

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Minto PBLH, LLC

PROPERTY OWNERS: Minto PBLH, LLC

APPLICATION: SPR-2022-01

FOR PROPERTY LOCATED AT: TBD

DATE OF COUNCIL MEETING: 7/5/2022

TYPE OF ACTION: Approval of a Site Plan Review for a 145,643 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 135,540 sq. ft. and 10,103 sq. ft. respectively. The subject application is including an outdoor storage area of 14,564 sq. ft. of maximum area (10 percent of building gross floor area).

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on July 5, 2022. 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 determined and found as follows:

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

X	GRANTED
	DENIED

The Council's approval of the Site Plan is subject to the following conditions:

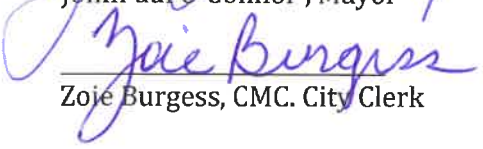
1. Prior to issuance of building permits. The location and selection of the artwork shall be approved by the City Council.
2. All uses must be in compliance with the Code definition of "light Industrial Uses".
3. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
4. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
5. Stacking of pods and containers are prohibited.
6. All fencing for outdoor storage areas shall not to exceed 10% of the building gross square footage.
7. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
8. All chainlink fence shall be black vinyl coated with opaque slats.
9. Photometrics: trespass at property line is over 0.33 fc at ROW adjust design, exception at the driveway connection to road.
 - a. Parking area exceeds the max to min ratio and average to min ratio, revise.
 - b. Calculations should be based on LLF at 0.95 not 0.90.
 - c. Show spill at the west side of W.M.T and development line.
10. Provide safe site distance triangle at the entrance of the parking lots to the road during the land development process of James Business Park.
11. No less than 4 LSEV parking spaces shall be provided on site.

The Council's approval of the application includes the following one (1) waiver:

- a) A waiver from Chapter 3. Table 3-12 (1)(b)(b) to allow for an increase to the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes.

DATED: July 14, 2022


John Paul O'Connor, Mayor


Zoie Burgess, CMC. City Clerk



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 7/5/2022

PETITION DESCRIPTION

PETITION NUMBER: SPR-2022-01 James Business Park (Pod G) Site Plan Review
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: TBD
PCN: 77-40-43-01-21-001-0000; 77-40-43-01-21-023-0000
REQUEST: The applicant is requesting approval of a Site Plan Review for a 145,643 square feet (sq. ft.) of light-industrial warehouse development. The application includes two (2) buildings, a one-story Building I (North) with 135,540 sq. ft.; and a one-story Building II (South) with 10,103 sq.ft. within Pod G Southwest.

Note: The subject application does NOT include signage since the applicant is applying for a Master Sign Plan concurrently.

SUMMARY

The applicant is requesting approval of a Site Plan Review for a 145,643 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 135,540 sq. ft. and 10,103 sq. ft. respectively. The subject application is including an outdoor storage area of 14,564 sq. ft. of maximum area (10 percent of building gross floor area).

The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with building 2 is proposed for Phase II.

The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 11.66-acre development is located within the Pod G Southwest portion.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** and the **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. Prior to issuance of building permits. The location and selection of the artwork shall be approved by the City Council.
2. All uses must be in compliance with the Code definition of "light Industrial Uses".
3. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
4. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
5. Stacking of pods and containers are prohibited.

6. All fencing for outdoor storage areas shall not to exceed 10% of the building gross square footage.
7. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
8. All chainlink fence shall be black vinyl coated with opaque slats.
9. Photometrics: trespass at property line is over 0.33 fc at ROW adjust design, exception at the driveway connection to road.
 - a. Parking area exceeds the max to min ratio and average to min ratio, revise.
 - b. Calculations should be based on LLF at 0.95 not 0.90.
 - c. Show spill at the west side of W.M.T and development line.
10. Provide safe site distance triangle at the entrance of the parking lots to the road during the land development process of James Business Park.

PETITION FACTS

- a. Total Gross Site Area: 11.66 acres
- b. Building Data: North Building 135,540 sq. ft.; South Building 10,103 sq. ft. (total 145,643 Sq. Ft. for light-industrial warehouse)
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Mixed Use
 - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed Use	Mixed Use
EAST	Mixed Use	Mixed Use
WEST	Residential 2	R-2



BACKGROUND

The subject application is requesting approval of a light industrial e-commerce warehouse facility within the southwest portion of Pod G, to be located on Tract A. The plat for Pod G Southwest was previously approved and recorded on May 24, 2021.

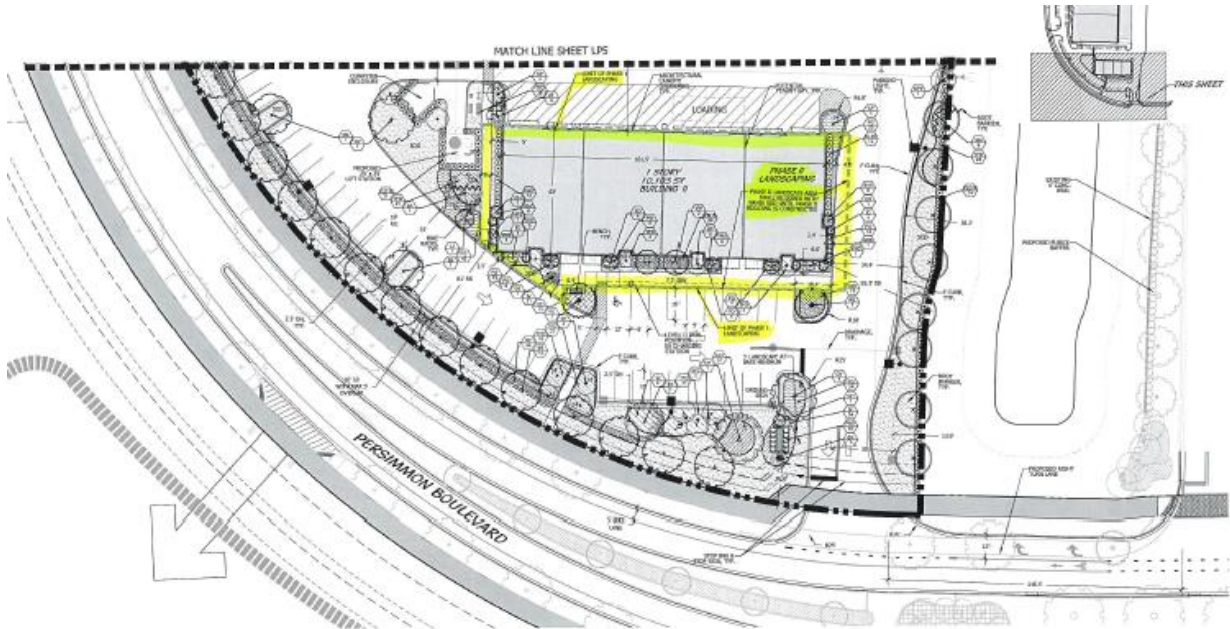
STAFF ANALYSIS

Pod G Southwest (11.66 acres), includes Tract A and a Water Management Tract (W.M.T), which is dedicated to the Seminole Improvement District (SID) and provides open space and water management to the site. The proposed light industrial warehouse development is a permitted use within the Mixed-Use Zoning District. The site plan proposes two, 1-story buildings, the north building (building I) has 135,540 sq. ft. and the south building (building II) 10,103 sq. ft. for a combined total of 145,643 sq. ft. of light industrial use with accessory office limited to 30% of the gross floor area. Access to the site is provided from either Persimmon Blvd. West, or Town Center Parkway West. The applicant proposes to provide Art in Public Places (AIPP) on-site. Per Ordinance 2021-12 (Art in Public Places) City Council must approve the location and selection of the artwork (see condition of approval).

Loading areas are located on the east side of the north building, and on the north side of the south building and will be screen from public view by additional landscape material provided at both site entrance and a 6' concrete wall along the east property boundary (Publix Plaza) provides screening to the adjacent property.



The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with Building 2 is proposed for Phase II.



LANDSCAPE PLAN

The city code Chapter 1, Article 1.2, Interpretations, Section 1, Definitions and Acronyms, defines Light Industrial as follows:

LIGHT INDUSTRIAL USES: Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

The above definition will serve as the basis to determine allowable uses, and their potential impact in terms of smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual effect. The applicant provided the below representative uses that could be placed at the warehouse:

- E-commerce
- Food Distribution
- Air Conditioning Supply
- Plumbing Supply
- Pool Supply
- Contractor Supply Store

- Granite & Marble Supply
- Trade/Contractor Service Business
- Water Bottling & Distribution
- Beverage Supply & Distribution
- Electrical Supply & Distribution
- Flooring & Tile Supply & Distribution
- Glass & Windows Supply & Distribution
- Indoor Storage of Goods including Automobiles
- Furniture Storage & Distribution
- Appliance Storage & Distribution
- Automotive Parts Assembly
- Electronic Supply & Distribution
- Food Supply & Distribution
- Equipment Rental & Supply
- Party Rental & Supply
- Medical Supply & Distribution
- Medical & Pharma Laboratories & Research Centers
- Cosmetics Supply & Distribution
- Indoor Recreation
- Moving & Storage Companies
- Package Delivery & Distribution
- Light Manufacturing & Assembly of Goods, including but not limited to:
 - o Medical
 - o Computers
 - o Pharmaceuticals
 - o Laboratories
 - o Electronics
 - o Household Goods
 - o Other Clean Industries

Fencing

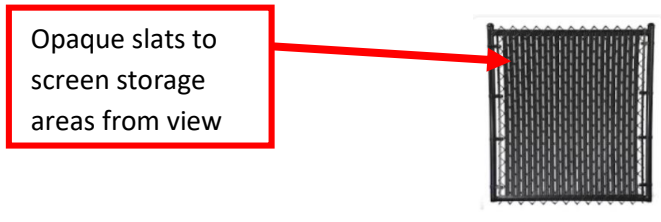
City Code limits fence height to 6 feet per Chapter 3, Zoning Districts and Standards, Section 3: Mixed Use (MU), (B) Requirements, (2) Non-residential, (1) Accessory Structures:

- (1) **Accessory Structures.** Accessory structures shall be permitted pursuant to the requirements below:
 - (a) Unless otherwise specified below, accessory structures are subject to the same setback and height requirements as the principle structure.
 - (b) The following structures are subject to the following additional requirements:
 - (i) Fences and walls.
 - a. The minimum front setback for fences and walls is 10 feet. Fences and walls are not subject to any other setback requirements.
 - b. The maximum height of a wall or fence shall be 6 feet; except for fences or walls for an athletic training facility, which have a maximum height of 8 feet. The City Council may approve additional fence height for purposes of protecting public health, safety, or welfare.

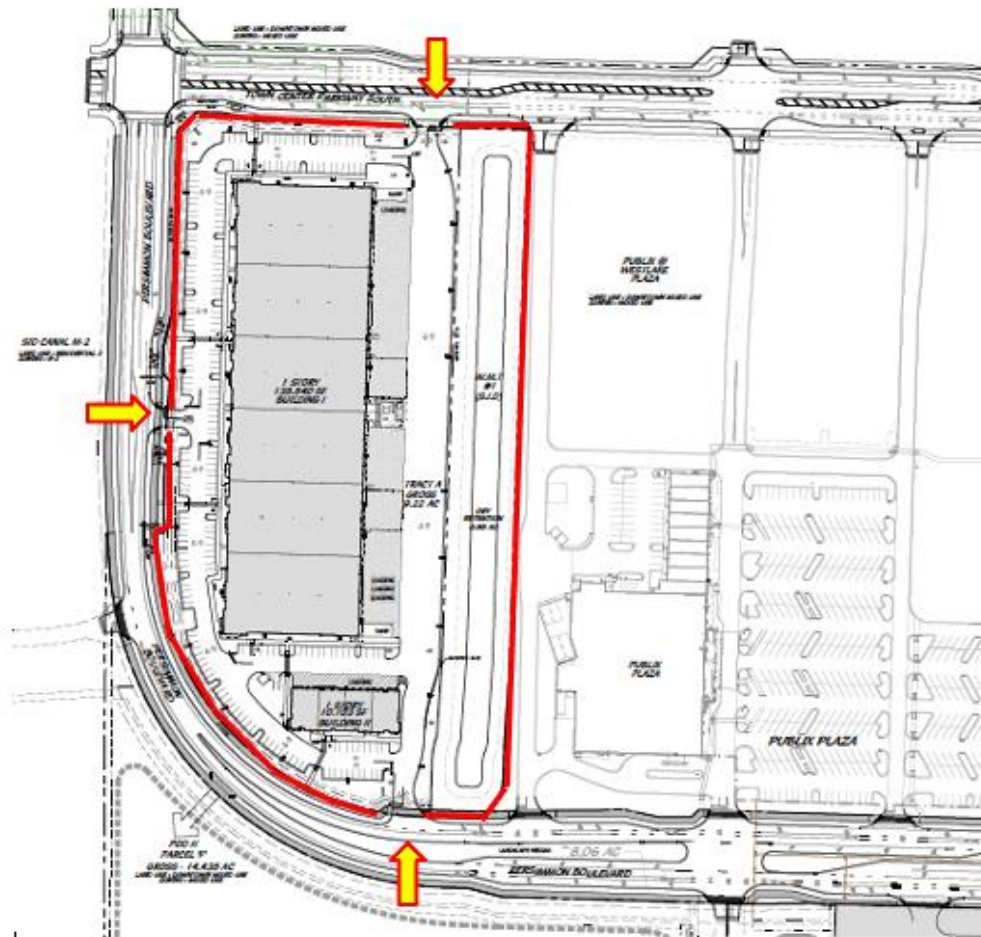
The applicant is requesting to allow an 8 (eight) foot black vinyl fence with opaque slats on the rear of the buildings for tenants. The purpose for the additional height is to ensure proper screening of unsightly materials from the ancillary outdoor storage.

Each tenant will be required to adhere to City Code to refrain from unsightly conditions in the rear of the North and South Building. Whereas some may utilize the back of the building for outside storage, a black fence with opaque slats will be required (*see condition of approval*) to decrease visual impacts. Staff has worked closely with the applicant make sure any outside storage or staging performed by tenants of the proposed warehouse will be screened from public view.

The tenant specific outdoor storage shall be limited to 10% of the gross building area (14,564 sq. ft. max) and will be fully screened with 8' high heavy gauge black vinyl fence with opaque PVC slats (*see condition of approval*).



POD G SOUTHWEST, JAMES BUSINESS PARK OVERVIEW



The following table presents compliance with applicable zoning code:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 30'	North Building: 70.7'-89.7' South Building: 61'	<i>In compliance</i>
Rear	Main Structure: 10'	North Building: 227.9' South Building: 79.8' (to building 1)	<i>In compliance</i>
Side Yard	Main Structure: 10'	North Building: 70.7'-93.5' South Building: 61'-155.8'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	29%	<i>In compliance</i>
Building Height	70 ft. max	48'	<i>In compliance</i>
Parking	Required parking: (1/2400 SF and 1/300 SF Office) = 188 spaces, 7 ADA, 4 Loading LSEV = 4 Spaces	224 provided 8 ADA 40 loading spaces 2 LSEV spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	32.98%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 9.4	16 provided	<i>In compliance</i>

DESIGN AND AESTHETICS

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a warehouse facility of the City’s vibrant Seminole Pratt Whitney corridor and will continue to set the standards and precedents for future developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed development be consistent with the City’s vision and guiding principles.

City’s Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City’s Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. “Build City Character and Identity” guiding principle emphasizes how important is aesthetics and design for the City’s identity and urban character. The subject document includes the following key paragraphs:

The City’s Guiding Principles

Build City Character and Identity

The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City’s competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

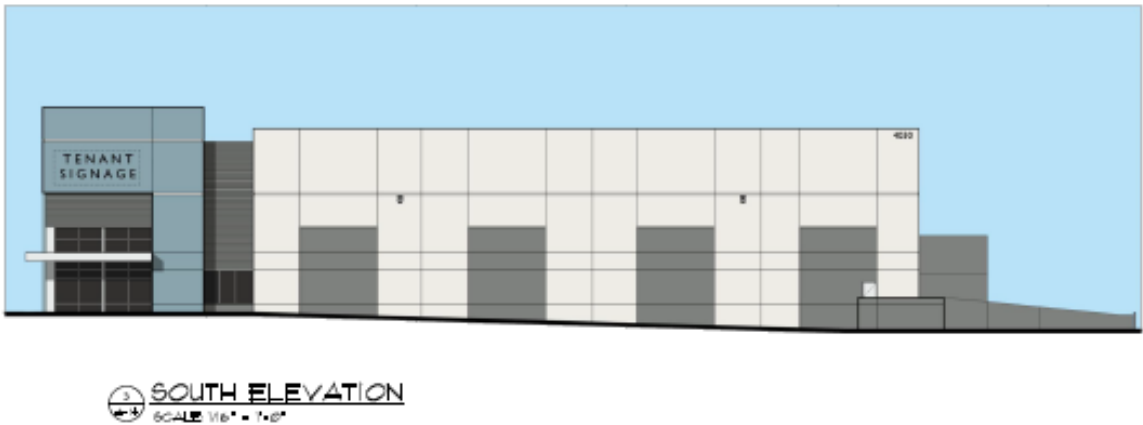
ARCHITECTURAL ELEVATIONS



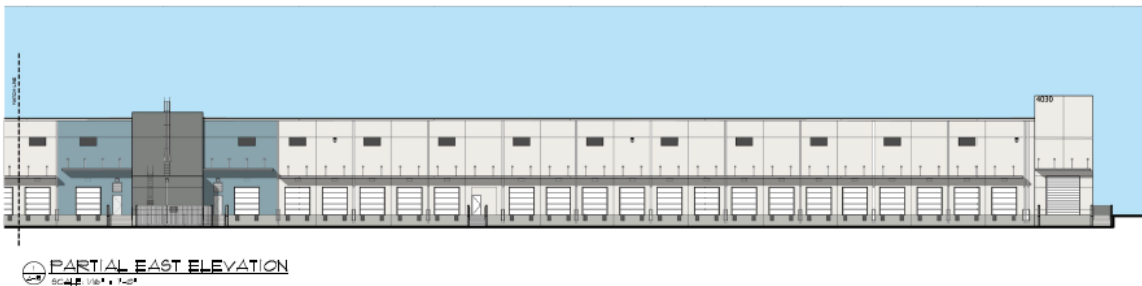
Building I (West Elevation)



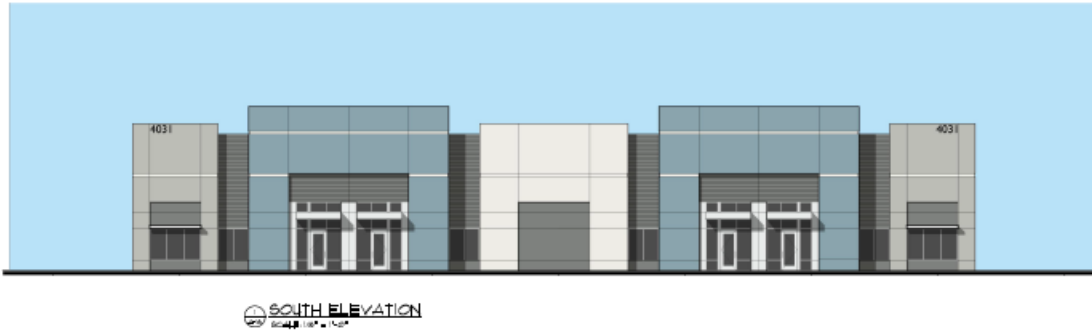
Building I (South Elevation)



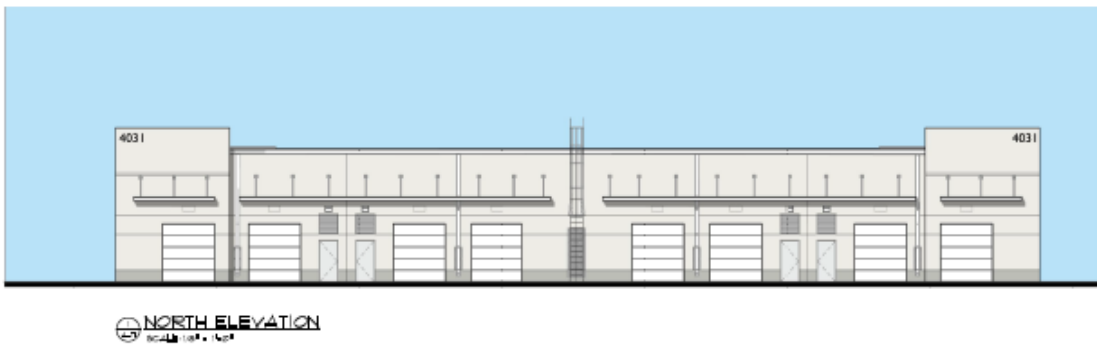
Building I (East Elevation)



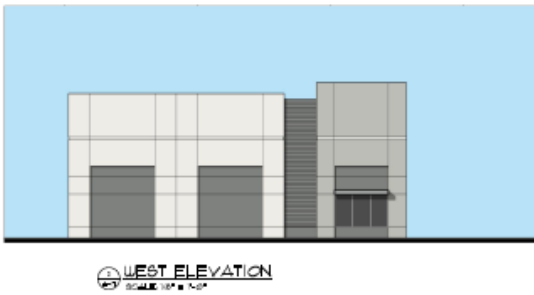
Building II (South Elevation)



Building II (North Elevation)



Building II (West & East Elevation)



Landscape

The preliminary landscape plan for Pod G Southwest – James Business Park Site Plan exhibits perimeter landscape buffers, building foundation planting, parking lot landscaping, and landscaping surrounding ground and monument signs. The perimeter buffer on the eastern side of the property line is reduced due to the adjacent open space that is greater than 30 feet in width. The loading area shall be screened from public view by the concrete wall on the neighboring property to the east as well as additional landscaping provided along the eastern property line on the northernmost and southernmost ends in effort to obstruct views from the roadways to the north and the south. The landscape design is in compliance with City Code.

Drainage

The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer with discharge to an existing off-site S.I.D. owned dry detention area along the east boundary of the site for ½” dry pre-treatment. Legal positive outfall is available via an existing connection to the Master Drainage System.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per Palm Beach County’s Traffic Performance Standards (TPS) and the City’s Code.

Fire Rescue

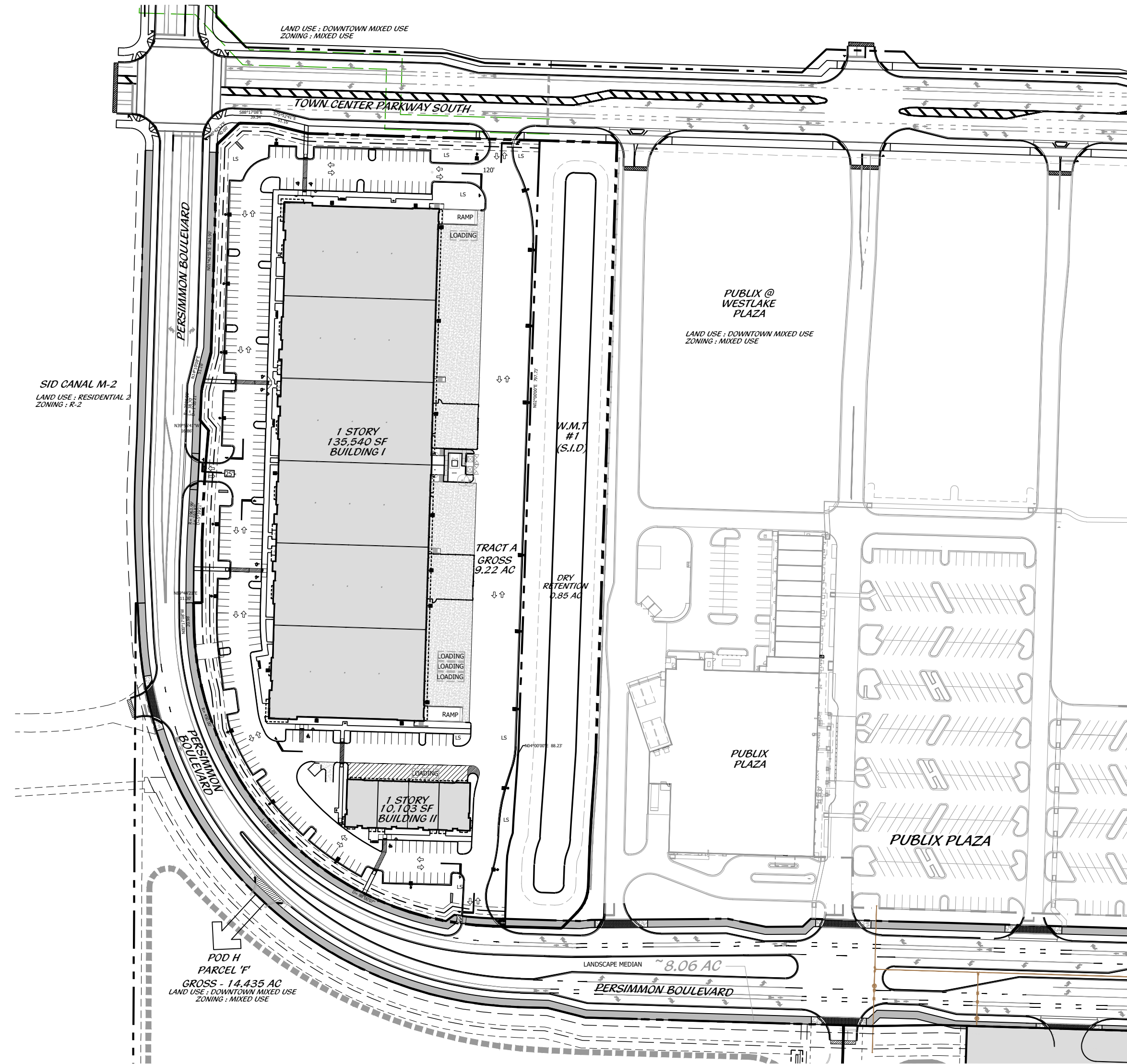
The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** recommends approval of the subject application. The **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. Prior to issuance of building permits. The location and selection of the artwork shall be approved by the City Council.
2. All uses must be in compliance with the Code definition of “light Industrial Uses”.
3. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
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8. All chainlink fence shall be black vinyl coated with opaque slats.

JAMES BUSINESS PARK



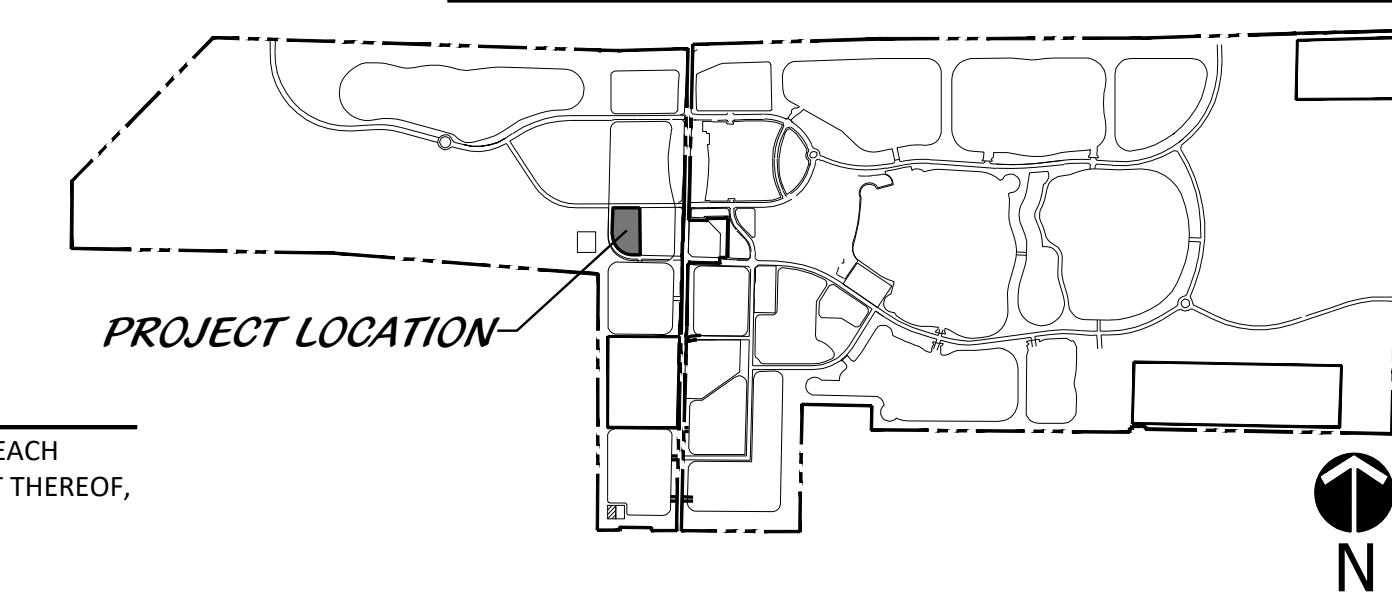
SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	DETAILED SITE PLAN
SHEET 3	SITE DETAILS

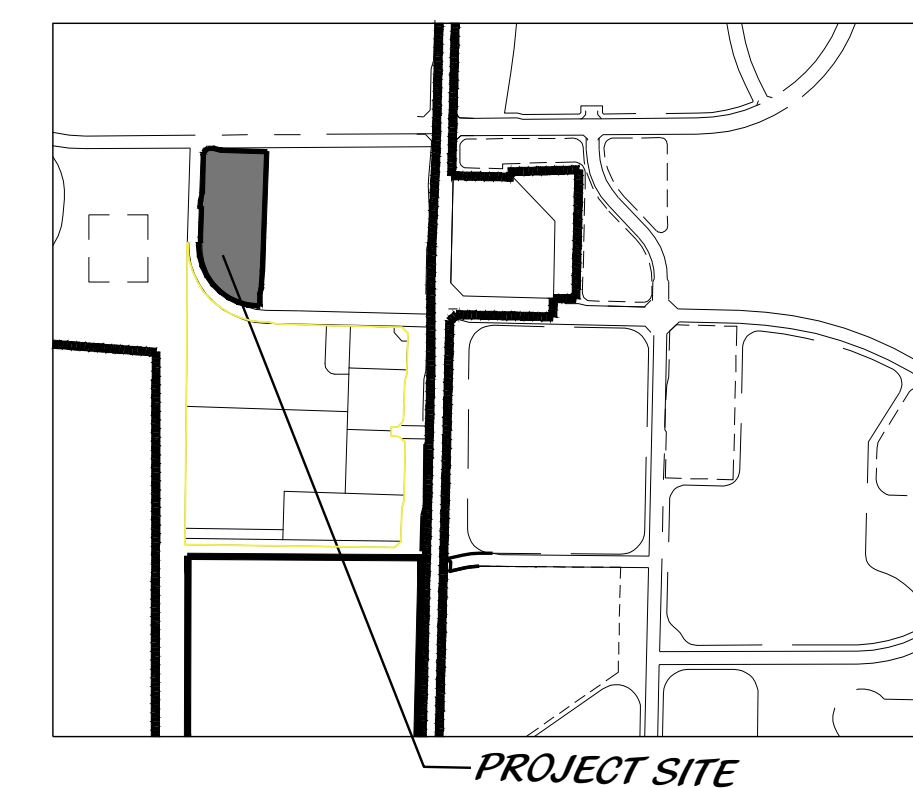
PROJECT TEAM

PROPERTY OWNER JAMILYN SUPPLY, INC. 6051 SOUTHERN BLVD, WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2671	SURVEYOR GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 913-245-2266
SITE PLANNER COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377	TRAFFIC ENGINEER PINDER TROTTMAN CONSULTING, INC. 2065 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA PHONE: 561-296-9698 FAX: 561-884-6336
CIVIL ENGINEER SIMMONS & WHITE 2681 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7648	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-485-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER CAULFIELD & WHEELER 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 PHONE: 561-382-1991	DEVELOPER PBLH, LLC 4400 WEST SAMPLE RD, SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4480 FAX: 954-978-5330

LOCATION MAP



KEY MAP



GENERAL NOTES

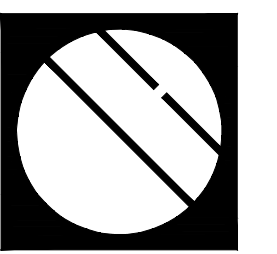
- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- 10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.
- MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- ALL MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED & SCREENED FROM LINE OF SIGHT BY BUILDING PARAPET.
- ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

Cover Page

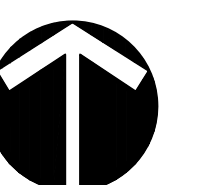


Cotleur & Hearing

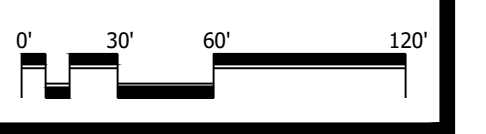
Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

James Business Park
 POD G WEST
 PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.98.01
DATE	04-29-22
REVISIONS	05-18-22
	06-07-22



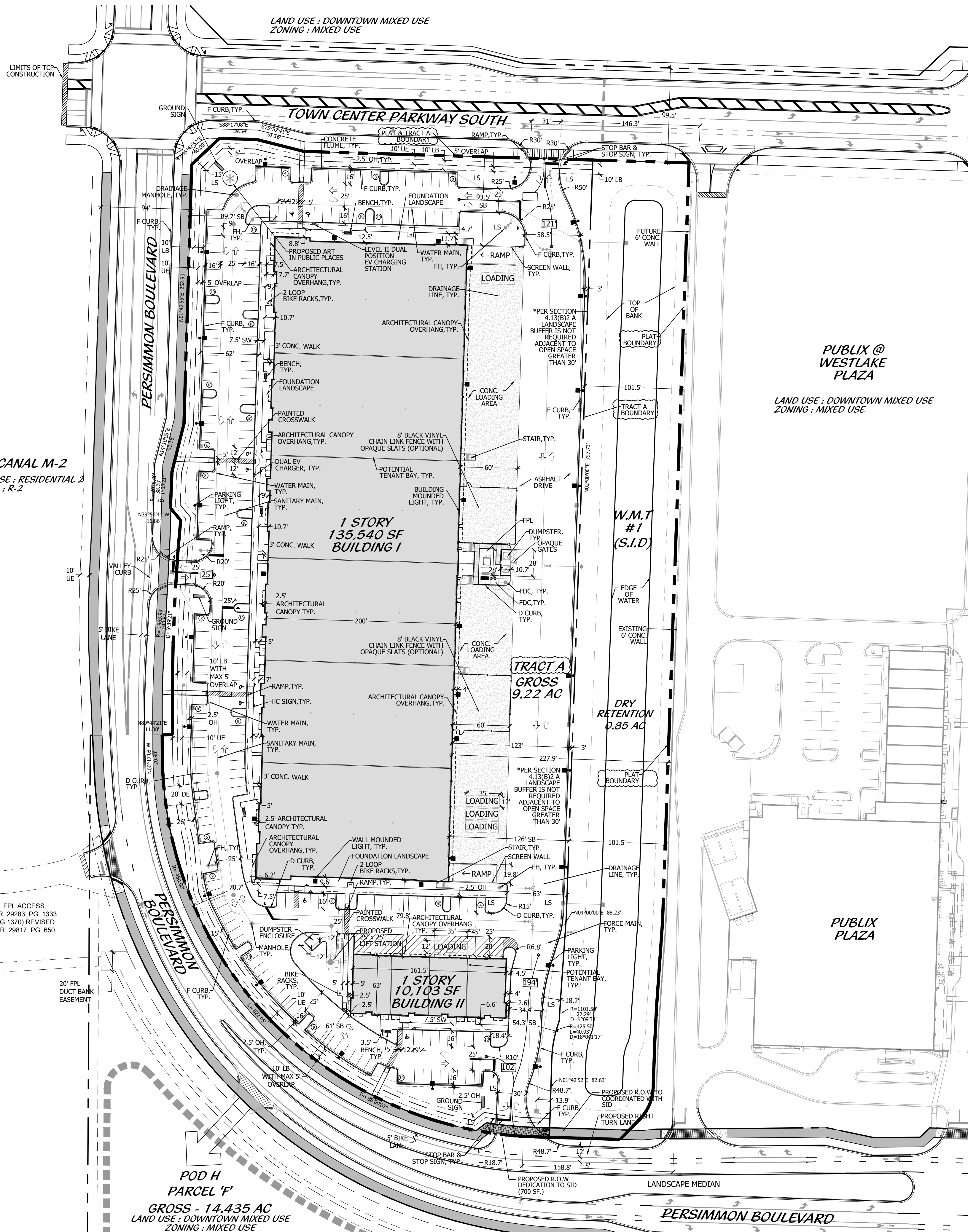
Scale: 1" = 60'



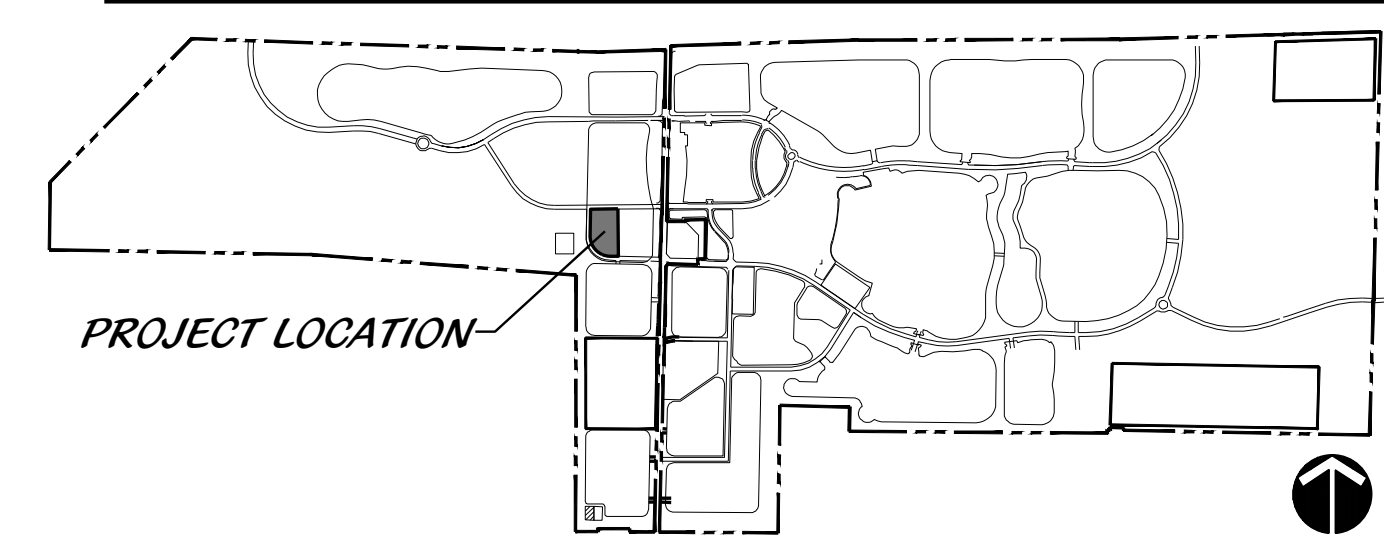
June 07, 2022 7:58:03 a.m.
 Drawing: 13-0518.98.01 SP.DWG

SHEET 1 OF 3

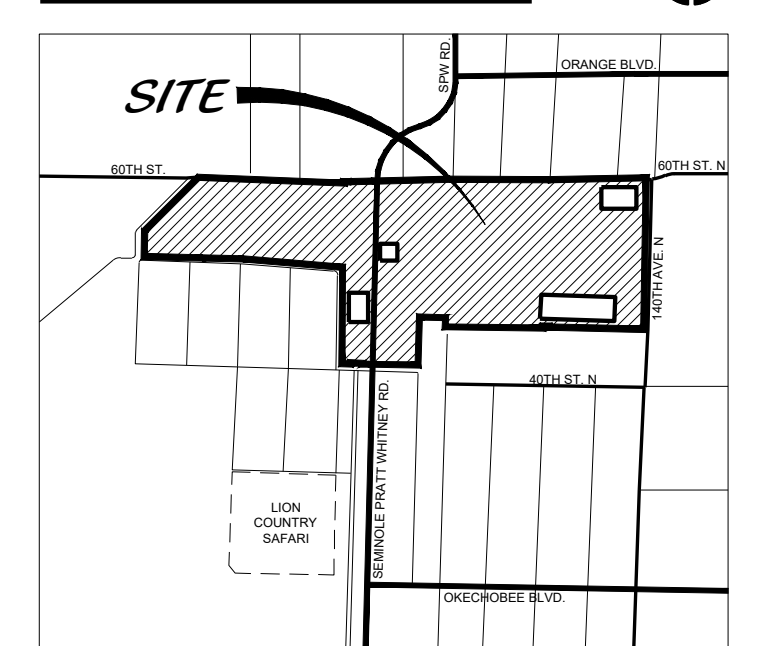
© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE POD G- WEST E-COMMERCE
 APPLICATION NUMBER: SPR 2022-01
 PROJECT NUMBER: CH 13-0518.98.01

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE
 SECTION/TOWNSHIP/RANGE: 01 43 40
 PROPERTY CONTROL NUMBER: 77-40-43-01-00-000-1010

EXISTING USE: VACANT/ AGRICULTURE/ UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: LIGHT INDUSTRIAL: WAREHOUSING W ANCLARY OFFICE (NOTE 3)

SITE DATA	SQ.FT.	AC.	%
DEVELOPMENT AREA	401,179.00	9.210	
PROPOSED ROW DEDICATION	700.00	0.016	
SUB TOTAL TRACT A	401,879.00	9.226	79.08%
TRACT B (SID ROW)	1,611.72	0.037	0.32%
WMT 1	104,674.68	2.403	20.60%
TOTAL POD G SOUTH WEST PLAT AREA	508,165.40	11.666	100.00%

BUILDING DATA	SQ.FT.	AC.	%
TOTAL GROSS FLOOR AREA	145,643	3.34	100.00%
NORTH BUILDING	135,540	3.11	93.06%
SOUTH BUILDING	10,103	0.23	6.94%

BUILDING LOT COVERAGE (NOTE 1): 147,743.86 3.39 29%

BUILDING HEIGHT PROPOSED: 1 STORY 48 FEET
 MAXIMUM BUILDING HEIGHT PER CODE (NOTE 5): 70 FEET

MAXIMUM FAR PER CODE: 3.00
 PROPOSED FAR: 0.29

PERVIOUS AREA	SQ.FT.	AC.	%
LANDSCAPE & OPEN SPACE AREAS	62,908.19	1.44	12.38%
SUB TOTAL	62,908.19	1.44	12.38%

IMPERVIOUS AREA	SQ.FT.	AC.	%
BUILDING FOOTPRINT (NOTE 2)	145,643.00	3.34	28.66%
VEHICULAR USE AREAS & LOADING	177,879.65	4.08	35.00%
SIDEWALK & ENTRY STEPS	15,448.16	0.35	3.04%
SUB TOTAL	338,970.81	7.78	66.70%

TOTAL TRACT A	SQ.FT.	AC.	%
TOTAL TRACT A	401,879.00	9.23	79.08%
SUB TOTAL TRACT B (SID ROW)	1,611.72	0.032%	
WMT 1	104,674.68	20.60%	
TOTAL POD G SOUTH WEST PLAT AREA	508,165.40	100.00%	

TOTAL PERVIOUS REQUIRED	SQ.FT.	AC.	%
TOTAL PERVIOUS REQUIRED	100,469.75	2.31	25.00%
TOTAL PERVIOUS PROVIDED	167,582.87	3.85	32.98% (NOTE 8)
PERVIOUS PROVIDED PARCELA (SITE)	62,908.19	1.44	12.38%
PERVIOUS PROVIDED WMT 1	104,674.68	2.40	20.60%

PARKING	REQUIRED	PROVIDED
WHOLESALE AND WAREHOUSING	188	224
OFFICE (MAX 30%) (1/300 SF)	43,693	146
WAREHOUSE (MIN 70%) (1/2400 SF)	101,950	42
ADA SPACES (INCLUDED IN TOTAL)		7
TOTAL LOADING (12' X 35')		4
		40

SITE AMENITIES	REQUIRED	PROVIDED
BENCHES	0	5
BIKE RACK (5% OF REQD. PARKING)	4	8 (NOTE: 4)
LEVEL II EV CHARGING POSITIONS & EVCPVS (2% OF REQD. PARKING) (NOTE: 6)	4	4 (NOTE: 6)
LOW SPEED ELECTRIC VEHICLE (SPEV) SPACES (2% MIN 10% MAX) (NOTE: 7)	4	2 (NOTE: 7)

- NOTE - BUILDING LOT COVERAGE INCLUDES ALL OVERHANGS > 30 INCHES
- NOTE - INCLUDES BUILDING FOOTPRINT ONLY; OVERHANGS GREATER THAN 30" ARE INCLUDED IN LOT COVERAGE
- NOTE - ANCLARY OFFICE LIMITED 30% OF GROSS FLOOR AREA
- NOTE - 4 (2) BIKE LOOP RACKS = 16 BIKE STALLS
- NOTE - THE SITE IS WITHIN 100' OF R-2 ZONING DISTRICT
- NOTE - EVCPVS SHALL BE SIGNED AND DELINEATED IN ACCORDANCE WITH LDR ARTICLE 8.9 (1)(E) SPACES ARE NOT PROPOSED
- NOTE - USE ARE PERMITTED TO PARK IN ALL STANDARD PARKING SPACES PER LDR ARTICLE 8.9 (1)(F)(7). GIVEN THE INDUSTRIAL NATURE OF THE SITE, DESIGNATED OR REDUCED SIZE SEV SPACES ARE NOT PROPOSED
- NOTE - WMT 1 AND THE DEVELOPMENT SITE (TRACT A OF THE POD G S W PLAT) ARE A PART OF THE COMMON DEVELOPMENT PLAN AS WMT 1 PROVIDES OPENSPACE AND WATER MANAGEMENT BENEFITS TO TRACT A. THE COMBINED GREEN SPACE EXCEEDS THE MINIMUM 25%.
- NOTE - OUTDOOR STORAGE SHALL BE LIMITED TO 20% OF THE GROSS PROJECT BUILDING AREA (13,554 SF)
- NOTE - OUTDOOR STORAGE AREAS SHALL BE FULLY SCREENED WITH 8' HEAVY GAUGE BLACK VINYL FENCE WITH OPAQUE PVC SLATS. STORED MATERIALS SHALL NOT EXCEED THE HEIGHT IF THE FENCE.

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 Pervious Percentage of Parcel
Light Industrial	43,560	30	10	10	20	50%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

SETBACK CHART

BUILDING I	FEET
FRONT (PERSIMMON BLVD)	70.7'-89.7'
SIDE (PERSIMMON BLVD.)	70.7'
SIDE (TOWN CENTER PKY)	93.5'
REAR (WMT 1)	126'

BUILDING II	FEET
FRONT (PERSIMMON BLVD)	61'
SIDE (PERSIMMON BLVD.)	61'
SIDE (WMT)	54.3'
REAR (BUILDING 1)	79.8'

LEGEND

ROW: RIGHT OF WAY	CL: CENTER LINE
AC: ACRES	SW: SIDEWALK
UE: UTILITY EASEMENT	PBC: PALM BEACH COUNTY
DE: DRAINAGE EASEMENT	LME: LAKE MAINTENANCE EASEMENT
LU: LANDUSE	WMT: WATER MANAGEMENT TRACT
LB: LANDSCAPE BUFFER	RPE: RURAL PARKWAY EASEMENT
LAE: LIMITED ACCESS EASEMENT	SPW: SEMINOLE PRATT WHITNEY
ESMT: EASEMENT	PBW: PERSIMMON BLVD. WEST
TYP: TYPICAL	LSEV: LOW SPEED ELECTRIC VEHICLE
HC: HANDICAP	SID: SEMINOLE IMPROVEMENT DISTRICT
R: RADIAS	

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

PROJECT TEAM

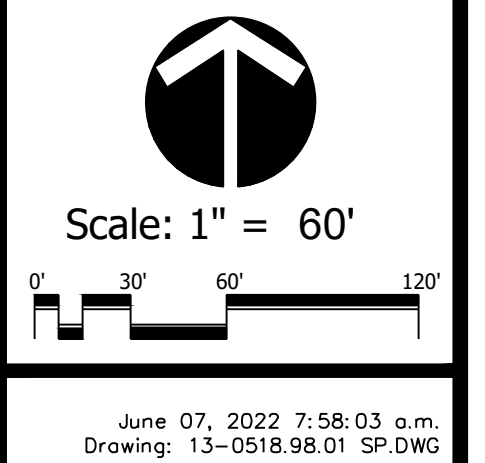
PROPERTY OWNER JAMLYN SUPPLY, INC 6081 SOUTHERN BLVD, WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2871	SURVEYOR GEOPPOINT SURVEYING, INC 4182 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 813-248-2268
SITE PLANNER COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377	TRAFFIC ENGINEER PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA PHONE: 561-286-8688 FAX: 561-684-6336
CIVIL ENGINEER SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7648	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34996 PHONE: 772-267-8771 MOBILE: 772-485-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER CAULFIELD & WHEELER 7900 CLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33454 PHONE: 561-392-1991	DEVELOPER PBLH, LLC 4400 WEST SAMPLE RD. SUITE 200 COCOA BEACH, FLORIDA 32973 PHONE: 954-973-4490 FAX: 954-978-5330

SITE PLAN

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

James Business Park
 POD G WEST
 PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	DNH
APPROVED	DEH
JOB NUMBER	13-0518.98.01
DATE	04-29-22
REVISIONS	05-18-22
	06-07-22



June 07, 2022 7:58:03 a.m.
 Drawing: 13-0518.98.01.SP.DWG

