

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Cotleur & Hearing

PROPERTY OWNERS: DKC Westlake Landings, LLC

FOR PROPERTY LOCATED AT: 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.
SPM-2023-01

DATE OF COUNCIL MEETING: 6/7/2023

TYPE OF ACTION SOUGHT: The applicant is requesting Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed-Use District. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on June 7, 2023. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

The Applicant's application for Site Plan Modification is hereby:

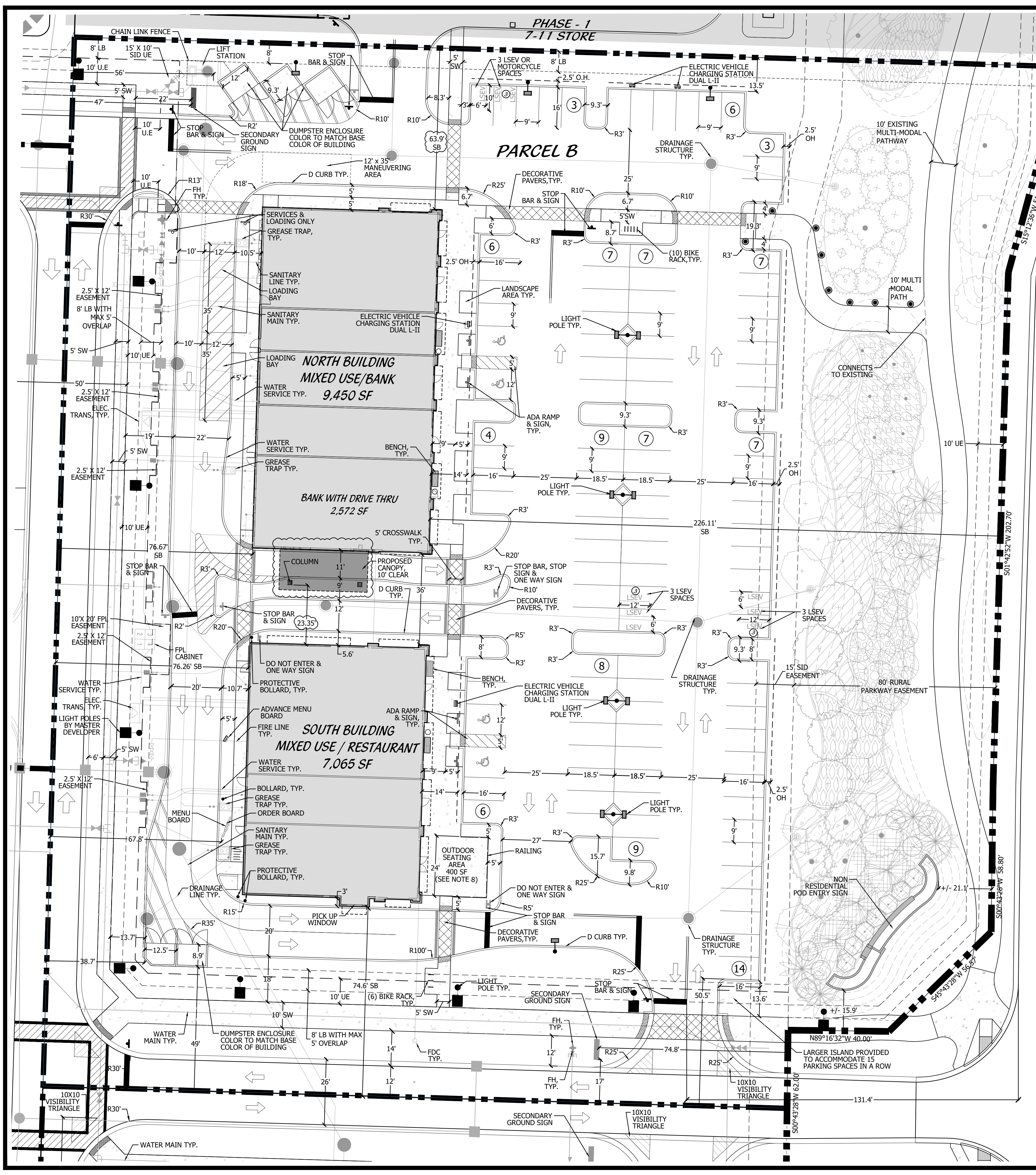
<input checked="" type="checkbox"/>	GRANTED
<input type="checkbox"/>	DENIED

With no conditions.

DATED: June 7, 2023


John Paul O'Connor, Mayor


Zoie Burgess, CMC. City Clerk



SEMINOLE PRATT WHITNEY ROAD

SITE DATA

NAME OF APPLICATION: SPIN 2023-01
PROJECT NUMBER: CH 13-0518.60.01
LAST BCC APPROVAL DATE: 10/29/2014
LAST CITY OF WESTLAKE PLAN APPROVAL DATE: 12/15/2020
CITY OF WESTLAKE PLAN APPROVAL DATE: 11/22/2021

RESOLUTION NUMBERS: TDR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA 2016-01, MPA 2017-01, MPA 2019-01, MPA 2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05, R-2021-09, MPA 2021-01, MPA 2021-03

FUTURE LAND USE DESIGNATION: MIXED USE, Zone 2
EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 43 40
PROPERTY CONTROL NUMBER(S): 77-40-45-01-17-000-0010
 77-40-45-01-17-000-0020

EXISTING USE: VACANT AGRICULTURE/UTILITY
PROPOSED USE: MIXED USE, Zone 2
 MIXED USE, Zone 3

BUILDING DATA

BUILDING	STORY	AREA	%
NORTH BUILDING	1 STORY	27'	27'
SOUTH BUILDING	1 STORY	27'	27'
TOTAL			

SITE DATA

TYPE	AREA	%
TOTAL SITE AREA	152,569	3.50
TOTAL BUILDING LOT COVERAGE	17,466	0.40
		11%

PARKING DATA

TYPE	REQ	PROV
NORTH BUILDING		
SHOPPING CENTER - MIXED USE (1/225)	31	9
BANK W DRIVE THRU (1/300 SF)	9	
SOUTH BUILDING		
SHOPPING CENTER - MIXED USE (1/225)	22	
RESTAURANT W DRIVE THRU (FAST FOOD)	22	
TOTAL	84	103

STANDARD PARKING SPACES

TYPE	REQ	PROV
ADA PARKING SPACES	4	00
LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES	4	0
LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES	3	0
QUEING SPACE PER CODE R(2) B(2) (MAX 25% OF REQUIRED) LOADING (12" x 30')	2	2

AREA CALCULATIONS

TYPE	AREA	%
BUILDING FOOTPRINT	16,615	0.38
VEHICULAR USE AREA	65,739	1.51
SEWER/WALKS & PLAZAS	16,074	0.35
GREEN SPACE / PERVIOUS	55,241	1.27
TOTAL	152,569	100.00%

SITE AMENITIES

TYPE	REQ	PROV
BENCHES	4	4
BIKE RACK (5 SPACES PER BUILDING)	10	16
LEVEL II ELECTRIC VEHICLE CHARGING STATIONS	4	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	○	ADA SIGN
LB	LANDSCAPE BUFFER	■	STOP SIGN
DE	DRAINAGE EASEMENT	□	DO NOT ENTER
R	RADIUS	○	GREASE TRAP
OH	OVER HANG	□	TRANSFORMER
SB	SETBACK		
EW	SIDEWALK		
EV	ELECTRIC VEHICLE		
TYP	TYPE		
LSEV	LOW SPEED ELECTRIC VEHICLE		
ELEC TRANS	ELECTRONIC TRANSFORMER		

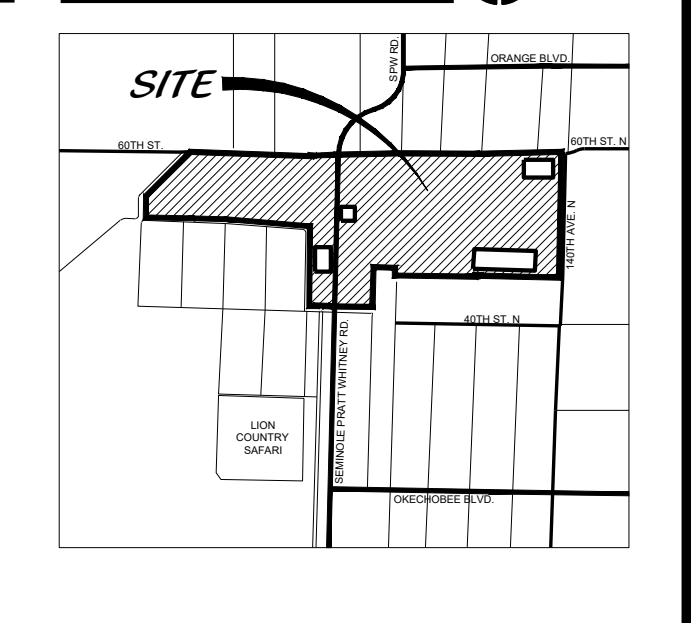
LEGAL DESCRIPTION

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:

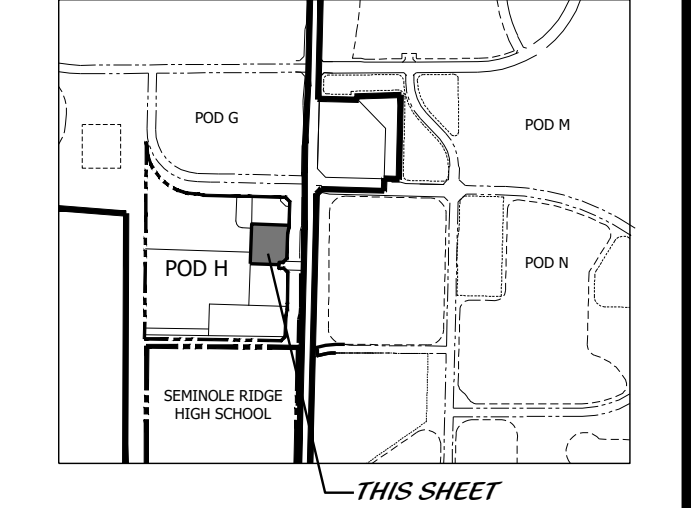
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°17'15"E., ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 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 38.80 FEET; 5) THENCE S.45°43'28"W., A DISTANCE OF 56.57 FEET; 6) THENCE N.89°13'32"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

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

PROPERTY OWNER: MINTO PBLH, LLC
 16604 TOWN CENTER PARKWAY, 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

SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 PHONE: 561-747-6336

ARCHITECT: COHACI & PETERSON
 2600 MATTLAND CENTER PARKWAY, SUITE 200
 MATTLAND, FL 33271
 PHONE: (407) 661-9100

CIVIL ENGINEER: THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PHONE: 954-202-7000

TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FL 33411-6700
 PHONE: 561-996-9698

SEMINOLE IMPROVEMENT DISTRICT - ENGINEER: CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

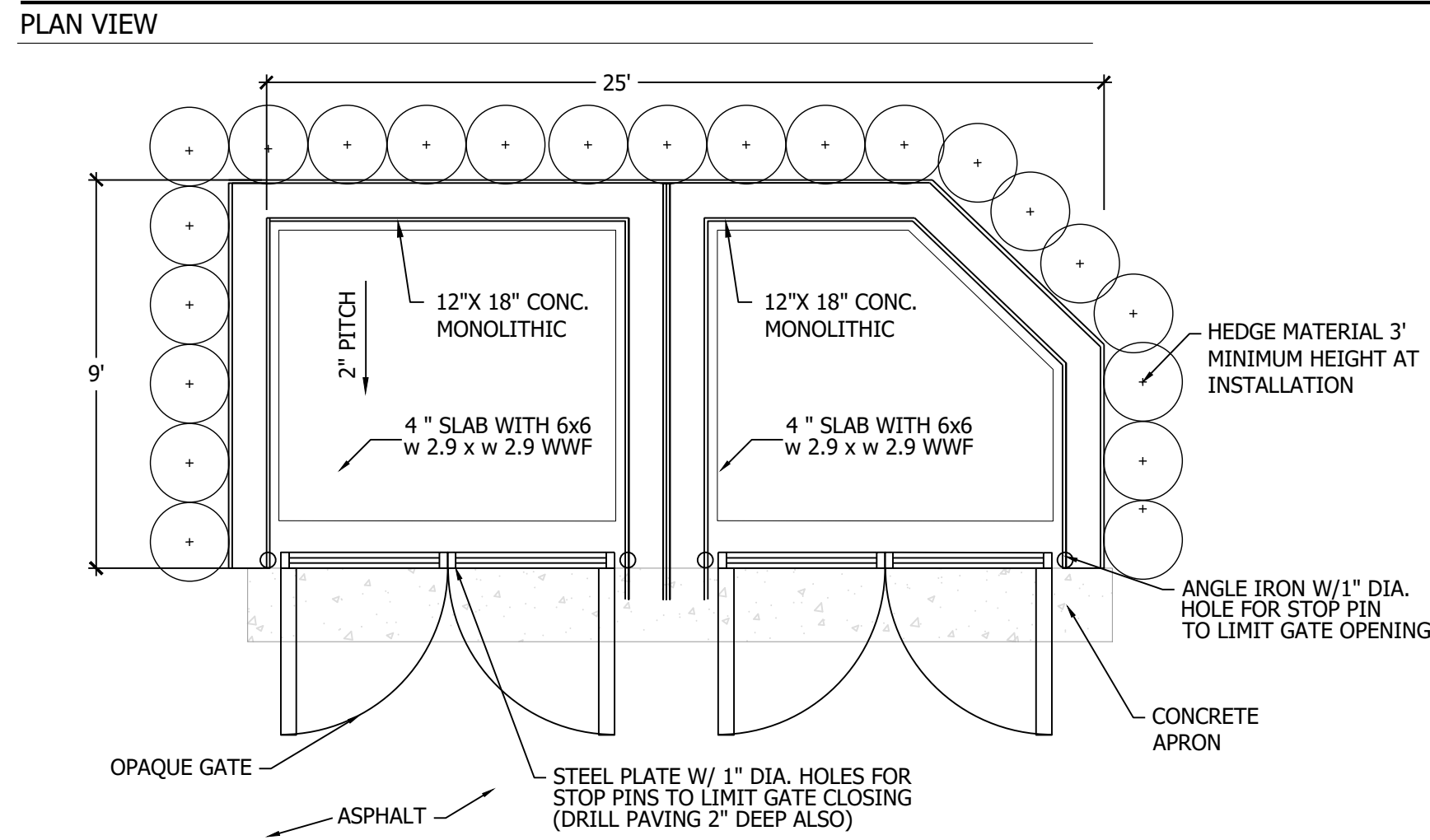
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April 26, 2023 1:28:53 p.m.
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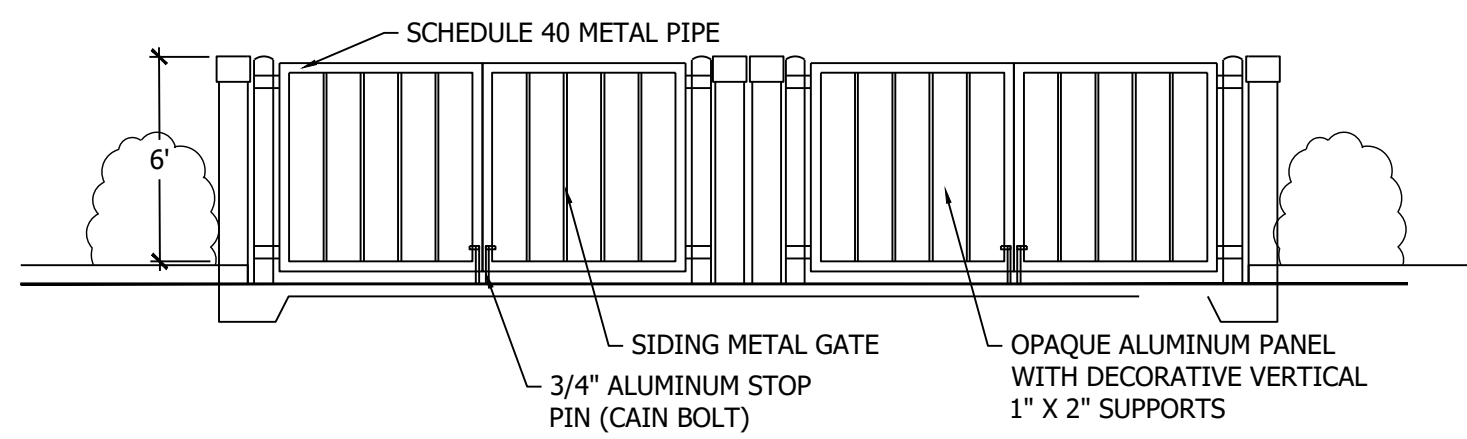
SHEET 1 OF 2

SITE PLAN

DUMPSTER DETAIL

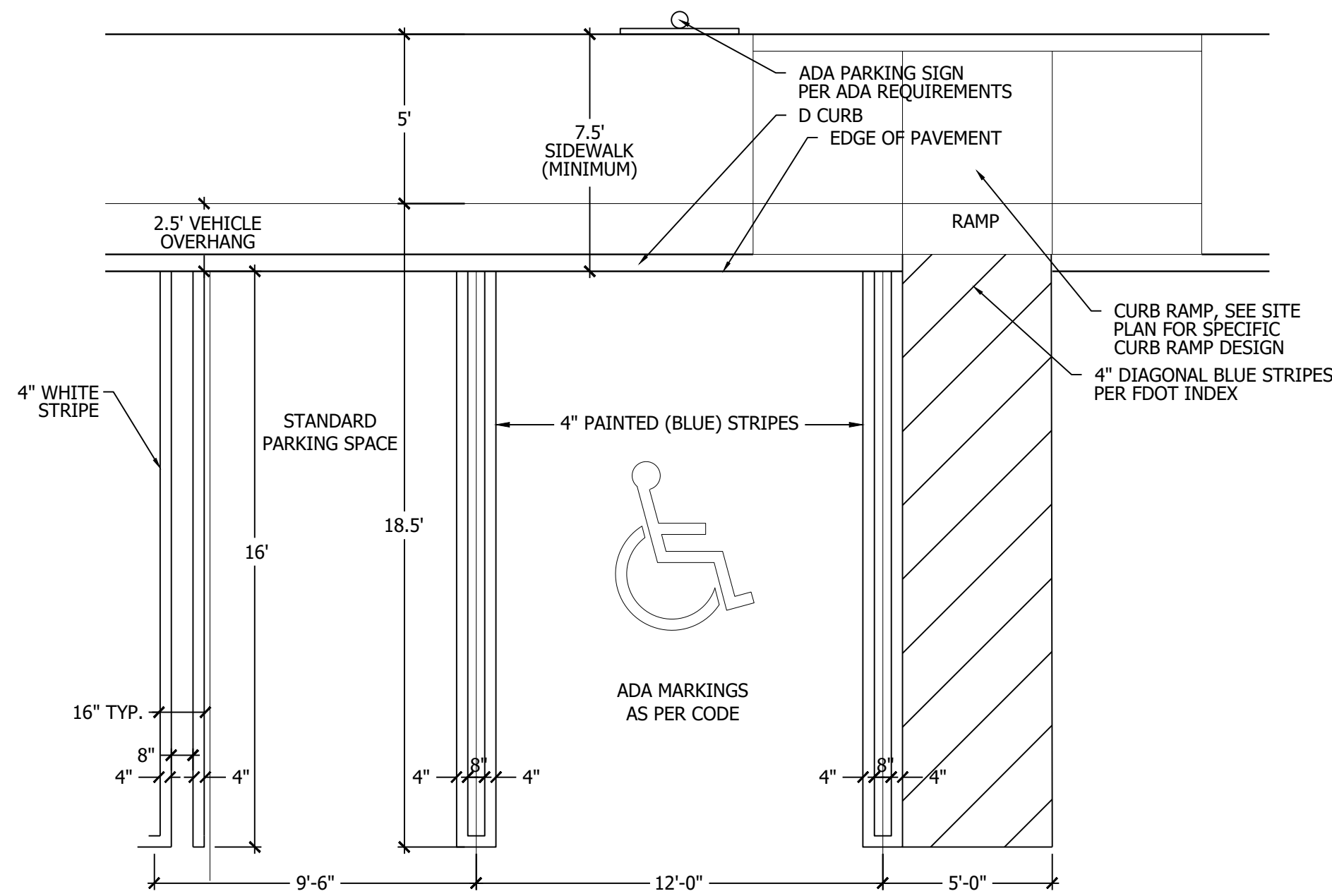


ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE
DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



STANDARD AND ADA PARKING DETAIL

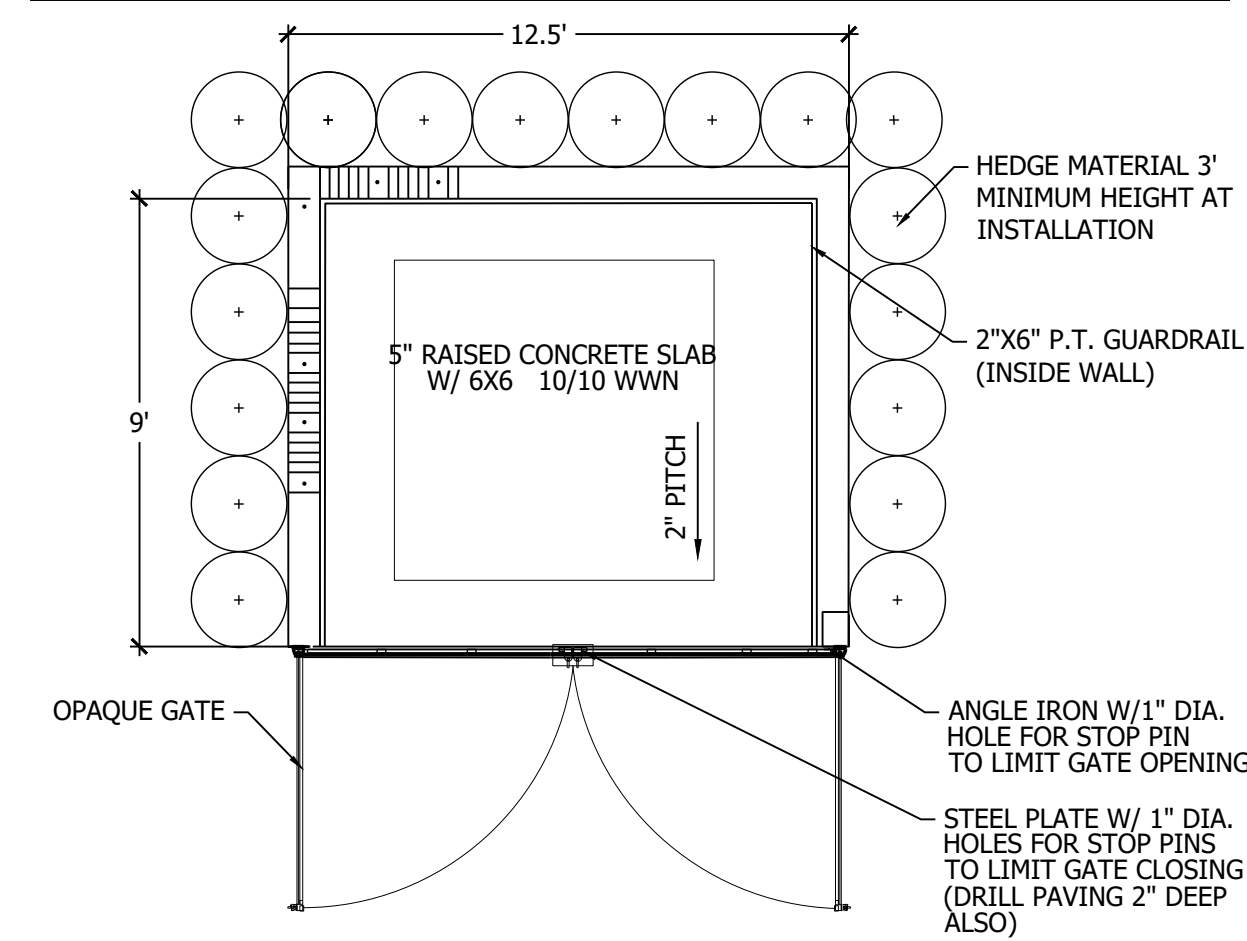
NTS



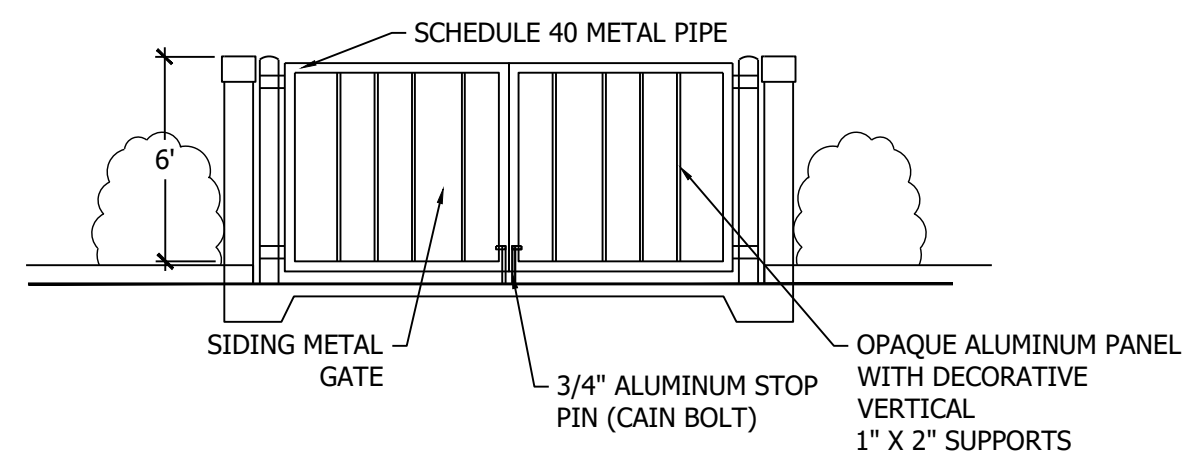
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

TRANSFORMER DETAIL

NTS

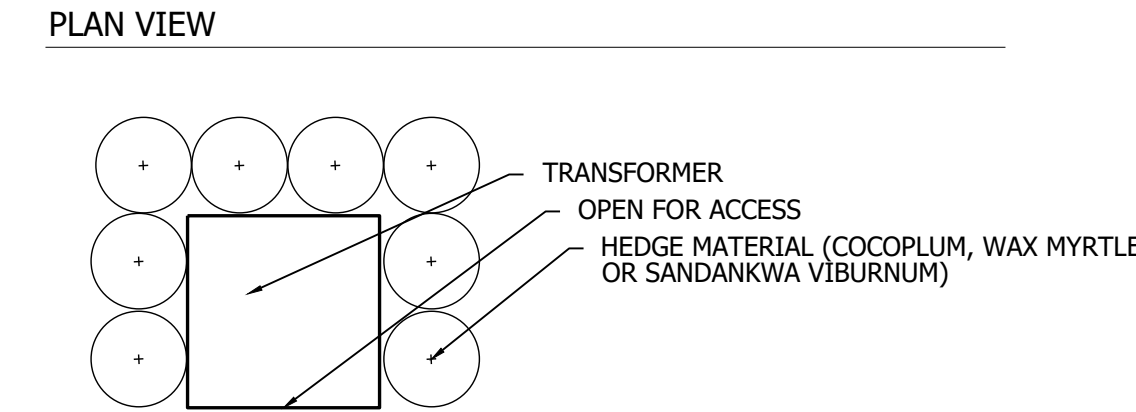
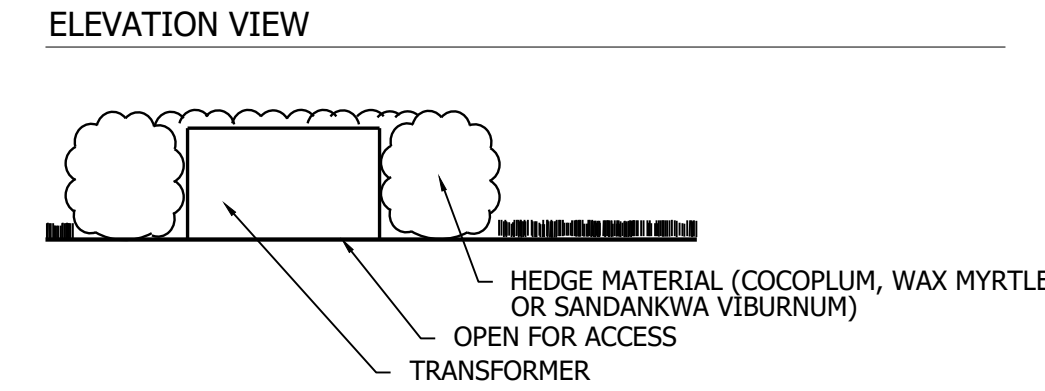


ELEVATION VIEW
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



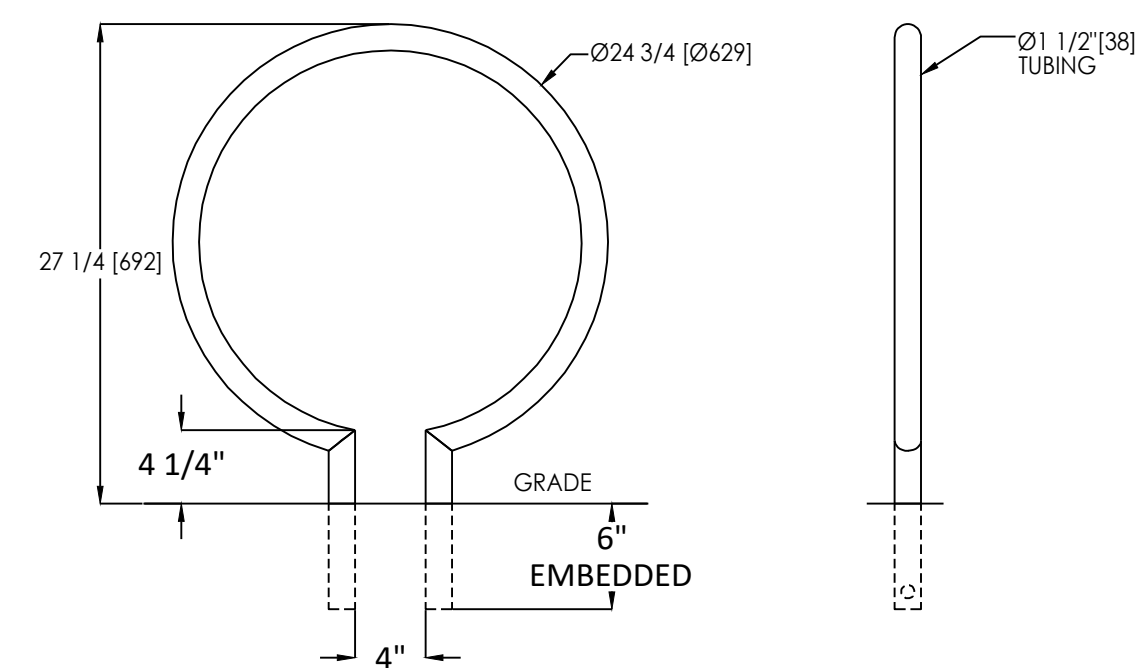
TRANSFORMER DETAIL

NTS



BIKE RACK DETAIL

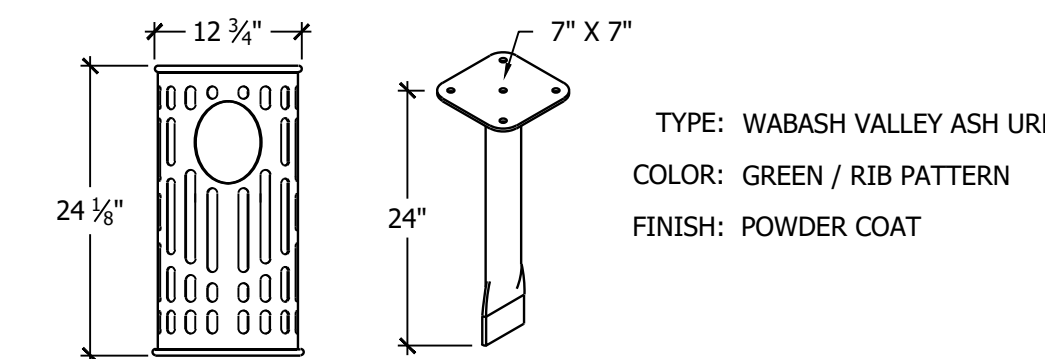
NTS



RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING
landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

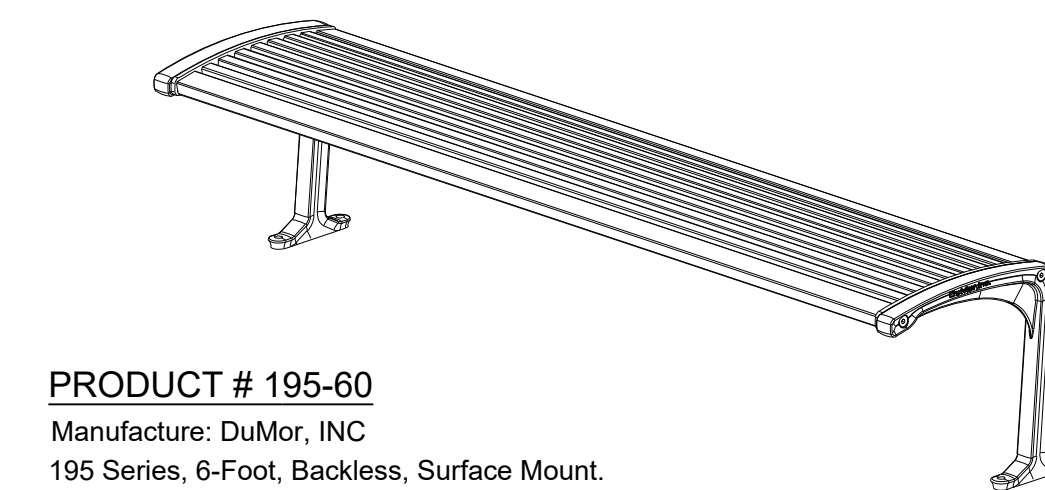
TRASH CAN DETAIL

NTS



BENCH DETAIL

NTS



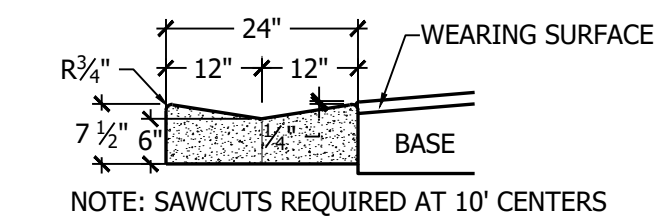
PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

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

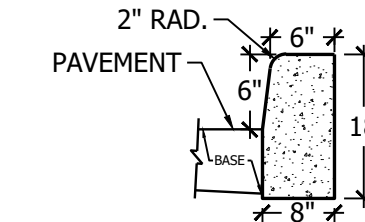
VALLEY CURB DETAIL

NTS



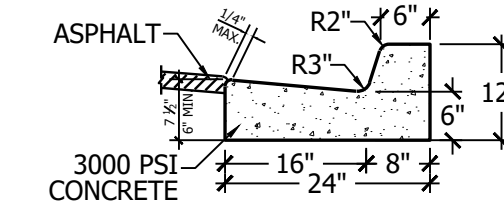
D CURB DETAIL

NTS



F CURB DETAIL

NTS



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.

EV CHARGING STATION

NTS

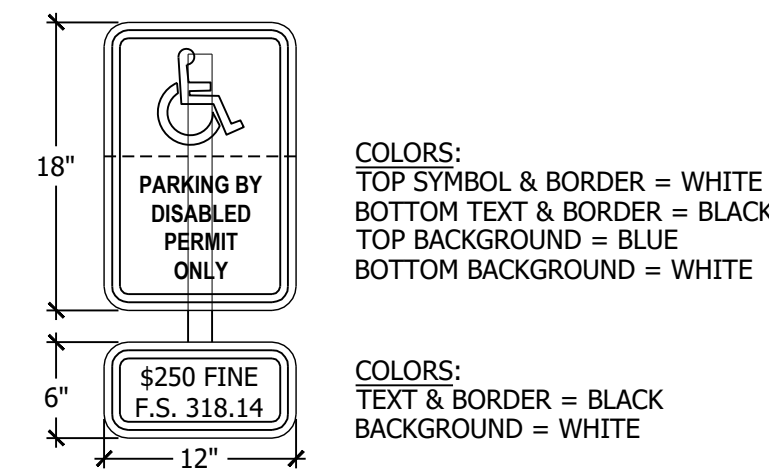


PRODUCT # IQ 200
Manufacture: Blink
Blink IQ 200 Level II
EV Charging Stations
Charging: Dual
Type: Rectangular Pedestal Mounted
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

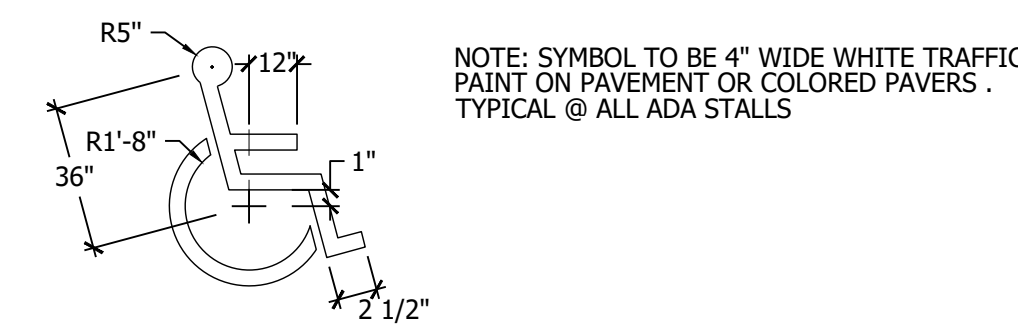
ADA SIGN DETAIL

NTS



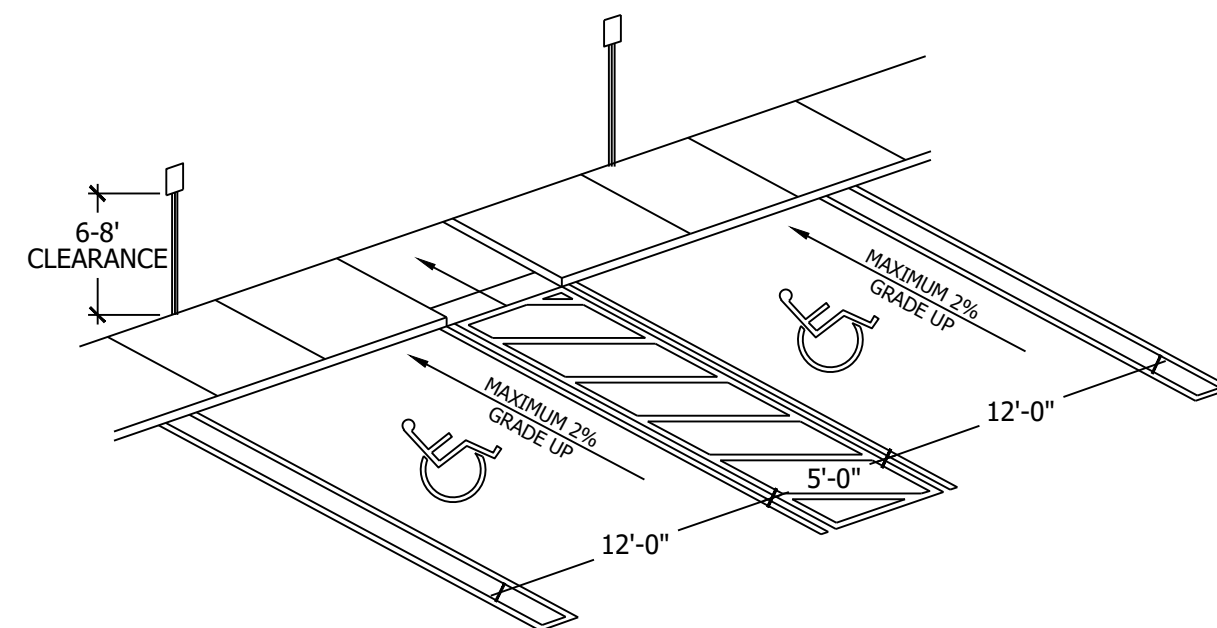
ADA SYMBOL DETAIL

NTS

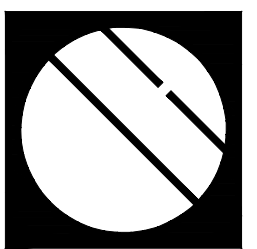


ADA RAMP DETAIL

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



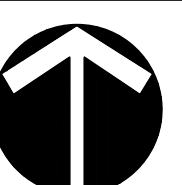
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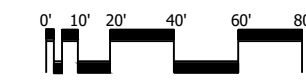
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	03-08-23
	04-25-23



Scale: 1" = 20'



April 26, 2023 1:28:53 p.m.
Drawing: 13-0518.60.01 SP.DWG

SHEET 2 OF 2

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public records requirement under Florida law.

Site Details