

SEMINOLE PRATT WHITNEY ROAD

SITE DATA

NAME OF APPLICATION	WESTLAKE POD H PARCEL B - SHOPPES AT WESTLAKE LANDINGS
APPLICATION NUMBER	SPM-2023-14
PROJECT NUMBER	CH 15-0518.60.08
LAST REVISION DATE	10/25/2014
LAST CITY OF WLM/MASTER PLAN APPROVAL DATE	12.15.2020
CITY OF WLM/SITE PLAN APPROVAL DATE	06.06.2023
RESOLUTION NUMBERS	TTDR:2014-1646, R2014-1647, R2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2018-01, MPA-2018-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R2021-06, MPA-2021-01, MPA-2021-03
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/TOWNSHIP/RANGE	01 - 43 - 40
PROPERTY CONTROL NUMBER(S)	77-49-43-01-11-000-9029
EXISTING USE	COMMERCIAL USE (MIXED USE Note: 2)
APPROVED USE	COMMERCIAL (MIXED USE Note: 2)
PROPOSED USE	COMMERCIAL (MIXED USE Note: 3)
BUILDING HEIGHT	1 STORY 27'
NORTH BUILDING	1 STORY 27'
SOUTH BUILDING	1 STORY 27'
TOTAL AREA	SF AC. %
TOTAL AREA	152,570 3.50 100
TOTAL BUILDING LOT COVERAGE	17,466 0.40 11% 76x4
BUILDING DATA	
NORTH BUILDING	2,762
BAY 1 - SHOPPING CENTER MIXED USE	1,190
BAY 2 - SHOPPING CENTER MIXED USE	1,566
BAY 3 - SHOPPING CENTER MIXED USE	1,400
BAY 4 - SHOPPING CENTER MIXED USE	2,572
BAY 5 - RESTAURANT W DRIVE THRU (FAST FOOD)	9,450
TOTAL	17,466
SOUTH BUILDING	3,710
BAY 1 - SHOPPING CENTER MIXED USE	1,290
BAY 2 - SHOPPING CENTER MIXED USE	2,265
BAY 3 - RESTAURANT W DRIVE THRU (FAST FOOD)	7,065
TOTAL	11,565
PARKING DATA	REQ. PROV.
NORTH BUILDING	
SHOPPING CENTER - MIXED USE (1/225)	30.6
RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF - 1/250 SF)	21.4
OUTDOOR SEATING (400 SF @ 1/150 SF + 1/250 SF)	4.3
SOUTH BUILDING	
SHOPPING CENTER - MIXED USE (1/225)	22.2
RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF - 1/250 SF)	22.0
OUTDOOR SEATING (400 SF @ 1/150 SF + 1/250 SF)	4.3
SUB TOTAL	116.8
TOTAL	99
STANDARD PARKING SPACES	94
ADA PARKING SPACES	4
LOW SPEED ELECTRIC VEHICLES SPACES	3
LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES	6
QUEING SPACE PER CODE B (2) (2) (MAX 25% OF REQUIRED)	4
LOADING (12' X 35')	2
AREA CALCULATIONS	SF AC. %
BUILDING FOOTPRINT	16,515 0.38 10.82%
VEHICULAR USE AREA	65,739 1.51 43.09%
SIDEWALKS & PLAZAS	15,014 0.35 9.86%
GREEN SPACE / PERVIOUS	55,241 1.27 36.21%
TOTAL	152,569 3.50 100.00%
SITE AMENITIES	REQ. PROV.
BENCHES	4
BIKE RACK (5 SPACES PER BUILDING)	10
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	4

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	20	10	10	20	45%	25%	

SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	226.11	63.9	197.9	76.67	23.35
South Building	226.61	234.78	74.60	76.26	23.35

LEGEND

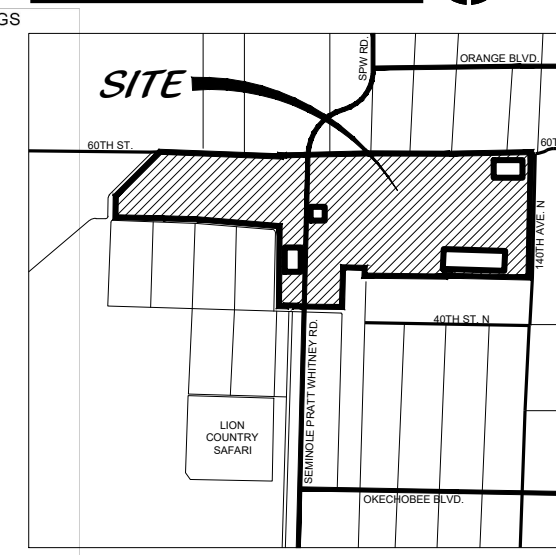
- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- OH OVER HANG
- SB SETBACK
- EV SIDEWALK
- EV ELECTRIC VEHICLE
- TYPICAL LOW SPEED ELECTRIC VEHICLE
- ELEC TRANS ELECTRONIC TRANSFORMER
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- GREASE TRAP
- TRANSFORMER

LEGAL DESCRIPTION

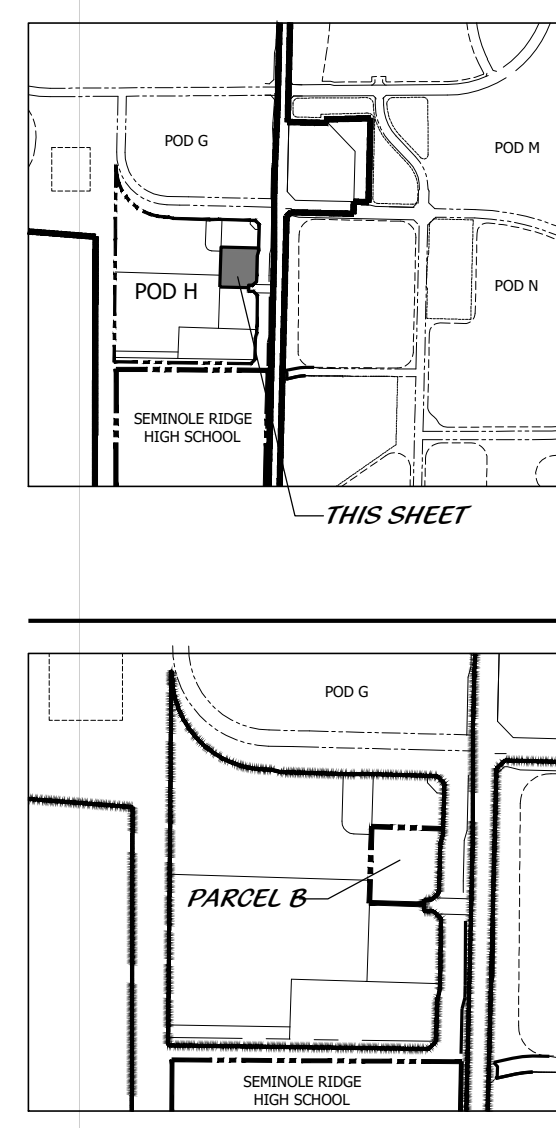
DESCRIPTION:
 BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN 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.88°17'15"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 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 SEVEN (7) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) THENCE S.01°42'52"W, A DISTANCE OF 32.12 FEET; 2) THENCE S.15°12'36"W, A DISTANCE OF 51.43 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 202.70 FEET; 4) THENCE S.00°43'28"W, A DISTANCE OF 58.80 FEET; 5) THENCE S.45°43'28"W, A DISTANCE OF 56.57 FEET; 6) THENCE N.89°16'53"W, A DISTANCE OF 40.00 FEET; 7) THENCE S.00°43'28"W, A DISTANCE OF 31.00 FEET; THENCE N.88°17'15"W, A DISTANCE OF 295.02 FEET; THENCE N.01°42'45"E, A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 152,570 SQUARE FEET OR 3.502 ACRES, MORE OR LESS.

LOCATION MAP



KEY MAP



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL B
PALM BEACH COUNTY, FL

Don't see your name? Digitally signed by Donaldson E. Hearing, DN: cn=Donaldson E. Hearing, o=Hearing & Hearing, ou=Hearing & Hearing, st=FL, email=donaldson@cotleurhearing.com, c=US

3286A00016979

DESIGNED: DEH
DRAWN: RNK
APPROVED: DEH
JOB NUMBER: 13-0518.60.01
DATE: 07-15-21
REVISIONS: 09-10-21
 01-03-24 10-04-21
 01-29-24 10-15-21
 03-08-24 07-11-22
 03-20-23 03-20-23
 04-26-23

SCALE: 1" = 20'

March 08, 2024 1:19:34 p.m.
 Drawing: 13-0518.60.01 SP.DWG

SHEET 1 OF 2

SITE PLAN