

Westlake Fieldhouse

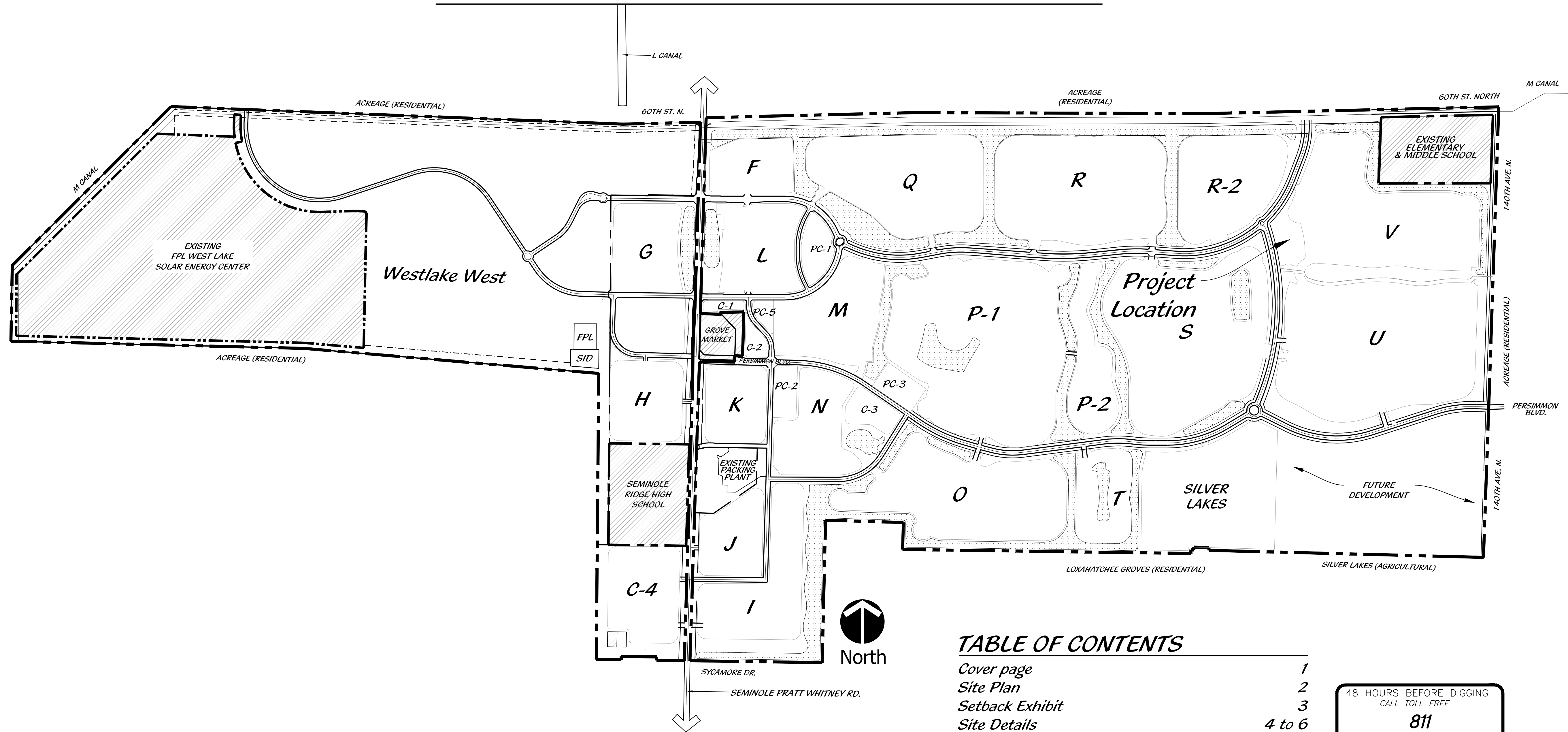


TABLE OF CONTENTS

Cover page	1
Site Plan	2
Setback Exhibit	3
Site Details	4 to 6

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

LEGAL DESCRIPTION

ALL OF THE PLAT OF "POD V-2", AS RECORDED IN PLAT BOOK 135, PAGES 198 THROUGH 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

PROJECT TEAM

PROPERTY OWNER
MINTO PBLH, LLC
4443 LYONS ROAD, SUITE D-201
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490
FAX: 954-978-5330

SURVEYOR
GEOPOINT SURVEYING INC.
1403 E. 5TH AVENUE
TAMPA, FLORIDA 33605
PHONE: 813-248-8888
FAX: 813-248-2266

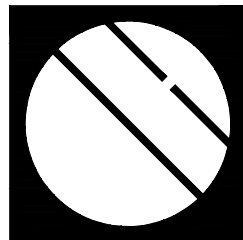
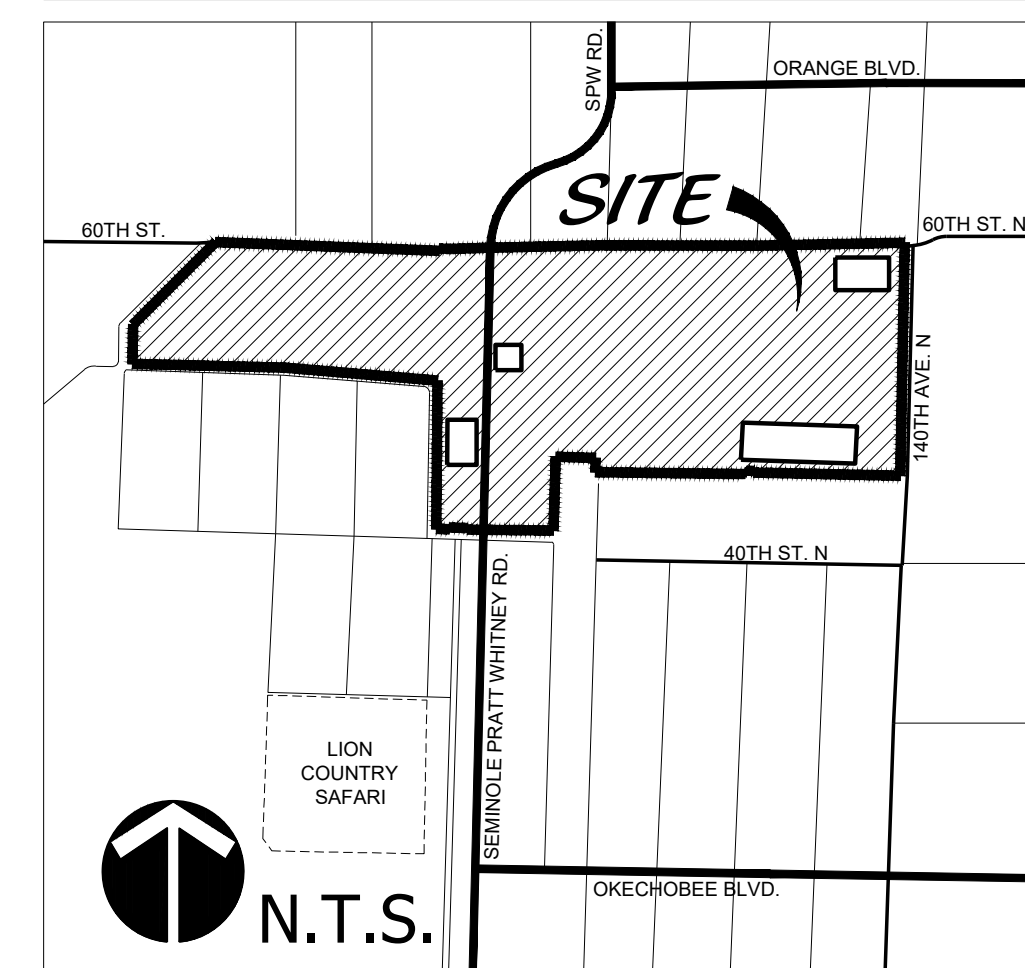
ARCHITECT
DTJ DESIGN
3101 IRIS AVENUE, SUITE 130
BOULDER, COLORADO 80301
PHONE: 303.443.7533

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD. WEST, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

LOCATION MAP



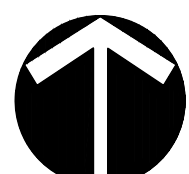
Cotleur & Hearing

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-26000535

Westlake Fieldhouse

SITE PLAN

City of Westlake, Florida



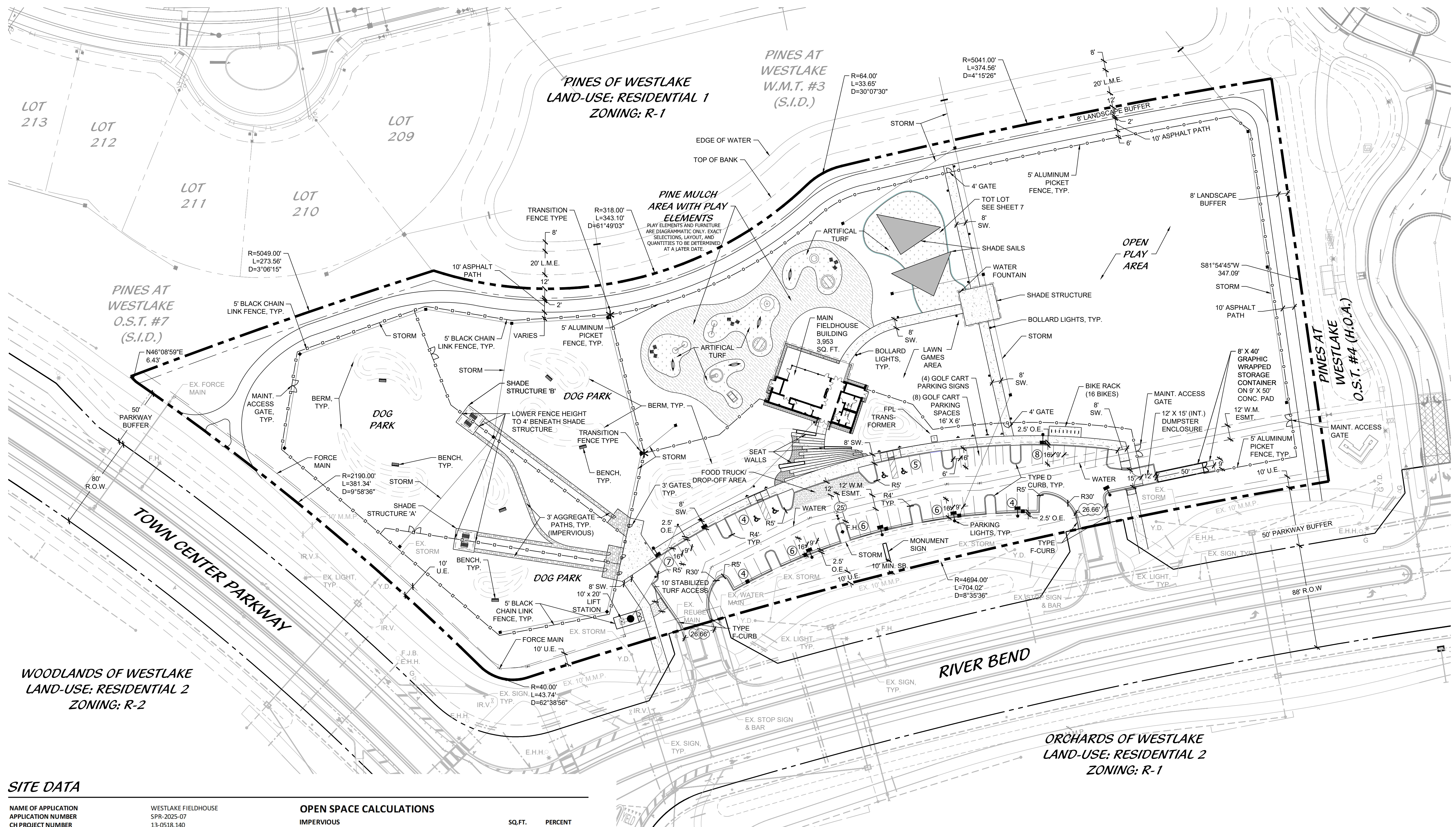
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0' 500' 1000' 2000'

DESIGNED	DEH
DRAWN	HK
APPROVED	DEH
JOB NUMBER	13-0518.140
DATE	04-17-26
REVISIONS	05-22-26
	06-16-26

June 16, 2026 6:21:44 p.m.
Dwg: 13-0518.140 SP.DWG

SHEET 1 OF 6

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SITE DATA

NAME OF APPLICATION	WESTLAKE FIELDHOUSE
APPLICATION NUMBER	SPR-2025-07
CH PROJECT NUMBER	13-0518.140
PROPERTY CONTROL NUMBER(S)	77-41-43-05-06-006-0000
LAND USE DESIGNATION	RESIDENTIAL 2
ZONING DESIGNATION	R-2
EXISTING USE	VACANT
APPROVED USE	RESIDENTIAL
PROPOSED USE	PUBLIC PARK / PASSIVE RECREATION
PLAT AREA	289,262.16 SF 6.64 AC

BUILDING DATA	
MAIN FIELDHOUSE BUILDING	2,573.00 SF
COVERED OUTDOOR AREA	1,380.00 SF
STORAGE CONTAINER	320.00 SF
SHADE STRUCTURES	1,350.00 SF
BUILDING LOT COVERAGE	5,623.00 SF

OPEN SPACE CALCULATIONS	
IMPERVIOUS	
BUILDING LOT COVERAGE	5,623.00
MULTI-MODAL PATH, SIDEWALKS, PLAZAS, ARTIFICIAL TURF, & GRAVEL PATHS	34,990.64
VEHICULAR USE AREAS	22,304.68
SUB TOTAL	62,918.32
PERVIOUS	
OPEN SPACE, LANDSCAPE, & MULCH AREAS	226,343.84
SUB TOTAL	226,343.84
TOTAL	289,262.16

PARKING DATA	
PUBLIC PARK (PASSIVE RECREATION)	
STANDARD SPACES	TBD*1
GOLF CART PARKING (LSEV)(2%-30% OF REQUIRED)*3	8
ADA SPACES	2
TOTAL	58
BICYCLE PARKING (12% OF REQUIRED)*2	TBD*1

NOTE *1: PARKING FOR PARK, PUBLIC TO BE DETERMINED BY THE ZONING DIRECTOR
NOTE *2: BICYCLE PARKING SHALL BE A MINIMUM OF 2% OF THE REQUIRED PARKING
NOTE *3: LSEV/GOLF CART PARKING SHALL BE A MINIMUM OF 2% (MAX 30%) OF THE REQUIRED PARKING SPACES
NOTE *4: GRAVEL PATH AND ARTIFICIAL TURF ARE EXCLUDED FROM THE PERVIOUS CALCULATION

LEGEND

CONC.	CONC.
E.H.H.	ELECTRICAL HAND HOLD
EX.	EXISTING
F.H.	FIRE HYDRANT
F.J.B.	GAS
INT.	INTERIOR
IR.V.	IRRIGATION VALVE
L.B.	LANDSCAPE BUFFER
L.M.E.	LAKE MAINTENANCE EASEMENT
M.M.P.	MAINTENANCE
O.E.	MULTI-MODAL PATH
R.O.W.	OVERHANG EASEMENT
SW.	RIGHT OF WAY
TYP.	SIDEWALK
U.E.	TYPICAL
Y.D.	UTILITY EASEMENT

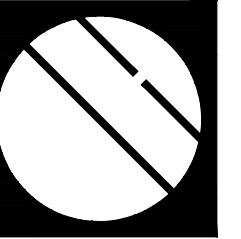
FPL COOPER SHOE BOX LIGHT ON BLACK CONCRETE TAPERED POLE

* FPL MESA LIGHT, 12' HT.

Property Development Regulations

Open Space and Recreation Use Type	Minimum Parcel Size (Square Feet)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)
Recreation Uses							
Neighborhood Parks	---	---	15	15/15	15	15	40

Site Plan



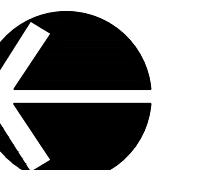
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Westlake Fieldhouse

SITE PLAN

City of Westlake, Florida



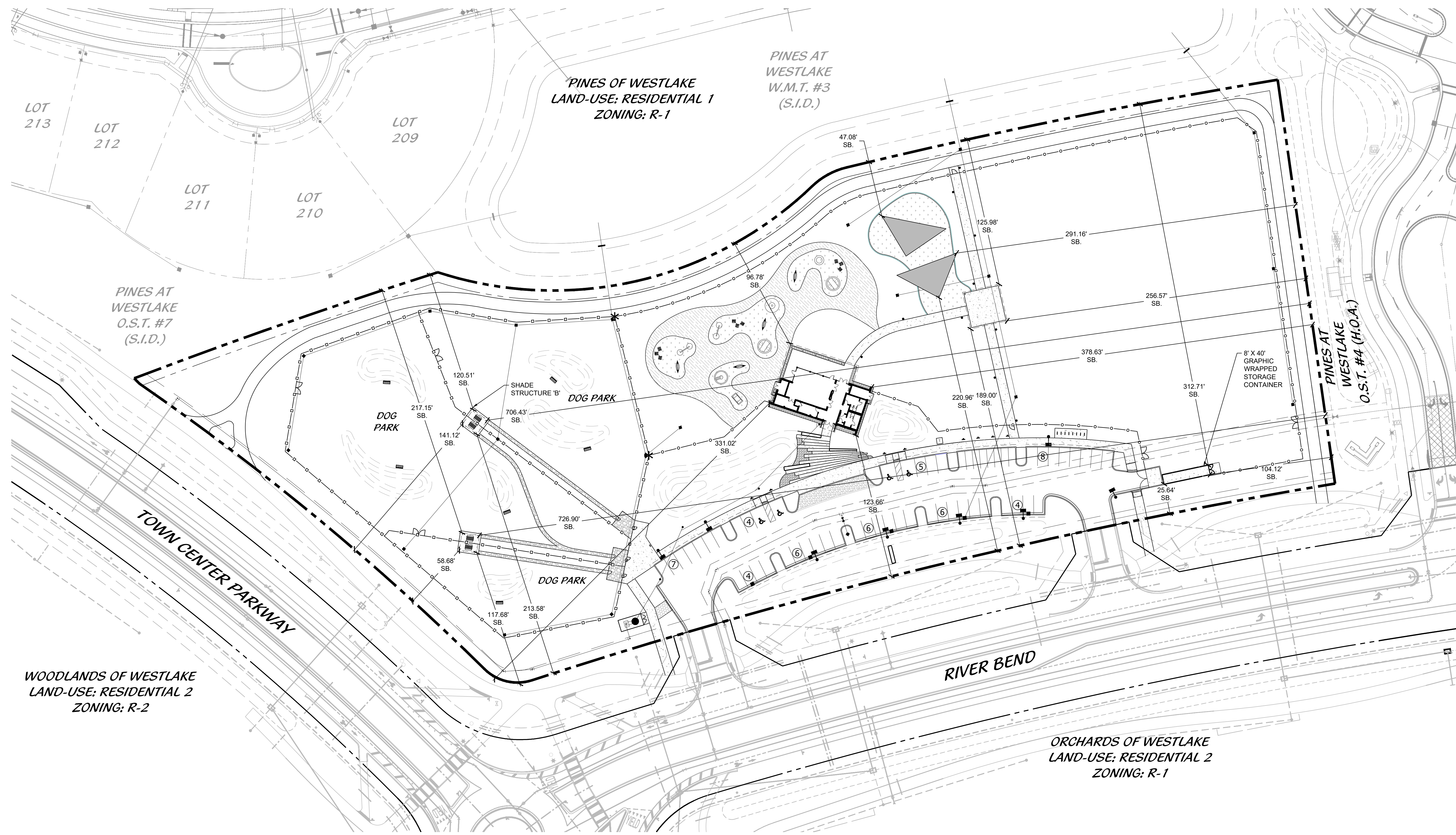
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APPROVED DEH
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SHEET 2 OF 6

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WOODLANDS OF WESTLAKE
LAND-USE: RESIDENTIAL 2
ZONING: R-2

PINES OF WESTLAKE
LAND-USE: RESIDENTIAL 1
ZONING: R-1

PINES AT
WESTLAKE
W.M.T. #3
(S.I.D.)

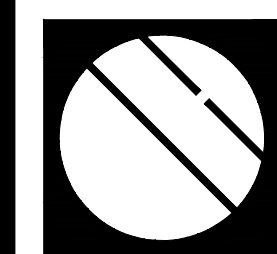
PINES AT
WESTLAKE
O.S.T. #4 (H.O.A.)

ORCHARDS OF WESTLAKE
LAND-USE: RESIDENTIAL 2
ZONING: R-1

Property Development Regulations

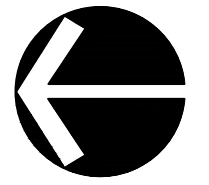
Open Space and Recreation Use Type	Minimum Parcel Size (Square Feet)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)
Recreation Uses							
Neighborhood Parks	---	---	15	15/15	15	15	40

Setback Exhibit



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Lic# LC-26000535

Westlake Fieldhouse
SITE PLAN
City of Westlake, Florida



Scale: 1" = 40'
0' 20' 40' 80'

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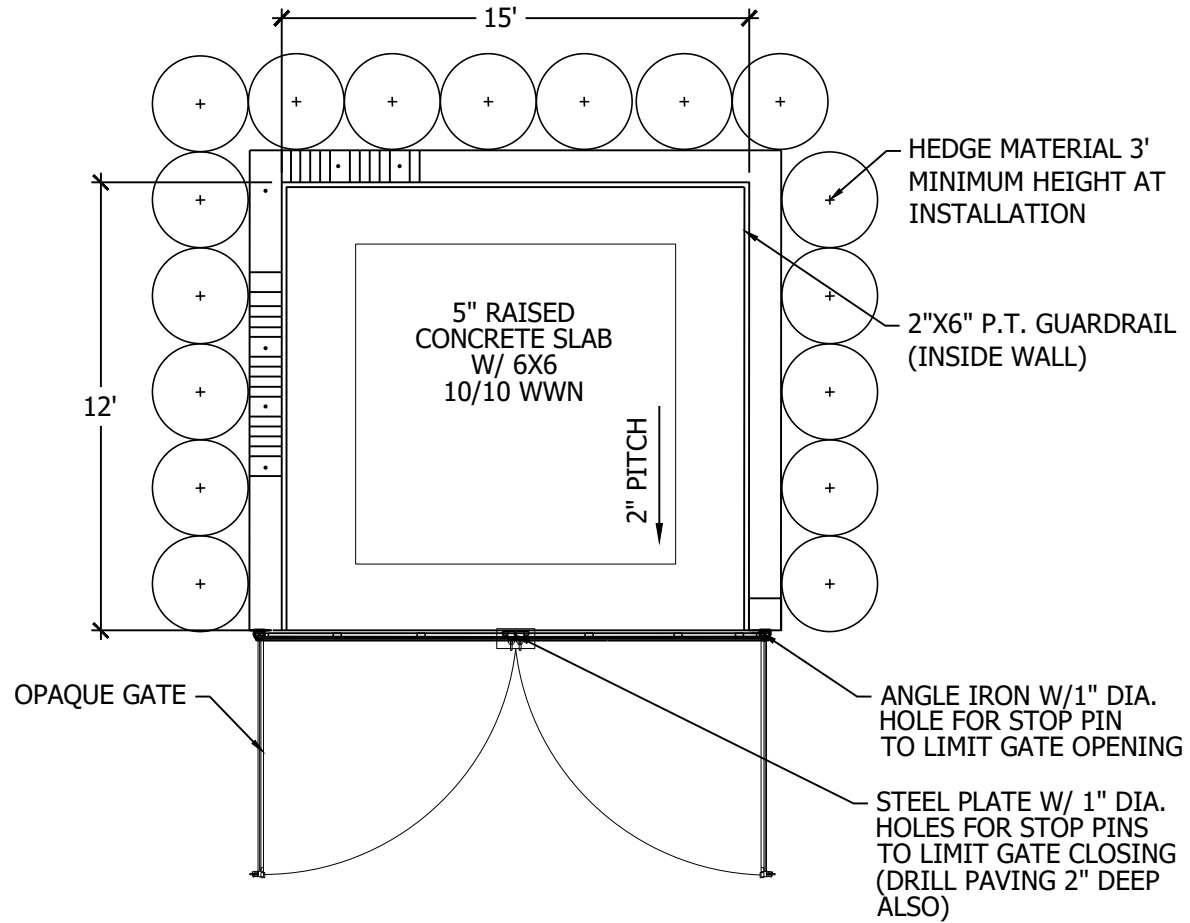
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SHEET 3 OF 6

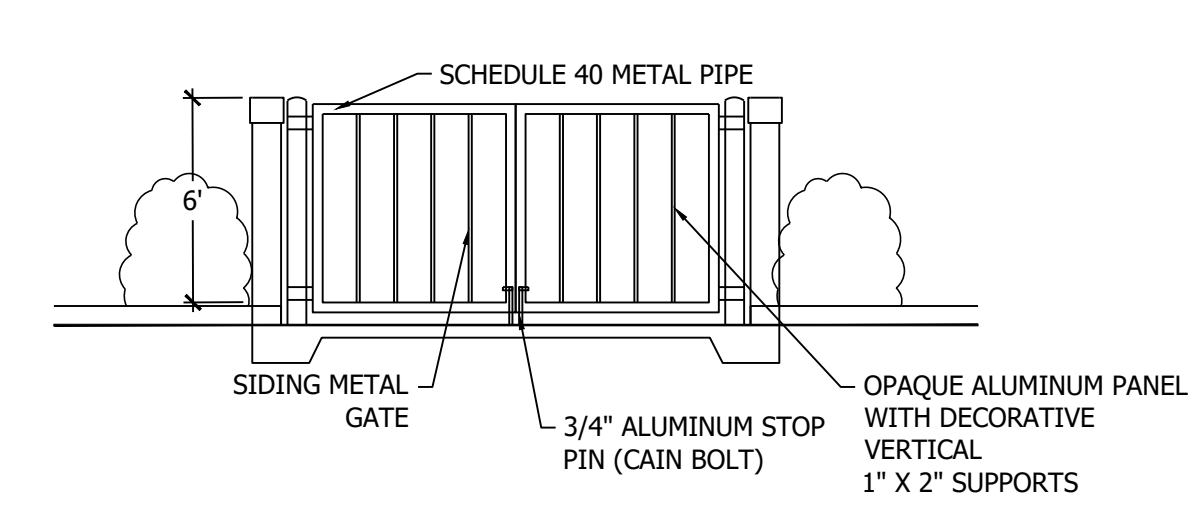
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DUMPSTER DETAIL

PLAN VIEW NTS

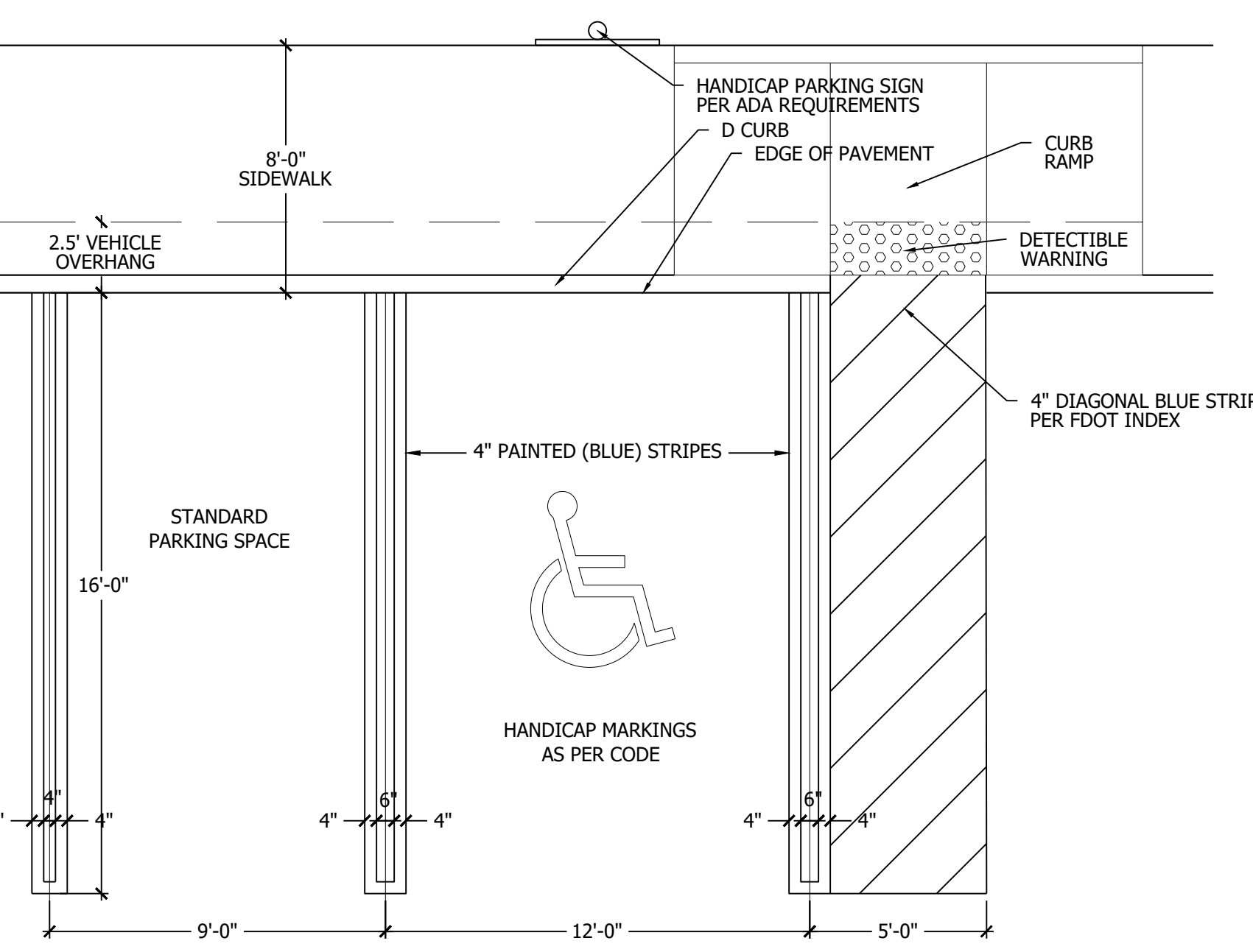


ELEVATION VIEW



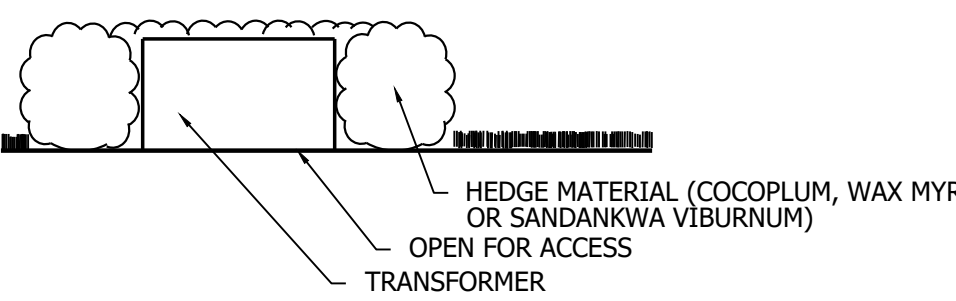
STANDARD AND HANDICAP PARKING DETAIL

NTS

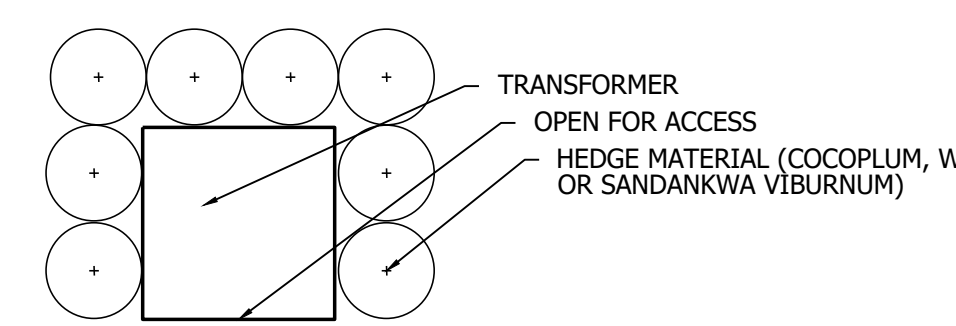


TRANSFORMER DETAIL

ELEVATION VIEW

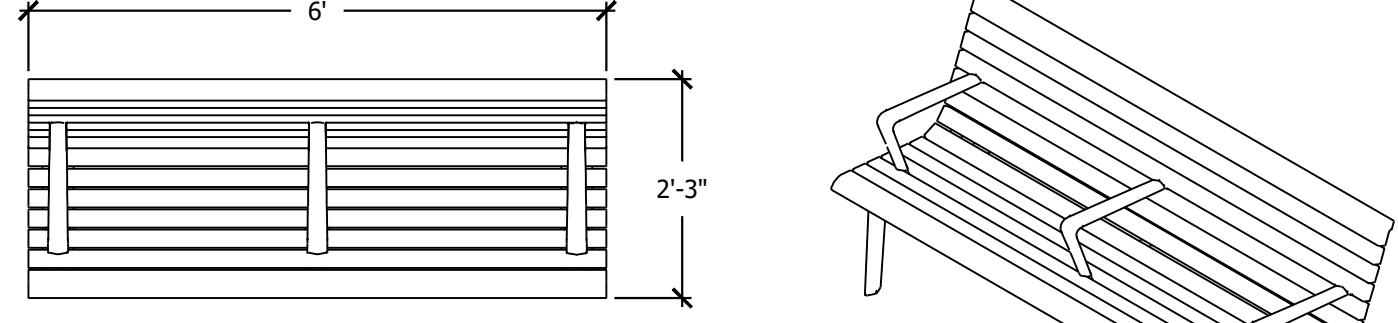


PLAN VIEW

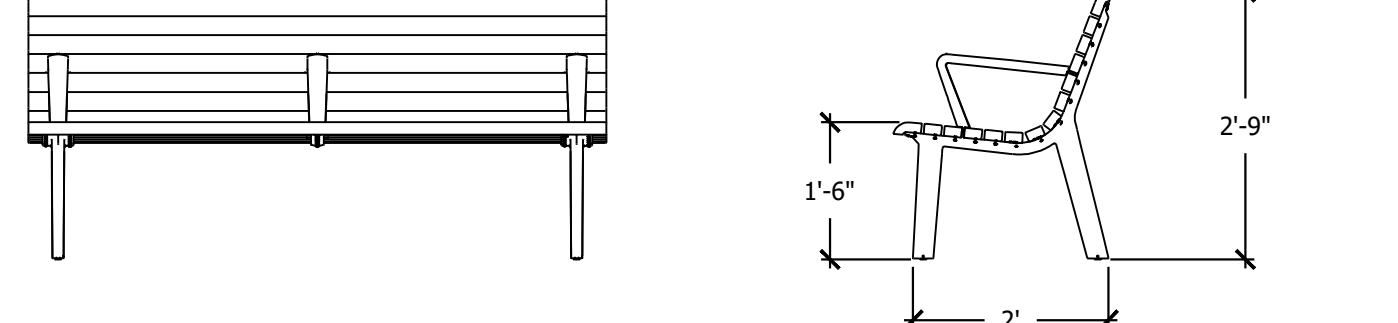


BENCH DETAIL

NTS

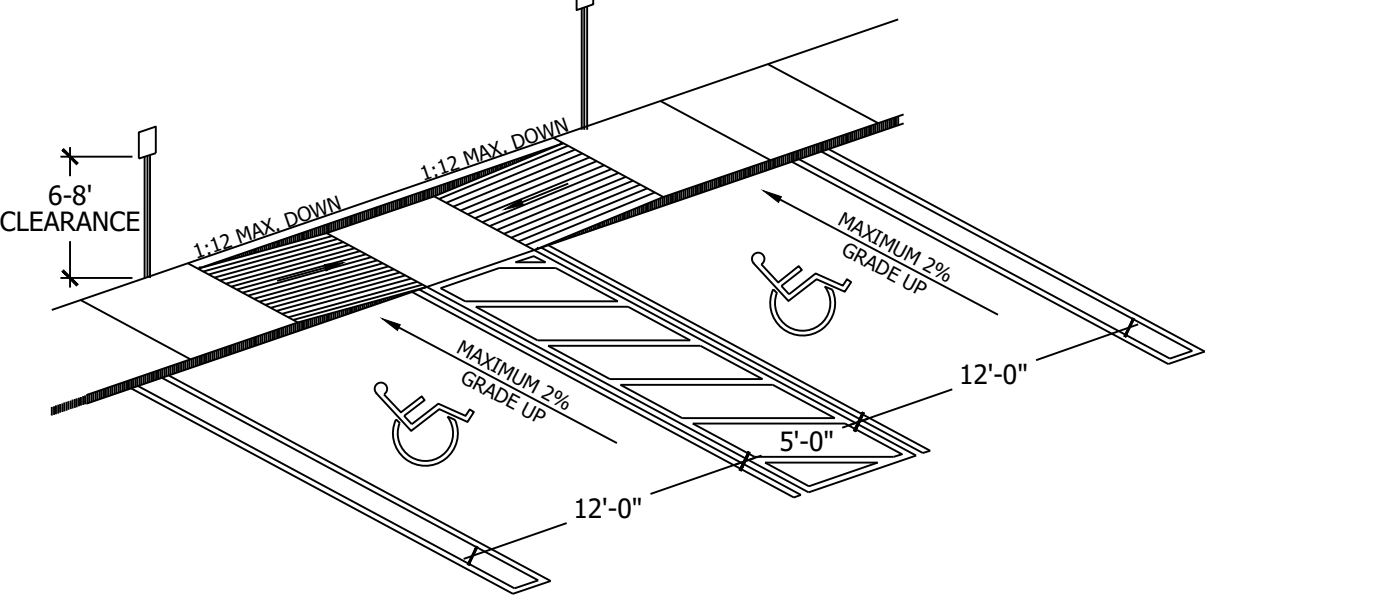


TYPE: LANDSCAPE FORMS, GENERATION 50 BENCH
COLOR: TBD
FINISH: TBD



HANDICAP RAMP DETAIL

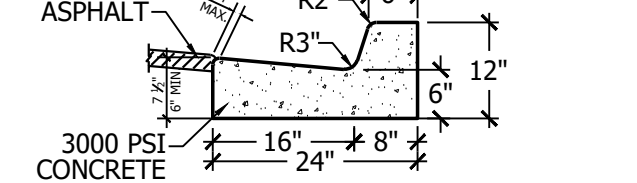
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NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

F CURB DETAIL

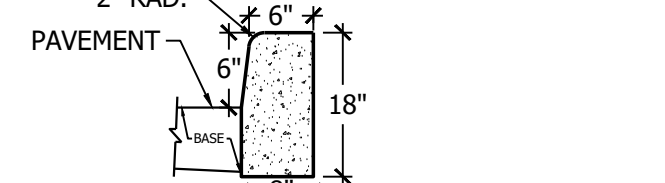
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NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

D CURB DETAIL

NTS



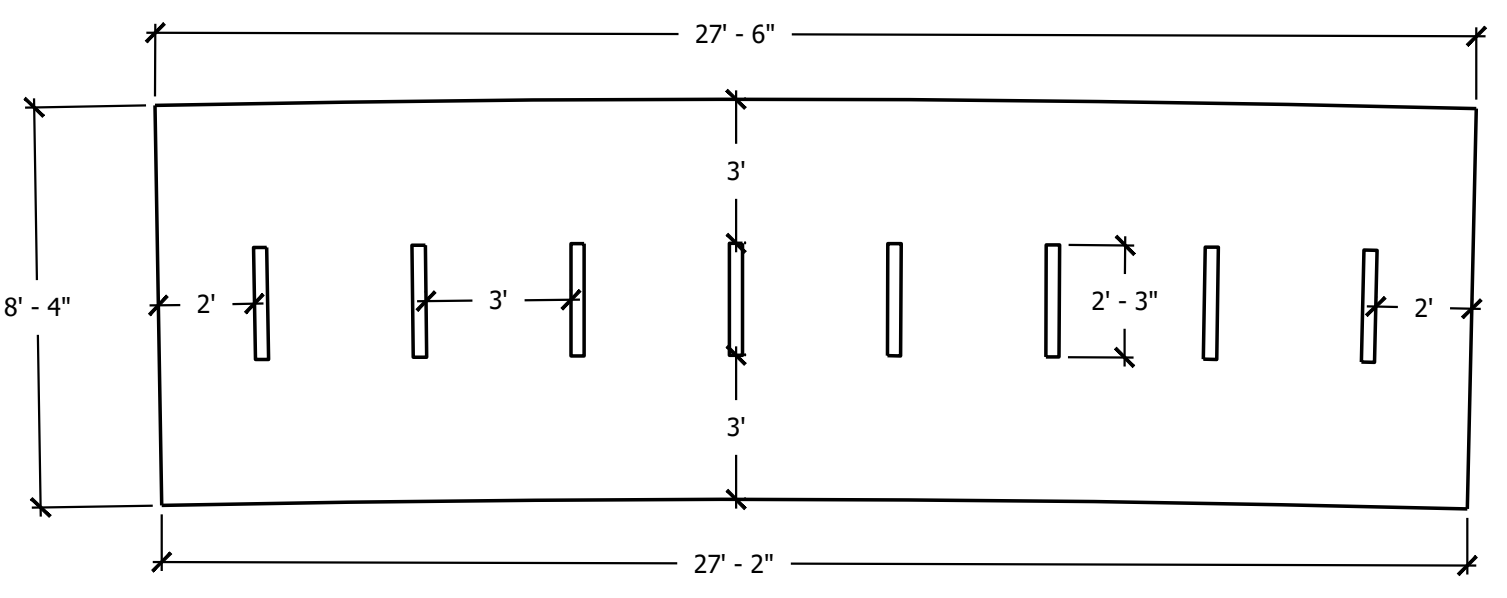
DOG WASTE STATION

NTS



BIKE RACK DETAIL

NTS



TYPE: LANDSCAPE FORMS, INC. RIDE BIKE RACK
COLOR: SILVER
FINISH: ALUMINUM

TRASH CAN DETAIL

NTS



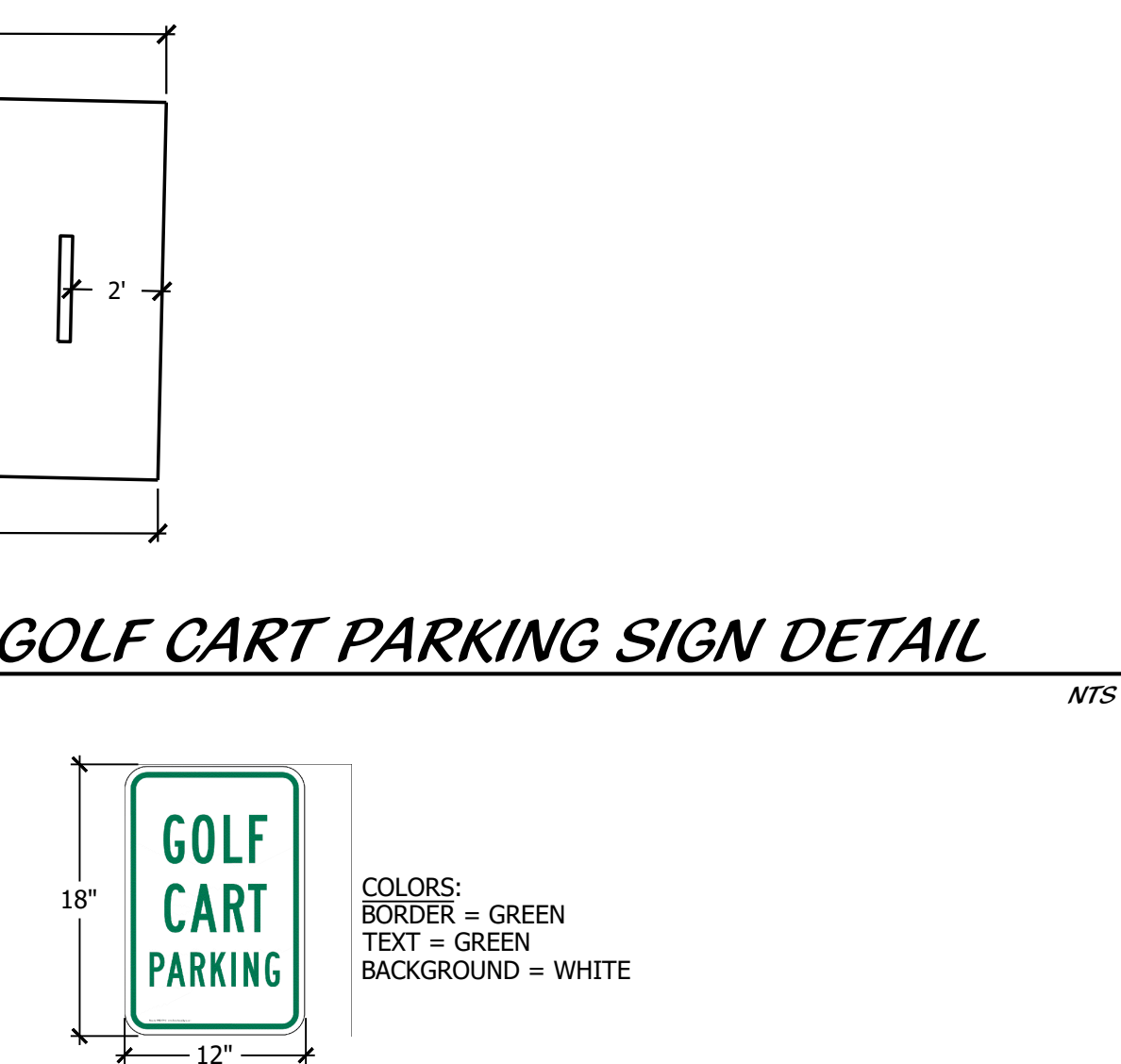
DOG WATER FOUNTAIN

NTS



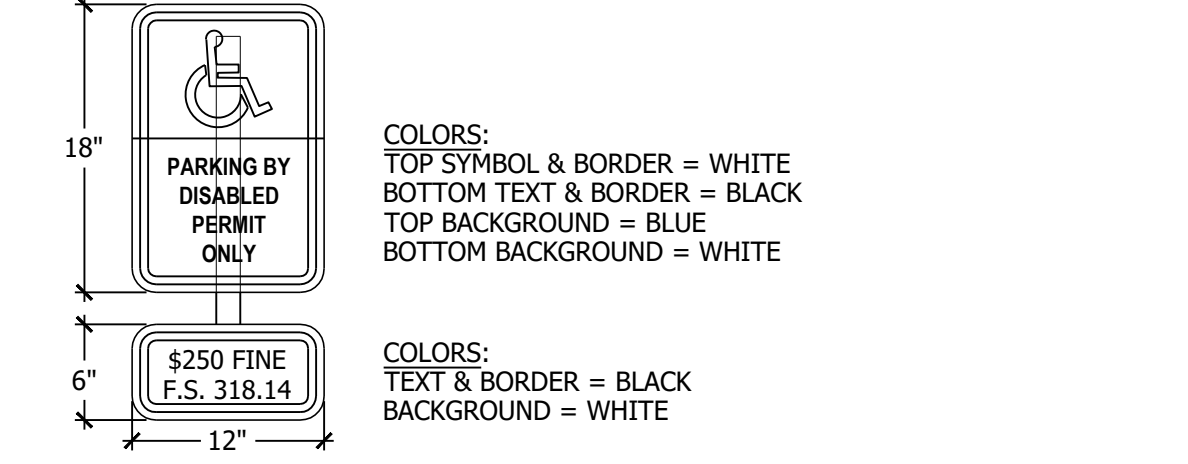
GOLF CART PARKING SIGN DETAIL

NTS



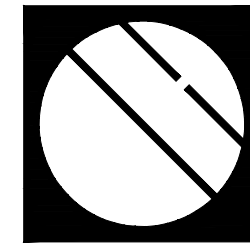
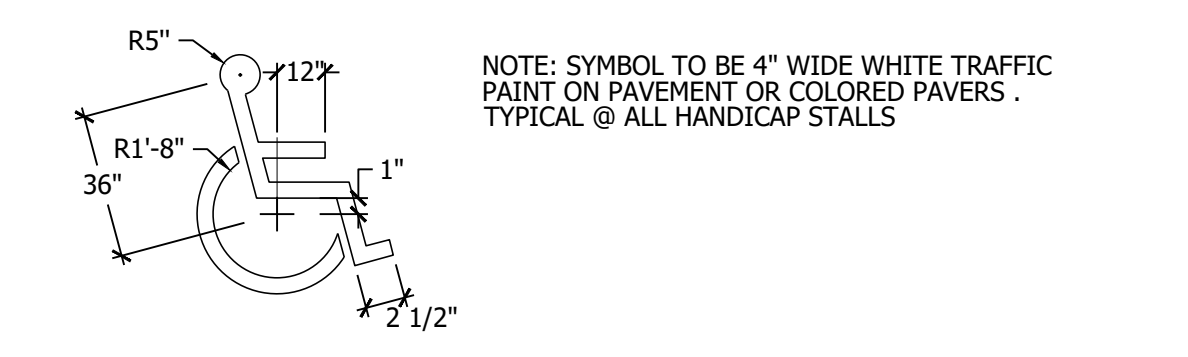
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS



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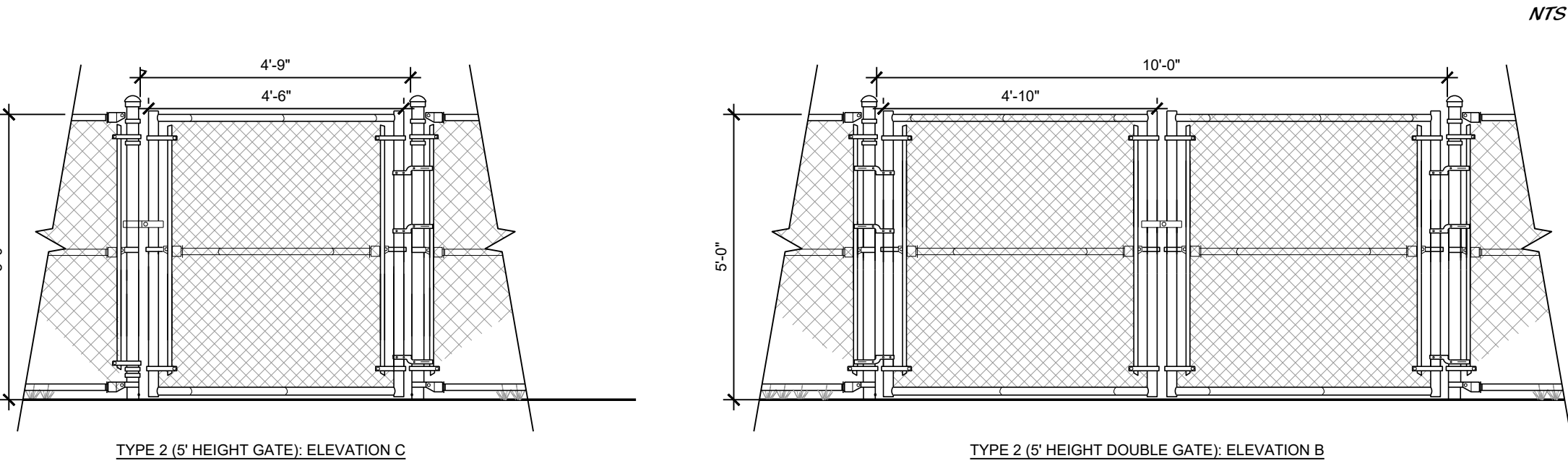
Westlake Fieldhouse
SITE DETAILS
City of Westlake, Florida

DESIGNED _____ DEH
DRAWN _____ HK
APPROVED _____ DEH
JOB NUMBER _____ 13-0518.140
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REVISIONS _____ 05-22-26
06-16-26

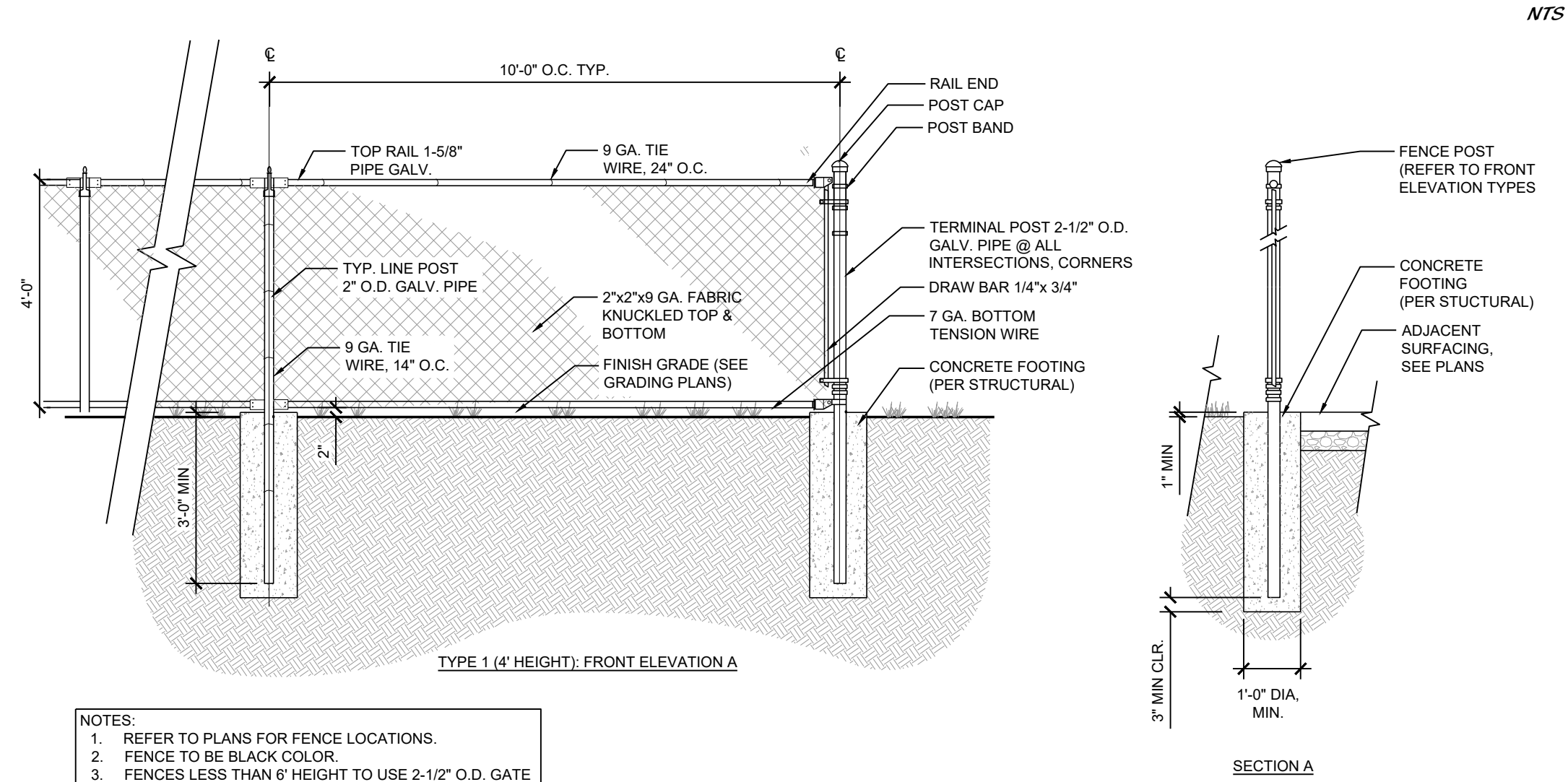
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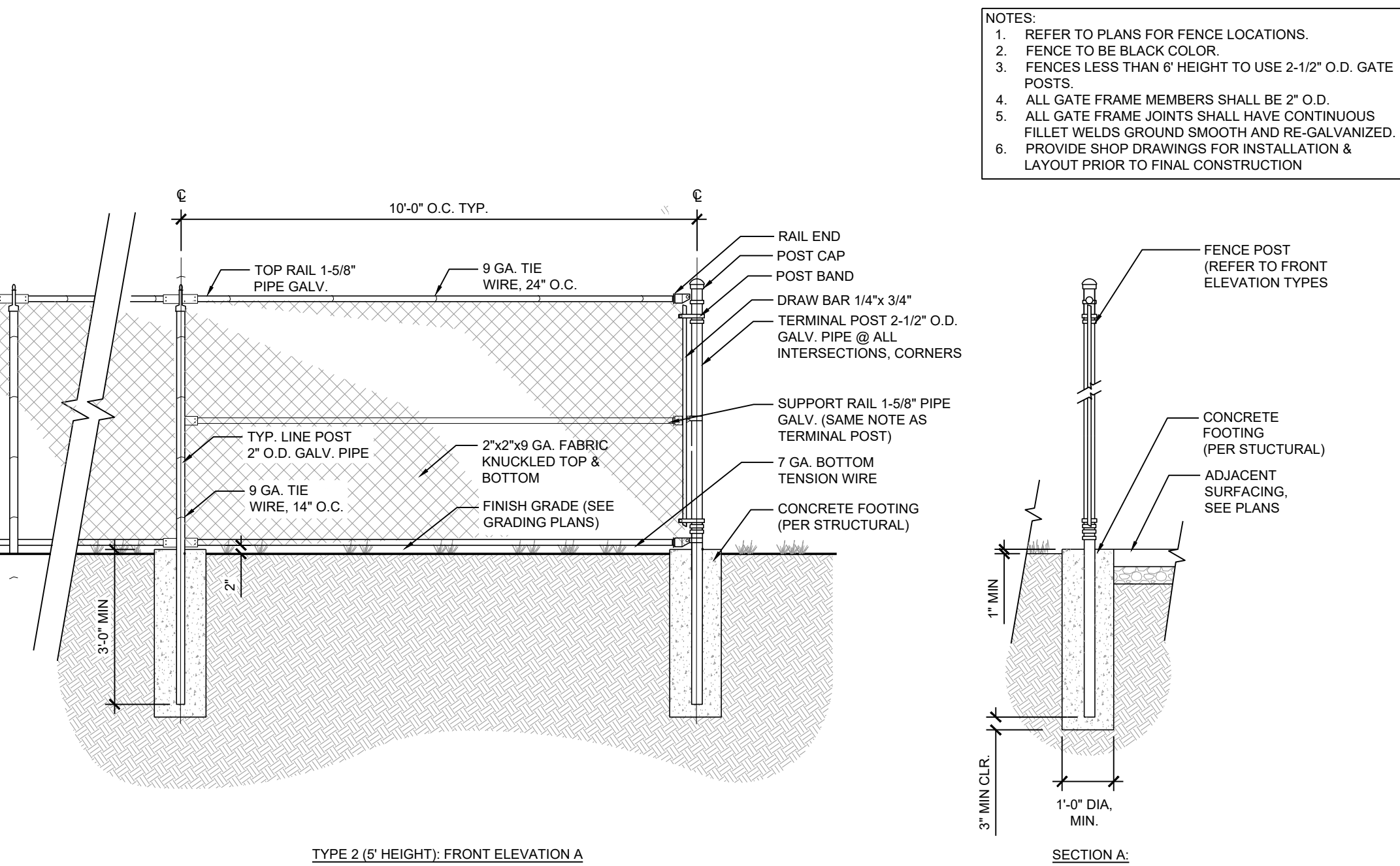
5' CHAIN LINK FENCE



4' CHAIN LINK FENCE

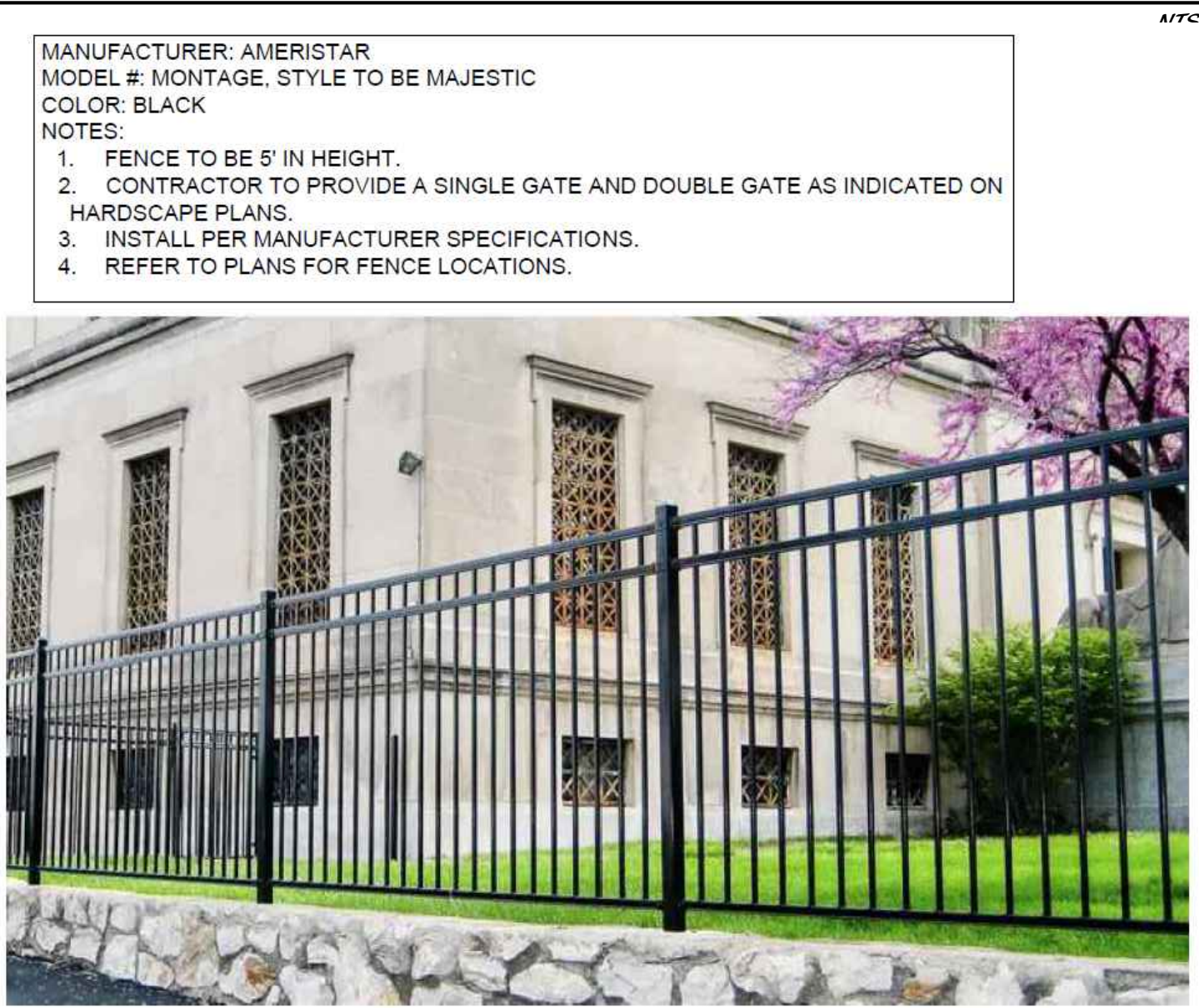


STAVE HAMMOCK

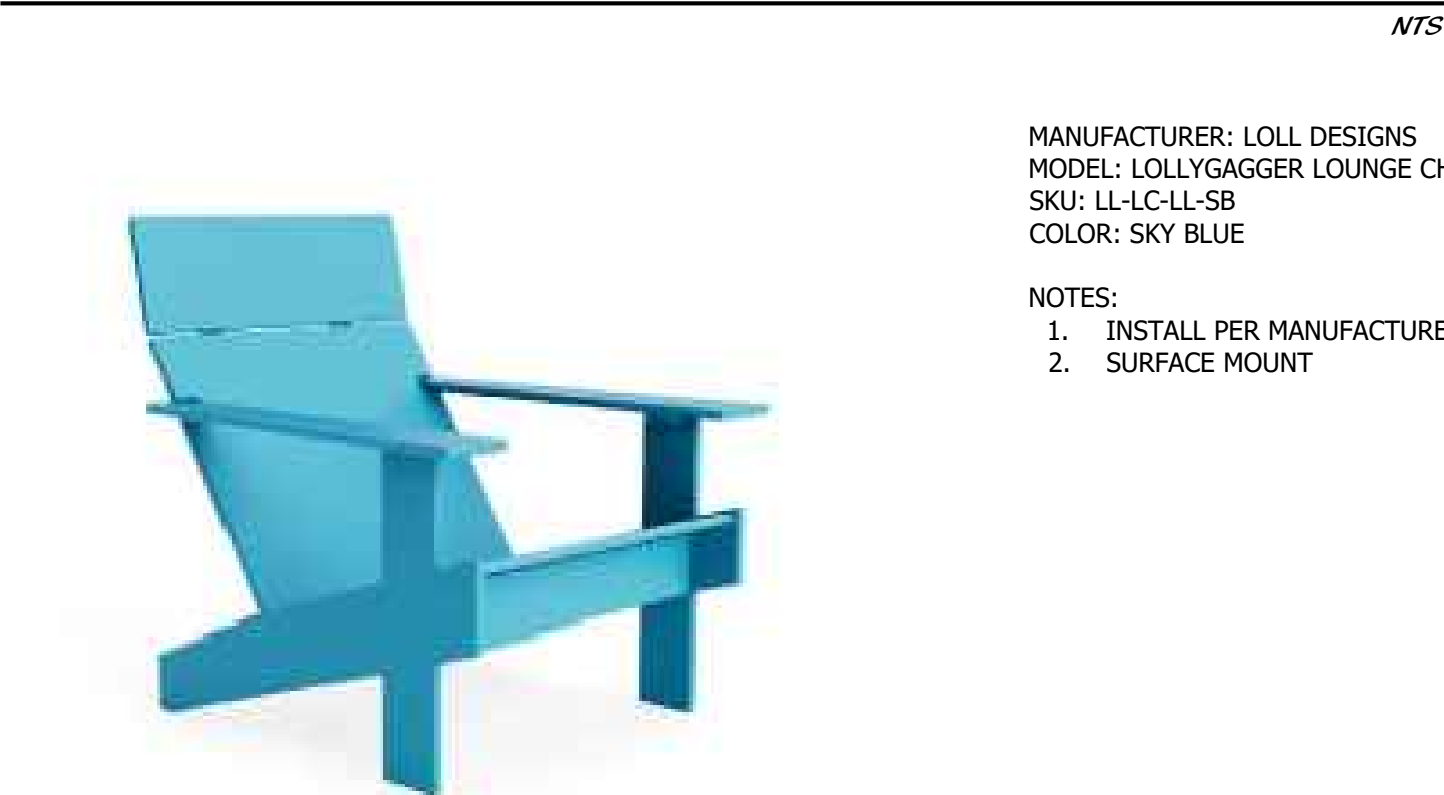


- NOTES:
1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. FENCE TO BE BLACK COLOR.
 3. FENCES LESS THAN 6' HEIGHT TO USE 2-1/2" O.D. GATE POSTS.
 4. ALL GATE FRAME MEMBERS SHALL BE 2" O.D.
 5. ALL GATE FRAME JOINTS SHALL HAVE CONTINUOUS FILLET WELDS GROUND SMOOTH AND RE-GALVANIZED.
 6. PROVIDE SHOP DRAWINGS FOR INSTALLATION & LAYOUT PRIOR TO FINAL CONSTRUCTION

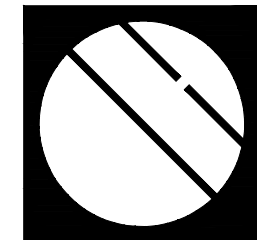
5' METAL PICKET FENCE



LOUNGE CHAIR



PICNIC TABLE



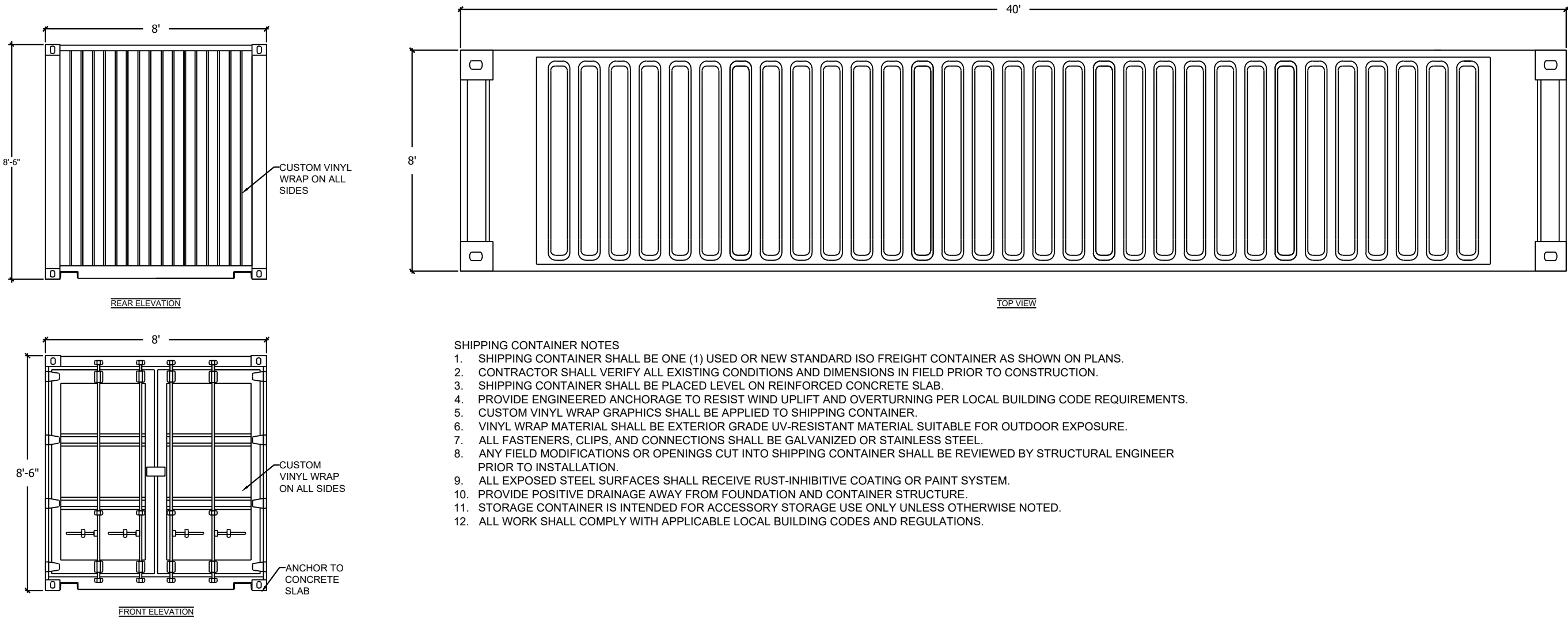
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Storage Container

NTS



USA SHADE OR APPROVED EQUAL
USA-SHADE.COM
COLOR: TBD
REFER TO SITE PLAN FOR SIZE
DESIGN MAY VARY SLIGHTLY

Shade Sail

NTS



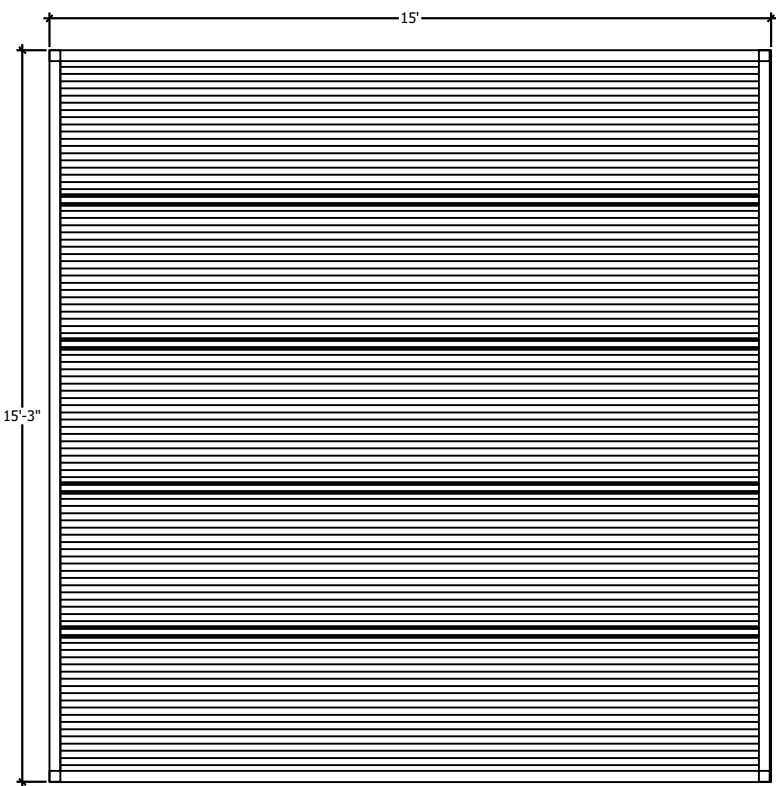
USA SHADE OR APPROVED EQUAL
USA-SHADE.COM
30'x35'
COLOR: TBD
REFER TO SITE PLAN FOR SIZE
DESIGN MAY VARY SLIGHTLY

Shade Sail Alternative

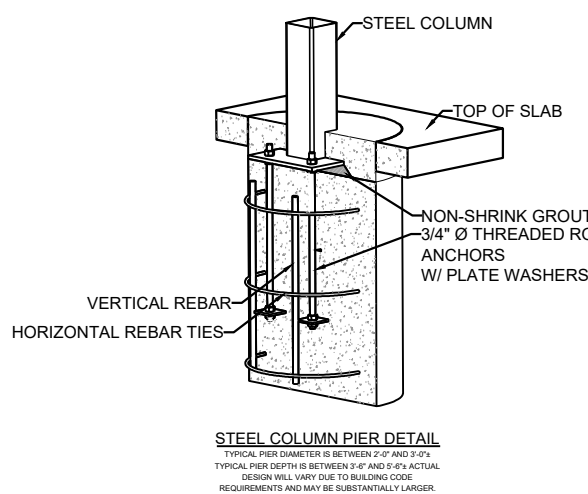
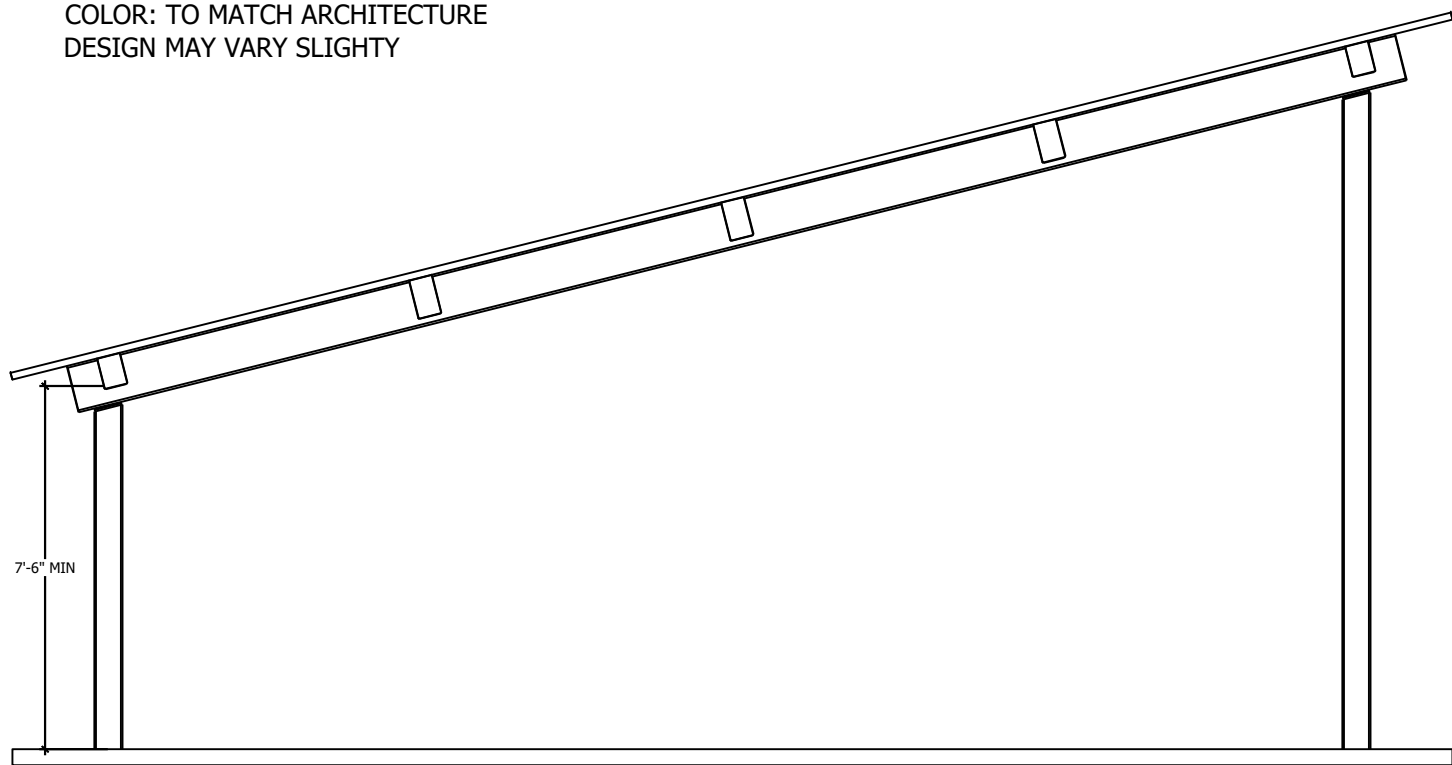
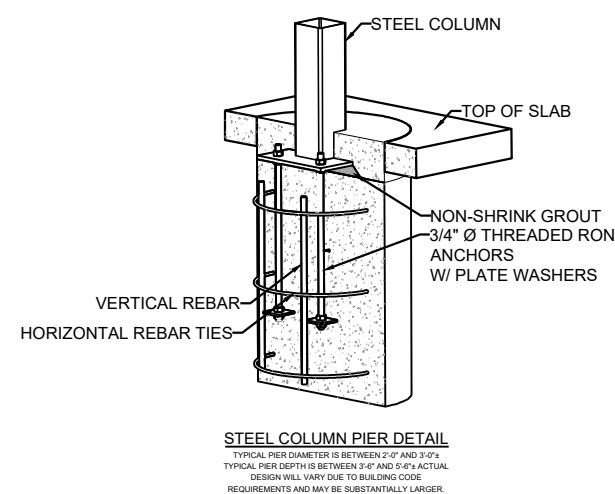
NTS



RCP SHELTERS
ITEM #: TS-S51515-02
MATERIAL: ALUMINUM
15'x15'-3" MONOSLOPE SHADE STRUCTURE
COLOR: TO MATCH ARCHITECTURE
DESIGN MAY VARY SLIGHTLY



RCP SHELTERS
ITEM #: TS-S53030-03
MATERIAL: ALUMINUM
30'x30'-3" MONOSLOPE SHADE STRUCTURE
COLOR: TO MATCH ARCHITECTURE
DESIGN MAY VARY SLIGHTLY

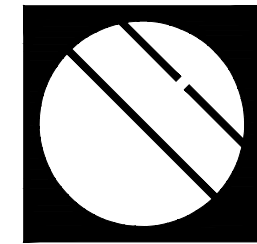


Dog Park Shade Structure

NTS

Shade Structure

NTS



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