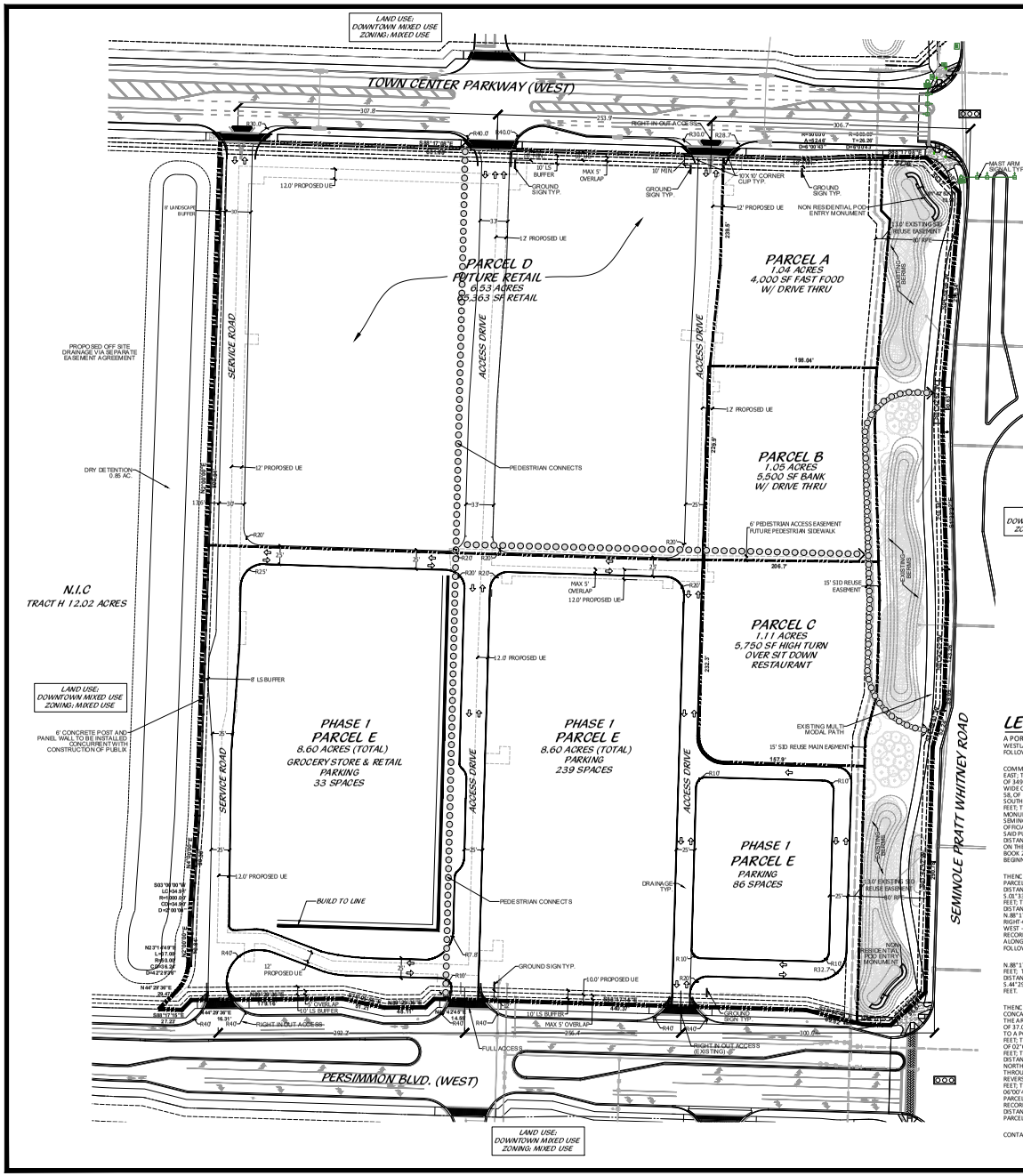
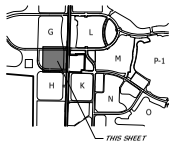
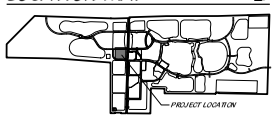


KEY MAP



LOCATION MAP



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

LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 1356, PAGE 58, 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 SIMMONDS-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 3323.29 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING

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 230.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 50.63 FEET; THENCE S.00°33'22"E., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 123.26 FEET; THENCE S.14°39'41"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 56.57 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 PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT 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 PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

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 53.20 FEET; THENCE S.89°29'36"W., A DISTANCE OF 379.16 FEET; THENCE S.46°29'36"W., A DISTANCE OF 36.30 FEET; THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET

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 NORTHEASTERLY, 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 EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E., A DISTANCE OF 90.00 FEET; THENCE N.00°00'00"E., A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 680.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 300.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°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 28479, PAGE 822, 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.

CONTAINING 20.320 5 ACRES, 885,162.5 Q.FT. MORE OR LESS.

SITE DATA

NAME OF APPLICATION	WESTLAKE PUBLIX RETAIL CENTER
APPLICATION NUMBER	SF-2020-10
PROJECT NUMBER	CH 20-0010
LAST BCC APPROVAL DATE	10/29/2014
LAST CITY OF WL "MASTER PLAN" APPROVAL DATE	4/1/2020
RESOLUTION NUMBERS	TTDR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE/ (1) (43) (40)	
PROPERTY CONTROL NUMBER(S)	77-40-43-01-00-000-1010
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY
APPROVED USE	MIXED USE
PROPOSED USE	COMMERCIAL / RETAIL CENTER

POD G-S SITE DATA

	ACRES	SQ.FEET	PERCENT
PROPOSED PLAT AREA (INCLUDES RPE)	20.321	885,161	100%

PARCEL DATA	ACRES	SQ.FEET	PERCENT
OUTPARCEL A FAST FOOD W DRIVE THRU	1.04	45,302	5.12%
OUTPARCEL B BANK W DRIVE THRU	1.05	45,738	5.17%
PARCEL C SIT DOWN RESTAURANT	1.11	48,352	5.46%
PARCEL D FUTURE RETAIL TRACT	6.53	284,365	32.12%
PARCEL E PUBLIX RETAIL CENTER	8.72	379,626	42.89%
RPE EASEMENT AREA	1.80	81,758	9.24%
TOTAL PARCEL DATA	20.321	885,161	100%

BUILDING DATA

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	48,987 SF
PARCEL E INLINE RETAIL/OFFICE/MEDICAL	11,000 SF
TOTAL BUILDING AREA	140,990 SF
NO OF FLOORS	1
PROPOSED BUILDING HEIGHT	30 FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE	45 PERCENT
MINIMUM PERVIOUS AREA	20 PERCENT
PERVIOUS AREA PROVIDED (PHASE I PARCEL E)	27.21% PERCENT (SEE NOTE NUMBER 7)
MINIMUM BUILDING SEPERATION	20 FEET

PHASE I PARCEL E OPEN SPACE CALCULATIONS

	ACRES	SQ.FEET	PERCENT
PHASE I PARCEL AREA	8.72	379,626	100%
IMPERVIOUS			
BUILDING LOT COVERAGE	1.36	59,307	15.64%
PAVED PARKING AREAS	5.32	231,896	61.09%
SIDEWALKS AND PLAZAS	0.17	7,305	1.93%
SUBTOTAL	6.86	298,508	78.66%
PERVIOUS (SEE NOTE NUMBER 7)			
LANDSCAPE BUFFERS AND OPEN SPACE	1.86	81,018	21.34%
SUBTOTAL	1.86	81,018	21.34% (SEE NOTE NUMBER 7)
TOTALS	8.72	379,626	100.00%

PARKING DATA

PHASE I PARCEL E PARKING DATA	REQ(SPACES)	PROV(SPACES)
PARCEL E RETAIL SHOPPING CENTER (1/240 SF)	247	354
TOTAL PARKING SPACES	247	354
HANDICAP (INCLUDED IN TOTAL)	8	12
BIKE PARKING (5% OF PARKING REQUIRED)	12	12

FUTURE PHASE PARKING REQUIREMENTS

PARCEL A (TBD) F FOOD REST (1/150 SF INCL OUTDOOR PLUS 1/250 SF)
PARCEL B (TBD) BANK (1/300 SF)
PARCEL C (TBD) RESTAURANT (1/150 SF INCL OUTDOOR PLUS 1/250 SF)
PARCEL D FUTURE RETAIL TBD (1/300 SF)

SETBACKS	Required	Provided
FRONT (EAST)	20'	660'
REAR (WEST)	10'	71'
SIDE (SOUTH)	10'	60'
SIDE (NORTH)	10'	60'

1. NOTE: SITE PLAN BASED ON SURVEY DONE AND ISSUED BY CAULFIELD & WHEELER INC.
2. NOTE: THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
3. NOTE: THE MINIMUM NUMBER OF 10 X 20 QUE SPACES FOR THE PHARMACY DRIVE THRU IS 5 SPACES.
4. NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE DETERMINED AT TIME OF INDIDUAL SITE PLAN REVIEW
5. NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW
6. NOTE: OULD TOO LINES FOR PARCELS A-D TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW
7. INCLUDING THE RPE THERE CONTIGUOUS TO PARCEL E COMPANY STATE OF PARCEL E EQUALS 8.87 %. THE EFFECTIVE PERVIOUS AREA FOR PARCEL E INCLUDING THE PROPORTIONATE PARK OF THE RPE IS 27.21%

PROPERTY DEVELOPMENT REGULATIONS

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	Minimum Pervious Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%	25%
Medical Uses	43560	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.

PROJECT TEAM

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PSLA, LLC
4410 WEST SAMPLE RD. SUITE 200
COCONUT CREEK, FLORIDA 33073
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FAX: 954-978-5330

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CIVIL ENGINEER
SIMMONS & WHITE
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WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

SEMINOLE IMPROVEMENT DIST ROT ENGINEER
CAULFIELD & WHEELER
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SURVEYOR
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www.cotleurhearing.com
Lic# LC-C000239

PUBLIX at WESTLAKE PLAZA

MASTER SITE PLAN
City of Westlake, Florida

DESIGNED DEH
DRAWN RNK
APPROVED DEH
JOB NUMBER 20-0616
DATE 08-26-20
REVISIONS 09-11-20

Scale: 1" = 60'
0' 30' 60' 120'

September 11, 2020 8:30:09 a.m.
Drawing: 20-0616_SLDWG

SHEET 1 OF 1

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