

SITE DATA

NAME OF APPLICATION	EASTWIND DEVELOPMENT-WESTLAKE
APPLICATION NUMBER	MP-2026-01
CH PROJECT NUMBER	13-0518.113
FUTURE LAND USE DESIGNATION	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	77 40 43 01 040 01 0010
LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DESIGNATION	TOWN CENTER
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	RESIDENTIAL MULTI-FAMILY
SITE SURVEY AREA	784,084.88 SF 18.00 AC

HOUSING DATA

RESIDENTIAL UNITS	360	
	UNITS	BEDROOMS
1 BEDROOM	122	122
2 BEDROOM	186	372
3 BEDROOM	52	156
TOTAL BEDROOMS		650
DENSITY (NET FOR SITE)	20.00	DU/AC
PARCEL L DENSITY	5.38	DU/AC
MINIMUM PARCEL L DENSITY	4.00	DU/AC
MAXIMUM PARCEL L DENSITY	16.00	DU/AC
BUILDING HEIGHT MAX STORIES	49.5'	FEET
	4	

BUILDING DATA	SQUARE FEET	ACRES
APARTMENT BUILDINGS	119,185	2.74
GARAGE BUILDINGS	18,009	0.41
POOL SIDE BUILDING	1,350	0.03
CLUBHOUSE	8,969	0.21
MAINTENANCE BUILDING	1,258	0.03
PAVILIONS	1,165	0.03
BUILDING LOT COVERAGE	149,936.48	3.44

OPEN SPACE CALCULATIONS	SQUARE FEET	PERCENT
IMPERVIOUS		
BUILDING LOT COVERAGE	149,936.48	19.12%
SIDEWALKS & PLAZAS	49,916.04	6.37%
POOL DECK (INCLUDING ART. TURF)	17,784.54	2.27%
VEHICULAR USE AREAS	242,477.46	30.92%
SUB TOTAL	460,114.52	58.68%
PERVIOUS		
OPEN SPACE, LANDSCAPE, & BUFFERS	323,970.35	41.32%
SUB TOTAL	323,970.35	41.32%
TOTAL	784,084.88	100.00%

RECREATION DATA	SQUARE FEET	ACRES
SOUTH COURTYARD	8,712.00	0.20
CLUBHOUSE	67,953.60	1.56
NORTH COURTYARD	17,424.00	0.40
TOTAL	94,089.60	2.16

PARKING DATA	REQUIRED	PROVIDED
CLUBHOUSE (1/360)	25	25
RESIDENTIAL MULTI-FAMILY (1 PER BR +5% GUEST)	683	639
PARKING BREAKDOWN		
STANDARD SPACES	708	631
GARAGE SPACES	72	72
TOTALS	708	703
REQUESTED PARKING WAIVER		5

ADA SPACES (INCLUDED IN TOTAL)	14	14
GARAGE ADA SPACES	1	1
STANDARD ADA SPACES	13	13
ELECTRIC VEHICLE CHARGING POSITIONS	0	14
BICYCLE SPACES PROVIDED (ON-SITE)	180	70
WAIVER: BICYCLE SPACES FUTURE/RESERVED		82
BICYCLE SPACES PROVIDED (TOTAL WITHIN MAINTENANCE BUILDING)		28
TOTAL PROVIDED		180

NOTE*: 82 FUTURE SPACES TO BE PROVIDED BY WAIVER IF THE NEED IS DETERMINED BY THE CITY OF WESTLAKE

COMPREHENSIVE PLAN RECREATION REQUIREMENTS	
NEIGHBORHOOD PARK	REQ (AC)
972 RESIDENTS (360* 2.70)	1.944
	PROV. (AC)
	2.160

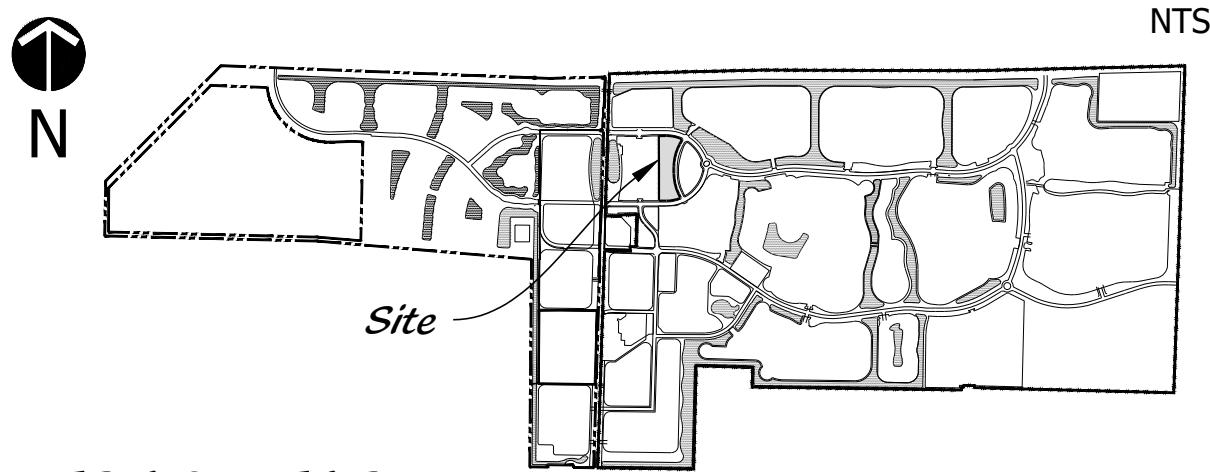
WAVIER TABLE

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling (applicable to the Contingency Parking Plan scenario only).
Code-Required (Spaces)	708
Provided (Spaces) — Contingency	703 (= 631 standard + 72 detached garage stalls)
Deviation — Contingency	~5 spaces (approximately 0.71% of Code-required total)
Waiver Authority	Sec. 101-197(c)
Code Section Waived	Sec. 111-227- Bicycle Parking Standards (Multi-Family Residential at 1 space per 2 dwelling units)
Code-Required (Spaces)	180 (= 360 dwelling units ÷ 2)
Provided (Spaces) — Constructed	98 (= 70 distributed surface racks + 28 secured/enclosed in maintenance building)
Reserve (Spaces — Identified on Plan)	82
Deviation	-82 spaces (approximately 45.6% reduction from code-required total)
Waiver Authority	Sec. 101-197(c)

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRAINAGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CL: CENTER LINE

LOCATION MAP

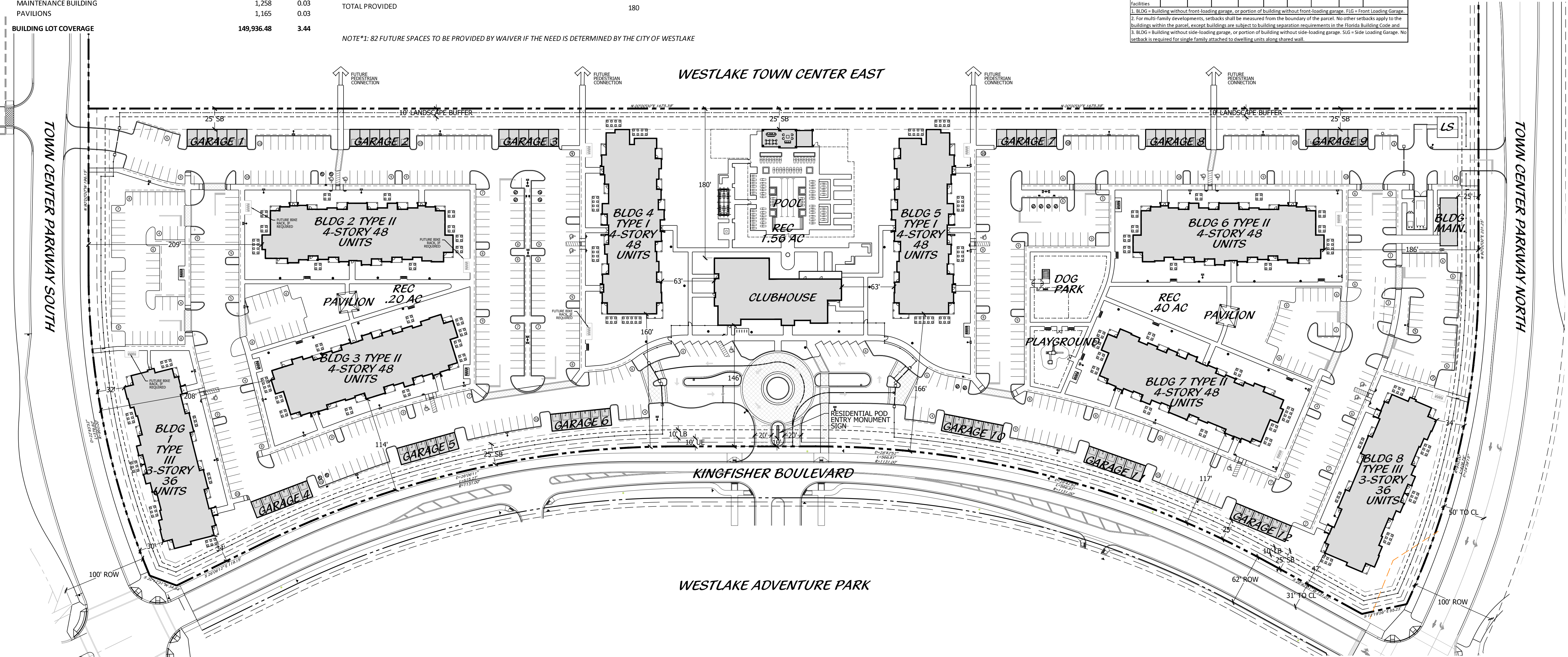


BUILDING SETBACK TABLE

Building	Front (Kingsfisher)	Side (Town Ctr Pkwy South)	Side (Town Ctr Pkwy North)	Rear
1	34'	30'	1439'	313'
2	251'	209'	1236'	113'
3	114'	208'	1227'	248'
4	160'	617'	981'	25'
5	166'	968'	630'	25'
6	278'	1259'	186'	113'
7	117'	1178'	217'	265'
8	42'	1415'	34'	344'
Clubhouse	146'	749'	765'	25'
Maintenance Bldg	434'	1629'	25'	107'

TABLE 3-13: TOWN CENTER RESIDENTIAL STANDARDS									
Residential Use Type	Minimum Lot Square Footage Per Dwelling Unit	Minimum Lot Width Per Dwelling Unit (Feet)	Minimum Front Setback ^{1,2} (Feet)	Minimum Side Road Setback ^{1,2} (Feet)	Minimum Side Yard Setback ^{1,2} (Feet)	Minimum Rear Yard Setback ^{1,2} (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family attached dwellings	1,600	16	BLDG: 5 FLG: 20	BLDG: 5 SLG: 20	BLDG: 5 SLG: 20	10	50	60%	25%
Multi-family dwellings	-	-	5	20	10	20	100	50%	25%
Assisted living facilities	-	-	5	20	10	20	100	50%	25%

1. BLDG = Building without front-loading garage, or portion of building without front-loading garage. FLG = Front Loading Garage.
2. For multi-family developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to the buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and 3. BLDG = Building without side-loading garage, or portion of building without side-loading garage. SLG = Side Loading Garage. No setback is required for single family attached to dwelling units along shared wall.



Contingency Parking Exhibit

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PARCEL L
The Avery at Westlake
CONTINGENCY PARKING EXHIBIT
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-23-26
REVISIONS	04-20-26
	05-11-26
	06-04-26
	06-25-26

Scale: 1" = 60'
0' 30' 60' 120'

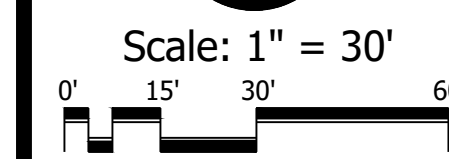


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City of Westlake, Florida

PARCEL L

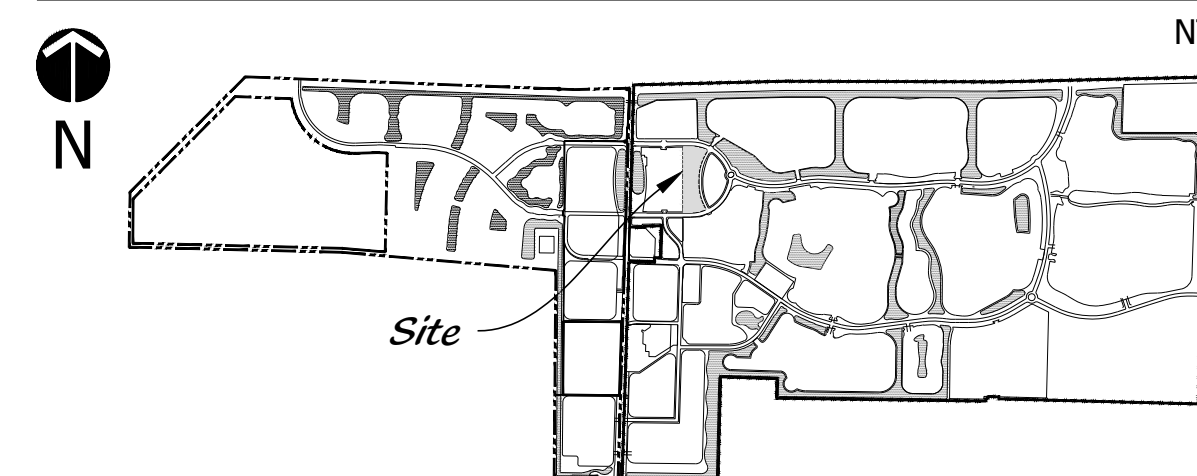
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DRAWN _____	JAE
APPROVED _____	DEH
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DATE _____	03-13-26
REVISIONS _____	04-20-26
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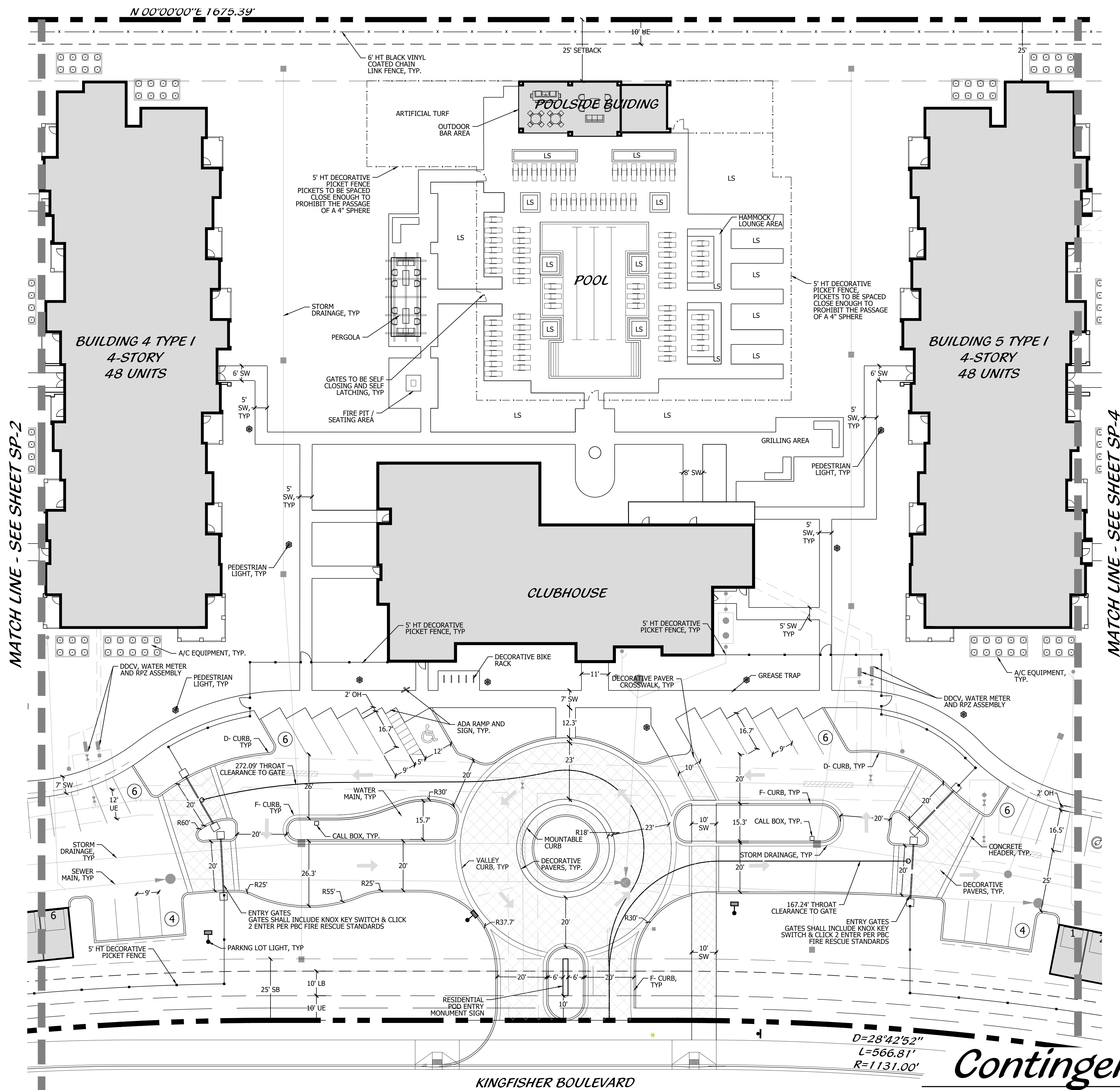
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3-0518.113 CONTINGENCY-EXHIBIT DW

SHEET SP2 OF 4

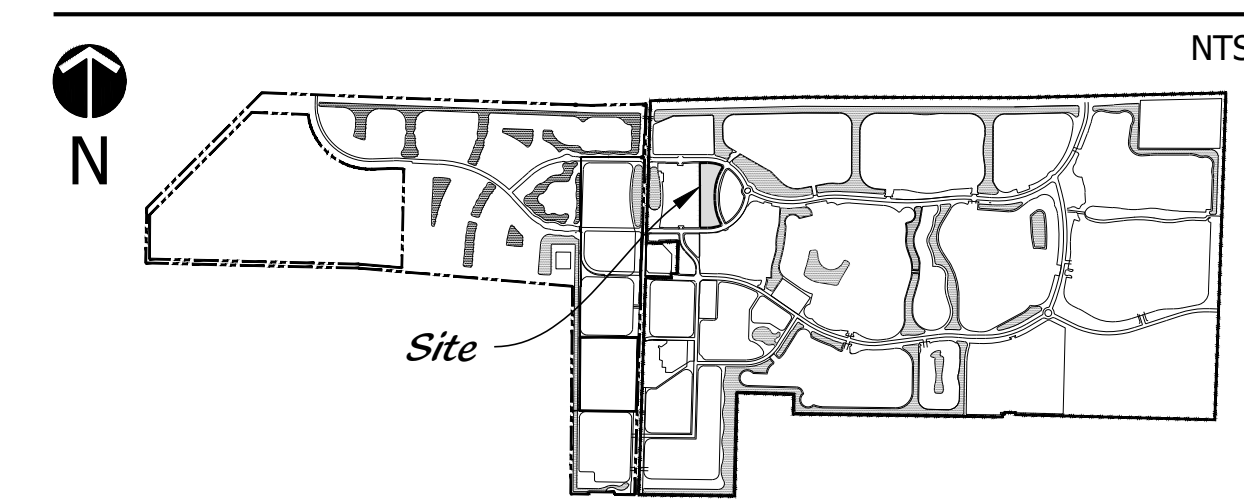
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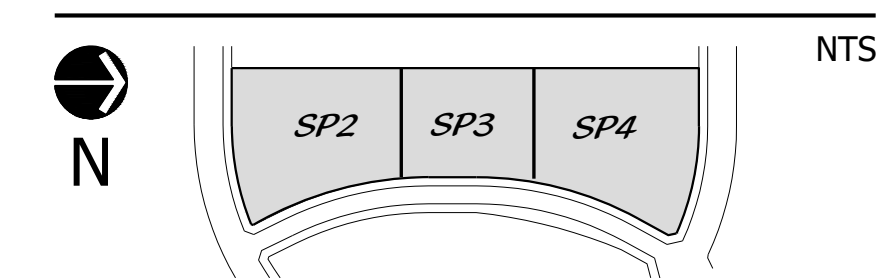
Contingency Parking Exhibit



LOCATION MAP



KEY MAP



LEGEND

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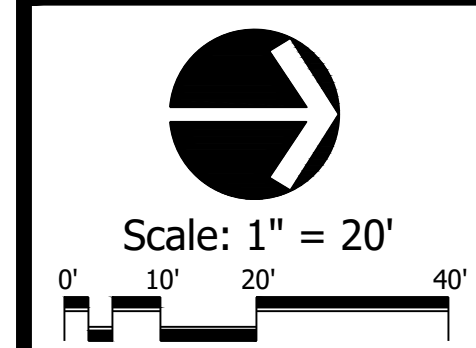
WESTLAKE PARCEL L

The Avery at Westlake

CONTINGENCY PARKING EXHIBIT

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
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City of Westlake, Florida

DESIGNED	DEVELOPED
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Drawing: 3-0518.113_CONTINGENCY-EXHIBIT.DWG

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The diagram shows a horizontal sequence of three rectangular blocks representing pipeline stages. The first block is labeled *SP2*, the second *SP3*, and the third *SP4*. They are connected by curved lines representing data paths between stages.

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