



SITE DATA

NAME OF APPLICATION	WESTLAKE POD H- MUPD MASTER PLAN
APPLICATION NUMBER	MPA 2021-01
PROJECT NUMBER	CH 13-0518-60
LAST BCC APPROVAL DATE	10/29/2014
LAST CITY OF WL "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-2017-05, 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(S)	77-40-43-01-17-000-0010 77-40-43-01-17-000-0029

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE *3	22.972	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,487	25%

PARCEL DATA

PHASE - 1	ACRES	SQ. FEET	PERCENT
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PARCEL B 1 RETAIL RESTAURANT, FAST FOOD W DRIVE THRU	1.684	73,373	3.31%
PARCEL B 2 RETAIL RESTAURANT, FAST FOOD W DRIVE THRU	1.818	79,196	3.58%
PARCEL C 1 RESTAURANT, FAST FOOD W DRIVE THRU	1.871	81,500	3.68%
PARCEL C 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.810	78,865	3.56%
PARCEL D SELF SERVICE STORAGE	5.751	250,535	11.32%
PARCEL F COMMERCIAL RECREATION	14.435	629,779	29.40%
PARCEL G OFFICE/LIGHT INDUSTRIAL	17.411	758,403	34.26%
PARCEL E SELF SERVICE STORAGE	1.000	43,567	1.97%
OST 1 SID D-3 CANAL	1.391	60,589	2.74%
TOTAL PARCEL DATA	50.826	2,213,086	100.00%

BUILDING DATA

PARCEL	DESCRIPTION	SQ. FEET
PARCEL A 1	CONVENIENCE STORE W GAS (PHASE - 1)	4,500
PARCEL A 2	RESTAURANT, FAST FOOD W DRIVE THRU	3,900
PARCEL B 1	RETAIL RESTAURANT FAST FOOD W DR THRU	4,500
PARCEL B 2	RETAIL RESTAURANT FAST FOOD W DR THRU	2,500
PARCEL C 1	RESTAURANT, FAST FOOD W DRIVE THRU	4,500
PARCEL C 2	RESTAURANT, FAST FOOD W DRIVE THRU	2,500
PARCEL D	SELF SERVICE STORAGE	3,885
PARCEL E	SELF SERVICE STORAGE	3,865
PARCEL F	COMMERCIAL RECREATION	140,000
PARCEL G	OFFICE LIGHT INDUSTRIAL	35,000
PARCEL H	OFFICE LIGHT INDUSTRIAL	160,000
TOTAL		354,170

TOTAL PARCEL DATA

NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	120 FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE *3	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPERATION	20 FEET

PARKING DATA

PARCEL	DESCRIPTION	SPACES
PARCEL A 1	CONVENIENCE STORE W GAS (PHASE - 1)	(1/240 SF + 1 PER PUMP ISLAND)
PARCEL A 2	RESTAURANT, FAST FOOD W DRIVE THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL B 1	RETAIL RESTAURANT, FAST FOOD W DRIVE THRU	(RETAIL: 1/300 SF REST FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL B 2	RETAIL RESTAURANT, FAST FOOD W DRIVE THRU	(RETAIL: 1/300 SF REST FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL C 1	RESTAURANT, FAST FOOD W DRIVE THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL C 2	RESTAURANT, FAST FOOD W DRIVE THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL D	SELF SERVICE STORAGE	(5 + 1/150 UNITS)
PARCEL E	SELF SERVICE STORAGE	(6 SPACES PER ACRE)*6
PARCEL F	COMMERCIAL RECREATION	(OFFICE: 1/300 SF LIGHT INDUSTRIAL: 1/1200 SF + 1/300 OF OFFICE)
PARCEL G	OFFICE LIGHT INDUSTRIAL	
PARCEL H	OFFICE LIGHT INDUSTRIAL	
BICYCLE PARKING		VARIABLE BY USE. REFER TO TABLE 8-7 OF THE WESTLAKE PARKING CODE

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPOINT INC.
- NOTE: THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
- NOTE: THE MAXIMUM LOT COVERAGE VARIES BY USER TABLE 3-12 MU DISTRICT NON-RESIDENTIAL STANDARDS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: INDOOR RECREATION PARKING RATE IS "N/A" TBD.
- NOTE: SITE COLORING OR PAVING TO THE CURBING SHALL BE PRINTED AND DESIGNED AS A PRELINE. NO PARKING PER PERCELS RESULTS STANDARDS.

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	20	45%	25%
Commercial Recreation		20	10	10	20	35%	25%
Light Industrial		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.

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
ESMT:	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

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WESTLAKE LANDINGS

POD H MASTER PLAN

PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518-60
DATE	03-25-21
REVISIONS	04-12-21

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 4152 WEST BLUE HERON BLVD, SUITE 105 RIEVEA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 813-248-2266
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: 561-236-9898 FAX: 561-684-6336
CIVIL ENGINEER SIMMONS & WHITE 2581 MONTEREY COMMONS BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 772-287-8771 MOBILE: 772-488-1700	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-488-1700
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

Scale: 1" = 100'

April 12, 2021 10:06:02 a.m.
Drawing: 13-0518-60 MP.DWG

SHEET 1 OF 2

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