGS. 10,001 TO 50,000 SF	NO LOADING SPACES PROVIDED
Chapter 4., Section 4.26, A1, 2.	INTERIOR LANDSCAPE ISLANDS REQUIRED EVERY 10 CONSECUTIVE PARKING SPACES	1 TERMINAL LANDSCAPE ISLAND NOT PROVIDED ADJACENT TO LIFT STATION

PROJECT TEAM

PROPERTY OWNER: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	CIVIL ENGINEER: SIMMONS & WHITE 2581 METRO CENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848
SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	SURVEYOR: GEOPONT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
ARCHITECT: CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVENUE, SUITE 101 DELRAY BEACH, FL 33483 PHONE: 561-276-4951	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698

Site Plan



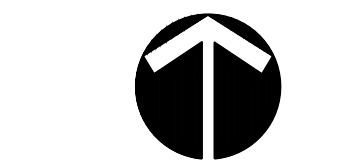
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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Lic# LC-C000239

WESTLAKE LANDINGS
WESTLAKE PALMS
WESTLAKE, FL

Digitally signed by
Donaldson E
Hearing: A01098
000015D8A13286A
286;



Scale: 1" = 20'

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

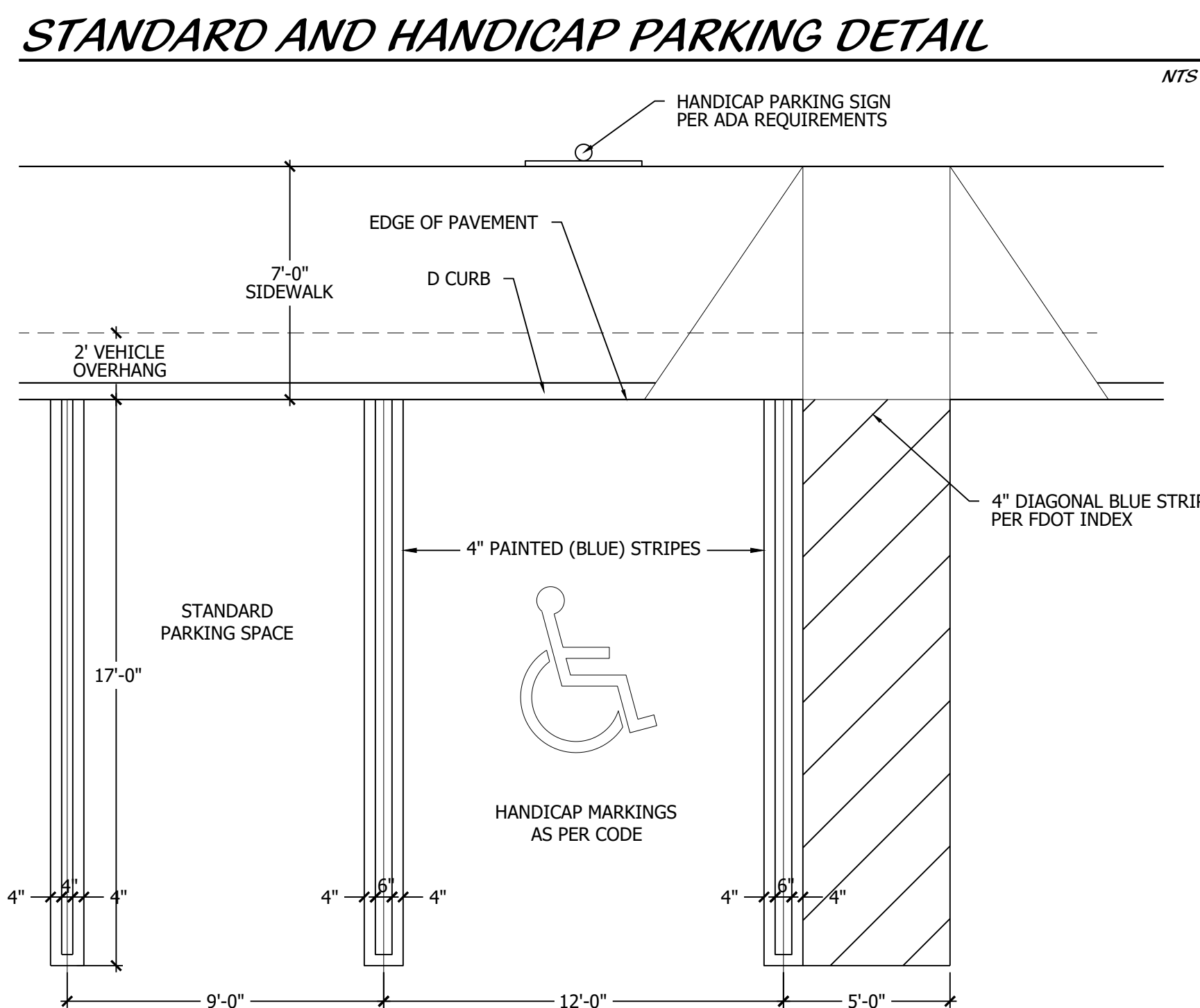
SHEET 1 OF 2

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ELEVATION VIEW

8" 2 1/2" 1" 6' HEAVY DUTY HINGE (SEE SHOP DWGS) FINISHED GRADE 3/4" ALUM. STOP PIN (CAIN BOLT)

This elevation view shows a double door assembly with a total height of 6 feet. The top of the doors is finished 8 inches above the finished grade. The doors are supported by heavy-duty hinges, and a 3/4-inch aluminum stop pin (also referred to as a cain bolt) is located at the bottom center. The doors are shown in a closed position, with a 2 1/2-inch gap between them. The finished grade is indicated by a horizontal line at the bottom of the doors.



ELEVATION VIEW

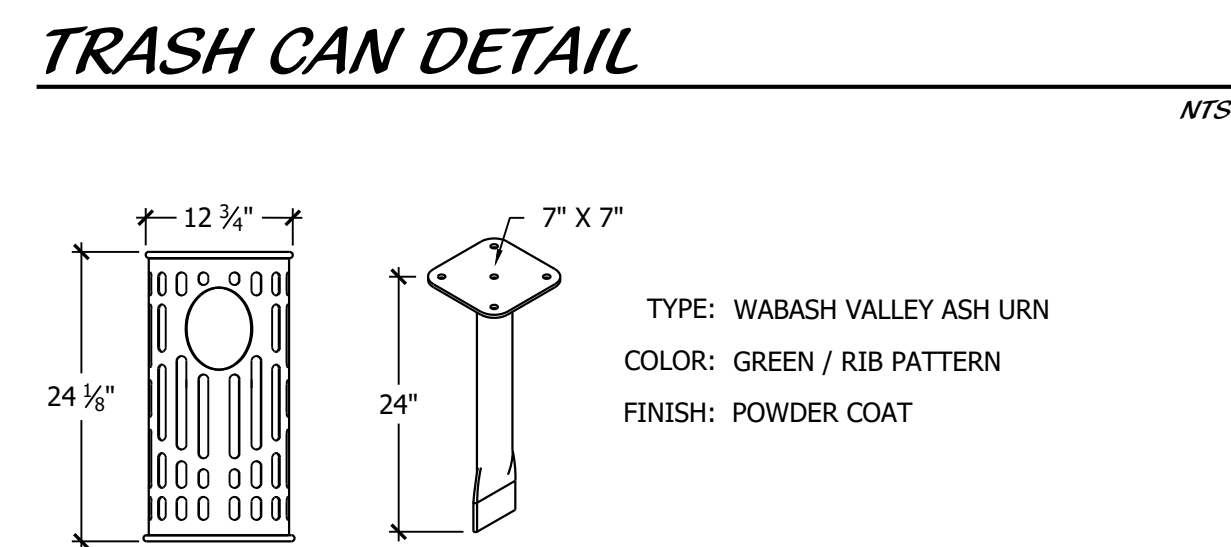
A line drawing showing the elevation of a transformer. The transformer is a central rectangular box. To its left and right are stylized bushes or trees. Below the transformer and landscaping is a horizontal line representing the ground. To the right of the transformer, there is a small rectangular area with a brick-like pattern, labeled 'OPEN FOR ACCESS'. Three lines point from the text labels to the diagram: 'HEDGE MATERIAL (COCOPLUM, WAX MYRTLE OR SANDANKWA VIBURNUM)' points to the bushes, 'OPEN FOR ACCESS' points to the brick-patterned area, and 'TRANSFORMER' points to the central rectangular box.

HEDGE MATERIAL (COCOPLUM, WAX MYRTLE
OR SANDANKWA VIBURNUM)

OPEN FOR ACCESS

TRANSFORMER

PLAN VIEW



2" RAD.
PAVEMENT
HANDICAP

6" 6" 18" 8"



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