

SITE DATA

NAME OF APPLICATION	WESTLAKE POD H- PINNACLE SELF STORAGE
APPLICATION NUMBER	SFR 2021-04
PROJECT NUMBER	CH 53-0518-60-02
LAST BCC APPROVAL DATE	10.29.14
LAST CITY OF WFL/MASTER PLAN APPROVAL DATE	11.12.2020
RESOLUTION NUMBERS	TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA 2016-01, MPA 2017-01, MPA 2019-01, MPA 2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 / 43 / 40
PROPERTY CONTROL NUMBER	77-40-43-01-17-000-0020
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY
APPROVED USE	MIXED USE
PROPOSED USE	SELF SERVICE STORAGE
SITE DATA	SQ.FT. AC. %
TOTAL SITE AREA	250,535.00 5.75 100
BUILDING DATA	SQ.FT.
TOTAL GROSS FLOOR AREA	107,290
LIMITED ACCESS SELF STORAGE	76,510
MULTI ACCESS SELF STORAGE	30,780
BUILDING LOT COVERAGE	57,980.00 1.33 23%
BUILDING HEIGHT	3 STORY
OUTDOOR STORAGE (BOATS/RV'S ETC)	SPACES AC. %
COVERED	30 0.42 7.36
OPEN AIR (PERVIOUS GRAVEL)	20 0.27 4.74
VEHICULAR CIRCULATION	3,080.33 0.07 1.23%
TOTAL STORAGE SPACES/ AREA	50 1,042 18.12
NUMBER OF STORAGE UNITS	973
LIMITED ACCESS SELF STORAGE	800
MULTI ACCESS SELF STORAGE	173
PERVIOUS AREA	SQ.FT. AC. %
LANDSCAPE AREA	116,860.51 2.68 46.64%
PERVIOUS GRAVEL STORAGE	11,863.11 0.27 4.74%
SUB TOTAL	128,723.62 2.96 51.38%
IMPERVIOUS AREA	SQ.FT. AC. %
BLDG LOT COVERAGE	57,980.00 1.33 23.14%
VEHICULAR USE AREAS	60,751.05 1.39 24.25%
SIDEWALK	3,080.33 0.07 1.23%
SUB TOTAL	121,811.38 2.80 48.62%
TOTALS	250,535.00 5.75 100.00%
TOTAL PERVIOUS REQUIRED	62,633.75 1.44 25%
TOTAL PERVIOUS PROVIDED	128,723.62 2.96 51%
PARKING	REQUIRED PROVIDED
TOTAL PARKING (1 PER 150) PLUS 3 SPACES FOR ADA SPACES (INCLUDED IN TOTAL)	9 19
ADA SPACES (INCLUDED IN TOTAL)	1 1
TOTAL LOADING (12' X 35') TO ACCESS OR 1/2 TSK (SP)	3 3
SITE AMENITIES	REQUIRED PROVIDED
BENCHES	0 2
BIKE RACK (5% OF REQUIRED PARKING)	1 4

PROJECT TEAM

PROPERTY OWNER:
MINTO PBLH, LLC
16604 TOWN CENTER PKWY. NO., SUITE B
WESTLAKE, FL 33470
PHONE: 954-973-4490

DEVELOPER:
PINNACLE STORAGE OF WESTLAKE, LLC
55 BRAMS POINT ROAD
HILTON HEAD, SC 29926
PHONE: 843-298-3373

TRAFFIC ENGINEER:
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FL 33411-6700
PHONE: 561-296-9698

ENVIRONMENTAL CONSULTANT:
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
PHONE: 772-287-8771

ARCHITECT:
KENNETH R. CARLSON, ARCHITECT P.A.
1166 W. NEWPORT CENTER DRIVE, SUITE 311
DEERFIELD BEACH, FL 33442
PHONE: 954-427-8848

SITE PLANNER/LANDSCAPE ARCHITECT:
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

SEMINOLE IMPROVEMENT DISTRICT - DISTRICT ENGINEER:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: 561-392-1991

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
Light Industrial	43,560	30	10	10	20	50%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

LEGAL DESCRIPTION

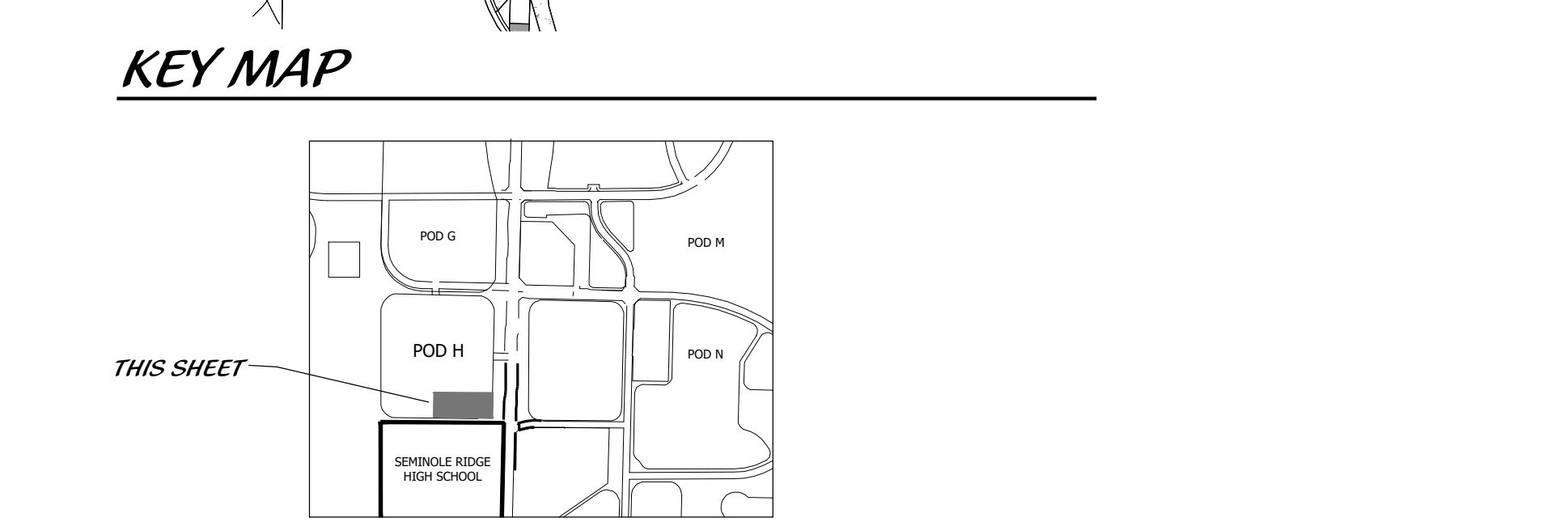
DESCRIPTION: POD H - PARCEL "E" BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, 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., A DISTANCE OF 835.68 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E., A DISTANCE OF 393.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.01°42'52"W., A DISTANCE OF 32.38 FEET; 2) THENCE S.13°52'24"W., A DISTANCE OF 56.97 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 222.40 FEET TO A POINT ON THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF WESTLAKE - POD H; THENCE N.89°12'10"W., ALONG SAID NORTH LINE, A DISTANCE OF 788.71 FEET; THENCE N.01°42'45"E., A DISTANCE OF 323.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 406.87 FEET TO THE POINT OF BEGINNING.
CONTAINING: 250,535 SQUARE FEET OR 5.751 ACRES, MORE OR LESS.

NOTES

1. THE MASTER PLAN FOR WESTLAKE LANDINGS (POD H) ASSIGNS 140,000 SF OF SELF STORAGE USE. THE PROPOSED SITE PLAN INCLUDES 108,705 SF OF SELF SERVICE STORAGE ALONG WITH 1.99 ACRES OF OUTDOOR STORAGE. THE UNUSED ENTITLEMENT RETAINED ON THE MASTER PLAN WILL BE AVAILABLE FOR FUTURE EXPANSION SUBJECT TO SITE PLAN REVIEW & APPROVAL BY THE CITY.
2. THE NORTH AND SOUTH GATE SYSTEMS SHALL BE EQUIPPED WITH CLICK TO ENTER (PRIMARY) AND KNOX KEY SWITCH (SECONDARY) SYSTEMS PER PBC FIRE RESCUE STANDARDS.
3. THE SITE CURBING OR PAVEMENT ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "FIRE LANE - NO PARKING" PER PBC FIRE RESCUE STANDARDS.

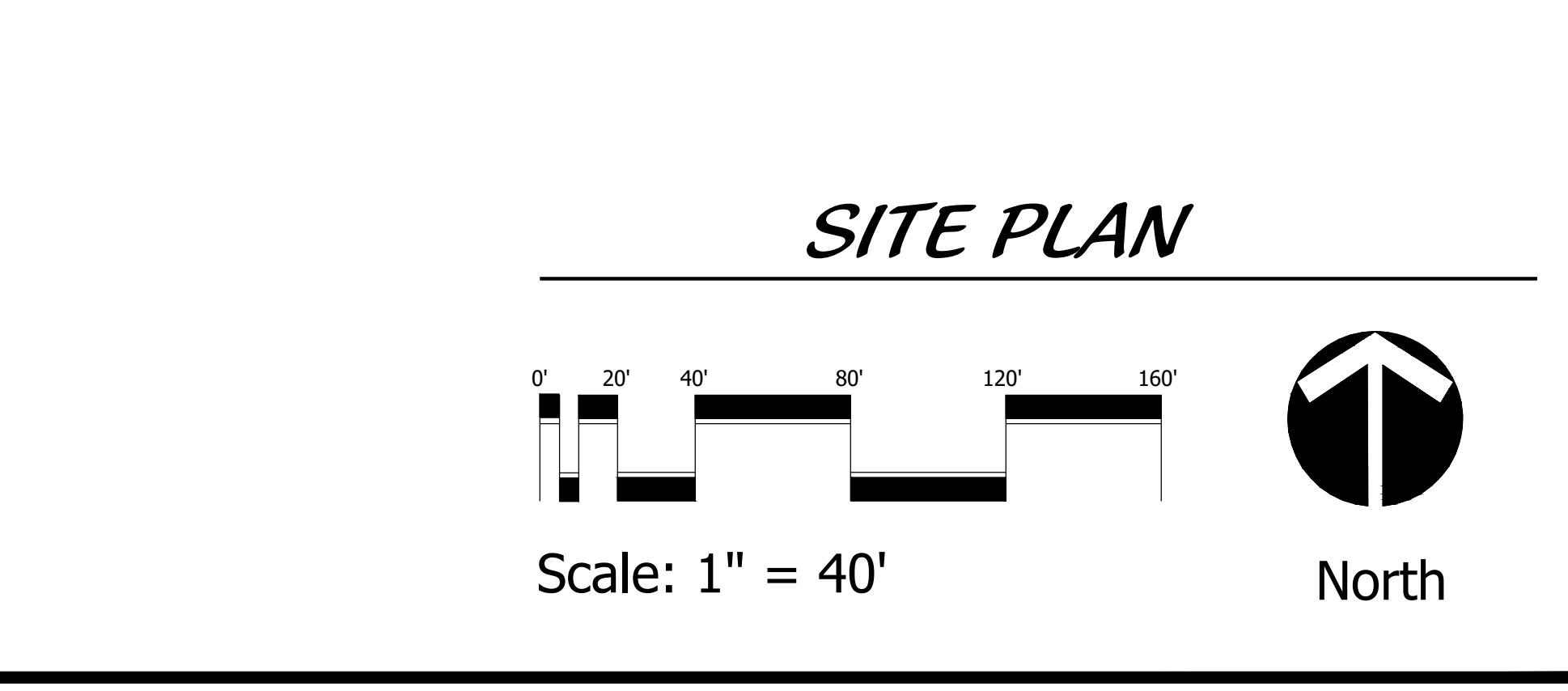
Setback Chart

Building Number	Front Setback (Feet)	Side North Setback (Feet)	Side South Setback (Feet)	Rear Setback (Feet)
1	97.2	77.6	32.4	545.7
2	351.2	269.8	17.5	161.6
3	393.6	194.6	100	209.5
4	393.4	135.3	156.9	209.5
5	328.5	76	213.9	209.5
6	430.5	15.2	281.2	169.5
7	328.5	119.9	95.3	429.3
Covered Open Storage (8)	735.3	11.5	16.5	10.2



LEGEND

- ADA SIGN
- AMERICANS WITH DISABILITIES
- LANDSCAPE BUFFER
- DRAINAGE EASEMENT
- STOP SIGN
- DO NOT ENTER
- PARKING LIGHT
- TYPICAL
- LOW SPEED ELECTRIC VEHICLE



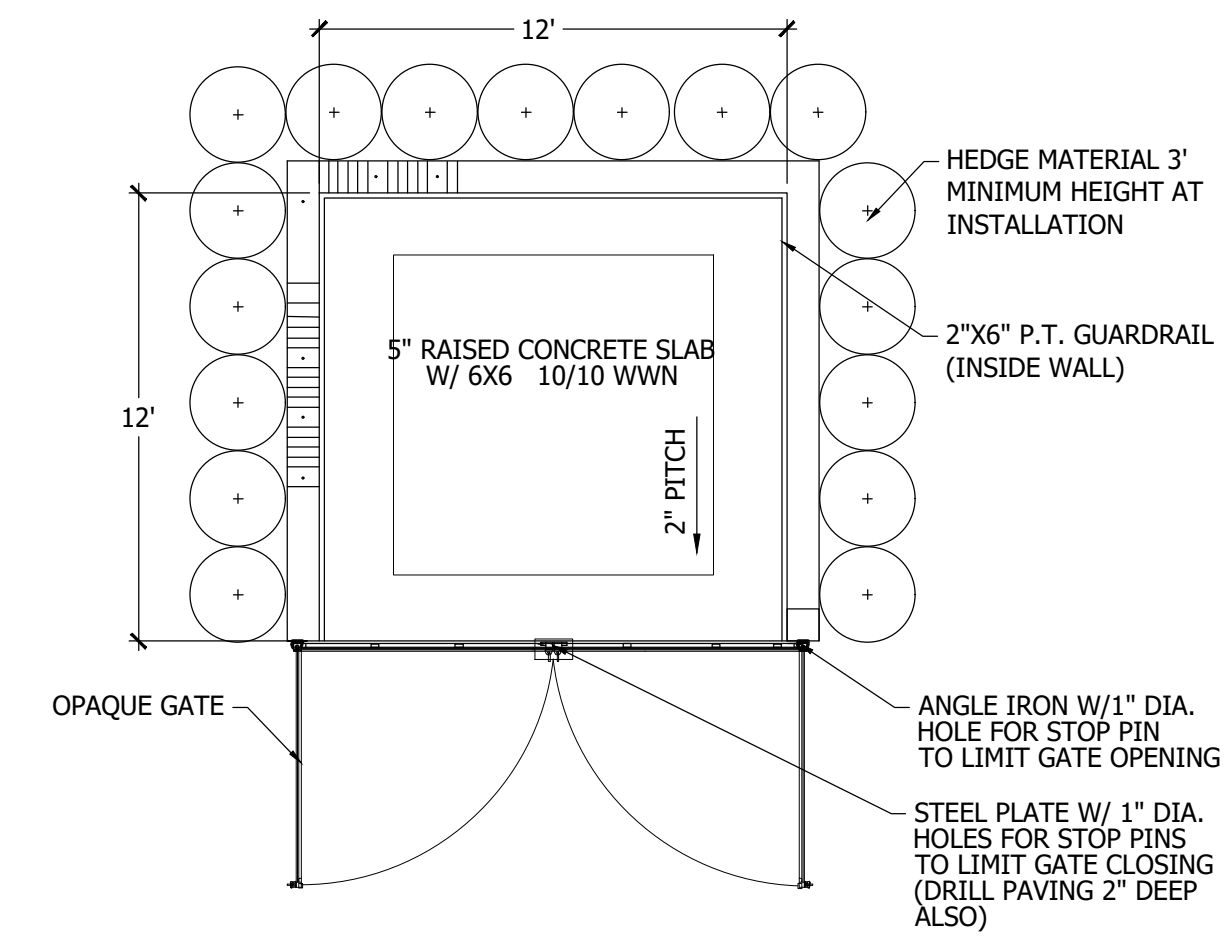
WESTLAKE LANDINGS

PINNACLE STORAGE OF WESTLAKE, LLC.
PALM BEACH COUNTY, FL

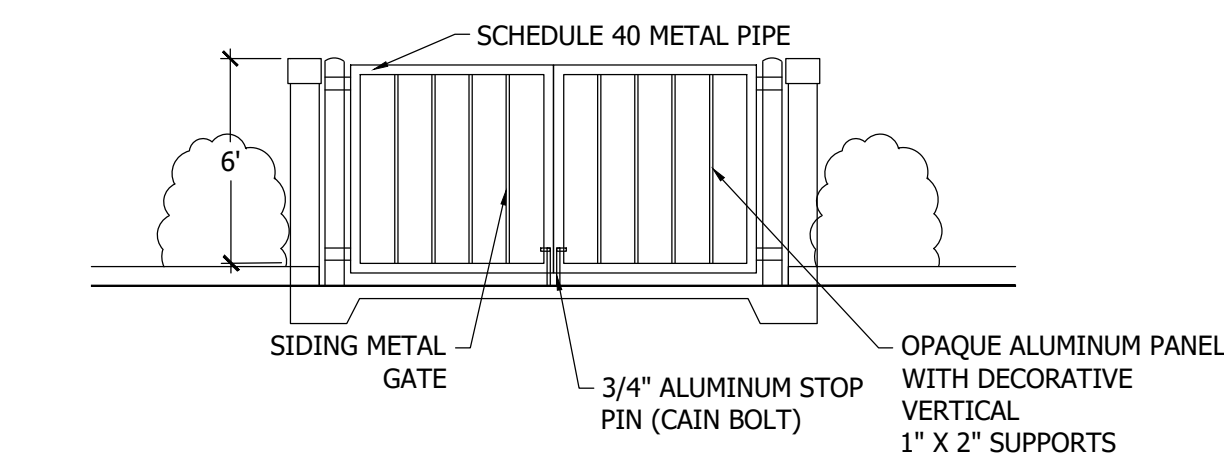
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DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60-02
DATE	03-25-21
REVISIONS	04-19-21

DUMPSTER DETAIL

PLAN VIEW NTS

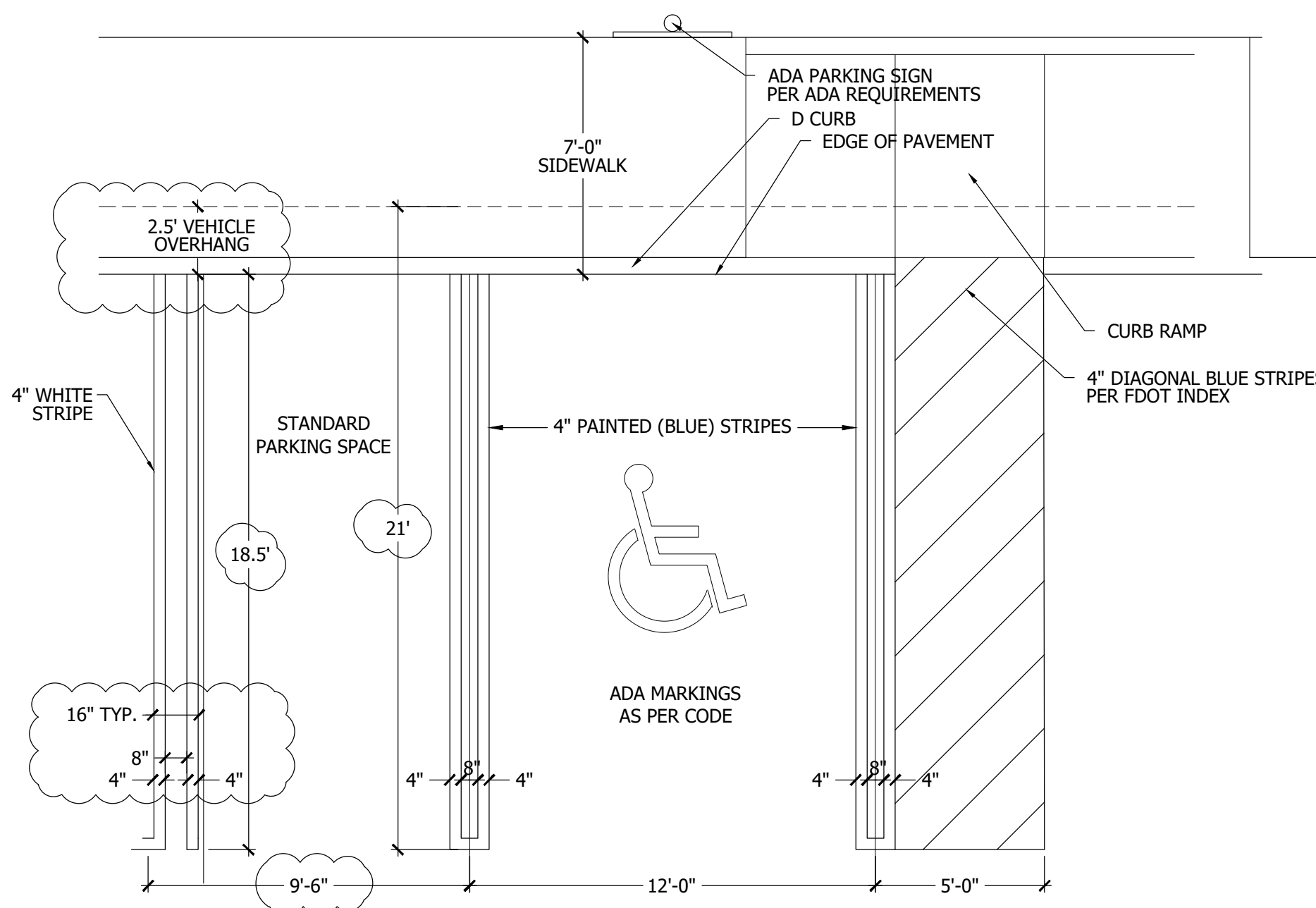


ELEVATION VIEW



STANDARD AND ADA PARKING DETAIL

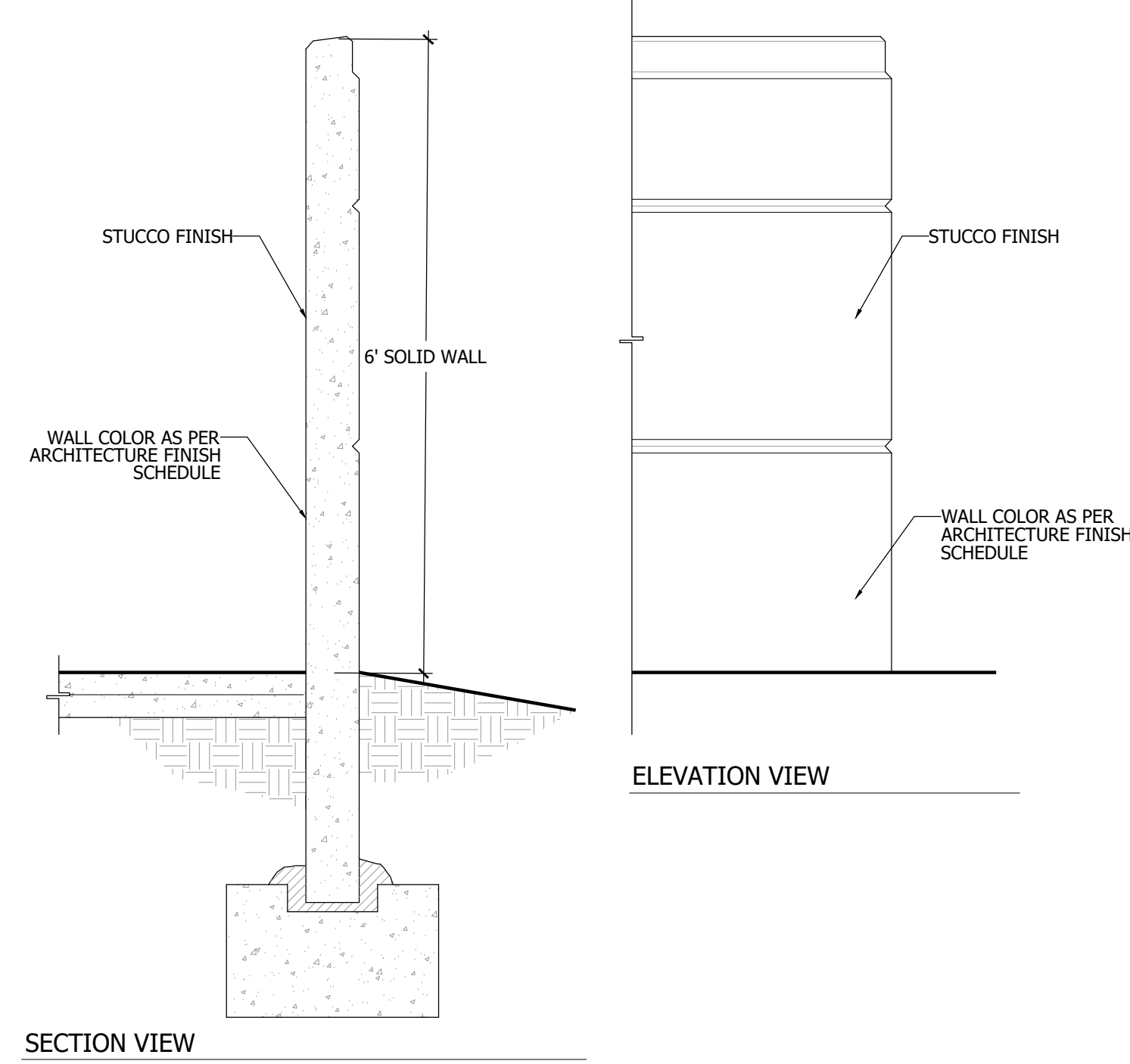
NTS



NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT WILL LIKELY FREQUENT THE STORAGE FACILITY

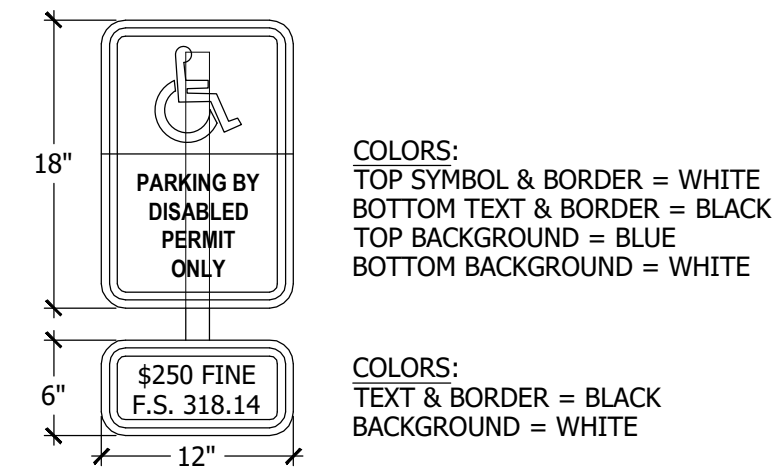
WALL DETAIL

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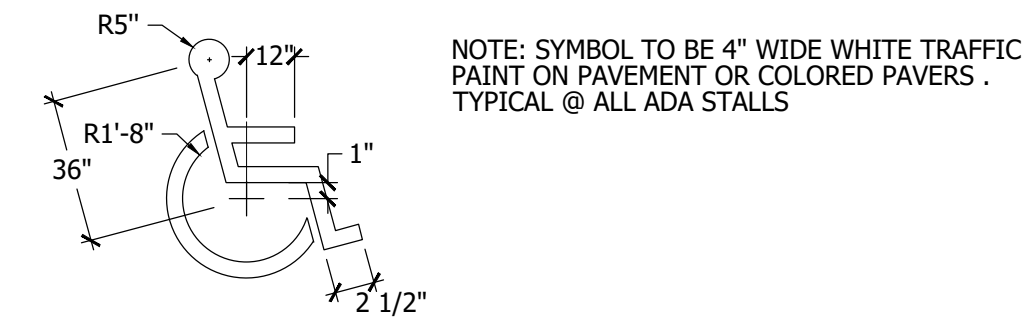
ADA SIGN DETAIL

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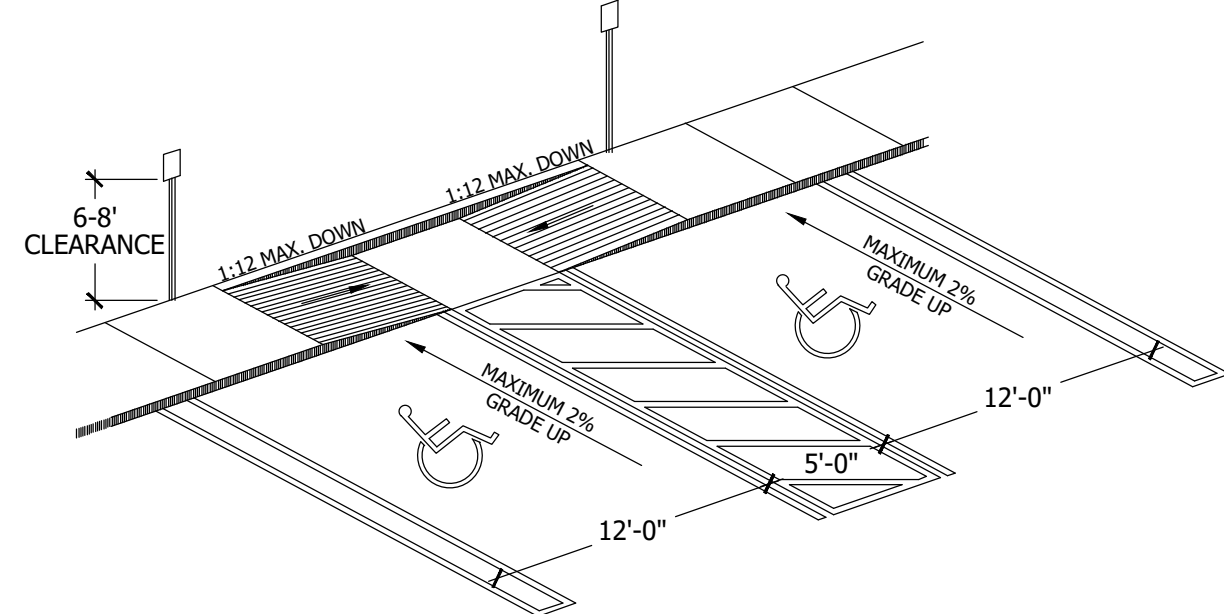
ADA SYMBOL DETAIL

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ADA RAMP DETAIL

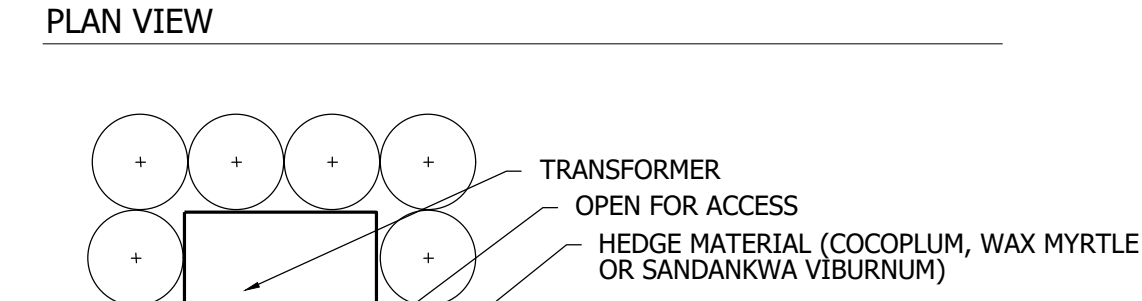
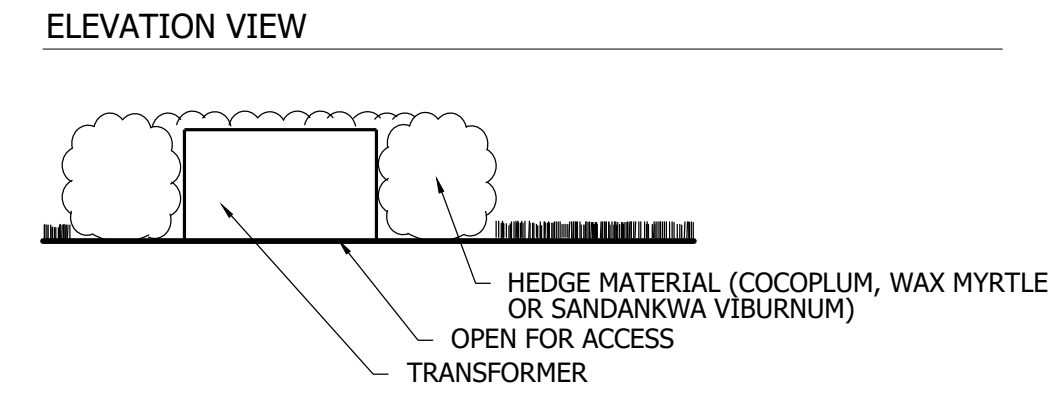
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NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

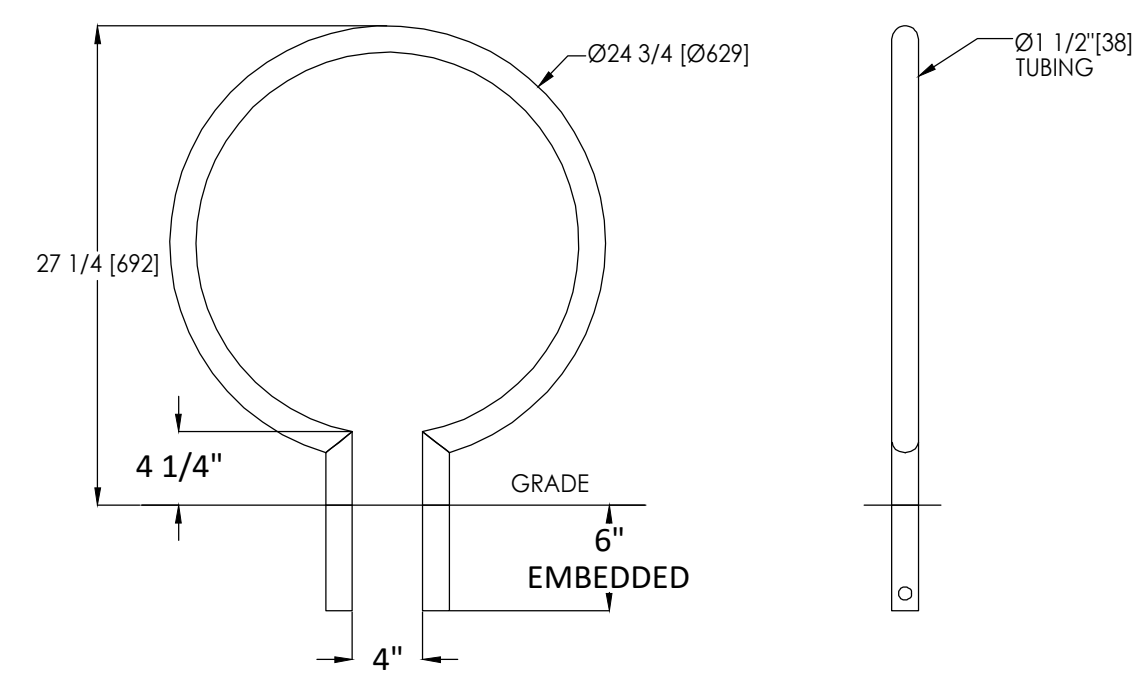
TRANSFORMER DETAIL

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BIKE RACK DETAIL

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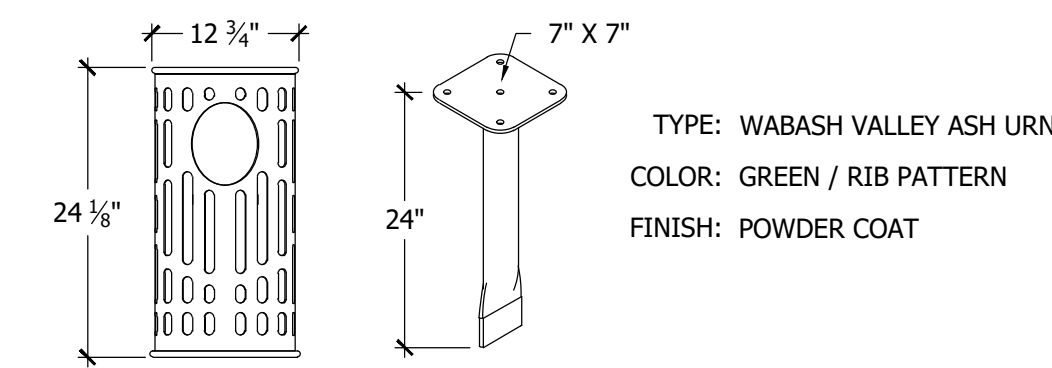


RING BIKE RACK, EMBEDDED (OR EQUAL)

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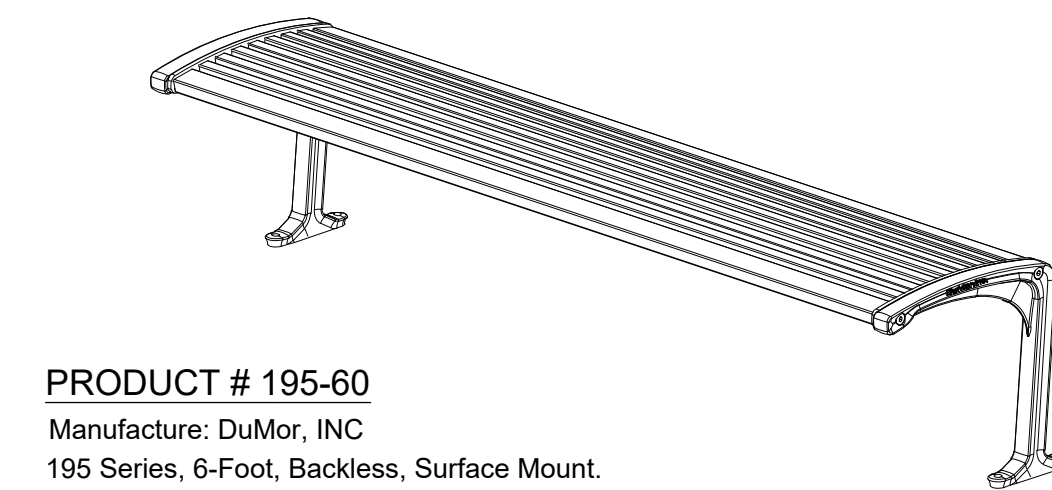
TRASH CAN DETAIL

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BENCH DETAIL

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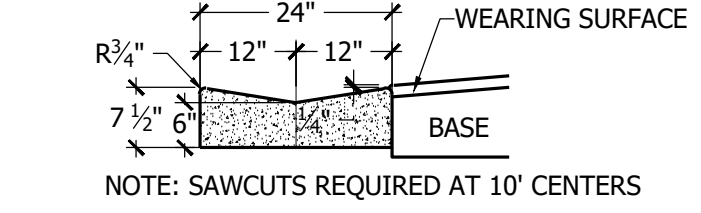
PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

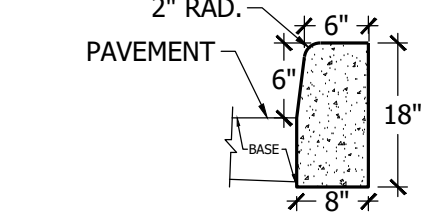
VALLEY CURB DETAIL

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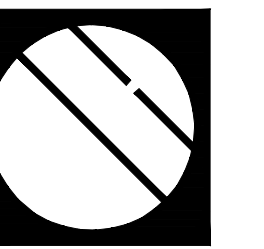
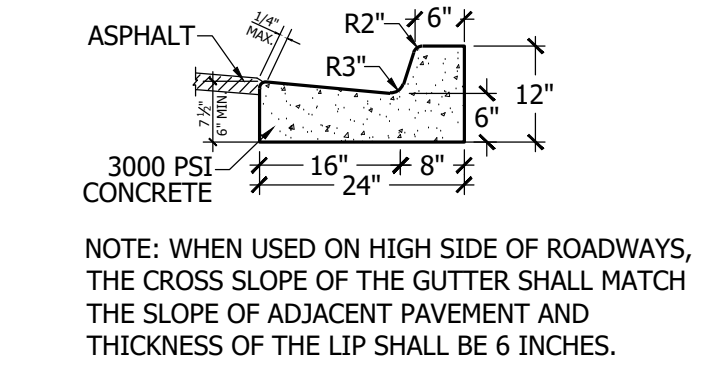
D CURB DETAIL

NTS



F CURB DETAIL

NTS



Cotleur & Hearing

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WESTLAKE LANDINGS
PINNACLE STORAGE OF WESTLAKE, LLC.
PALM BEACH COUNTY, FL

DESIGNED DEH
DRAWN JAE/RNK
APPROVED DEH
JOB NUMBER 13-0518.60.02
DATE 03-25-21
REVISIONS 04-19-21

April 19, 2021 2:33:49 p.m.
Drawing: 13-0518.60.02 SP.DWG

SHEET 2 OF 2

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Site Details