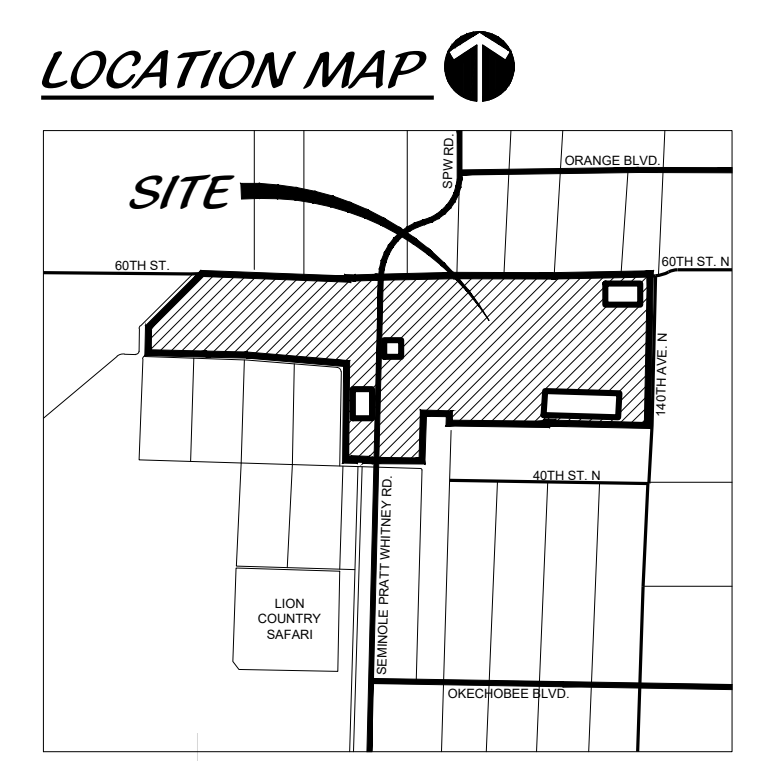
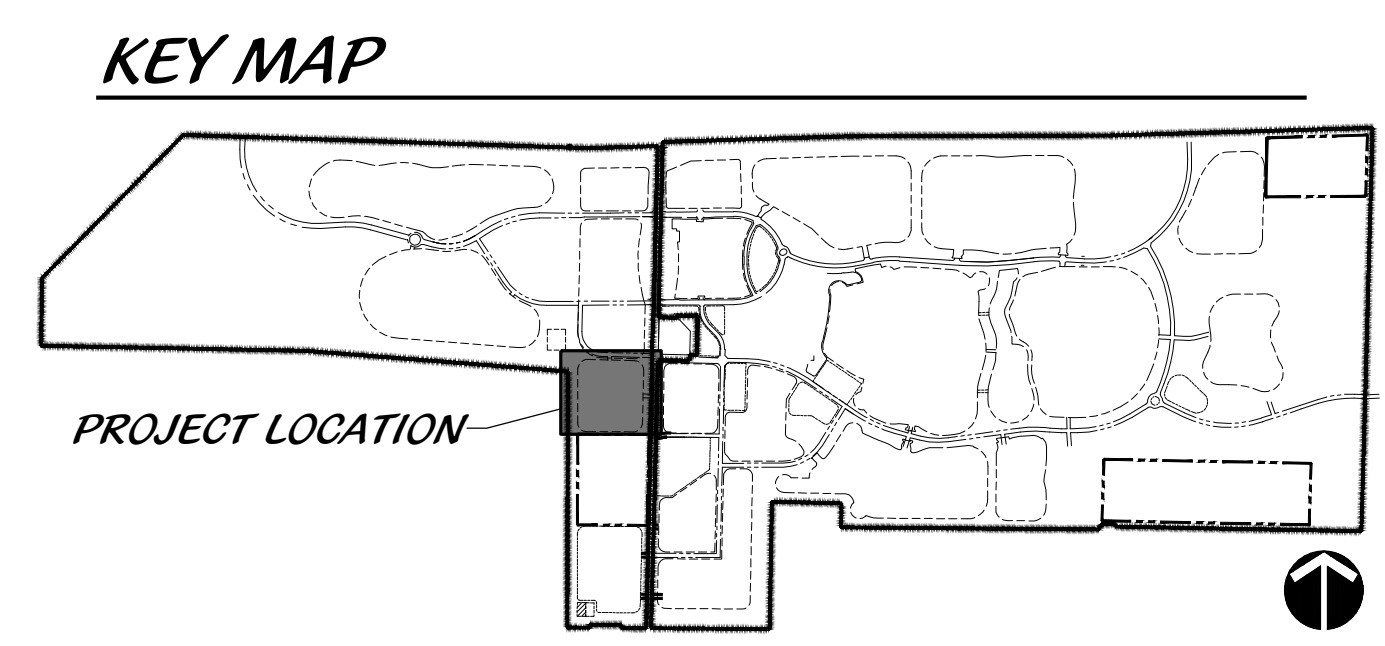
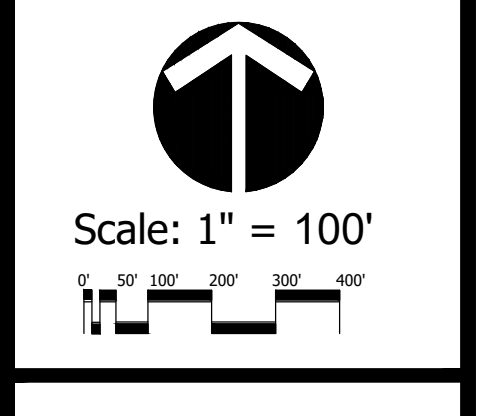


WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

Digitally signed by Donaldson E Hearing: A01098 0980000001 00000015D8A1B3



DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
REVISIONS	04-12-21
	05-25-21
	11-03-21
	06-12-21
	07-15-21
	09-03-21
	03-08-24
	10-04-21



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H- MUPD MASTER PLAN
 APPLICATION NUMBER: MPA-2023-04
 PROJECT NUMBER: CH 13-0518.60.00

DEVELOPMENT ORDER APPROVALS POD H MASTER PLAN: MPA 2021-01, MPA 2021-02, MPA 2021-04, MPA 2023-01

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, 77-40-43-01-17-000-0021, 77-40-43-01-17-000-0022, 77-40-43-01-17-000-0023, 77-40-43-01-17-000-0024, 77-40-43-01-17-000-0025, 77-40-43-01-17-000-0026, 77-40-43-01-17-000-0027

EXISTING USE
 APPROPOSED USE

COMMERCIAL	ACRES	SQ FEET	PERCENT
COMMERCIAL	50.826	2,213,966	100%
COMMERCIAL	22.872	996,294	45%
COMMERCIAL	12.707	553,497	25%

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES RPS)	ACRES	SQ FEET	PERCENT
MAXIMUM LOT COVERAGE 13	22.872	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,497	25%

PARCEL DATA

ACRES	SQ FEET	PERCENT
2.477	107,902	4.87%
1.177	51,267	2.32%
3.502	152,569	6.90%
3.681	160,365	7.24%
5.751	250,535	11.32%
1.300	56,628	2.56%
4.540	197,792	8.93%
6.035	269,011	13.05%
1.960	85,378	3.86%
17,411	758,403	34.20%
1,000	43,567	1.97%
1,391	60,599	2.74%
50.826	2,213,966	100.00%

ENTITLEMENT ALLOCATION

PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	50 FEET
PARCEL A 2 RESTAURANT W DRIVE THRU	4,600
PARCEL B SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	2,800
RESTAURANT W DRIVE THRU	11,878
RESTAURANT W DRIVE THRU (COFFEE SHOP)	4,637
RESTAURANT W DRIVE THRU	2,525
RESTAURANT W DRIVE THRU	4,478
PARCEL E SELF SERVICE STORAGE	146,000
PARCEL F 2	10,400
PARCEL F 3	47,529
PARCEL G LIGHT INDUSTRIAL	73,890
PARCEL H	227,000
TOTAL	529,247

TOTAL PARCEL DATA

NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	TBD FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT (NOTE 11)
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPERATION	20 FEET

PARKING DATA

PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1240 SF + 1 PER PUMP ISLAND)
PARCEL A 2 RESTAURANT W DRIVE THRU	(1150 SF INCL. OUTDOOR PLUS 1250 SF)
PARCEL B SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	(5 CTR. MIP 1225 SF, RESTAURANT 1150 SF INCL. OUTDOOR PLUS 1250 SF)
PARCEL C RESTAURANT W DRIVE THRU (COFFEE SHOP)	(1150 SF INCL. OUTDOOR PLUS 1250 SF)
PARCEL D RESTAURANT W DRIVE THRU	(5 + 1150 UNITS)
PARCEL E SELF SERVICE STORAGE	TBD AT TIME OF SITE PLAN REVIEW
PARCEL F MIXED USE	(OFFICE: 1200 SF LIGHT INDUSTRIAL: 11200 SF + 12000 SF OFFICE)
PARCEL G LIGHT INDUSTRIAL	VARIABLES BY USE. REFER TO TABLE B.7 OF THE WESTLAKE PARKING CODE

- NOTE: SITE PLAN BASED ON SURVEY SHOWN AND SEALED BY GEOPINT INC.
- NOTE: THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
- NOTE: THE MAXIMUM LOT COVERAGE VARIES BY USE PER TABLE 12 MU DISTRICT NON RESIDENTIAL STANDARDS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: BIKEWAY PARKING RATE OF ANY TBD.
- NOTE: SITE CURBING OR PARKWAY ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "FIRE LANE. NO PARKING" PER FDC FIRE RESCUE STANDARDS.
- NOTE: RESTAURANT USES LESS THAN 3000 SF ARE INCLUDED IN THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE.
- NOTE: PARK SQUARE FOOTAGE FOR SUB-PARCELS IN PARCELS F SHALL BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN APPROVAL AND MAY VARY SLIGHTLY.
- NOTE: SUB PARCELS IN PARCEL F SHALL BE SUBDIVIDED BY METES & BOUNDS.
- NOTE: DRY RETENTION AREA WITHIN PARCEL F MAY BE ALLOCATED TO SUB PARCELS FOR THE PURPOSES OF SATISFYING MINIMUM PERVIOUS AREA.

LEGEND

SD: SEMINOLE IMPROVEMENT DISTRICT	CL: CENTER LINE
ROW: RIGHT OF WAY	SW: SIDEWALK
AC: ACRES	PBC: PALM BEACH COUNTY
UE: UTILITY EASEMENT	LME: LAKE MAINTENANCE EASEMENT
DE: DRAINAGE EASEMENT	WMT: WATER MANAGEMENT TRACT
LU: LANDUSE	RPE: RURAL PARKWAY EASEMENT
LB: LANDSCAPE BUFFER	SPW: SEMINOLE PRATT WHITNEY
LAE: LIMITED ACCESS EASEMENT	PBW: PERSIMMON BLVD. WEST
ESMT: EASEMENT	LSEV: LOW SPEED ELECTRIC VEHICLE

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	10	20	45%	25%
Commercial Recreation	20	10	10	10	20	35%	25%
Light Industrial	30	10	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.

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
 GEOPINT SURVEYING, INC
 4152 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
 FAX: 954-248-2266

SITE PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-484-6336

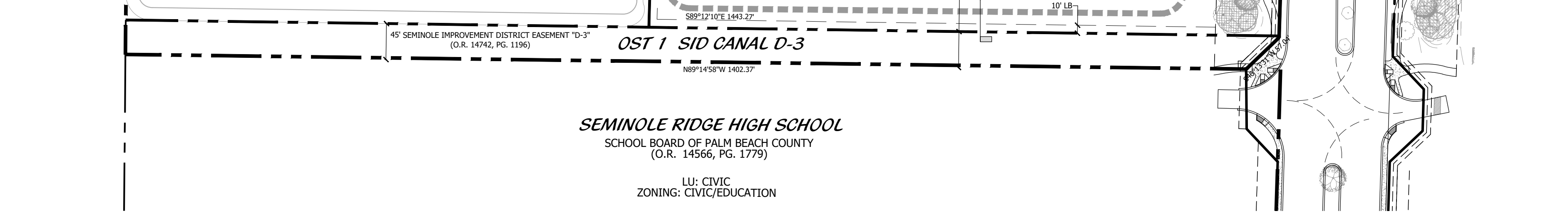
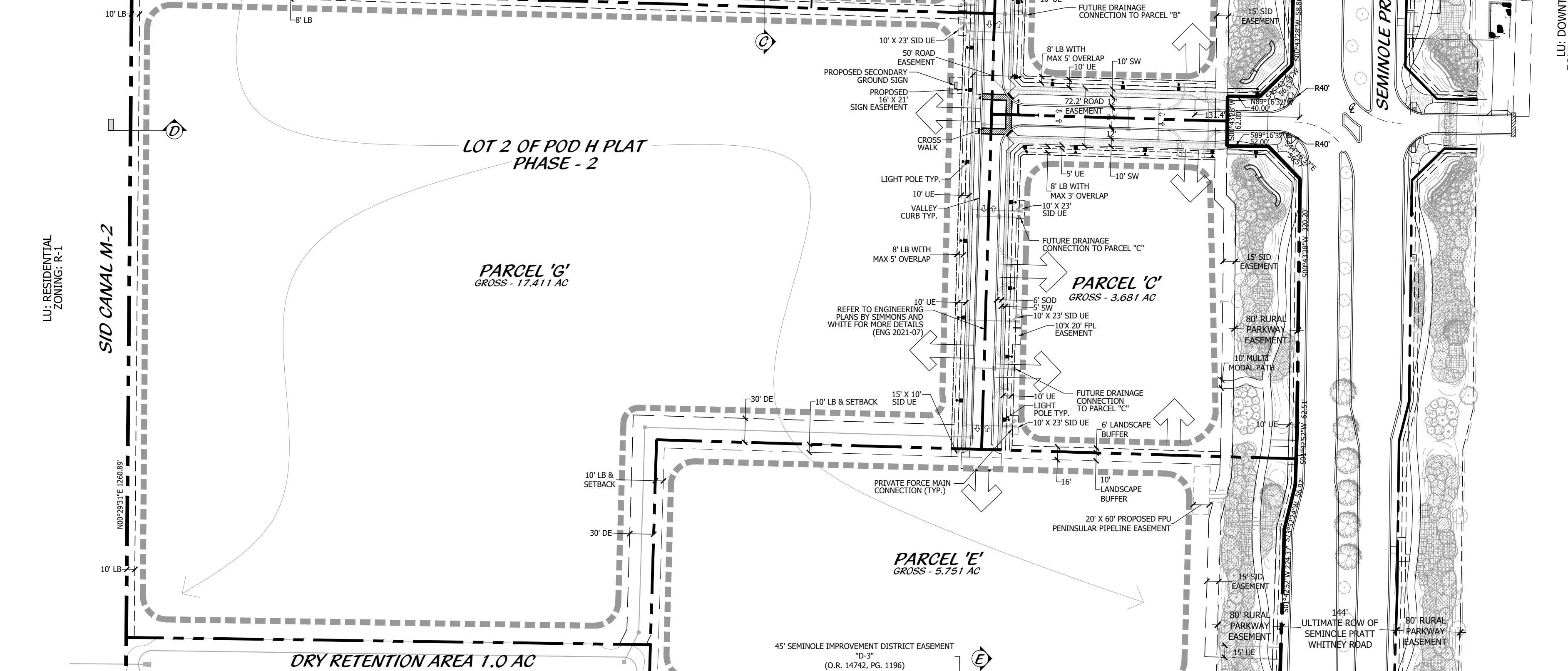
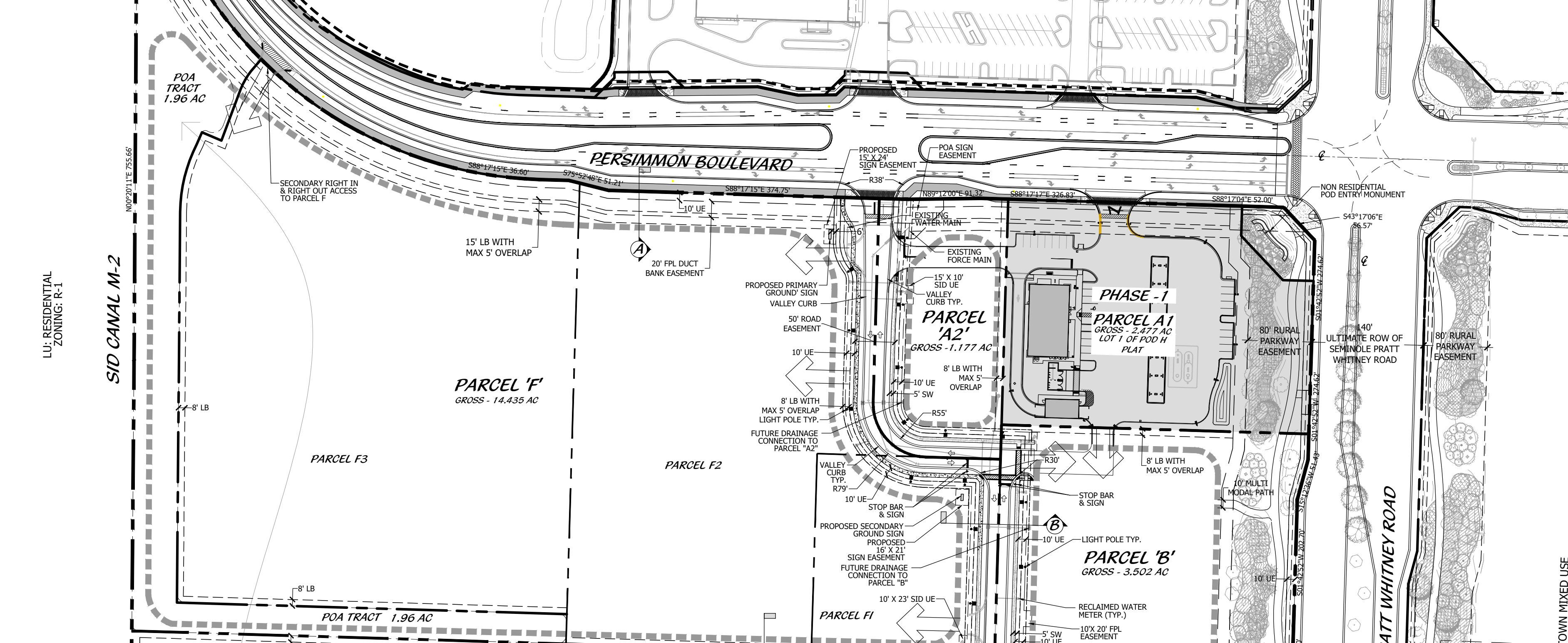
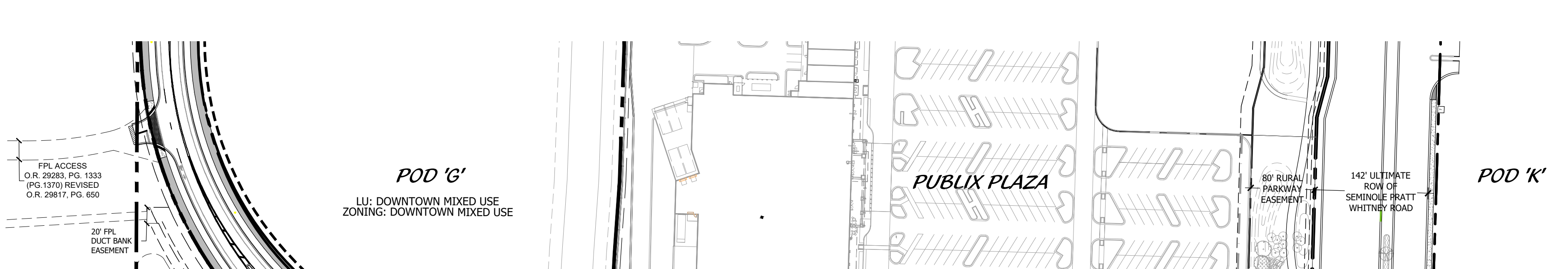
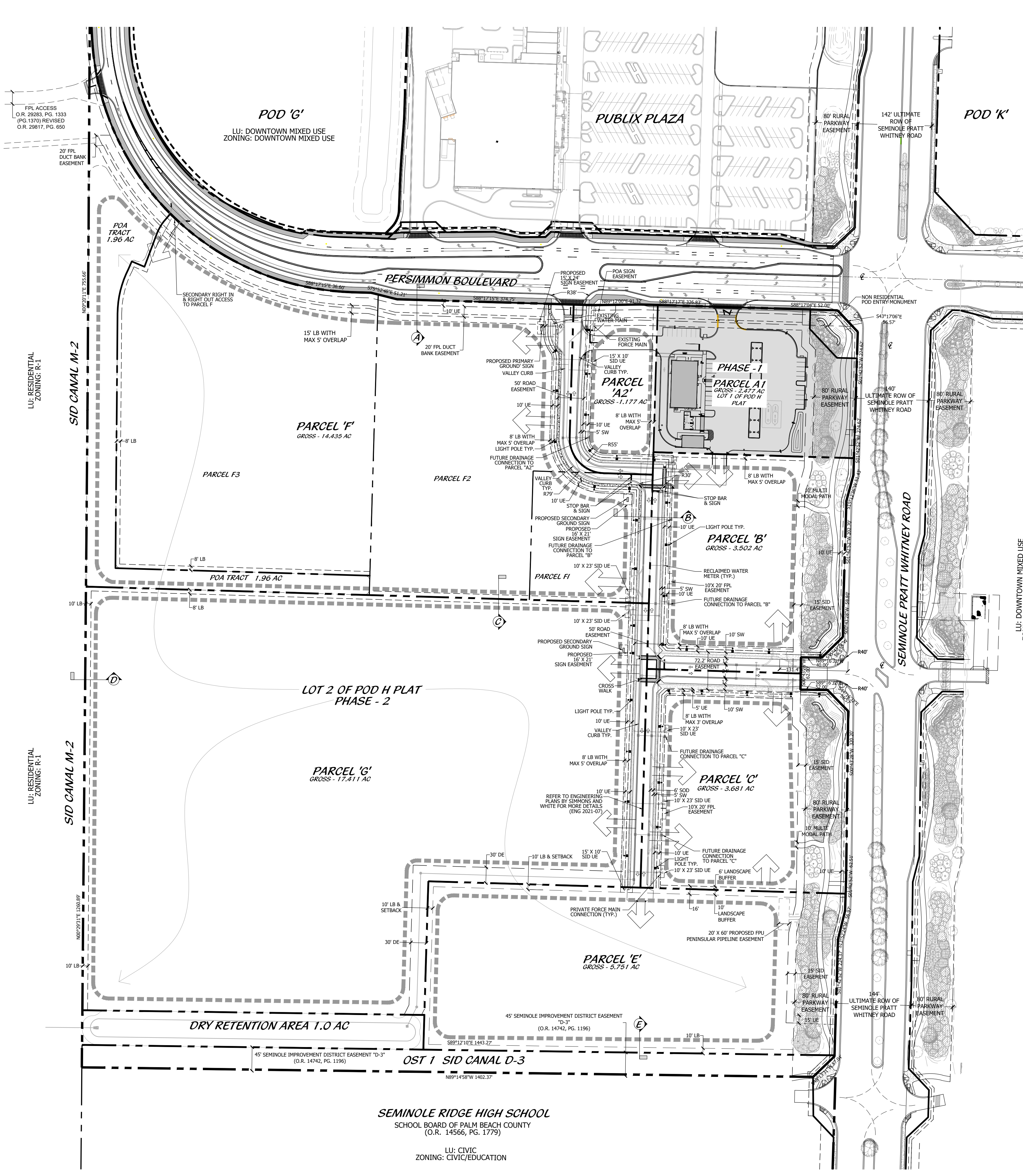
TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2068 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-296-9698
 FAX: 561-684-6336

CIVIL ENGINEER
 SIMMONS & WHITE
 2581 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 772-287-8771
 MOBILE: 772-485-1700

ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 772-287-8771
 MOBILE: 772-485-1700

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330



SEMINOLE RIDGE HIGH SCHOOL
 SCHOOL BOARD OF PALM BEACH COUNTY
 (O.R. 14566, PG. 1779)

LU: CIVIC
 ZONING: CIVIC/EDUCATION