

SITE DATA

NAME OF APPLICATION: WESTLAKE POD H - SHOPPES OF WESTLAKE LANDINGS
 APPLICATION NUMBER: SPM-2023-15
 PROJECT NUMBER: CH 13-0518.60.01
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 12.15.2020
 CITY OF WL "SITE PLAN" APPROVAL DATE: 11/22/2021

RESOLUTION NUMBERS: TTDOR-2014-1946, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2018-01, MPA-2019-01, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-06, MPA-2021-01, MPA-2021-03

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01/43
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-17-000-0021, 77-40-43-01-17-000-0024, 77-40-43-01-17-000-0025

EXISTING USE: RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU
 APPROVED USE: RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU
 PROPOSED USE: RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU, RESTAURANT W DRIVE THRU

BUILDING HEIGHT	STORY	HEIGHT
COFFEE SHOP W DRIVE THRU	1 STORY	20'-2"
RESTAURANT 1	1 STORY	25'-0"
RESTAURANT 2	1 STORY	20'-0"

SITE DATA	SF	AC.	%
TOTAL SITE AREA	160,365	3.68	100%
TOTAL BUILDING LOT COVERAGE	8,326	0.19	5.19%

BUILDING DATA	SF
COFFEE SHOP W DRIVE THRU (STARBUCKS)	2,525
RESTAURANT 1 - FAST FOOD W DRIVE THRU (KFC)	2,200
RESTAURANT 2 - FAST FOOD W DRIVE THRU (TACO BELL)	2,278
TOTAL	7,003

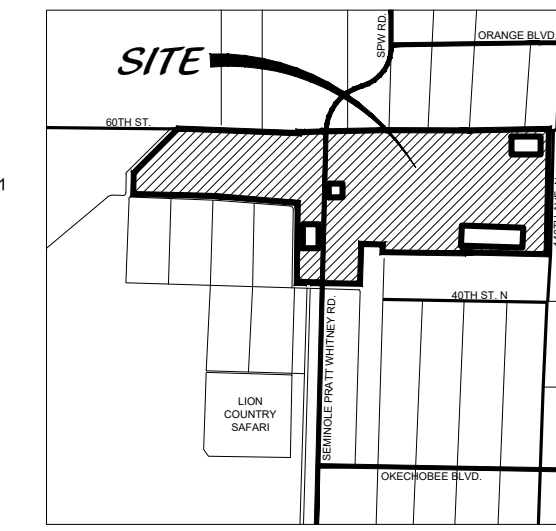
PARKING DATA	REQ	PROV
COFFEE SHOP W DRIVE THRU (11/50 + 1/250 SF)	26.9	5.3
OUTDOOR SEATING 500 SF	5.3	23.5
RESTAURANT 1 & W DRIVE THRU (11/50 + 1/250 SF)	23.5	24.3
RESTAURANT 2 & W DRIVE THRU (11/50 SF + 1/250 SF)	24.3	89
SUB TOTAL	80	95
TOTAL	109	109

AREA CALCULATIONS	SF	AC.	%
BUILDING FOOTPRINT	7,003	0.16	4.37%
VEHICULAR USE AREA	73,048	1.68	45.55%
SIDEWALKS & PLAZAS	15,049	0.36	9.38%
GREEN SPACE / PERVIOUS	65,265	1.50	40.70%
TOTAL	160,365	3.68	100.00%

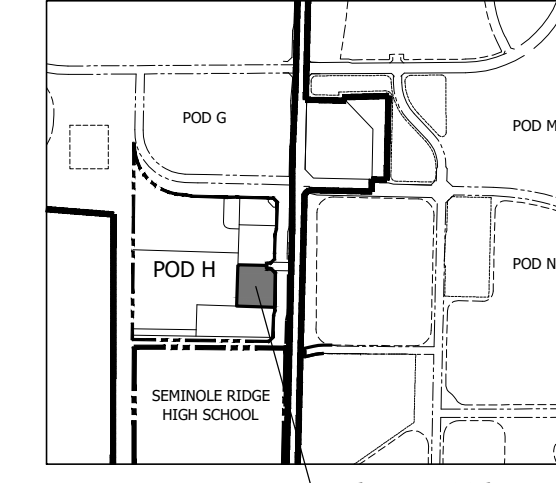
SITE AMENITIES: BENCHES (4), BIKE RACK (5 PER SPACES BUILDING) (18)

1. NOTE: SITE PLAN BASED ON SURVEY BOUND AND SEALED BY GEOPINT INC.
 2. NOTE: USE APPROVED PER PCD 1599/2023/02
 3. NOTE: PARKING FOR 360 SQ SF OUTDOOR INCLUDED IN PARKING CALCULATION
 4. NOTE: ADDITIONAL PARKING OF 7 SPACES AVAILABLE TO PARCEL B BUT NOT REQUIRED TO MEET CODE REQUIREMENT
 5. NOTE: UP TO 10% STANDARD PARKING SPACES MAY BE CONVERTED TO SEV SPACES BY RE-STRIPING IF DEMAND IS DETERMINED TO EXISTING LOCATION TO BE COORDINATED WITH CITY ENGINEER
 6. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS

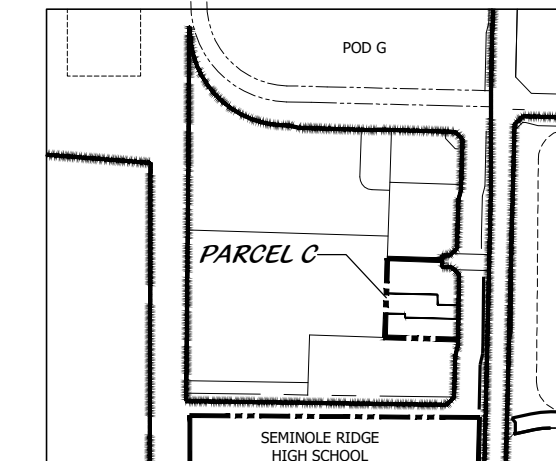
LOCATION MAP



1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239



KEY MAP - PARCEL C



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 Previous Percentage of Parcel
Commercial Uses	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.

SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
BUILDING 1	150.08	118.8	264.60	138.0	85.00
BUILDING 2	151.46	232.00	142.40	170.2	83.00
BUILDING 3	170.6	358.60	23	140.8	83.00

LEGEND

- ADA: AMERICANS WITH DISABILITIES
- LB: LANDSCAPE BUFFER
- DE: DRAINAGE EASEMENT
- R: RADIUS
- OH: OVER HANG
- SB: SETBACK
- SW: SIDEWALK
- EV: ELECTRIC VEHICLE
- TYP: TYPICAL
- LSEV: 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:
 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 415.99 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E., A DISTANCE OF 295.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 222, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.00°43'28"W., A DISTANCE OF 31.00 FEET; 2) THENCE S.89°16'32"E., A DISTANCE OF 52.00 FEET; 3) THENCE S.44°16'32"E., A DISTANCE OF 56.57 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 320.21 FEET; 5) THENCE S.01°42'45"W., ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 30.13 FEET; THENCE N.88°17'15"E., A DISTANCE OF 393.75 FEET; THENCE N.01°42'45"E., A DISTANCE OF 419.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 160,365 SQUARE FEET OR 3.681 ACRES, MORE OR LESS.

PROJECT TEAM

- PROPERTY OWNER:** MINTO PBLH, LLC
 16604 TOWN CENTER PKWY.
 NO., SUITE B
 WESTLAKE, FL 33470
 PHONE: 954-973-4490
- DEVELOPER:** KONOVER SOUTH, LLC
 431 FAIRWAY DR SUITE 201
 DEERFIELD BEACH, FL 33441
 PHONE: (954) 354-8282
- CIVIL ENGINEER:** THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PHONE: 954-202-7000
- SURVEYOR:** GEOPINT SURVEYING, INC
 4152 WEST BLUE HERON BLVD,
 SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
- TRAFFIC ENGINEER:** PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY,
 SUITE 111
 WEST PALM BEACH, FL 33411-6700
 PHONE: 561-296-9698
- ARCHITECT:** COTLEUR & PETERSON
 2600 MAITLAND CENTER PARKWAY,
 SUITE 200
 MAITLAND, FL 32751
 PHONE: (407) 661-9100
- SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:** CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

Cotleur & Hearing
 Landscape Architects
 Land Planners
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SHOPPES AT WESTLAKE LANDINGS
 POD H - PARCEL C
 PALM BEACH COUNTY, FL

Digitally signed by Donaldson E
 Hearing: A010980000015D8A13286A0001697



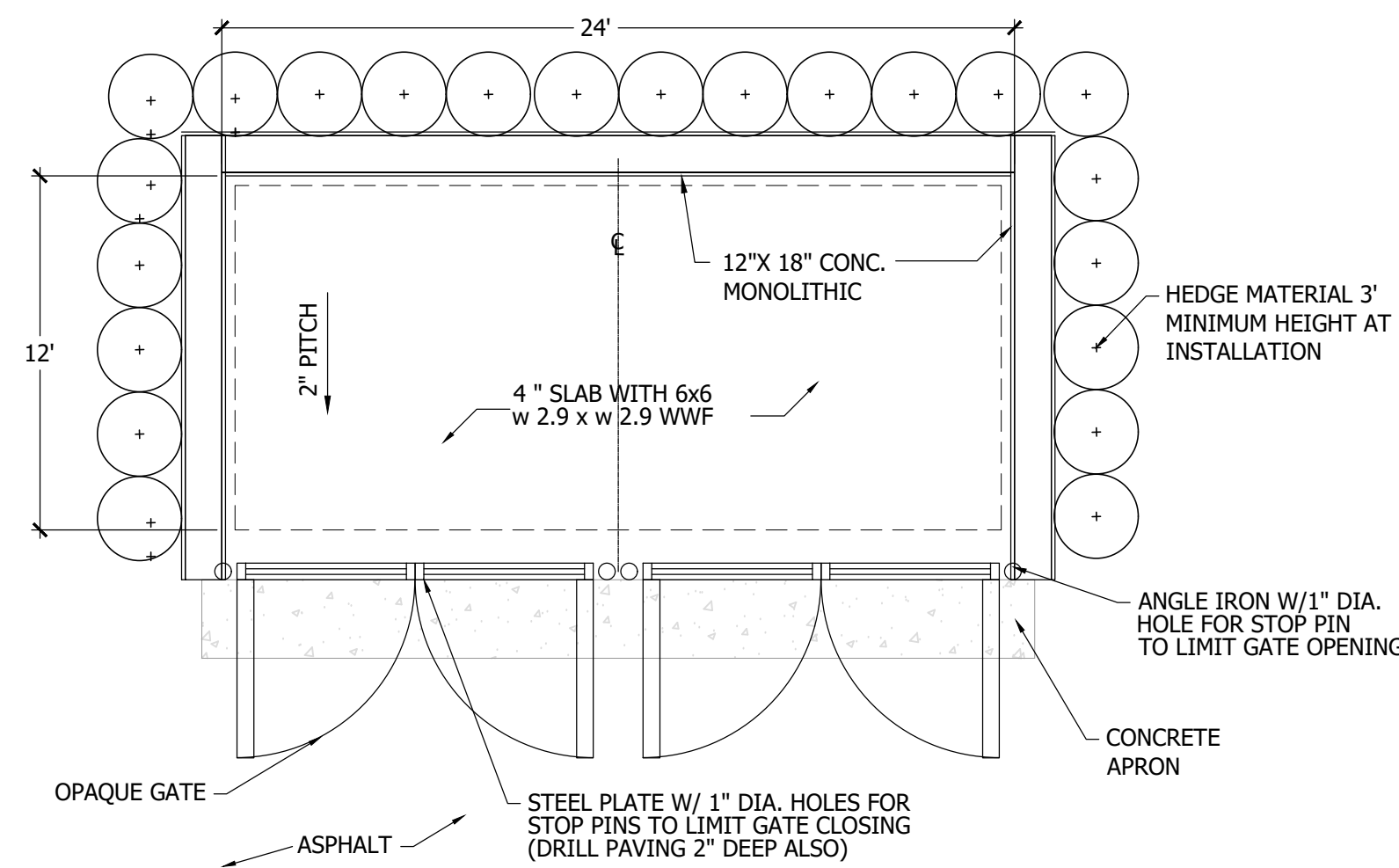
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DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	03-20-23 10-04-21
	10-13-23 04-05-22
	01-03-24 07-11-22
	01-29-24 01-06-23
	(03-08-24) 02-15-23

Scale: 1" = 20'
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 Drawing: 13-0518.60.01 SP.DWG

SITE PLAN

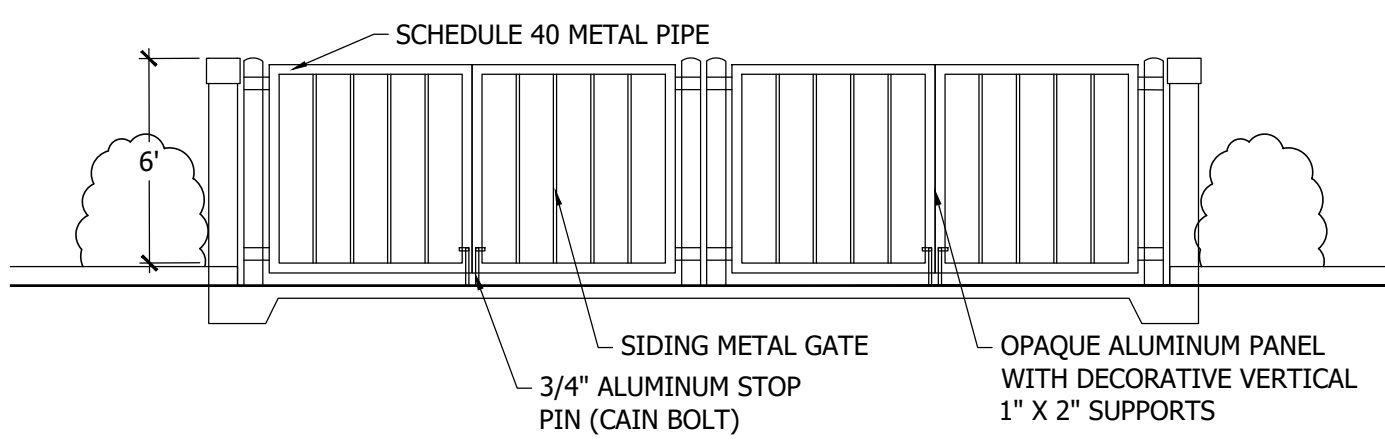
DUMPSTER DETAIL

PLAN VIEW



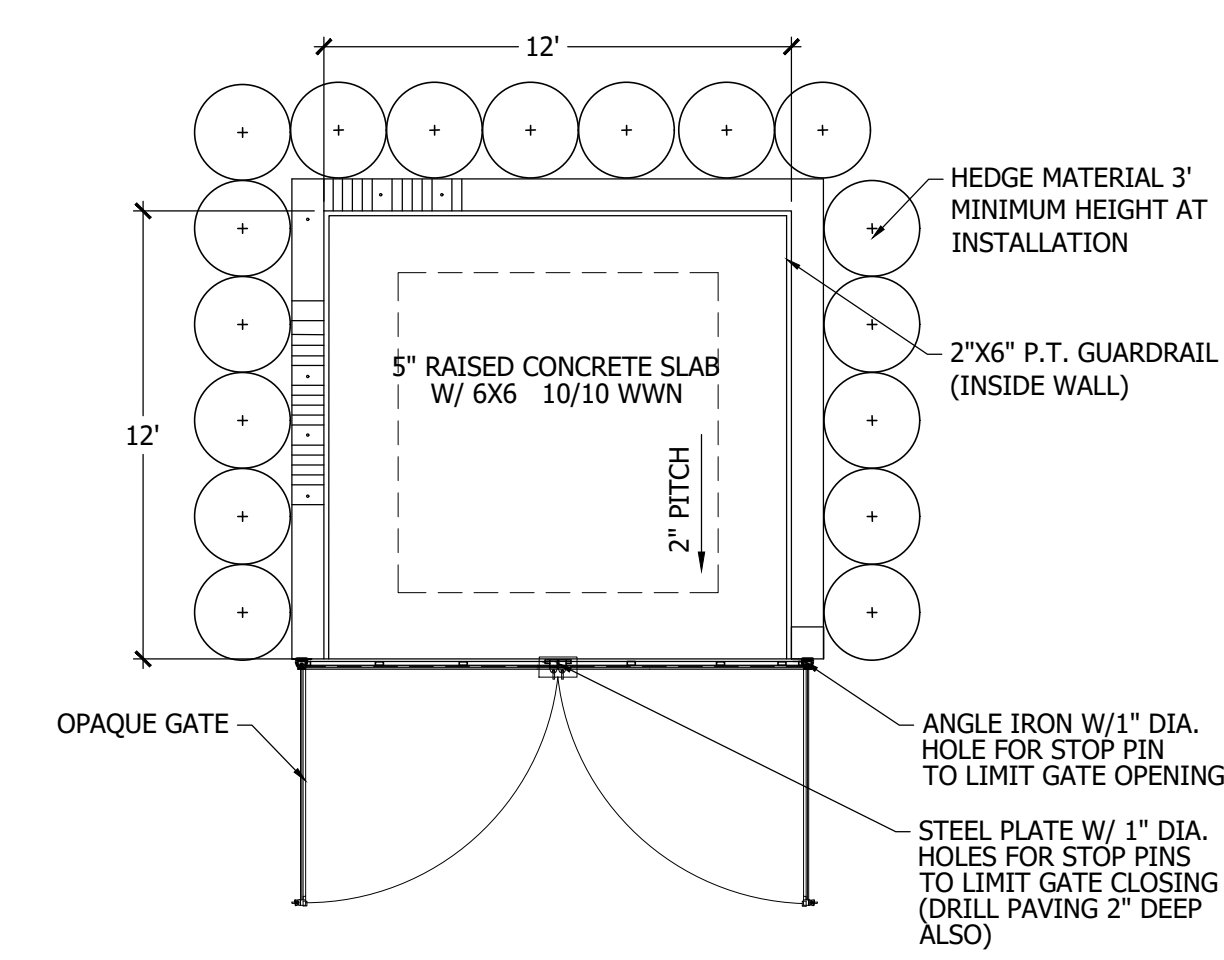
ELEVATION VIEW

NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14.A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



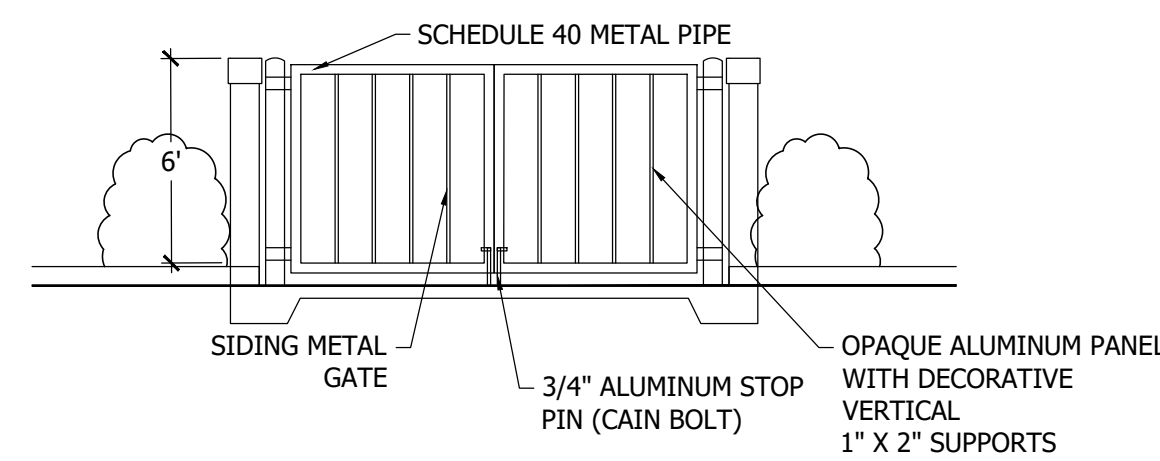
PLAN VIEW

NTS



ELEVATION VIEW

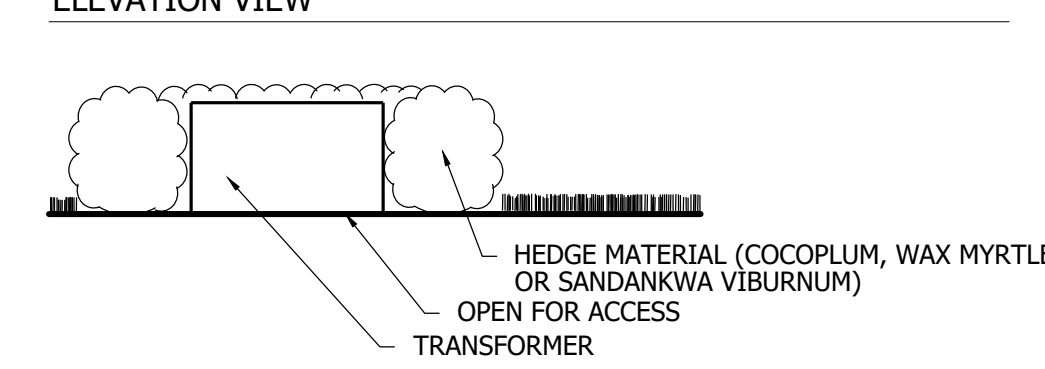
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



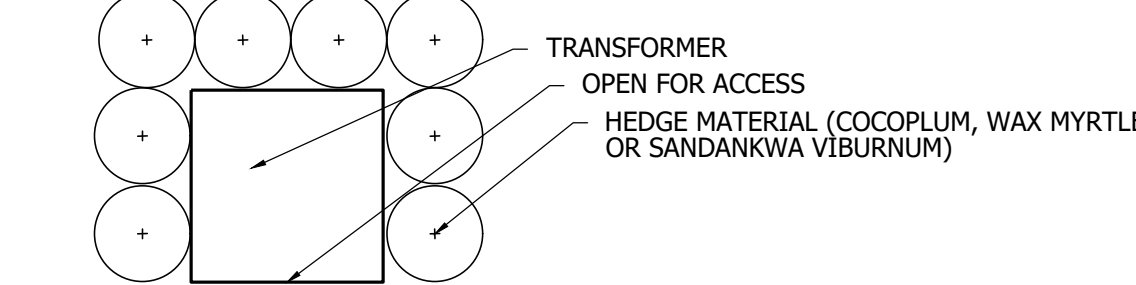
TRANSFORMER DETAIL

ELEVATION VIEW

NTS

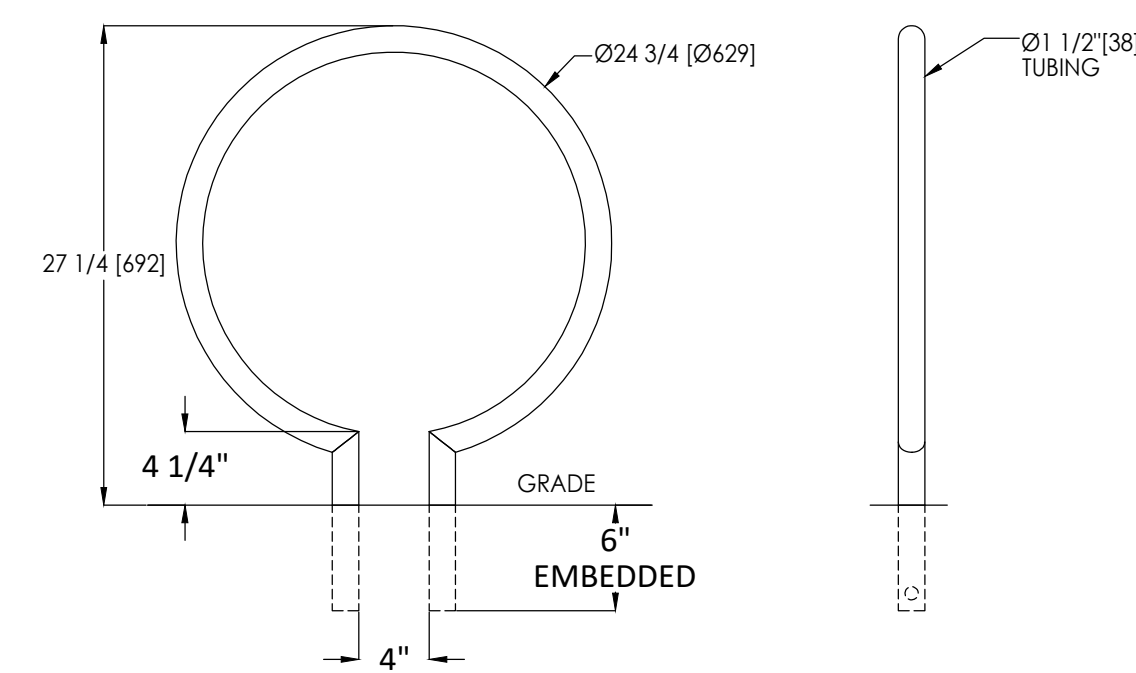


PLAN VIEW



BIKE RACK DETAIL

NTS

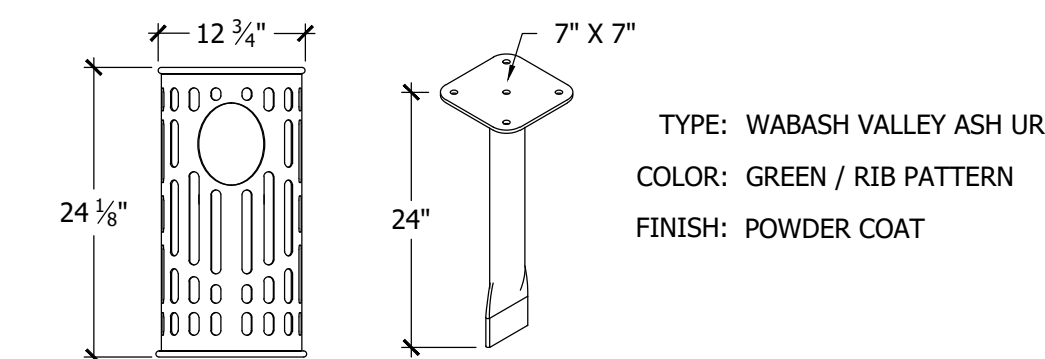


RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING
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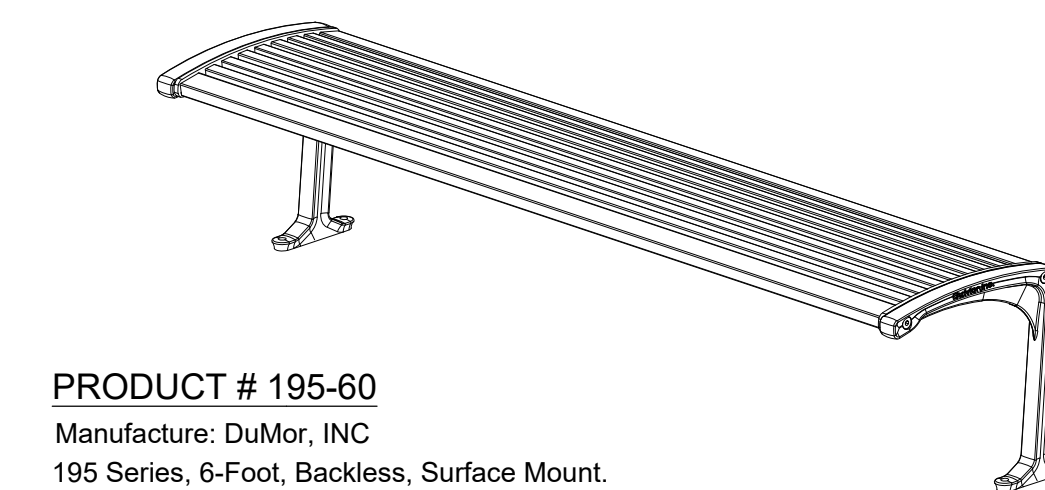
TRASH CAN DETAIL

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BENCH DETAIL

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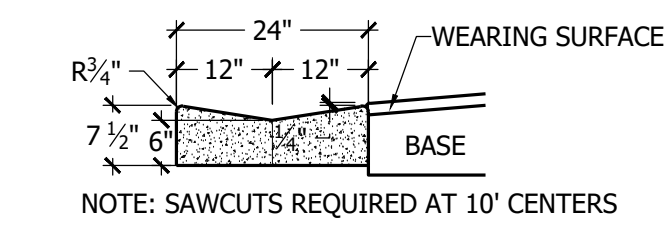
PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

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

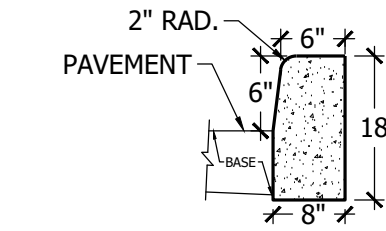
VALLEY CURB DETAIL

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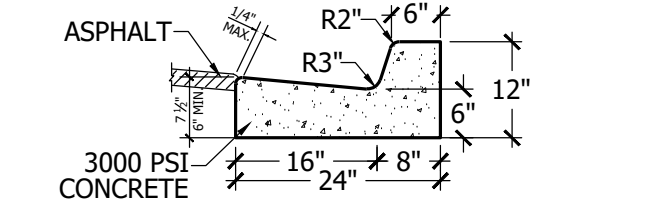
D CURB DETAIL

NTS



F CURB DETAIL

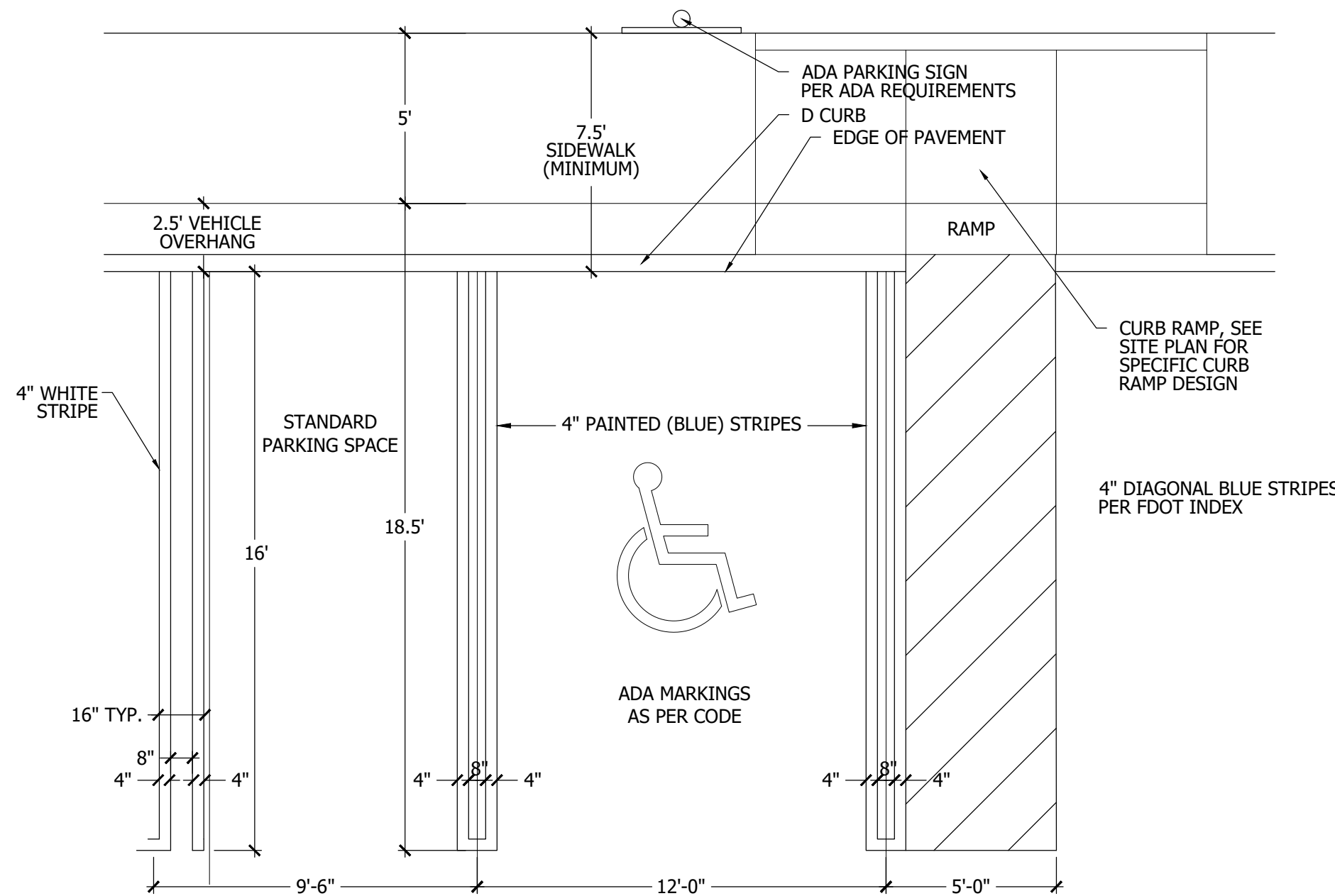
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NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS,
THE CROSS SLOPE OF THE GUTTER SHALL MATCH
THE SLOPE OF ADJACENT PAVEMENT AND
THICKNESS OF THE LIP SHALL BE 6 INCHES.

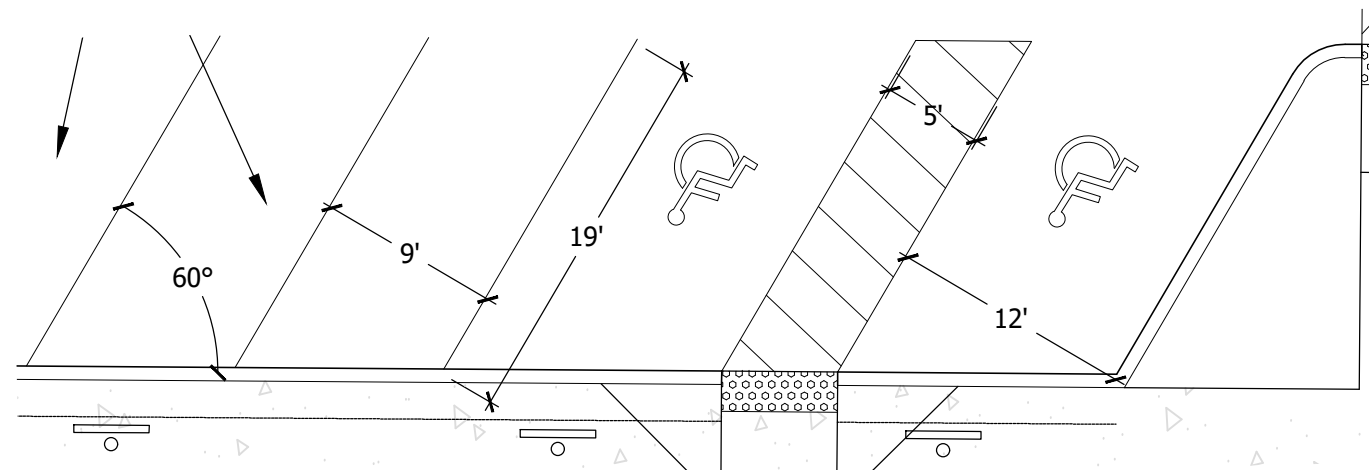
STANDARD AND ADA PARKING DETAIL

NTS



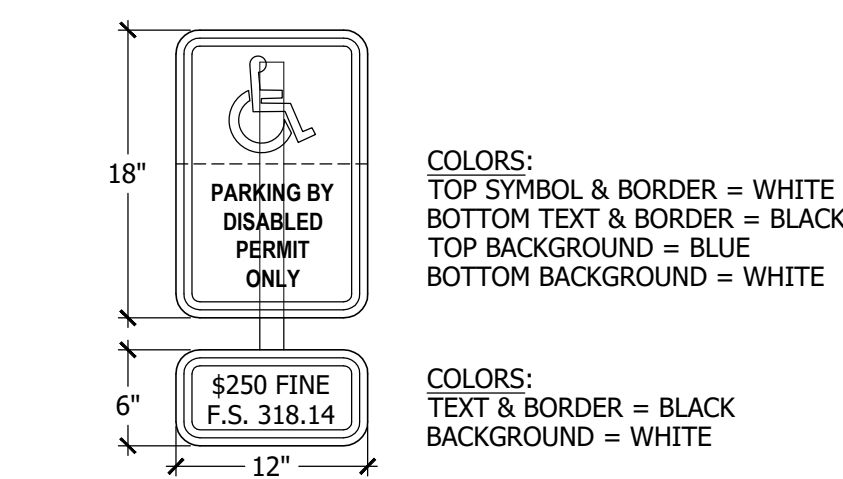
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

60° ANGLED STANDARD & ADA PARKING DETAIL



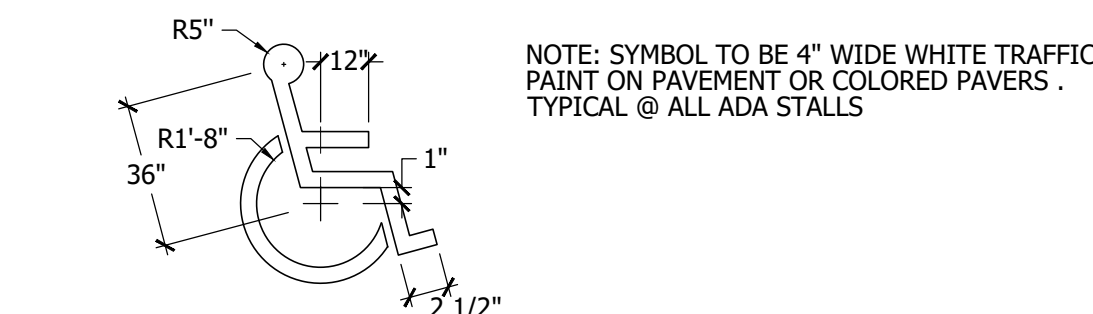
ADA SIGN DETAIL

NTS



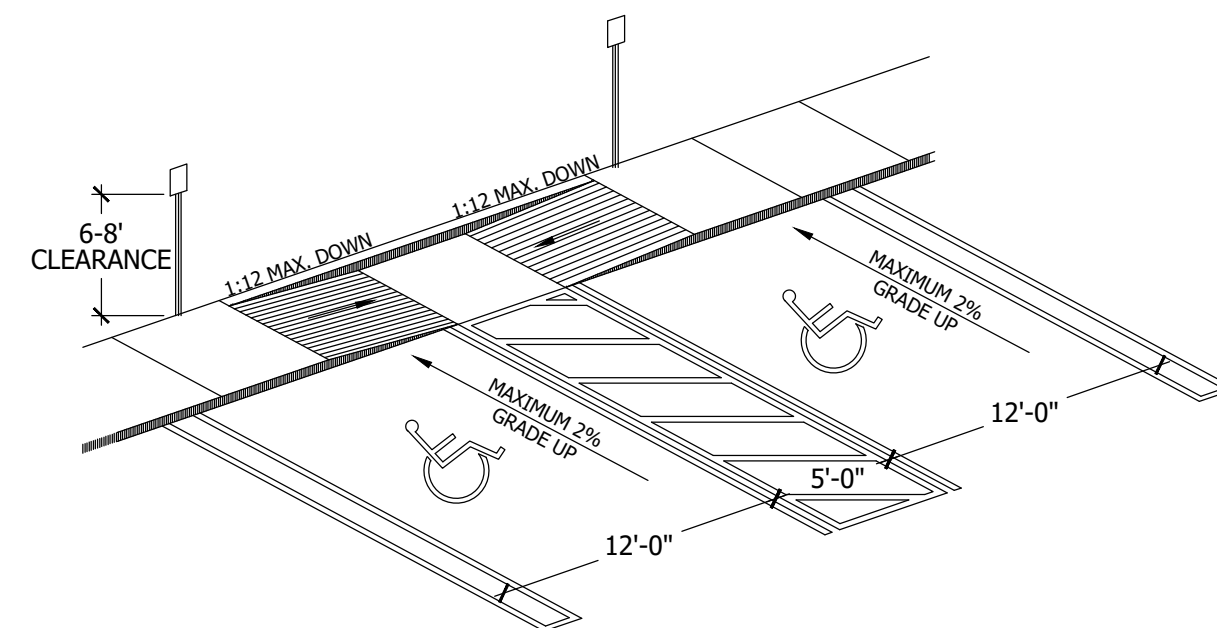
ADA SYMBOL DETAIL

NTS



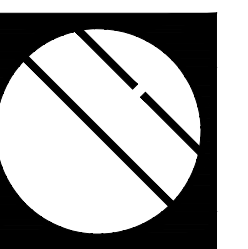
ADA RAMP DETAIL

NTS



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 SIZE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

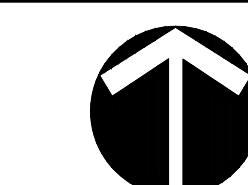


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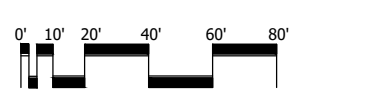
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Scale: 1" = 20'



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SHEET 2 OF 2

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Site Details