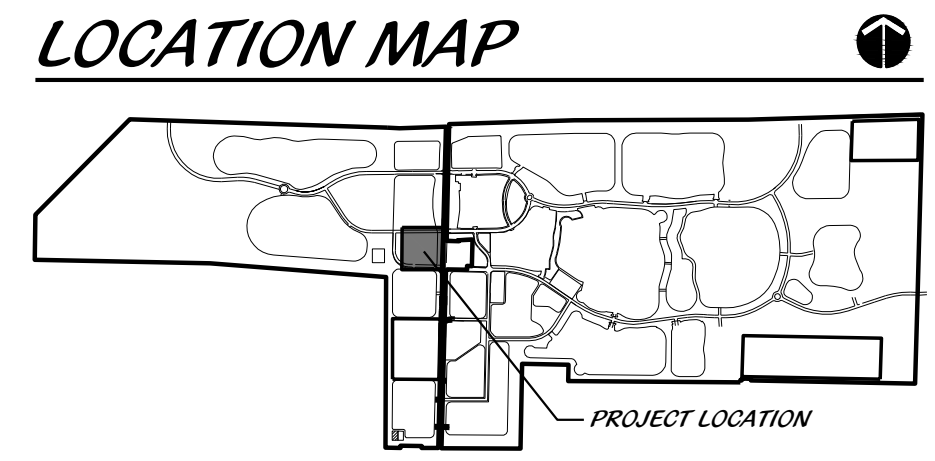
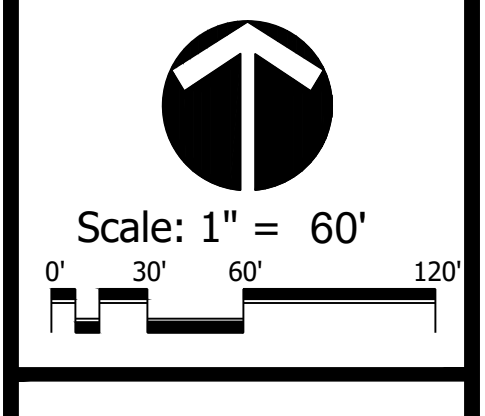


PUBLIX PHASE II AT WESTLAKE PLAZA
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	20-0616.02
DATE	10-26-2023
REVISIONS	12-01-2023
	12-18-2023
	05-14-2024



SITE DATA

NAME OF APPLICATION: WESTLAKE PUBLIX RETAIL CENTER
 APPLICATION NUMBER: SPR-2023-00
 PROJECT NUMBER: CH 20-0616.01
 CITY OF WESTLAKE RESOLUTION NUMBERS: R-2020-32, R-2020-33, R-2020-34, R-2022-39
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE
 SECTION/ TOWNSHIP/ RANGE/ BLOCK: 31 / 43 / 45
 PROPERTY CONTROL NUMBER: 77-40-43-01-24-001-0000
 EXISTING USE: PARTIALLY DEVELOPED RETAIL CENTER
 PROPOSED USE: MIXED USE COMMERCIAL / RETAIL CENTER

POD G-S SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	885,161 SF	20,321 AC
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PARCEL DATA

PUBLIC RETAIL CENTER	8.72 AC	379,626 SF
OUTPARCEL A RETAIL (TIRE STORE)	1.11 AC	45,247 SF
OUTPARCEL B FAST FOOD WITH DRIVE THRU	1.05 AC	45,739 SF
OUTPARCEL C BANK WITH DRIVE THRU	1.12 AC	46,838 SF
PARCEL D PLANET FITNESS MIXED USE RETAIL TRACT / FAST FOOD WITH DRIVE THRU	6.45 AC	280,853 SF
RPE EASEMENT AREA	1.88 AC	81,768 SF
TOTAL PARCEL DATA	20,320 AC	885,161 SF

BUILDING DATA

FUTURE PARCEL A RETAIL (TIRE STORE)	5,750 SF
OUTPARCEL B FAST FOOD WITH DRIVE THRU	4,000 SF
OUTPARCEL C BANK WITH DRIVE THRU	1,956 SF
UNASSIGNED BANK WITH DRIVE THRU ENTITLEMENT	3,644 SF
PLANET FITNESS WITH DRIVE THRU	20,000 SF
PARCEL D INLINE RETAIL/OFFICE/MEDICAL/MIXED USE	6,000 SF
PARCEL D FAST FOOD WITH DRIVE THRU	3,024 SF
PARCEL E PUBLIX GROCERY (PHASE 1)	48,387 SF
PARCEL E INLINE RETAIL/OFFICE/MEDICAL (PHASE 1)	11,000 SF
UNASSIGNED RETAIL ENTITLEMENT	24,583 SF
TOTAL BUILDING AREA	129,760 SF

NO. OF FLOORS: 1
PROPOSED BUILDING HEIGHT: 40 FEET
MAX BUILDING HEIGHT FOR MU: 120 FEET
43,640 SQUARE FEET
MINIMUM PERVIOUS AREA: 45 PERCENT
MINIMUM BUILDING SEPARATION: 20 FEET

PH I RETAIL PARKING DATA

RETAIL SHOPPING CENTER (11225 SF)	REQ(SPACES)	PROV(SPACES)
	264	355
SUB TOTAL PARKING SPACES	264	355
ADA (INCLUDED IN TOTAL)	8	12
LEVY PARKING 2% OF REQUIRED	13	20
EV CHARGING STATIONS 2% OF REQUIRED		

PH II PARKING DATA

PHYSICAL FITNESS MASSAGE THERAPY & SPA (11250)	REQ(SPACES)	PROV(SPACES)
RETAIL MIXED USE SHOPPING CENTER (11225 SF)	27	
FAST FOOD RESTAURANT W DRIVE THRU (11150+11250)	32	
OUTDOOR SEATING 600 SF (11150 + 11250 SF)	6	
SUB TOTAL PARKING SPACES	165	282
ADA (INCLUDED IN TOTAL)	3	6
LEVY PARKING 2% OF REQUIRED	8	8
LEVY PARKING 2% OF REQUIRED	3	6
EV CHARGING STATIONS 2% OF REQUIRED	3	4
TOTAL PARKING SPACES	429	607
ADA (INCLUDED IN TOTAL)	11	18
LEVY PARKING 2% OF REQUIRED	21	28
LEVY PARKING 2% OF REQUIRED	3	6
EV CHARGING STATIONS 2% OF REQUIRED	3	4

OUT PARCEL PARKING DATA

OUTPARCEL A (TBD) RETAIL - TIRE STORE (1300 SF)	7	
OUTPARCEL B (TBD) FAST FOOD RESTAURANT WITH DRIVE THRU (1100 SF)	7	
OUTPARCEL C BANK (1000 SF)	3	
TOTAL	17	

AREA CALCULATION PHASE I & II

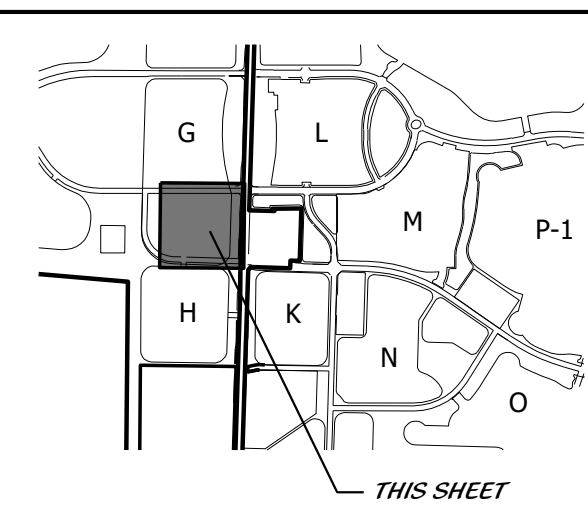
	SF	AC	%
BUILDING LOT COVERAGE	131,153	3,011	14.82%
AIR CONDITIONED BUILDING FOOTPRINT	93,411	2,144	10.55%
CANOPY OVERHANG GREATER THAN 24IN	1,453	0.033	0.16%
FUTURE BUILDING AREAS (ESTIMATED)	36,289	0.833	4.10%

SETBACKS

FRONT (EAST)	Required	PROV PH I	PROV PH II
REAR (WEST)	20'	500'	588.4'
SIDE (SOUTH)	10'	71'	80.7'
SIDE (NORTH)	10'	82'	N/A
		10'	507'

- NOTE: SITE PLAN BASED ON SURVEY & PLAT BY CALFIELD & WHEELER INC.
- NOTE: THE PROPOSED SITE PLAN IS CONSISTENT WITH THE APPROVED MASTER PLAN.
- NOTE: THE MINIMUM NUMBER OF BOX OR GALLEY SPACES FOR THE PANTRY DRIVE THRU IS 3 SPACES.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: RESTRICTIONS ON ADJACENCY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: BUILDING TO USE FOR PARCELS A-C TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 25%. PARCEL E COVERS 21.54% OF PERVIOUS AREA EXCLUDING THE RPE. THE PERVIOUS AREA TO PARCEL E COVERS 25.54% OF PERVIOUS AREA (20,320 SF) WHICH IS EQUIVALENT TO 5.71% (11,049.39 SF) OF THE PERVIOUS AREA TO PARCEL E. THE MINIMUM PERVIOUS AREA IS 25% OF PARCEL E (11,049.39 SF) WHICH IS EQUIVALENT TO 0.38% OF PERVIOUS AREA TO PARCEL E.
- NOTE: RESTAURANTS EXCLUDING FAST FOOD WITH DRIVE THRU LESS THAN 1000 SF LOCATED WITHIN THE PHASE I RETAIL BUILDINGS ARE PERMITTED TO ACCESS THE DRIVE THRU USING THE DRIVE THRU ENTRANCE.
- NOTE: ANY INCREASE OF SQUARE FOOTAGE WITHIN OUTPARCEL C SHALL REQUIRE A SITE PLAN AMENDMENT.
- NOTE: ANY INCREASE OF SQUARE FOOTAGE WITHIN OUTPARCEL C SHALL REQUIRE A SITE PLAN AMENDMENT.

KEY 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 EASEMENT
- 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
- TOP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST
- SB: SETBACK
- LB: LANDSCAPE BUFFER

LEGAL DESCRIPTION

PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

- PROPERTY OWNER**
PUBLIX SUPER MARKETS, INC.
LAKELAND, FLORIDA 33802
- SURVEYOR**
CAULFIELD & WHEELER, INC.
7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-750-1452
- TRAFFIC ENGINEER**
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336
- ENVIRONMENTAL CONSULTANT**
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-455-1700
- SITE PLANNER**
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377
- CIVIL ENGINEER**
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848
- SEMINOLE IMPROVEMENT DISTRICT ENGINEER**
CAULFIELD & WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
- DEVELOPER**
WINDCREST DEVELOPMENT GROUP, INC.
605 E. ROBINSON STREET, SUITE 340
ORLANDO, FLORIDA 32801
OFFICE: 407-219-3540 EXT. 3
FAX: 407-219-3541

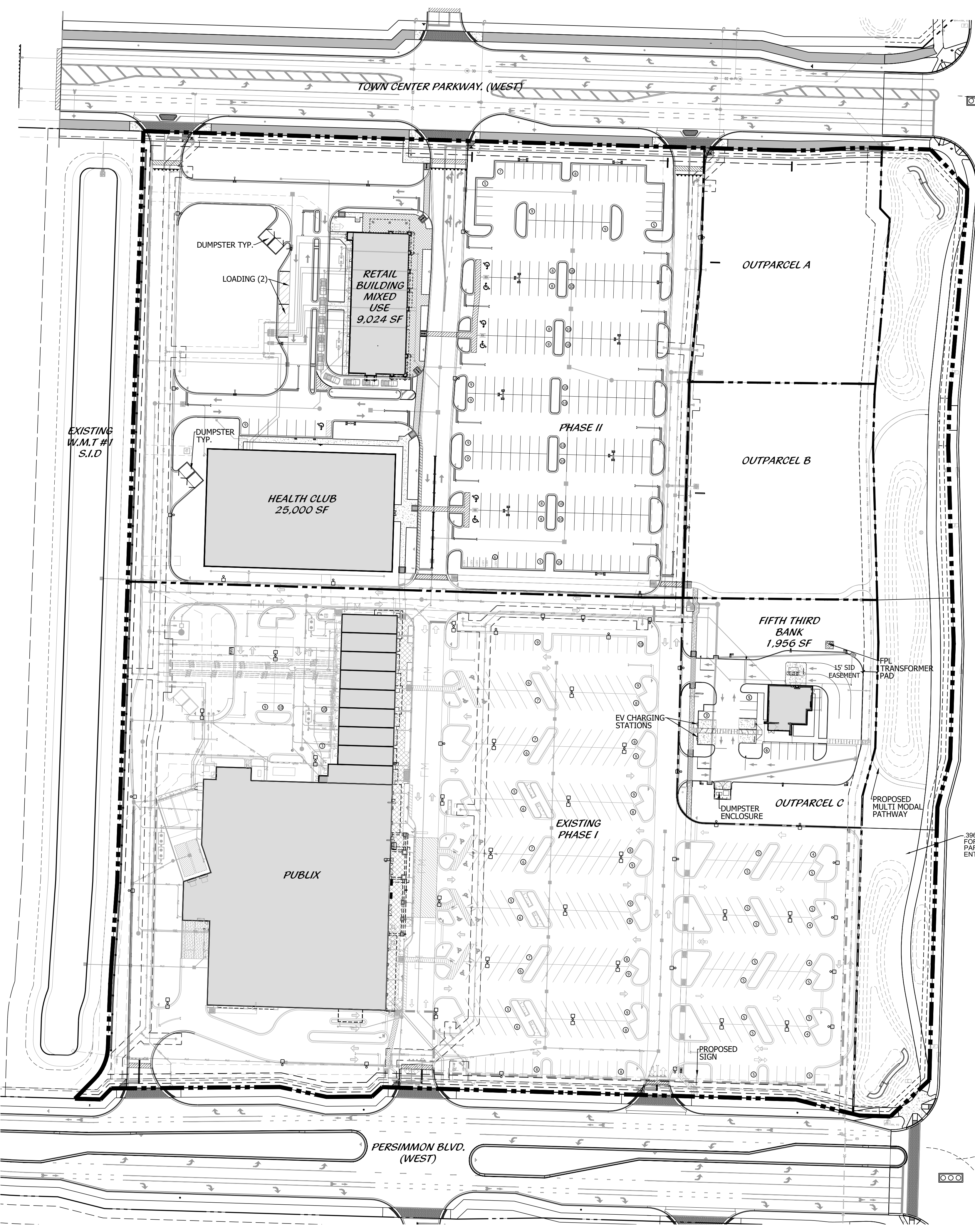
PDR CHART

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	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.

PARCEL G



396 AC/15,049.39 SF OF RPE UTILIZED FOR PERVIOUS REQUIREMENT FOR PARCEL E. SEE NOTE 7, (NOTE & POD ENTRY MONUMENT NOT INCLUDED)