

CITY OF WESTLAKE



AGENDA

Planning and Zoning Board Meeting

Tuesday, August 05, 2025, at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2865 885 2298 | Password: hello

or

United States Toll: +1-650-479-3208

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[A.](#) Minutes_Planning and Zoning Board Meeting - 04.12.2021

NEW BUSINESS

[A.](#) **VAR-2025-01:** The applicant is requesting a variance from the City's Land Development Regulations to allow reduced setbacks for a proposed Residential Amenity Center. Specifically, the request seeks relief from the minimum required front, side, and rear yard setbacks. The applicant is also requesting a Waiver from Chapter 119, Section 119-31(3)(b)(1)(ii), to increase the permitted fence height around the outdoor pickleball courts from six (6) feet to eight (8) feet at this location.

Submitted By: Planning and Zoning

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Friday, July 25, 2025

CITY OF WESTLAKE



MINUTES

Planning and Zoning Board Meeting

Monday, April 12, 2021 at 6:00 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

This meeting shall take place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470 and publicly viewed Via Communications Media Technology.**

Members of the public may participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 132 823 9517

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 132 823 9517

Public Comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time. Procedures for Public Comment are provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

BOARD:

Roger Manning, Chair
Katrina Long Robinson, Vice Chair
Patric Paul, Board Member
Kara Crump, Board Member
JohnPaul O'Connor, Board Member
Francisco Costoya, Jr., Alternate Board Member

CITY STAFF:

Ken Cassel, City Manager
Pam E. Booker, City Attorney
Nilsa Zacarias, Planning & Zoning Director
Zoie P. Burgess, City Clerk

A Planning and Zoning Board meeting of the Board of the City of Westlake was held on Monday, April 12, 2021 at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Chair Roger Manning, Vice Chair Katrina Long-Robinson, Board Member JohnPaul O'Connor were present physically. Board Member Kara Crump was present via communications technology and Board Member Patric Paul was absent. *[arrived 6:18 PM]*.

Ms. Burgess noted that Planning & Zoning Director Nilsa Zacarias, City Manager Kenneth Cassel and City Attorney Pam Booker, City Engineer Suzanne Dombrowski and City Clerk Zoie Burgess were present physically.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the Chair and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience that microphones are live. Ms. Burgess further explained that microphones will be muted; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing disruption or being inappropriate will be removed from the meeting.

Ms. Burgess reminded Council Members physically present to utilize microphones for a clear record of the proceeding.

CALL TO ORDER

Mayor Manning called the City of Westlake Regular City Council meeting of April 12, 2021, to order at 6:04 PM.

ROLL CALL

Present and constituting a quorum

Board Member JohnPaul O'Connor
Board Member Kara Crump
Board Member Patric Paul - *Absent*
Vice Chair Katrina Long-Robinson
Chair Roger Manning

Also, present:

Kenneth Cassel, City Manager
Pam E. Booker, Esq. City Attorney
Zoie P. Burgess, CMC, City Clerk
Nilsa Zacarias, Planning & Zoning Director
Suzanne Dombrowski, City Engineer

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance.

Oath of Office

A. Francisco Costoya, Jr., Alternate Board Member

Mayor Manning introduced the item.

Ms. Burgess swore in Alternate Board Member Francisco Costoya, Jr.

Mayor Manning thanked Mr. Costoya for serving.

Board Member O'Connor informed the Board that there is a vacant seat and that Mr. Costoya can serve as an alternate for this evening's meeting.

APPROVAL OF AGENDA

Mayor Manning introduced approval of the agenda.

Motion by Vice Chair Long-Robinson to Approve the Agenda, seconded by Board Member O'Connor.

Upon Roll Call:

Board Member Crump	YES
Board Member O'Connor	YES
Vice Chair Long- Robinson	YES
Chair Manning	YES
Alternate Board Member Costoya, Jr.	YES

With all in favor, motion carried without dissent (5-0).

APPROVAL OF MINUTES

A. July 8, 2019 - Planning and Zoning Meeting Minutes – DRAFT

Mayor Manning introduced the approval of minutes and asked why they were only now being presented for approval.

Mr. Cassel responded that the last meeting for Planning and Zoning was over a year ago.

Motion by Vice Chair Long-Robinson to Approve Meeting Minutes, seconded by Alternate Board Member Costoya, Jr.

Upon Roll Call:

Alternate Board Member Costoya, Jr.	YES
Board Member Crump	YES
Board Member O'Connor	YES
Vice Chair Long- Robinson	YES
Chair Manning	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak on any item not presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing the Board, state your name and address for the record.

Ms. Burgess asked Tara Duhy if she would like to speak.

Tara Duhy of Lewis Longman & Walker, P.A. responded no and stated that she is available to answer any questions related to the application.

Ms. Burgess noted that no public comment cards were received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state their name and address.

There being no further comments, the next item followed.

NEW BUSINESS

- A. VAR-2021-01 Variance Application - Pod M2 - Crossings of Westlake. 130 attached single family townhomes in the R-2 Zoning District.

Submitted By: Gina Lawrence / Planning & Zoning

RESOLUTION PZ 2021-01

A RESOLUTION OF THE PLANNING AND ZONING BOARD FOR THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M- 2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning introduced item, VAR-2021-01 Variance Application - Pod M2 - Crossings of Westlake. 130 attached single family townhomes in the R-2 Zoning District.

Nilsa Zacarias, Planning & Zoning Director, presented a PowerPoint presentation on the Crossings

M-2 Pod Variance Application VAR-2021-01. She noted that on March 8, 2021, the Crossing Plat received conditional approval from the City Council. She provided an overview of the Background, Site Information, Typical Lot Layout, Architectural Elevation, Pedestrian Network, Street Design and Variance Request. She referenced Chapter 2, Section 2: Special Applications, and noted that the applicant completed the required property posting, mailed notices to property owners within 300 feet of the subject site, and confirmed that the legal advertisement was published in the Palm Beach Post.

Donaldson Hearing of Coteleur & Hearing, speaking on behalf of Minto, presented a PowerPoint presentation regarding the POD M-2 Variance Crossing of Westlake. He identified the location and explained that Minto is proposing three architectural styles for townhomes: Urban Transition Modern Bermudan, and Coastal Contemporary. He displayed the conceptual floor plans and noted that the townhomes will be 30 feet wide, each featuring a two-car garage and designed to promote walkability.

He stated that Minto is requesting approval of the variance and noted that the City Staff, City Engineering, and the Fire Department are all recommending approval.

Board Member O'Connor inquired about street parking.

Mr. Hearing stated that on-street parking will be throughout the community and noted the landscape and decorative pavers as a unique feature.

Board Member Paul inquired about the total parking spaces.

Mr. Hearing advised that while not having the exact number, there are approximately 20 parking spaces throughout the community. The spaces are 23 feet long and can accommodate a small car, small vehicle or pickup truck.

Board Member Paul inquired whether parking would fall under the Master Homeowner Association (HOA) who regulates the HOA.

Mr. Hearing responded yes and stated that an HOA will be established with separate guidelines for the use of parking and open spaces.

Further Council discussion

Board Member O'Connor inquired about the golf cart gate.

Mr. Hearing advised that each homeowner has a key fob to access the gate.

Board Member O'Connor inquired about the price point for the family homes.

Mr. Hearing noted that the price will be lower, as this is an attached product. While it is difficult to provide an exact figure, the goal is to offer a more affordable option.

Board Member O'Connor inquired on the stucco materials being used for the walls in the units.

Mr. Hearing responded that block walls will be used if he is not mistaken.

Board Member Paul inquired about delivery vehicles entering the community and how to avoid damaging things in the homeowner's driveways.

Mr. Hearing advised that the alley paths are wide and said that close attention was given to the turning radius. This Pod design meets all requirements of Palm Beach County and the Fire Department; it has also been used in Pembroke Pines with dead ends and worked well.

Ms. Burgess read into record, by title only, VAR-2021-01.

Board Member O'Connor made a motion to approve VAR -2021-01, seconded by Vice Chair Long-Robinson.

UPON ROLL CALL:

Board Member O'Connor	YES
Vice Chair Long-Robinson	YES
Chair Manning	YES
Board Member Paul	YES
Board Member Crump	YES

With all in favor, motion carried without dissent (5-0).

ADJOURNMENT

Chair Manning welcomed Mr. Costoya, Jr. to the Board and acknowledged that he is looking forward to working with him.

Chair Manning adjourned the meeting at 6:55 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor



Meeting Agenda Item Coversheet

MEETING DATE:		8/5/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		VAR-2025-01: The applicant is requesting a variance from the City's Land Development Regulations to allow reduced setbacks for a proposed Residential Amenity Center. Specifically, the request seeks relief from the minimum required front, side, and rear yard setbacks. The applicant is also requesting a Waiver from Chapter 119, Section 119-31(3)(b)(1)(ii), to increase the permitted fence height around the outdoor pickleball courts from six (6) feet to eight (8) feet at this location.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve VAR-2025-01 variance request for Silver Lake Residential Amenity Center.			
SUMMARY and/or JUSTIFICATION:		The applicant, Cotleur & Hearing, on behalf of Palm Beach West Associates VI, LLLP (a.k.a. GL Homes), is requesting approval of a variance for the Silver Lake residential development. The request involves a proposed residential amenity center, which includes a 3,464-square-foot clubhouse, a mail kiosk, pickleball courts, and a fenced playground. Specifically, the applicant is seeking relief from the City's minimum setback requirements to allow a reduced front yard setback of 15 feet, a side yard setback of 24.1 feet, and a rear yard setback of 14.5 feet for the amenity center.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		X PROCLAMATION:	
		EXHIBIT(S):		X OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Justification Statement Applicant Waiver Request Master Site Plan Site Plan Landscape Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>					
FISCAL IMPACT (if any):					\$



City of Westlake

Planning and Zoning Department

Staff Report - VAR-2025-01- 8/5/2025

PETITION DESCRIPTION

PETITION NUMBER: VAR-2025-01 Variance for Silver Lake Development Clubhouse

APPLICANT: Cotleur & Hearing

OWNER: Palm Beach West Associates VI, LLLP A/K/A GL Homes

LOCATION: City of Westlake, Silver Lake Residential Development

PCN: 77-41-43-07-00-000-1040,77-41-43-08-08-00-000-3020,77-41-43-08-00-000-3010 AND 77-41-43-08-08-00-000-3040

REQUEST:

The applicant is requesting a variance from the City's Land Development Regulations to allow reduced setbacks for a proposed Residential Amenity Center. Specifically, the request seeks relief from the minimum required front, side, and rear yard setbacks. The applicant is also requesting a Waiver from Chapter 119, Section 119-31(3)(b)(1)(ii), to increase the permitted fence height around the outdoor pickleball courts from six (6) feet to eight (8) feet at this location.

SUMMARY

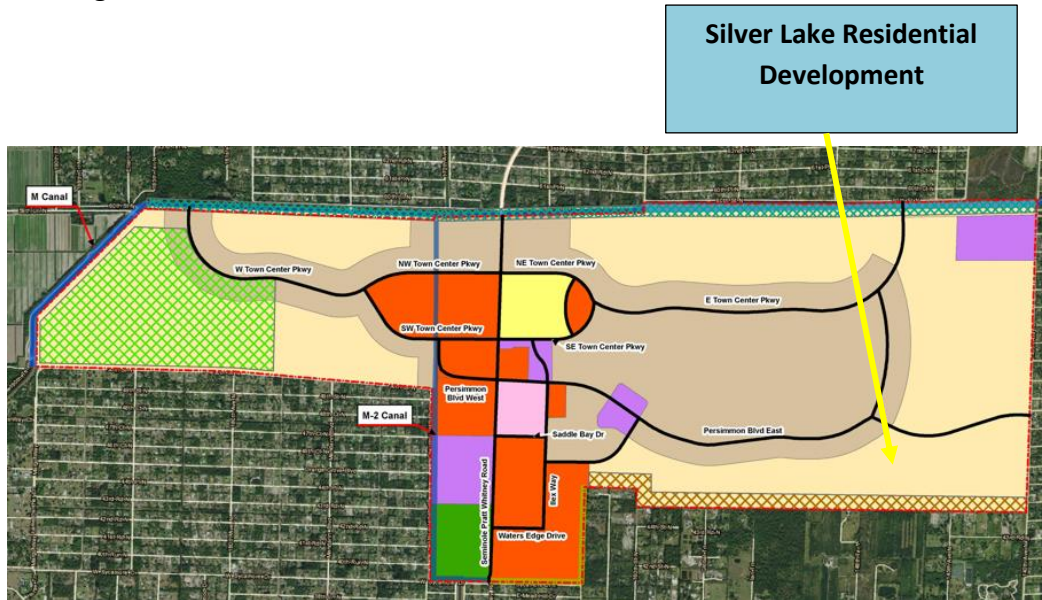
The applicant, Cotleur & Hearing, on behalf of Palm Beach West Associates VI, LLLP (a.k.a. GL Homes), is requesting approval of a variance for the Silver Lake residential development. The request involves a proposed residential amenity center, which includes a 3,464-square-foot clubhouse, a mail kiosk, pickleball courts, and a fenced playground. Specifically, the applicant is seeking relief from the City's minimum setback requirements to allow a reduced front yard setback of 15 feet, a side yard setback of 24.1 feet, and a rear yard setback of 14.5 feet for the amenity center.

STAFF RECOMMENDATION

The subject application was reviewed in accordance with Chapter 101, Section 101-197(b)(2) of the City's Land Development Regulations. Based on staff's analysis, the application does not comply with seven (7) of the nine (9) variance criteria outlined in Section 101-197. However, the application does comply with standards seven and eight, as detailed in the analysis.

PETITION FACTS

- a. Total Gross Site Area: 119.49 acres
- b. Building Data: 448 Single Family Homes
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Residential 1 & Residential 2
 - Zoning: R-1 & R-2



BACKGROUND

The subject property has Residential-1 (R-1) and Residential-2 (R-2) land use designations and corresponding R-1 and R-2 zoning classifications. Silver Lake will be developed in two (2) sequential phases. The approved master site plan identifies the following:

- Proposed phasing, land area for each phase, anticipated number of dwelling units and associated density.
- Points of access and interconnectivity.
- Lakes and conceptual master drainage easements.

Silver Lake **Phase 1** includes 294 single-family homes, consisting of 133 lots that are 48 feet wide and 161 lots that are 50 feet wide. **Phase 2** contains 154 single-family homes, with 76 lots at 48 feet wide and 78 lots at 50 feet wide. It is proposed that all lakes will be completed during Phase 1. The timing of the Phase 2 plat will be based on market demand.

Phase	Number of 48 feet wide lots	Number of 50 feet wide lots	Total
Phase 1	133	161	294
Phase 2	76	78	154

- On June 3, 2025, the City Council approved the Silver Lake - Plat Phase One, being a part of the North one-half (1/2) sections 7 and 8.
- On July 1, 2025, the City Council approved the Silver Lake Master Sign Plan. The application included two waivers from Chapter 113.

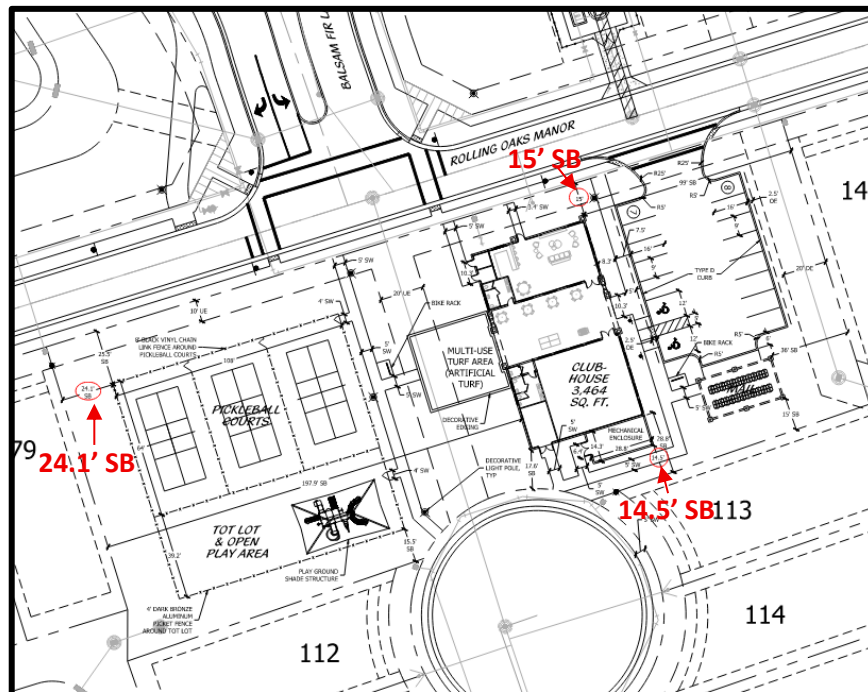
VARIANCE REQUEST

The subject application was reviewed according to the City of Westlake Land Development Code. The Applicant is requesting three (3) Variances as follows:

1. Front Yard Setback: 15 feet
Code Chapter 119, Sec 119-31. Requires 20 feet front setback.
2. Side Yard Setback: 24.1 feet
Code Chapter 119, Sec 119-31. Requires 30 feet front setback.
3. Rear Yard Setback: 14.5 feet
Code Chapter 119, Sec 119-31. Requires 30 feet front setback.

Structure	Proposed Min.Front Setback (North) (feet)	Required	Deviation	Proposed Min. Side Setback (West) (feet)	Required	Deviation	Proposed Min.Side (East) Setback (feet)	Required	Deviation	Proposed Min.Rear Setback (South) (feet)	Required	Deviation
Clubhouse	15	20	5	30+	30	0	30+	30	0	14.5	30	15.5 *
Mail Kiosk	15+	20	0	30+	30	0	36	30	0	15	30	15
Fenced Playground	15+	20	0	24.1	30	5.9	30+	30	0	15.5	30	14.5
Pickleball	25.5	20	5.5	24.1	30	5.9	30+	30	0	30+	30	0

Site Plan



STAFF ANALYSIS AND FINDINGS

Per Chapter 101-192, the Planning and Zoning Board shall consider and find that all seven criteria listed below have been satisfied by the applicant prior to making a motion for approval of a variance:

1. **Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant's lots or parcels and was not created by the actions of the applicant.**

Applicants Response: *Strict application of the R-1 & R-2 required setbacks for Amenity Centers does create an undue burden and practical difficulty to efficiently serve the proposed community appropriately. The intent of the amenity center is to provide first class amenities to the residents of Silver Lake and this is significantly restricted if the required setbacks are upheld due to the decreased developable area. Additionally, the subject parcel is significantly smaller than that of the Cresswind of Palm Beach amenity center, which is a comparable amenity center serving a residential community in Westlake. These particular setbacks set forth in the Land Development regulations could be better utilized on larger parcels of 3-5 acres while maintaining the same mass and scale of the neighboring development, however in the case of the Silver Lake amenity center, the subject setbacks create an incompatible condition with the surrounding community scale. We believe the setbacks for a neighborhood park are more applicable to amenity centers less than 1.5 acres in size.*

Staff Analysis: The applicant voluntarily designed this site layout and allocated only 1.13 acres for the amenity center within their master site plan. The site constraints are self-imposed and not inherent to the parcel. The City's Land Development Regulations (LDRs) apply to all amenity centers consistently; the applicant's choice to place the amenity on a small parcel is not a hardship created by the Code but a design decision. Based on the City's staff analysis, the subject application is not in compliance with this code standard.

2. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Applicants Response: *The special condition peculiar to this parcel is the proposed use of the amenity center given that it is one of the few private amenity centers serving a residential community in the city of Westlake. In this case, the 1-acre parcel is severely restricted pursuant to the R-1 setback regulations causing unnecessary hardship to not only the applicant but also the future residents of Silver Lake preventing adequate space for an array of first-class amenities. The code as written discourages developers from adding meaningful amenities interior to individual neighborhoods. The code's definition of Neighborhood Park is: "Neighborhood Park means a park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. A neighborhood park is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned."*

We believe the proposed recreational facilities are consistent with what is allowed in a neighborhood park, thus a reduction to a 15' setback is appropriate.

Staff Analysis: The size and internal placement are design choices, not inherent, unique constraints. Other parcels within the same zoning district could host similar amenities with proper planning and without setback variances. The assertion that this amenity is unusual in Westlake does not constitute a valid hardship under variance criteria. Based on City's staff analysis, the subject application is not in compliance with this code standard.

- 3. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.**

Applicant's Response: *Literal interpretation of the subject code provisions deprives the Silver Lake community as a whole of the benefits commonly enjoyed by all other similar residential communities in Palm Beach County. The required setbacks set forth in the city's LDR are not appropriate to adequately provide the standard amenities needed to benefit the community of 448 single family homes. Silver Lake is a small, intimate neighborhood with a reduced scale to promote healthy and walkable streetscape. The required setback of 30-feet on most sides of the property contradicts the theme and vision of the community and the Westlake Master Plan. Approval of this request will allow the future residents of Silver Lake to enjoy the same benefits of a first- class amenity center as experienced in many other similar communities. The recreational features proposed for Silver Lake are consistent with those of a neighborhood park. In contrast the definition of "amenity center" suggest much more intensive uses such as limited retail, real estate office and property management.*

The code's definition of an Amenity center is as follows: "Amenity center means a facility to accommodate recreational and/or social activities such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings, for exclusive use of the residents and guests of a specific development or defined residential area and that provides opportunities for limited retail, including a leasing/real estate sales office, and property management offices."

Staff Analysis: The applicant selectively compares their amenity center to a neighborhood park to justify reduced setbacks. However, the proposed facility includes a clubhouse, pickleball courts, and other infrastructure that go beyond typical passive park uses. The City's code distinctly classifies amenity centers and parks with separate standards because their intensity, traffic, and potential for noise are not equivalent. Based on City's staff analysis, the subject application is not in compliance with this code standard.

- 4. No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated.**

Applicant Response: *On the contrary, approval of this variance request will only result in a benefit to the future residents of Silver Lake, allowing them to enjoy adequate first- class*

amenities that would otherwise be unavailable due to the current code restrictions. Additionally, the amenity center parcel does not abut any rear or front yards of any residences, ensuring that there will be no impact to any resident's living experience. We have found that homeowners purchasing property adjacent to an amenity center do so purposefully and the close proximity to the amenities is of great benefit to them and their personal interests.

Staff Analysis: The proposed pickleball courts are adjacent to the street and near homes, and pickleball is known to generate significant noise. The variance reduction could bring noise-producing amenities closer to nearby residences. The applicant's reliance on disclosure to buyers does not mitigate these potential impacts. Based on City's staff analysis, the subject application is not in compliance with this code standard.

5. **The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.**

Applicant Response: *The granting of the subject variance will not provide any special privilege denied to any other owner of land in the same zoning district. This particular parcel is unique given its proposed nonresidential use solely benefiting the surrounding community. The only permitted nonresidential uses in the R-1 zoning district consist of religious uses, daycare, neighborhood parks, and amenity centers. All of these aforementioned nonresidential uses are of benefit to the community they are located in and guided by the standards set forth in the LDR. The required setbacks in this case do not account for the smaller parcel size and rather provide general standards for amenity centers as a whole regardless of lot size. We respectfully ask that the required 30-foot lot size be reduced to 15-feet specific to this site due to the smaller, intimate scale of the Silver Lake community. This will allow all future residents of Silver Lake to enjoy all amenities expected of a standard clubhouse.*

Staff Analysis: Granting a variance that allows the applicant to avoid setbacks that other amenity centers must comply with does confer a special privilege. Other developers may then reasonably request similar relief, undermining the consistent application of the code. Based on City's staff analysis, the subject application is not in compliance with this code standard.

6. **The variance granted is the minimum variance that will make possible the use of the land, building, or structure.**

Applicant's Response: *The variance requested is undoubtedly the minimum variance that will make possible use of the land. The clubhouse building adheres primarily to the required setbacks and this request is solely to gain the proper space for amenities expected at a standard clubhouse site. The requested 15-foot setback on all yards is to ensure adequate developable area for said amenities while also providing an appropriate setback to maintain lush landscape buffers and enhance curb appeal.*

Staff Analysis: The site plan shows that portions of the site could be reconfigured to reduce

the degree of variance requested. For example:

- Relocation or reorientation of the pickleball courts or tot lot could reduce encroachments.
- The scale of the proposed amenities (especially the building footprint) could be adjusted to better fit the code.
- The applicant has not demonstrated that this is the minimum relief necessary.

Based on City's staff analysis, the subject application is not in compliance with this code standard.

7. The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations.

Applicant's Response: The current code regulations set forth general standards for all amenity centers regardless of lot configuration, size, shape, or surrounding area. In this case, the Silver Lake community amenity center seeks to align with the smaller lot configurations of the surrounding neighborhood. Adhering to the required setbacks of the LDR would oppose the general intent of the community and the code as a whole. It is understood that the general intent of the regulations for residential amenity centers set forth in the R-1 zoning district is for the clubhouse itself due to the fact that the minimum parcel size for an amenity center is 20,000 square feet. These setbacks severely restrict small lots to properly provide standard amenities to benefit the community and only benefit amenity centers located on large parcels upwards of 3-5 acres. Additionally, this amenity center is only the second of its kind in the city of Westlake and presents a unique case which is grounds for an appropriate variance request.

Staff Analysis: The Code differentiates between large and small amenities through setback requirements to protect the character of adjacent residential areas and manage land use intensity. Approving this variance would erode that regulatory structure and set a precedent that encourages amenity densification without proper setbacks. Based on City's staff analysis, the subject application is not in compliance with this code standard.

8. Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.

Applicant's Response: On the contrary, this request is to allow for a significantly larger investment into the subject parcel and the Silver Lake community as a whole. The intent of this request to provide additional first class amenities by reducing the required setbacks opposes the possibility of financial hardship.

Staff Analysis: The requested variance is not based on any financial hardship and does not involve financial considerations. Based on City's staff analysis, the subject application is in compliance with this with this code

standard.

9. **The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Applicant's Response: *On the contrary, approval of this variance request will only benefit the surrounding community and public welfare. Allowing for adequate space for standard amenities improves the quality of life of the community resulting in overall longevity and success of the city as a whole. This request ensures that the Silver Lake community and the wellbeing of the residents is set up for success long term.*

Staff Analysis: The granting of this variance will not be injurious to the area involved or otherwise detrimental to the health, safety, or welfare of the public. Based on City's staff analysis, the subject application is in compliance with this code standard.

FINAL REMARKS

The subject application was reviewed in accordance with Chapter 101, Section 101-197(b)(2) of the City's Land Development Regulations. Based on staff's analysis, the application does not comply with seven (7) of the nine (9) variance criteria outlined in Section 101-197. However, the application does comply with standards seven and eight, as detailed in the analysis.



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, FL 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE ONLY
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR VARIANCE

Planning & Zoning Board Meeting Date: _____

The Planning & Zoning Board meets the first Tuesday of the month at 5:30 pm, at The Lodge at Westlake

Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida. The applicant will be informed in writing of their scheduled meeting date.

Application and required documents must be submitted to the City of Westlake at least forty-five (45) business days prior to the desired Planning and Zoning Board meeting date

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.
3. Applicant must be present at scheduled hearing.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Silver Lake (GL Homes)

PROJECT ADDRESS: TBD

PROPERTY CONTROL NUMBER (PCN), LIST ADDITIONAL ON A SEPARATE SHEET: _____

77-41-43-07-00-000-1040, 77-42-43-08-00-000-1010, 77-42-43-08-00-000-3010, 77-42-43-08-00-000-3020

DESCRIPTION OF VARIANCE REQUEST: Deviation to building setbacks to Residential Amenity Center (Clubhouse).

1/12/22

Property Owner(s) of Record (Developer) Palm Beach West Associates VI, LLLP

Address: 1600 Sawgrass Corp. Parkway, Suite 400, Sunrise, FL 33323

Phone No.: 954-753-1730 Fax No.: _____ E-mail Address: Kevin.Ratterree@glhomes.com

Agent (if other than owner complete consent section below):

Name: Donaldson E. Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: 561-747-1377 E-mail Address: Dhearing@coteleur-hearing.com

II. LAND USE & ZONING

A) ZONING DISTRICT R-1 & R-2 B) FUTURE LAND USE MAP DESIGNATION Residential 1 & Residential 2

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S) 448 Single Family Homes

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	R-1 & R-2	R-1 & R-2/Single Family
NORTH	Parcel S - Orchards	R-2	R-2
SOUTH	Existing Residential	Existing Residential	Existing Residential
EAS	Vacant	R-1 & R-2	R-1 & R-2
WEST	Parcel T - Estates	R-1 & R-2	R-1 & R-2

IV. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Donaldson E. Hearing - Coteleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

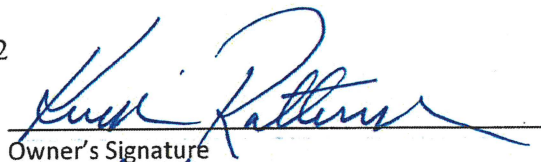
Palm Beach West Associates VI, LLLP
By: Kevin Ratterree, Authorized Signatory

Owner's Name (please print)

Donaldson E. Hearing, Principal

Applicant/Agent's Name (please print)

1/12/22


Owner's Signature

4/7/25
Date



Applicant/Agent's Signature

April 7, 2025
Date

Silver Lake Amenity Center Variance | Justification Statement

April 25, 2025

Revised: April 28, 2025

Revised: July 18, 2025

Request

On behalf of the applicant and owner, Palm Beach West Associates VI LLLP, we are requesting approval of a variance to Table 119-31-4. R-1 District Nonresidential Standards, to reduce the required front, side road, side yard, and rear setbacks for the amenity center to 15-feet. This request is to accommodate the new Amenity Center located within the interior of the proposed Silver Lake neighborhood, providing for the necessary developable area to reasonably support the proposed recreational amenities on the subject 1.13-acre parcel to the benefit of the community's residents. The site's unique characteristic of being one of the few neighborhoods to provide an internal amenity center in the city of Westlake is appropriate grounds for approval of this request and seeks to provide the same benefits of a first-class amenity center to the future residents of Silver Lake that are commonly enjoyed by other similar communities throughout Palm Beach County. We ask that the reduced setback for the proposed amenity center site be implemented to maintain compatibility with the surrounding scale of the single-family neighborhood and the Westlake master plan.

Background

The subject 1.13-acre clubhouse/amenity parcel is located within the interior of the proposed Silver Lake neighborhood. The subject property has a zoning designation of R-1 and R-2 and a future land use designation of Residential R-1 and R-2. The proposed Silver Lake neighborhood is currently in review with the City of Westlake for a site plan application comprised of 448 single family homes in compliance with the Westlake master plan. Upon approval of the aforementioned site plan application, the amenity center will be constructed during phase one. The Code as written does not consider the size, location, context, type of amenities proposed or specific site design for Amenity Centers but rather requires a 30' setback for all structures. In contrast neighborhood parks allow for a 15-foot setback. The city has actively encouraged neighborhood park areas in all communities approved to date. It is the applicant's professional opinion that a 30-foot setback is more appropriate for large scale, more active amenity center such as Cresswind of Palm Beach which contains multiple pools, an amphitheater, food service and multiple sports courts. These types of facilities are designed to accommodate hundreds of people for events and are actively programed for use every day. The proposed amenity is very

small and includes a 3,464 square foot multiple purpose building, mail kiosk, 3 pickleball courts and a children's playground area. 54% of the site is open space. The site plan has been intentionally designed such that no homes front (have rear yards facing the amenity) on the amenity. The amenity site has a side relationship with the abutting homes. The pickleball courts are appropriately located adjacent to the street.

The Applicant has extensive experience in designing award winning communities of the highest quality throughout south Florida and has successfully built many amenity centers of comparable size and design. These facilities add value to the community and in this case will augment the large-scale amenities like the Westlake Adventure Park, the Westlake Fitness Park and the newly proposed amenity at Riverbend Rd. and Persimmon Blvd. East (PC-4) It is our experience that buyers in Silver Lake will actively seek out the homesites adjacent to the proposed amenity center, and in fact, are most often the first homes to sell. In the abundance of caution a written disclosure will be provided to the buyers acknowledging the location and proximity of the amenities.

The majority of neighborhoods in Westlake completed to date do not include any internal amenities. Amenity Centers are not required to sell homes but rather are an added feature that builds long lasting values and fosters human interaction between residents. The setbacks as currently required by the code have an unintended consequence of discouraging applicants from providing additional amenities.

Adjacent Properties

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	R-1 & R-2	R-1 & R-2/Single Family
NORTH	Parcel S - Orchards	R-2	R-2
SOUTH	Existing Residential	Existing Residential	Existing Residential
EAST	Vacant	R-1 & R-2	R-1 & R-2
WEST	Parcel T - Estates	R-1 & R-2	R-1 & R-2

Variance Criteria

Below please find an itemized statement demonstrating that the variance request is consistent with each of the following criteria addressed in Chapter 2, Article 2.2, Section 2(B) of the City of Westlake Code of Ordinances:

- (1) Strict application of the LDRs creates an undue burden or a practical difficulty on the development of applicant's lot(s) or parcels and was not created by the actions of the applicant.

Response: Strict application of the R-1 & R-2 required setbacks for Amenity Centers does create an undue burden and practical difficulty to efficiently serve the proposed community appropriately. The intent of the amenity center is to provide first class amenities to the residents of Silver Lake and this is significantly restricted if the required setbacks are upheld due to the decreased developable area. Additionally, the subject parcel is significantly smaller than that of the Cresswind of Palm Beach amenity center, which is a comparable amenity center serving a residential community in Westlake. These particular setbacks set forth in the Land Development regulations could be better utilized on larger parcels of 3-5 acres while maintaining the same mass and scale of the neighboring development, however in the case of the Silver Lake amenity center, the subject setbacks create an incompatible condition with the surrounding community scale. We believe the setbacks for a neighborhood park are more applicable to amenity centers less than 1.5 acres in size.

- (2) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Response: The special condition peculiar to this parcel is the proposed use of the amenity center given that it is one of the few private amenity centers serving a residential community in the city of Westlake. In this case, the 1-acre parcel is severely restricted pursuant to the R-1 setback regulations causing unnecessary hardship to not only the applicant but also the future residents of Silver Lake preventing adequate space for an array of first-class amenities. The code as written discourages developers from adding meaningful amenities interior to individual neighborhoods. The code's definition of Neighborhood Park is:

"Neighborhood Park means a park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. A neighborhood park is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned."

We believe the proposed recreational facilities are consistent with what is allowed in a neighborhood park, thus a reduction to a 15' setback is appropriate.

- (3) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Response: Literal interpretation of the subject code provisions deprives the Silver Lake community as a whole of the benefits commonly enjoyed by all other similar residential communities in Palm Beach County. The required setbacks set forth in the city's LDR are not appropriate to adequately provide the standard amenities needed to benefit the community of 448 single family homes. Silver Lake is a small, intimate neighborhood with a reduced scale to promote healthy and walkable streetscape. The required setback of 30-feet on most sides of the property contradicts the theme and vision of the community and the Westlake Master Plan. Approval of this request will allow the future residents of Silver Lake to enjoy the same benefits of a first-class amenity center as experienced in many other similar communities. The recreational features proposed for Silver Lake are consistent with those of a neighborhood park. In contrast the definition of "amenity center" suggest much more intensive uses such as limited retail, real estate office and property management.

The code's definition of an Amenity center is as follows: "Amenity center means a facility to accommodate recreational and/or social activities such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings, for exclusive use of the residents and guests of a specific development or defined residential area and that provides opportunities for limited retail, including a leasing/real estate sales office, and property management offices."

- (4) No negative impacts are or will be generated by the variance, and/or that any impacts caused by the variance can be adequately mitigated.

Response: On the contrary, approval of this variance request will only result in a benefit to the future residents of Silver Lake, allowing them to enjoy adequate first-class amenities that would otherwise be unavailable due to the current code restrictions. Additionally, the amenity center parcel does not abut any rear or front yards of any residences, ensuring that there will be no impact to any resident's living experience. We have found that homeowners purchasing property adjacent to an amenity center do so purposefully and the close proximity to the amenities is of great benefit to them and their personal interests.

- (5) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

Response: The granting of the subject variance will not provide any special privilege denied to any other owner of land in the same zoning district. This particular parcel is unique given its proposed nonresidential use solely benefiting the surrounding community. The only permitted nonresidential uses in the R-1 zoning district consist

of religious uses, daycare, neighborhood parks, and amenity centers. All of these aforementioned nonresidential uses are of benefit to the community they are located in and guided by the standards set forth in the LDR. The required setbacks in this case do not account for the smaller parcel size and rather provide general standards for amenity centers as a whole regardless of lot size. We respectfully ask that the required 30-foot lot size be reduced to 15-feet specific to this site due to the smaller, intimate scale of the Silver Lake community. This will allow all future residents of Silver Lake to enjoy all amenities expected of a standard clubhouse.

- (6) The variance granted is the minimum variance that will make possible the use of the land, building, or structure.

Response: The variance requested is undoubtedly the minimum variance that will make possible use of the land. The clubhouse building adheres primarily to the required setbacks and this request is solely to gain the proper space for amenities expected at a standard clubhouse site. The requested 15 foot setback on all yards is to ensure adequate developable area for said amenities while also providing an appropriate setback to maintain lush landscape buffers and enhance curb appeal.

- (7) The grant of the variance will be in harmony with the general intent and purpose of this chapter and land development regulations.

Response: The current code regulations set forth general standards for all amenity centers regardless of lot configuration, size, shape, or surrounding area. In this case, the Silver Lake community amenity center seeks to align with the smaller lot configurations of the surrounding neighborhood. Adhering to the required setbacks of the LDR would oppose the general intent of the community and the code as a whole. It is understood that the general intent of the regulations for residential amenity centers set forth in the R-1 zoning district is for the clubhouse itself due to the fact that the minimum parcel size for an amenity center is 20,000 square feet. These setbacks severely restrict small lots to properly provide standard amenities to benefit the community and only benefit amenity centers located on large parcels upwards of 3-5 acres. Additionally, this amenity center is only the second of its kind in the city of Westlake and presents a unique case which is grounds for an appropriate variance request.

- (8) Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.

Response: On the contrary, this request is to allow for a significantly larger investment into the subject parcel and the Silver Lake community as a whole. The intent of this request to provide additional first class amenities by reducing the required setbacks opposes the possibility of financial hardship.

- (9) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: On the contrary, approval of this variance request will only benefit the surrounding community and public welfare. Allowing for adequate space for standard amenities improves the quality of life of the community resulting in overall longevity and success of the city as a whole. This request ensures that the Silver Lake community and the wellbeing of the residents is set up for success long term.

The applicant looks forward to working alongside city staff to ensure the long-term health and wellness of the future residents of Silver Lake. We appreciate your consideration of this request and are available for any questions or comments you may have.

Refer to the following page for Variance Table

Silver Lake Variance Table (VAR-2025-01)

Structure	Proposed Min.Front Setback (North) (feet)	Required	Deviation	Proposed Min. Side Setback (West) (feet)	Required	Deviation	Proposed Min.Side (East) Setback (feet)	Required	Deviation	Proposed Min.Rear Setback (South) (feet)	Required	Deviation
Clubhouse	15	20	5	30+	30	0	30+	30	0	14.5	30	15.5 *
Mail Kiosk	15+	20	0	30+	30	0	36	30	0	15	30	15
Fenced Playground	15+	20	0	24.1	30	5.9	30+	30	0	15.5	30	14.5
Pickleball	25.5	20	5.5	24.1	30	5.9	30+	30	0	30+	30	0

****Rear yard setback to residential (lot) property line is 28.8' for a deviation of 1.2'***

July 14, 2025

Kenneth Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33407
kcassel@westlakegov.com

**Re: VAR-2025-01 Silver Lake Clubhouse Site Plan – Fence Variance Request
CH Project # 24-0317**

Dear Ken:

The purpose of this correspondence is to request a waiver to the maximum fence height within the proposed clubhouse site plan area at Silver Lake.

Waiver Request

The requested waiver is permitted pursuant to Chapter 5, Article 2.2, Sec 119-31.(3).1.(ii) of the City's Land Development Regulations, which states:

- (1) In order to allow for innovative design or unique site conditions, the City Manager may grant, at his or her sole discretion, waivers to allow for minor deviations from the requirements of these LDRs pursuant to the following criteria:
 - a. The proposed waiver is consistent with the Comprehensive Plan; and
 - b. The applicant provides alternative standards to the specific land development sections subject to the waiver that meet the intent of the waived regulations.
 - c. The proposed waiver will not negatively impact the health, safety, and welfare of the residents of the City.
- (2) Waivers may not be permitted to deviate from the allowable density, intensity, permitted uses, setbacks, or building height within a zoning district.
- (3) Waivers shall be effectuated through written approval by the City Manager or designee.

Chapter 5., Article 3.3, Section 3. Mixed Use (MU), B) Requirements, (2) Non Residential, (1) Accessory Structures, (i) Fences & Walls, b., states the following:

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.

April 2, 2024

The applicant is requesting a waiver to increase the height of the fence proposed around the outdoor Pickleball Court to eight (8) feet. A typical tennis or pickleball court fence height is 8-12' to prevent balls from escaping the court during play. The applicant is proposing a 2 foot addition in the fence height for this reason. This waiver request does not negatively impact the health, safety or welfare of the residents of the City or impede the function or operation of SID's facilities and duties.

In addition, the proposed waiver,

- a. is consistent with the Comprehensive Plan;
 - b. The applicant has provided an alternative standard to the specific land development sections subject to the waiver that meet the intent of the waived regulation.
 - c. The proposed waiver will not negatively impact the health, safety, and welfare of the residents of the City of Westlake.
- (2) Does not deviate from the allowable density, intensity, permitted uses, setbacks, or building height within a zoning district.
- (3) Waivers shall be effectuated through written approval by the City Manager or designee.

The applicant requests that the City waive the fence height requirement as stated herein. Thank you for your time and consideration.

Very truly yours,

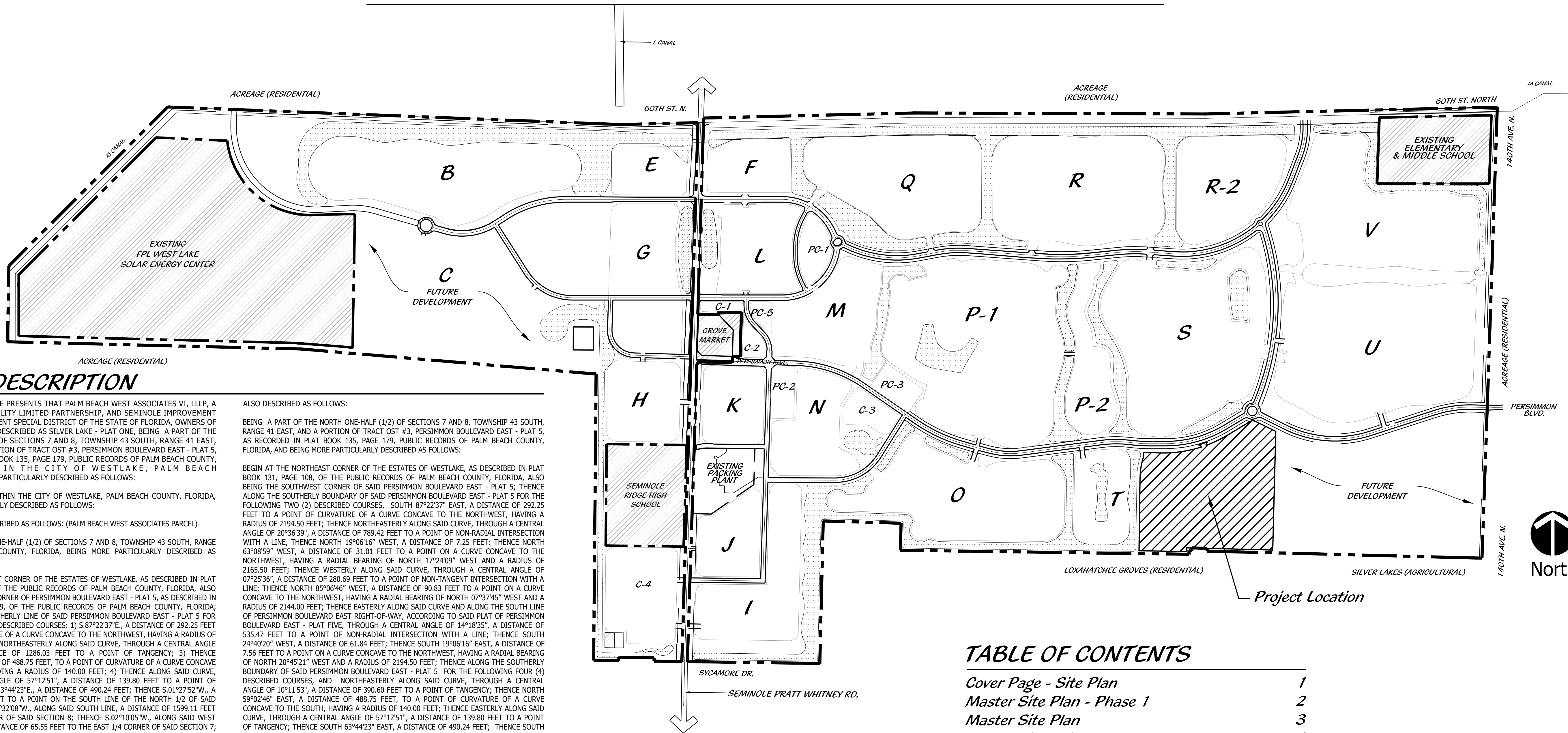
Cotleur & Hearing



/dc

Donaldson E. Hearing, ASLA, LEED® AP
Principal

Silver Lake



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH WEST ASSOCIATES VI, LLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED AS SILVER LAKE - PLAT ONE, BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PALM BEACH WEST ASSOCIATES PARCEL)

A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGES 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 5, AS DESCRIBED IN PLAT BOOK 135, PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: 1) S.87°22'37"E, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; 2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; 5) THENCE S.63°44'23"E, A DISTANCE OF 490.24 FEET; THENCE S.01°27'52"W, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE N.88°32'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE S.02°10'05"W, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE N.89°11'37"W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 901.75 FEET TO THE SOUTHEAST CORNER OF THE ESTATES OF WESTLAKE; THENCE N.00°48'23"E, ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: SEMINOLE IMPROVEMENT DISTRICT PARCEL (S.I.D. PARCEL)

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SAID PERSIMMON BOULEVARD EAST - PLAT 5; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'39", A DISTANCE OF 789.42 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE, THENCE NORTH 19°06'16" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 63°08'59" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 17°24'09" WEST AND A RADIUS OF 2165.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'36", A DISTANCE OF 280.69 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 85°06'46" WEST, A DISTANCE OF 90.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 07°37'45" WEST AND A RADIUS OF 2144.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF PERSIMMON BOULEVARD EAST RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT FIVE, THROUGH A CENTRAL ANGLE OF 14°18'35", A DISTANCE OF 535.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 24°40'20" WEST, A DISTANCE OF 61.84 FEET; THENCE SOUTH 19°06'16" EAST, A DISTANCE OF 7.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 20°45'21" WEST AND A RADIUS OF 2194.50 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°46'04", A DISTANCE OF 106.01 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH ONE-HALF (1/2) OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT OST #3, PERSIMMON BOULEVARD EAST - PLAT 5, AS RECORDED IN PLAT BOOK 135, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ESTATES OF WESTLAKE, AS DESCRIBED IN PLAT BOOK 131, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SAID PERSIMMON BOULEVARD EAST - PLAT 5; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 87°22'37" EAST, A DISTANCE OF 292.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2194.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'39", A DISTANCE OF 789.42 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE, THENCE NORTH 19°06'16" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 63°08'59" WEST, A DISTANCE OF 31.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 17°24'09" WEST AND A RADIUS OF 2165.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'36", A DISTANCE OF 280.69 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 85°06'46" WEST, A DISTANCE OF 90.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 07°37'45" WEST AND A RADIUS OF 2144.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF PERSIMMON BOULEVARD EAST RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT FIVE, THROUGH A CENTRAL ANGLE OF 14°18'35", A DISTANCE OF 535.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 24°40'20" WEST, A DISTANCE OF 61.84 FEET; THENCE SOUTH 19°06'16" EAST, A DISTANCE OF 7.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 20°45'21" WEST AND A RADIUS OF 2194.50 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 5 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'53", A DISTANCE OF 390.60 FEET TO A POINT OF TANGENCY, THENCE NORTH 59°02'46" EAST, A DISTANCE OF 488.75 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°44'23" EAST, A DISTANCE OF 490.24 FEET; THENCE SOUTH 01°27'52" WEST, A DISTANCE OF 2205.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 8; THENCE NORTH 88°32'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.11 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 02°10'05" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 65.55 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°11'37" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 7, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO. 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 901.75 FEET, TO THE SOUTHEAST CORNER OF ESTATES OF WESTLAKE, AS RECORDED IN PLAT BOOK 131, PAGE 108, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESTATES OF WESTLAKE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°48'23" EAST, A DISTANCE OF 1385.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 119.806 ACRES, MORE OR LESS.

PROPERTY DEVELOPMENT REGULATIONS

SILVER LAKES - PROPERTY DEVELOPMENT REGULATIONS									
TABLE 3-2: R-1 DISTRICT RESIDENTIAL STANDARDS FOR SINGLE FAMILY DETACHED (EXCLUDING ZERO LOT LINE DEVELOPMENT)									
Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Side Yard Setback ³ (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Previous Percentage of Parcel
Single family detached dwelling	40 ³	4,400	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	25%
			FLG: 20	SLG: 15	SLG: 15				
	50 ⁴	5,500	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	25%
			FLG: 20	SLG: 15	SLG: 15				
1. BLDG = Building without front-loading garage, or portion of a building without a front-loading garage. FLG = Front									
2. BLDG = Building without side-loading garage, or portion of a building without a side-loading garage. SLG = Side Loading Garage.									
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.									
4. If a lot at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.									
5. If a lot is greater than 70 feet in width, the standards for 40' & 50' wide lots apply as this neighborhood is not intended provide homesites greater than 70' in width.									

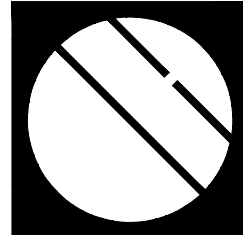
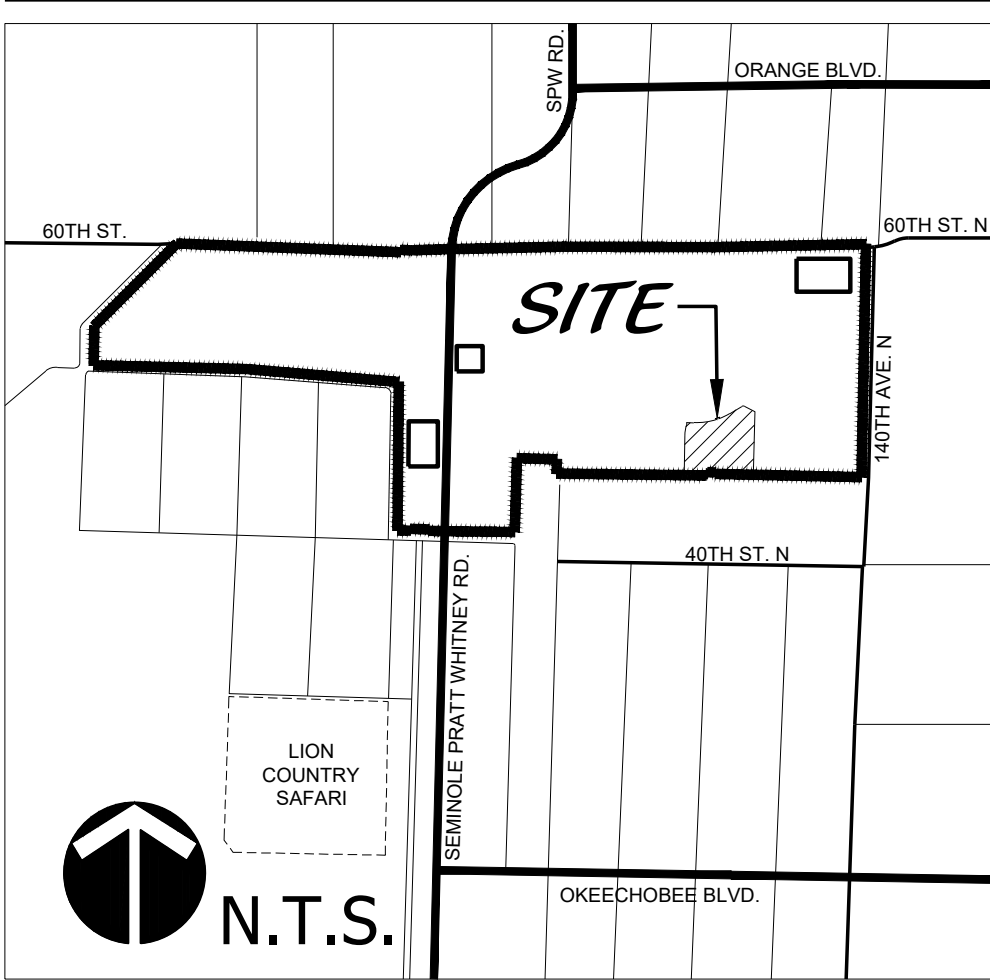
TABLE OF CONTENTS

Cover Page - Site Plan	1
Master Site Plan - Phase 1	2
Master Site Plan	3
Home Orientation Plan	4
Site Plan	5 to 8
Entry Enlargement	9
Rec Tract Enlargement	10
Site Details	11 to 12

PROJECT TEAM

DEVELOPER PALM BEACH WEST ASSOCIATES VI, LLP 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FL 33323 PHONE: 954-753-1730	SURVEYOR SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD SUITE 410 LAKE WORTH, FLORIDA 33467 PHONE: 561-209-6048
LANDSCAPE ARCHITECT 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: 561-296-9698 FAX: 561-684-6336
CIVIL ENGINEER GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FLORIDA 33323 PHONE: 954-753-1730	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD SUITE 208 STUART, FLORIDA 34996 PHONE: 772-287-8771

LOCATION MAP



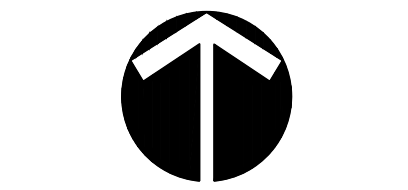
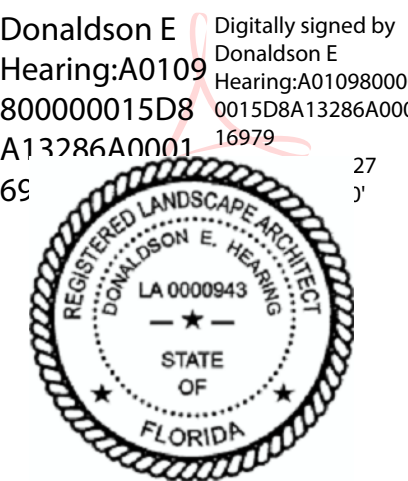
Cotleur & Hearing

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-C000239

Silver Lake Cover Page - Site Plan City of Westlake, Florida

Donaldson E. Hearing: A0109
800000015D8
A13786A0001
65



Scale: 1" = 1,000'

DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 1 OF 12
© 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.

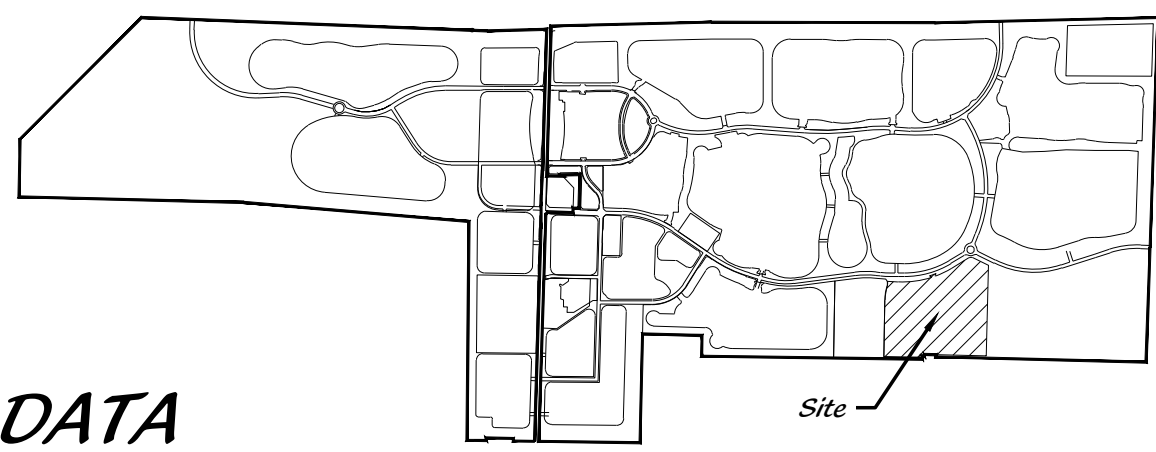
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT ACCESS EASEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION		
M	MODEL HOME		
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		
		48	48' WIDE LOT
		50	50' WIDE LOT

RECREATION REQUIREMENTS

COMPREHENSIVE PLAN RECREATION REQUIREMENTS	
NEIGHBORHOOD PARK	
1187 RESIDENTS (448 * 2.65)	REQ (AC)
LEVEL OF SERVICE (LOS) = 2.00 AC PER 1,000 RESIDENTS	2.374
	PROV. (AC)
	3.100

LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE - SILVER LAKE
APPLICATION NUMBER	MP-2025-01
CH PROJECT NUMBER	24-0317
FUTURE LAND USE DESIGNATION	RESIDENTIAL 1 & RESIDENTIAL 2
EXISTING ZONING DISTRICT	R-1 & R-2
R-1 LAND USE	89.66 %
R-2 LAND USE	29.83 %
SECTION/ TOWNSHIP/ RANGE	8 43 41
PROPERTY CONTROL NUMBER(S)	77-41-43-07-000-00-1040 77-41-43-08-000-00-1010 77-41-43-08-000-00-3010 77-41-43-08-000-00-3020

EXISTING USE	VACANT/ AGRICULTURE	
APPROVED USE	RESIDENTIAL	
TOTAL PLAT AREA	5,218,923.60 SF	119.81 AC
PHASE 2 PLAT - FUTURE RESIDENTIAL AREA	1,223,164.80 SF	28.08 AC
SILVER LAKES PARCEL AREA (EXCLUDES PERSIMMON ROW AT ENTRANCE)		119.60 AC

BUILDING DATA		
MAXIMUM R-1 DENSITY	5.00 DU/AC	
HOUSING TYPE	SINGLE FAMILY DETACHED	
PROPOSED DENSITY	3.75 DU/AC	
TOTAL DWELLING UNITS	448 UNITS	
48' WIDE LOTS	209	PHASE 1 133
50' WIDE LOTS	239	PHASE 2 76
TOTAL LOTS	448	294
TOTAL DWELLING UNITS	0	0
PHASE 1 PARKING DATA	REQ 896	PROV 1792
2 SPACE PER DWELLING UNIT		
GUEST PARKING (4% OF REQ.)	36	
PARKING SPACES AT CLUBHOUSE AND BUS STOP (INCLUDED HANDICAP PARKING)	23	
BUILDING HEIGHT	36 FT MAX.	
NUMBER OF STORIES	1 & 2	

SUBDIVISION PLAN ACREAGE BREAKDOWN	
DETACHED SINGLE FAMILY LOT AREA :	46.61 AC
ROADWAY AREA - TRACT RW (PERSIMMON CONNECTION):	0.21 AC
ROADWAY AREA - TRACT A:	13.38 AC
TOTAL	13.59 AC

OPEN SPACE TRACTS WITHIN PLAT BOUNDARY:	
O.S.T.# 1 (SID)	5.28 AC
O.S.T.# 2 (SID)	0.33 AC
O.S.T.# 3 (HOA) (RECREATION)	0.51 AC
O.S.T.# 4 (HOA) (RECREATION)	0.95 AC
O.S.T.# 5 (HOA)	1.02 AC
O.S.T.# 6 (HOA)	0.06 AC
O.S.T.# 7 (HOA)	0.22 AC
O.S.T.# 8 (HOA)	0.23 AC
O.S.T.# 9 (HOA)	0.07 AC
O.S.T.# 10 (HOA)	0.07 AC
O.S.T.# 11 (HOA)	0.45 AC
O.S.T.# 12 (HOA)	0.07 AC
O.S.T.# 13 (SID)	0.06 AC
O.S.T.# 14 (SID)	0.09 AC
RECREATION TRACT	0.02 AC

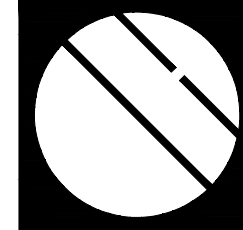
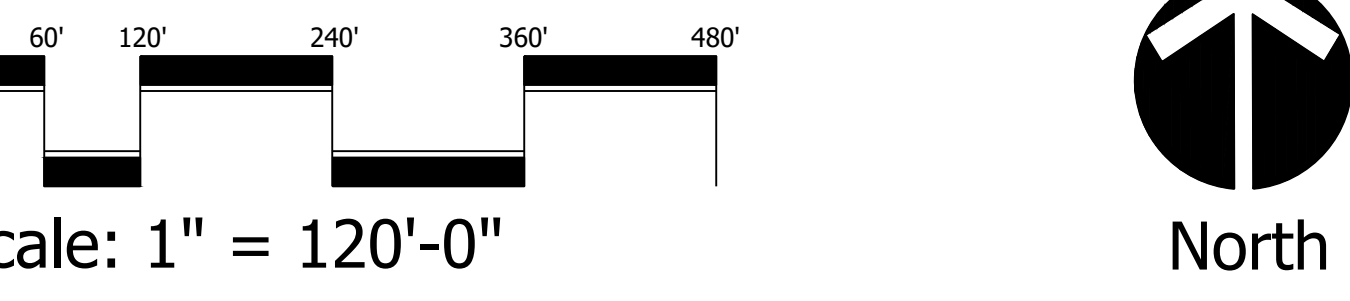
WATER MANAGEMENT TRACTS WITHIN PLAT BOUNDARY	
WMT #1 (SID)	26.25 AC
WMT #2 (SID)	1.75 AC
WMT #3 (SID)	1.78 AC
WMT #4 (SID)	1.59 AC
WMT #5 (SID)	1.77 AC
WMT #6 (SID)	2.27 AC
WMT #7 (SID)	2.76 AC
WMT #8 (SID)	2.12 AC
WMT #9 (SID)	1.22 AC
WMT #10 (SID)	1.90 AC

PLAT 2 RESIDENTIAL AREA	28.08 AC
TOTAL ACREAGE PLAT	119.81 AC
OPEN SPACE IN PLAT BOUNDARY	31.53 AC

ACRES	PERCENT
31.53	26%

NOTE *1: SITE PLAN BASED ON SURVEY PREPARED BY SAND & HILLS SURVEYING INC.
NOTE *2: ALL RECREATION TRACTS ARE INCLUDED IN PHASE 1 (PLAT 1)
NOTE *3: RECREATION PARCEL IMPROVEMENTS SHOWN THEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
NOTE *4: TRACT RW (0.21 AC) IS A PARTIAL REPLAY OF PERSIMMON BLVD. & REALTED OS TO PROVIDE ACCESS TO THE PARCEL.
NOTE *5: EXCLUDES THE REPLAYED AREAS WITHIN THE PERSIMMON BLVD. (RW TRACT .21 AC & OST 12 & 13)

Master Site Plan - Phase 1



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

Silver Lake
MASTER SITE PLAN - PHASE 1
City of Westlake, Florida

Donaldson E
Hearing: A01098
0980000001
SD8A13286
A0

Digitally signed by Donaldson E
Hearing: A01098
00000015D8A1
3286A00016979
2025.05.27
0'



DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

LEGEND

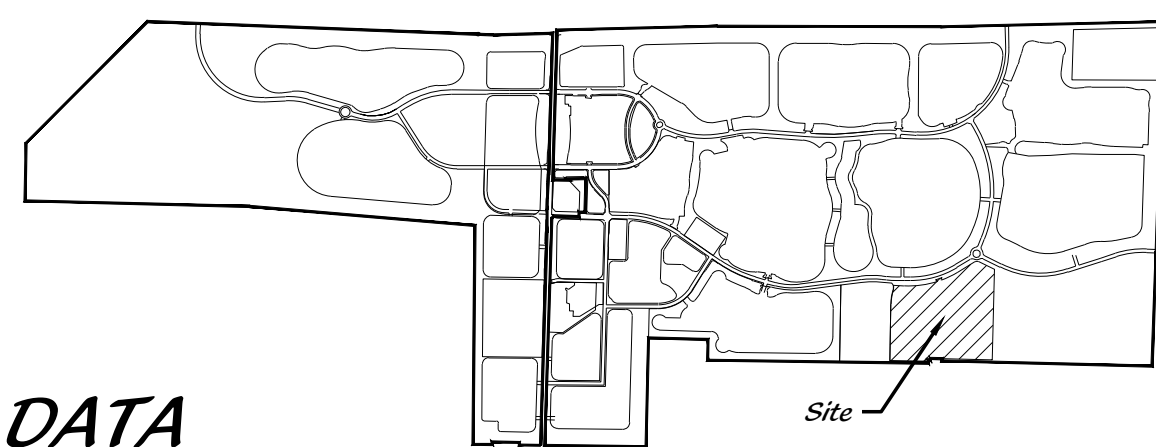
AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT ACCESS EASEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION		
M	MODEL HOME		
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

48' WIDE LOT
50' WIDE LOT

RECREATION REQUIREMENTS

COMPREHENSIVE PLAN RECREATION REQUIREMENTS		
NEIGHBORHOOD PARK		
1187 RESIDENTS (448 * 2.65)	REQ (AC)	2.374
LEVEL OF SERVICE (LOS) = 2.00 AC PER 1,000 RESIDENTS	PROV. (AC)	3.100

LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE - SILVER LAKE
APPLICATION NUMBER	MP-2025-01
CH PROJECT NUMBER	24-0317
FUTURE LAND USE DESIGNATION	RESIDENTIAL 1 & RESIDENTIAL 2
EXISTING ZONING DISTRICT	R-1 & R-2
R-1 LAND USE	89.66 %
R-2 LAND USE	29.83 %
SECTION/ TOWNSHIP/ RANGE	8 43 41
PROPERTY CONTROL NUMBER(S)	77-41-43-07-000-00-1040 77-41-43-08-000-00-1010 77-41-43-08-000-00-3010 77-41-43-08-000-00-3020

EXISTING USE	VACANT/ AGRICULTURE		
APPROVED USE	RESIDENTIAL		
TOTAL PLAT AREA	5,218,923.60 SF	119.81	AC
PHASE 2 PLAT - FUTURE RESIDENTIAL AREA	1,223,164.80 SF	28.08	AC
SILVER LAKES PARCEL AREA (EXCLUDES PERSIMMON ROW AT ENTRANCE)		119.60	AC

BUILDING DATA			
MAXIMUM R-1 DENSITY	5.00 DU/AC		
HOUSING TYPE	SINGLE FAMILY DETACHED		
PROPOSED DENSITY	3.75 DU/AC		
TOTAL DWELLING UNITS	448 UNITS		
	TOTAL	PHASE 1	PHASE 2
48' WIDE LOTS	209	133	76
50' WIDE LOTS	239	161	78
TOTAL LOTS	448	294	154
TOTAL DWELLING UNITS	0		0
PHASE 1 PARKING DATA	REQ	PROV	(SPACES LOCATED ON INDIVIDUAL LOTS)
2 SPACE PER DWELLING UNIT	896	1792	
GUEST PARKING (4% OF REQ.)	36	23	
PARKING SPACES AT CLUBHOUSE AND BUS STOP (INCLUDED HANDICAP PARKING)		2	
BUILDING HEIGHT	36 FT MAX.		
NUMBER OF STORIES	1 & 2		

SUBDIVISION PLAN ACREAGE BREAKDOWN			
DETACHED SINGLE FAMILY LOT AREA :			
ROADWAY AREA - TRACT RW (PERSIMMON CONNECTION):			46.61 AC
ROADWAY AREA - TRACT A:			0.21 AC
TOTAL			13.38 AC

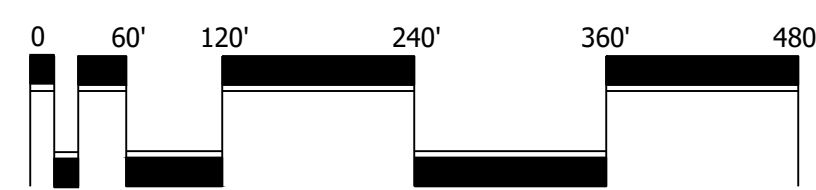
OPEN SPACE TRACTS WITHIN PLAT BOUNDARY:			
O.S.T.# 1 (SID)			5.28 AC
O.S.T.# 2 (SID)			0.33 AC
O.S.T.# 3 (HOA) (RECREATION)			0.51 AC
O.S.T.# 4 (HOA) (RECREATION)			0.95 AC
O.S.T.# 5 (HOA) (RECREATION)			1.02 AC
O.S.T.# 6 (HOA)			0.06 AC
O.S.T.# 7 (HOA)			0.22 AC
O.S.T.# 8 (HOA)			0.23 AC
O.S.T.# 9 (HOA)			0.07 AC
O.S.T.# 10 (HOA)			0.07 AC
O.S.T.# 11 (HOA)			0.45 AC
O.S.T.# 12 (HOA)			0.07 AC
O.S.T.# 13 (SID)			0.06 AC
O.S.T.# 14 (SID)			0.09 AC
RECREATION TRACT			0.02 AC

WATER MANAGEMENT TRACTS WITHIN PLAT BOUNDARY			
WMT #1 (SID)			26.25 AC
WMT #2 (SID)			1.75 AC
WMT #3 (SID)			1.78 AC
WMT #4 (SID)			1.59 AC
WMT #5 (SID)			1.77 AC
WMT #6 (SID)			2.27 AC
WMT #7 (SID)			2.76 AC
WMT #8 (SID)			2.12 AC
WMT #9 (SID)			1.22 AC
WMT #10 (SID)			1.90 AC

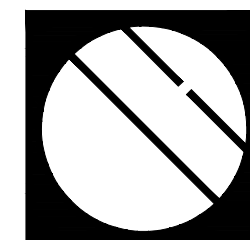
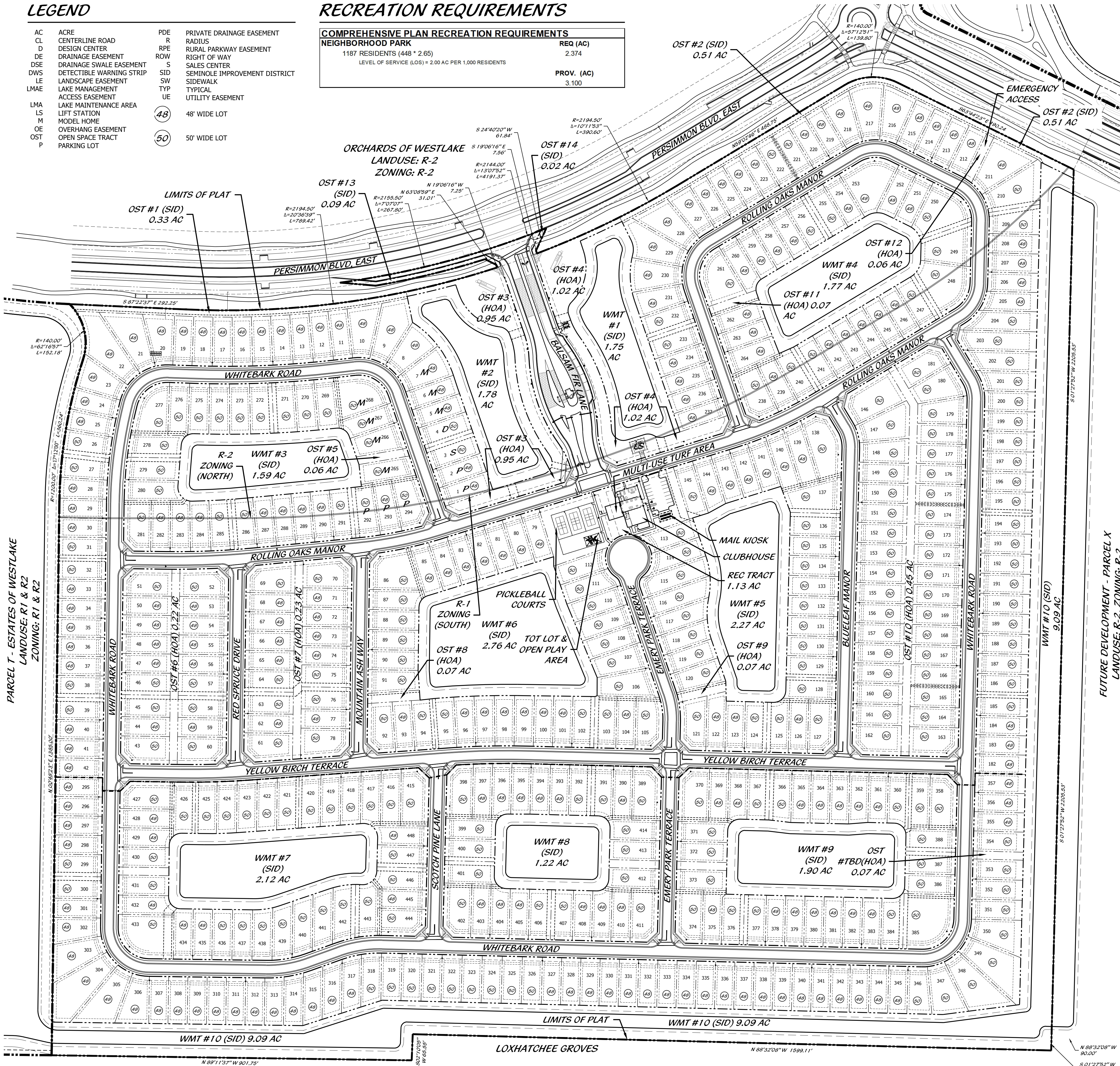
PLAT 2 RESIDENTIAL AREA	28.08 AC
TOTAL ACREAGE PLAT	119.81 AC
OPEN SPACE IN PLAT BOUNDARY	31.53 AC
ACRES	PERCENT
31.53	26%

NOTE #1: SITE PLAN BASED ON SURVEY PREPARED BY SAND & HILLS SURVEYING INC.
NOTE #2: ALL RECREATION TRACTS ARE INCLUDED IN PHASE 1 (PLAT 1)
NOTE #3: RECREATION PARCEL IMPROVEMENTS SHOWN THEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
NOTE #4: TRACT RW (0.21 AC) IS A PARTIAL REPLAT OF PERSIMMON BLVD. & REALTED OS TO PROVIDE ACCESS TO THE PARCEL.
NOTE #5: EXCLUDES THE REPLATED AREAS WITHIN THE PERSIMMON BLVD. (RW TRACT .21 AC & OST 12 & 13)

Master Site Plan



Scale: 1" = 120'-0"



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

Silver Lake MASTER SITE PLAN City of Westlake, Florida

Donaldson E Digitally signed
Hearing: A01 by Donaldson E
0980000001 Hearing: A010980
5D8A13286 0000015D8A1328
5D8A13286 6A00016979



DESIGNED _____ DEH
DRAWN _____ HK, PS
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
_____ 04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 3 OF 12
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extraneous or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

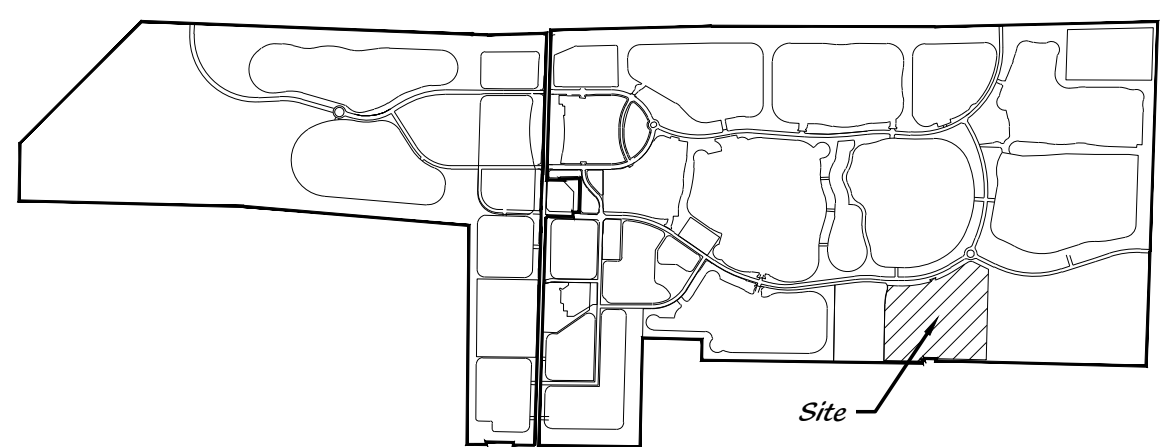
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT ACCESS EASEMENT	TYP	TYPICAL UTILITY EASEMENT
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION		
M	MODEL HOME		
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

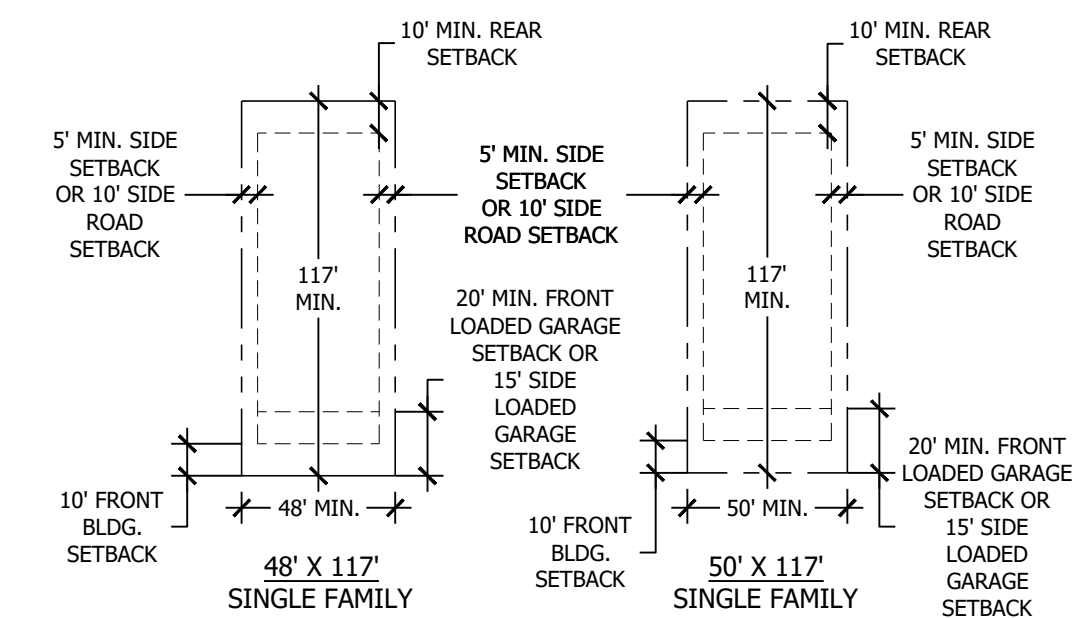
(48) 48' WIDE LOT
(50) 50' WIDE LOT



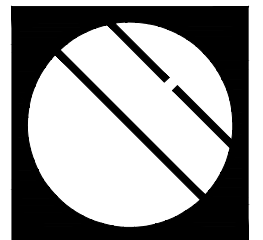
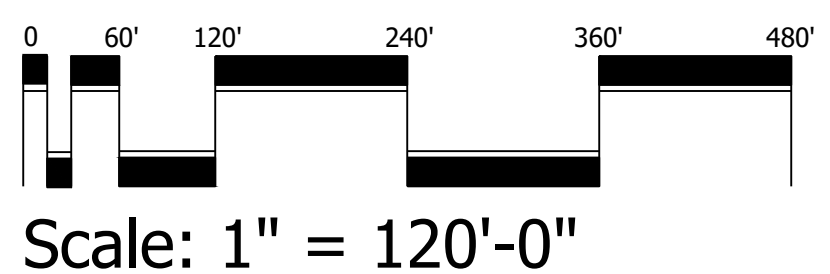
LOCATION MAP



TYPICAL LOT DETAIL



Home Orientation 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-C000239

Silver Lake
HOME ORIENTATION PLAN
City of Westlake, Florida

Donaldson E. Hearing
Hearing: A01098
0980000001

Digitally signed by Donaldson E. Hearing: A01098
000000015D8A13
Date: 2025.05.27 00'



DESIGNED DEH
DRAWN HK, PS
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

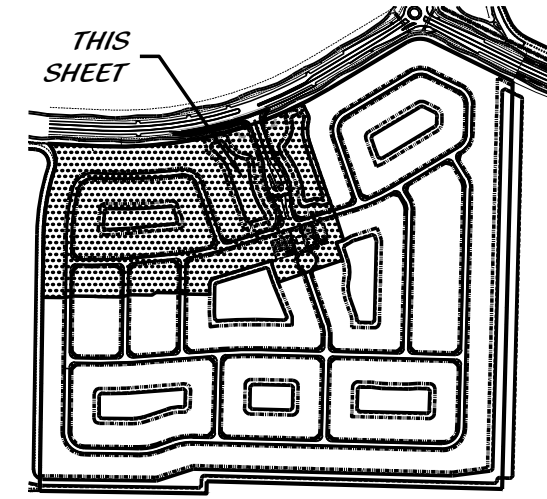
April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 4 OF 12
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for other projects without the written consent of the architect. Immediately report any discrepancies to the architect.

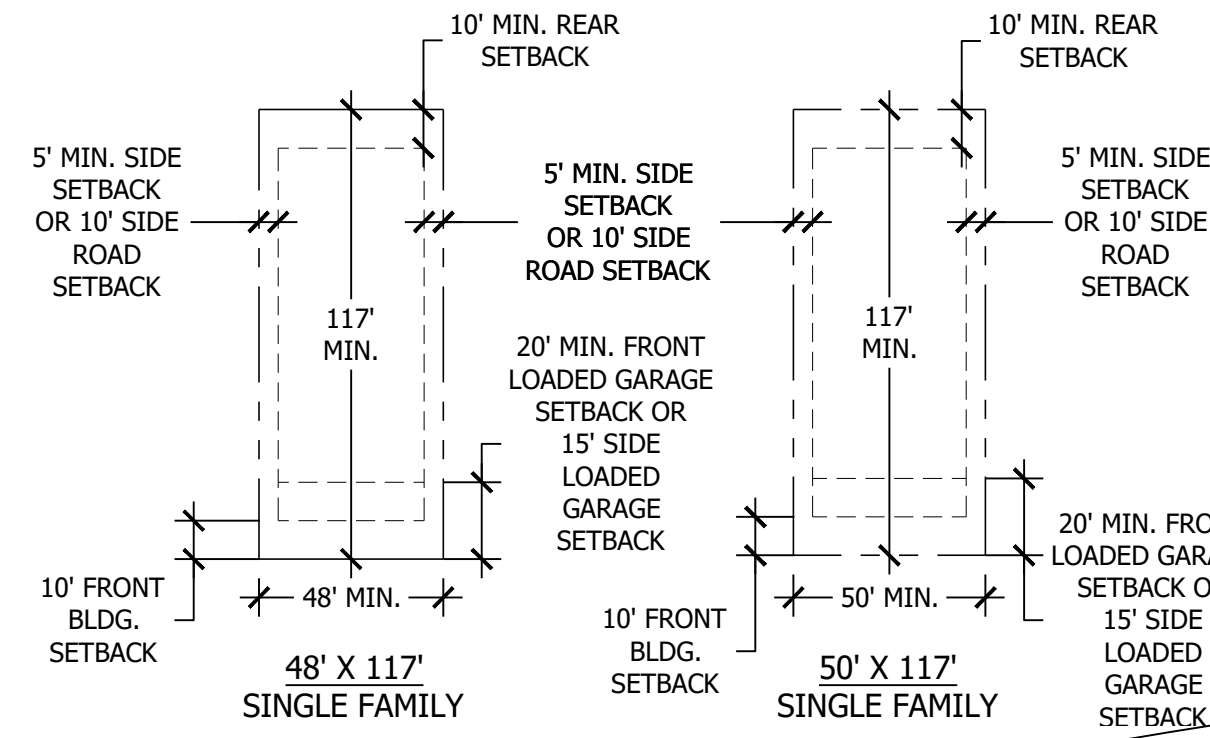
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT ACCESS EASEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION		
M	MODEL HOME		
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

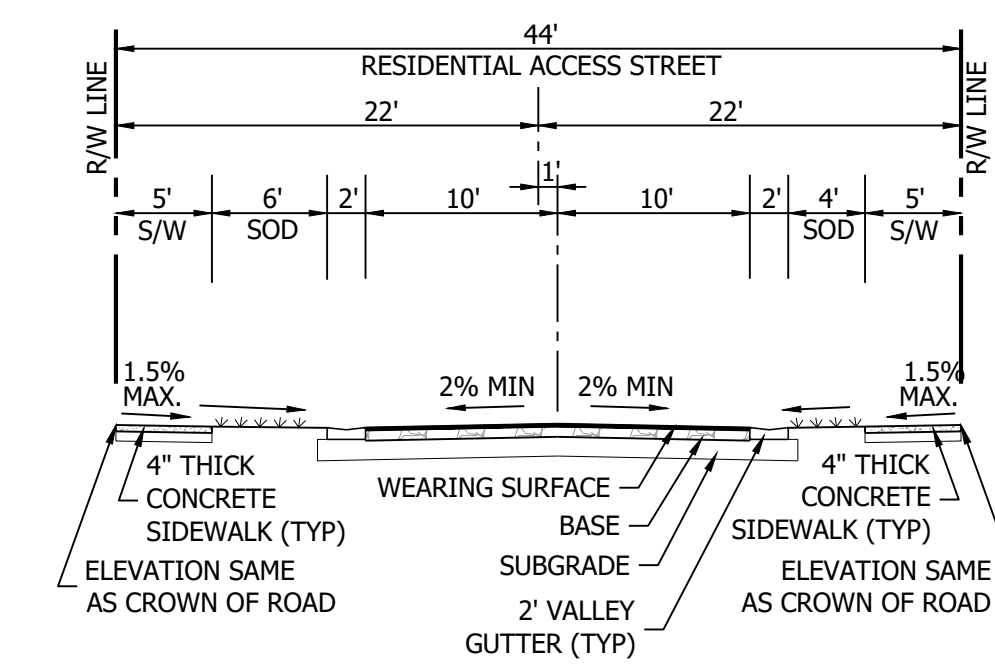
KEY MAP



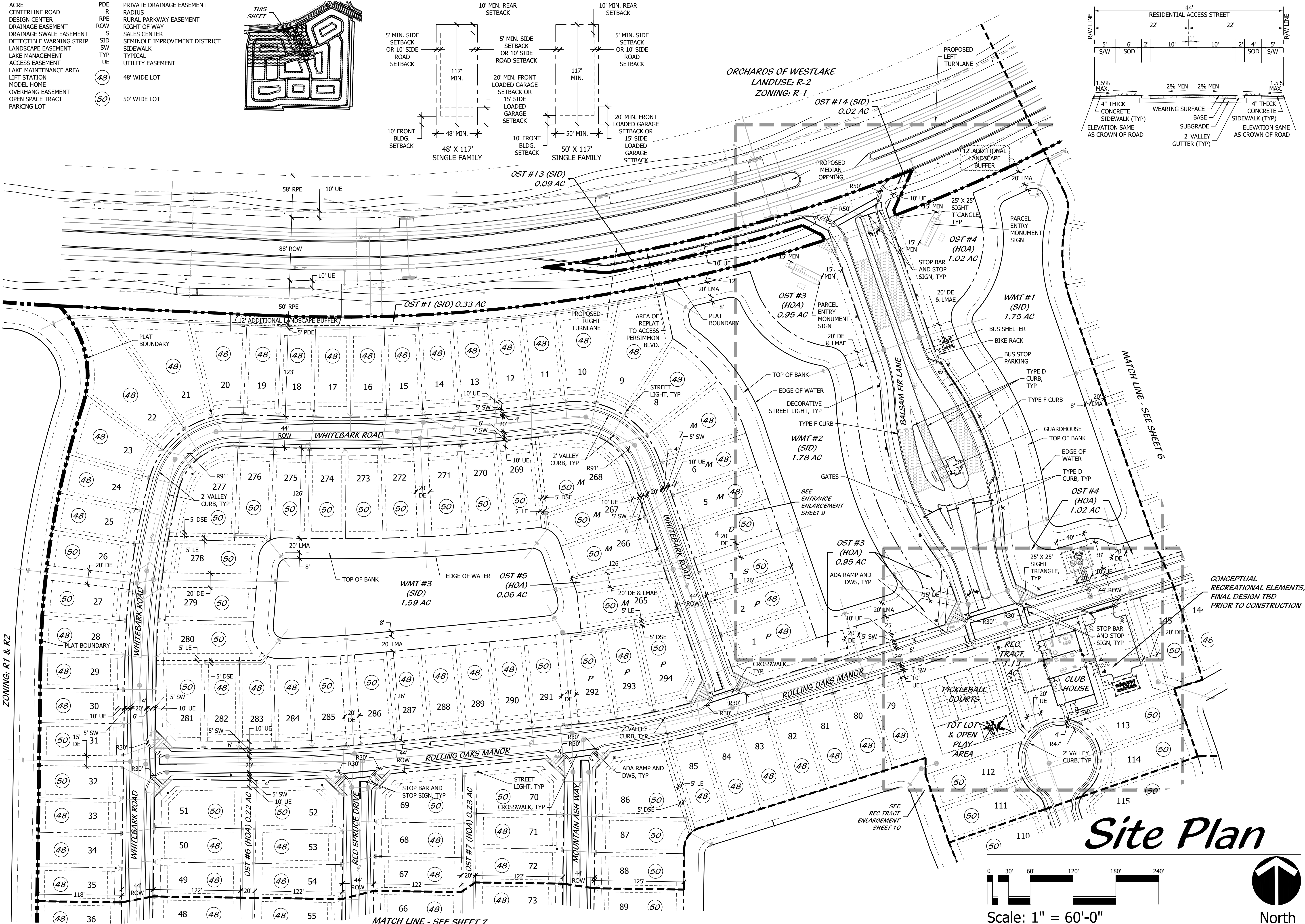
TYPICAL LOT DETAIL



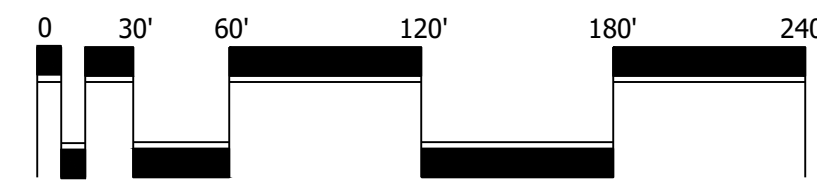
TYPICAL 44' ROAD SECTION



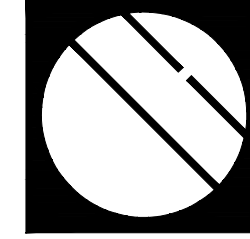
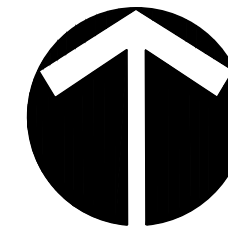
PARCEL T - ESTATES OF WESTLAKE
LANDUSE: R-1 & R-2
ZONING: R-1 & R-2



Site Plan



Scale: 1" = 60'-0"



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

Silver Lake
SITE PLAN
City of Westlake, Florida

Donaldson E. Hearing: A01
0980000001
5D8A13286
A00010979

Digitally signed by Donaldson E. Hearing: A01098
00000015D8A13
286A00016979
Date: 2025.05.27 14:44:56 -0400

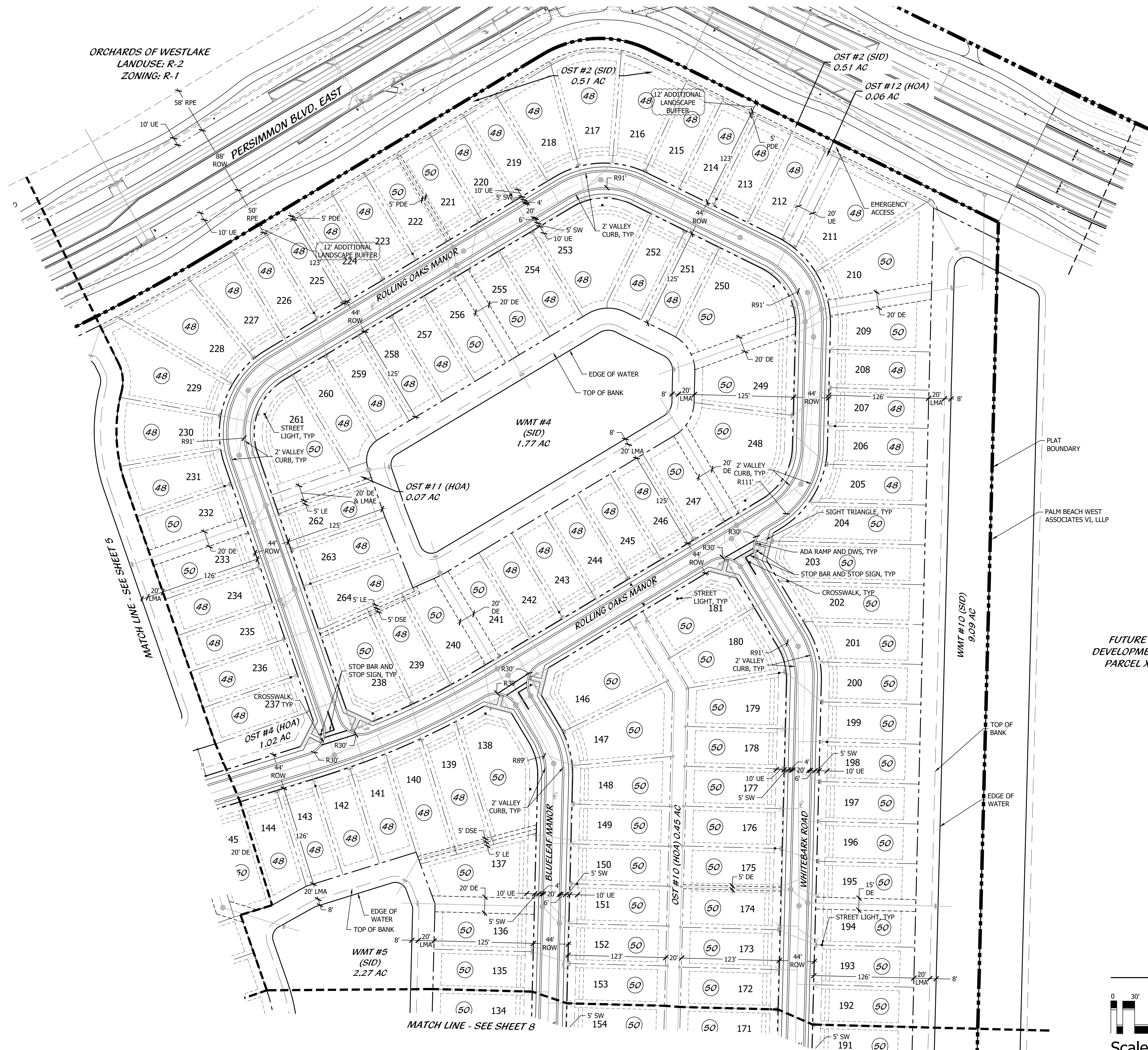


DESIGNED DEH
DRAWN HK, PS
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 5 OF 12

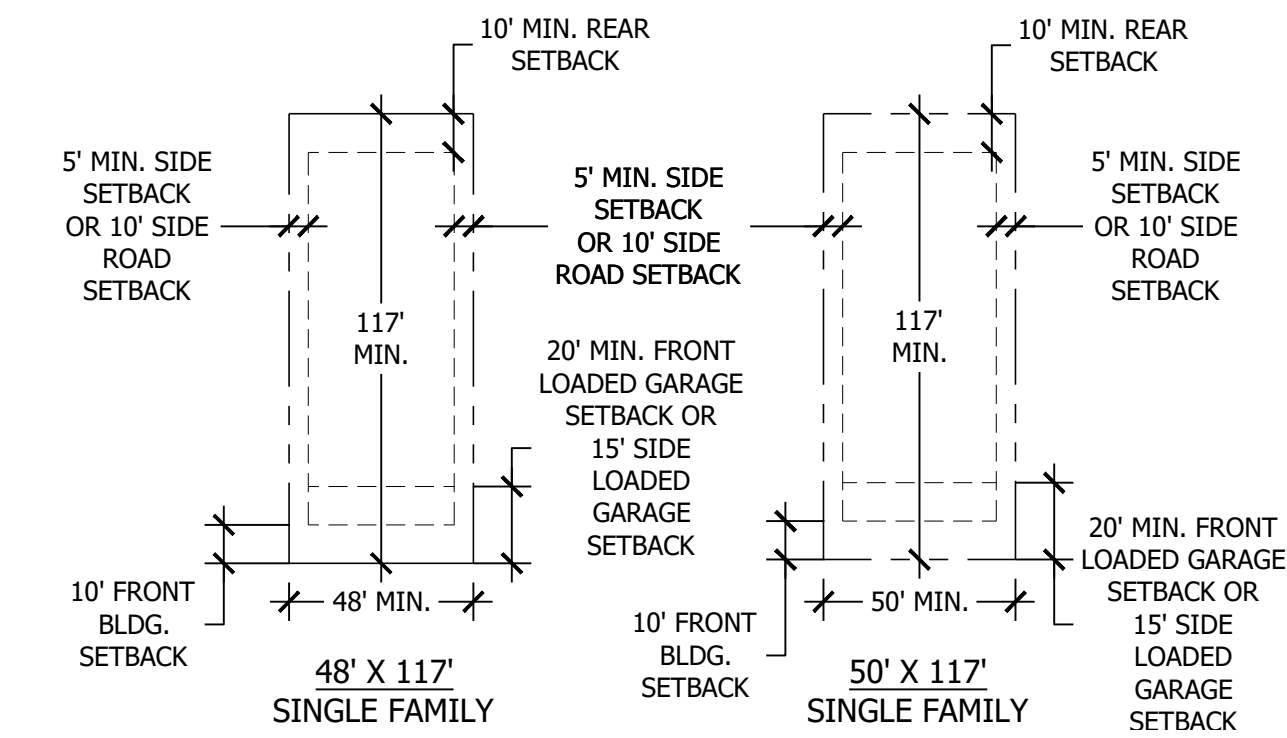
©COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except as agreed in writing with the architect. Immediately report any discrepancies to the architect.



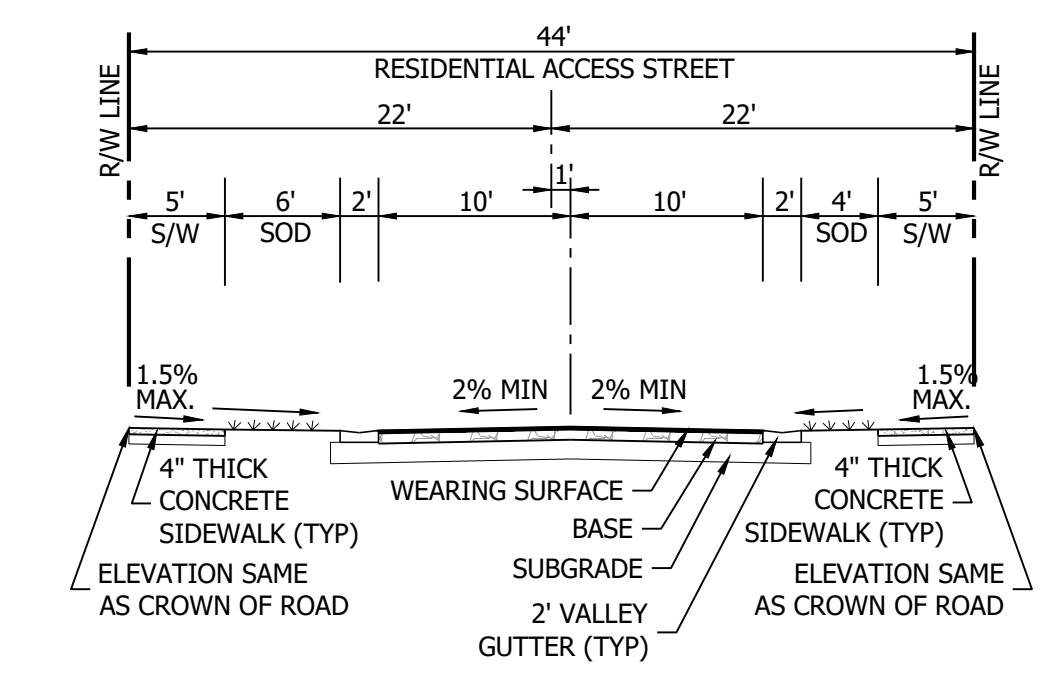
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION	48	48' WIDE LOT
M	MODEL HOME	50	50' WIDE LOT
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

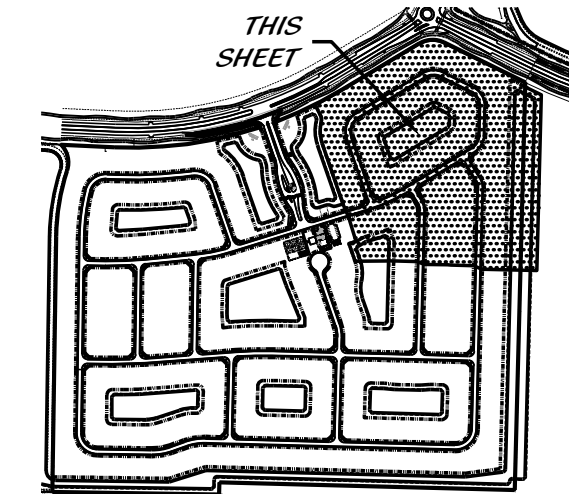
TYPICAL LOT DETAIL



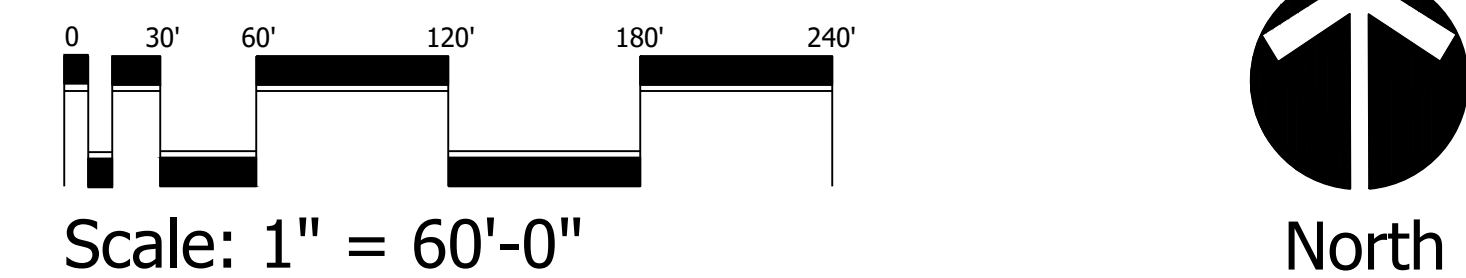
TYPICAL 44' ROAD SECTION



KEY MAP



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-C000239

Silver Lake SITE PLAN City of Westlake, Florida

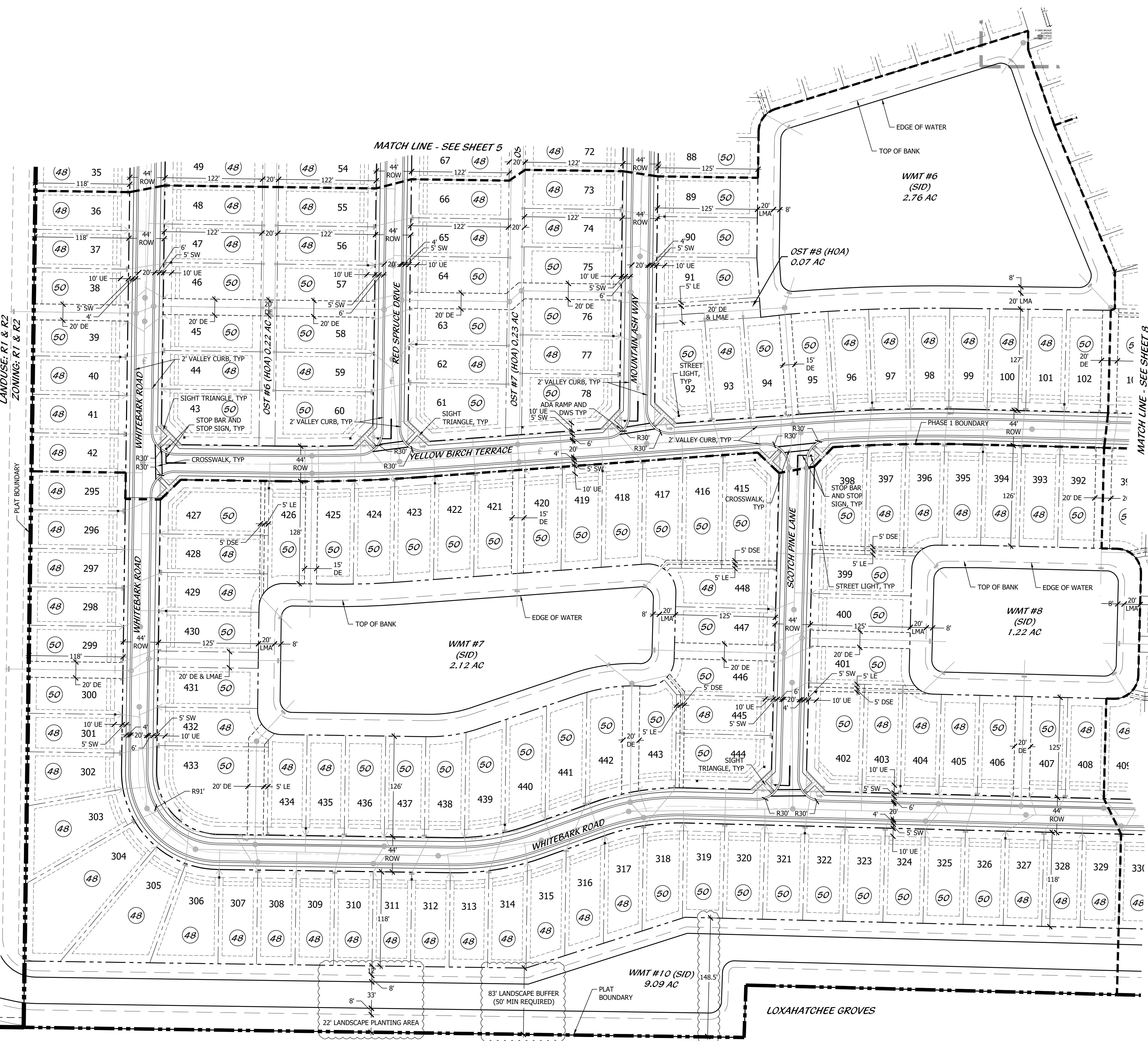
Donaldson E. Digitally signed by Donaldson E. Hearing: A01
0980000001 00000015D8A13 5D8A13286 286A00016979
AC 00'

DESIGNED DEH
DRAWN HK, PS
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 6 OF 12
© 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.

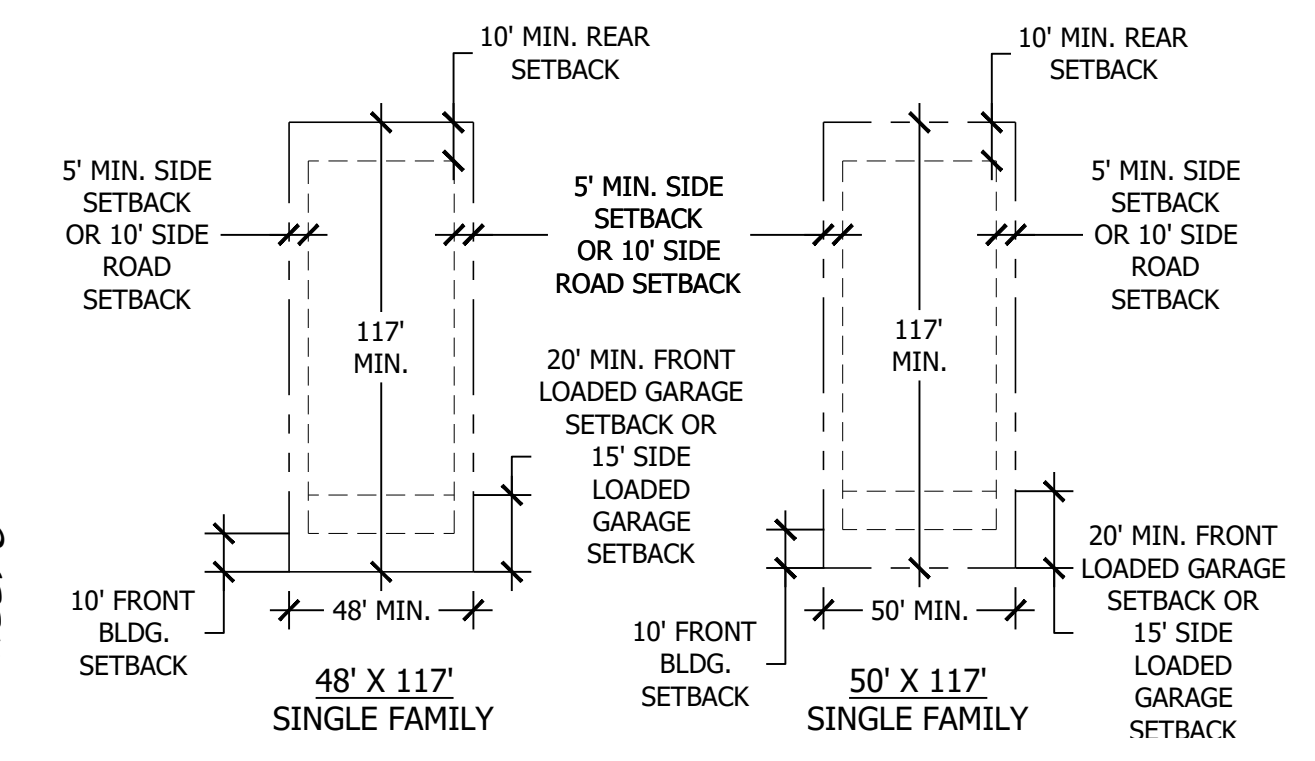
PARCEL T - ESTATES OF WESTLAKE
LANDUSE: R1 & R2
ZONING: R1 & R2



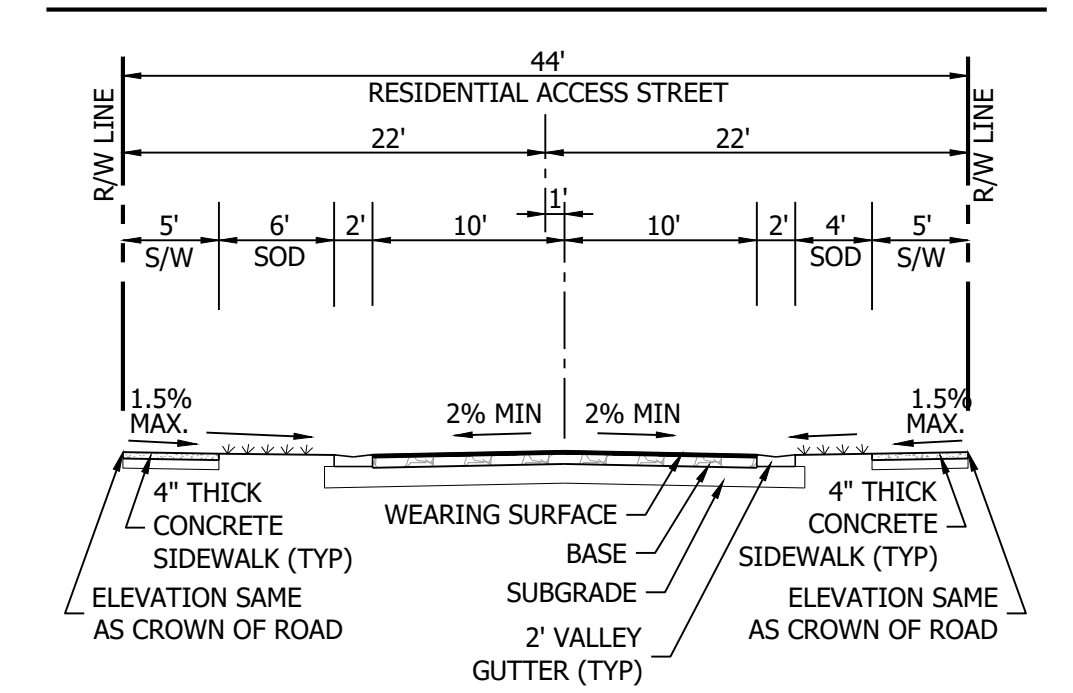
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTABLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT	SW	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION	(48)	48' WIDE LOT
M	MODEL HOME	(50)	50' WIDE LOT
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

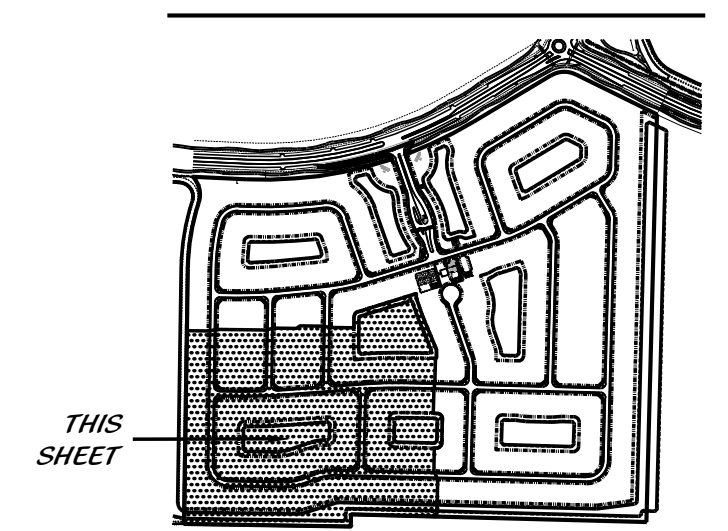
TYPICAL LOT DETAIL



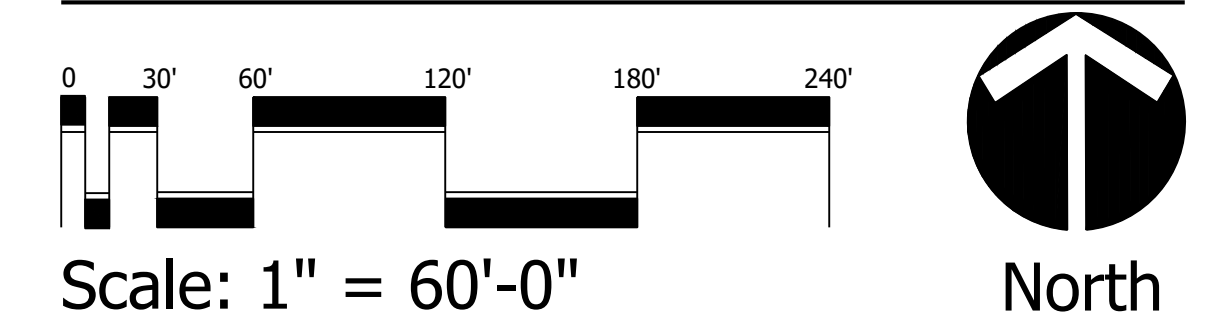
TYPICAL 44' ROAD SECTION



KEY MAP



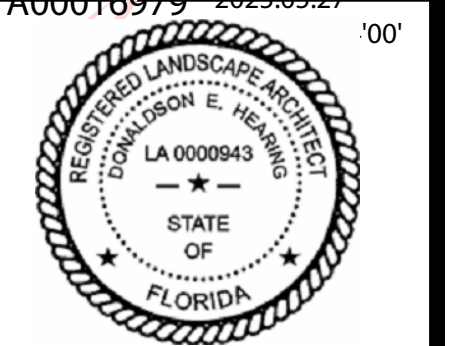
Site Plan



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-C000239

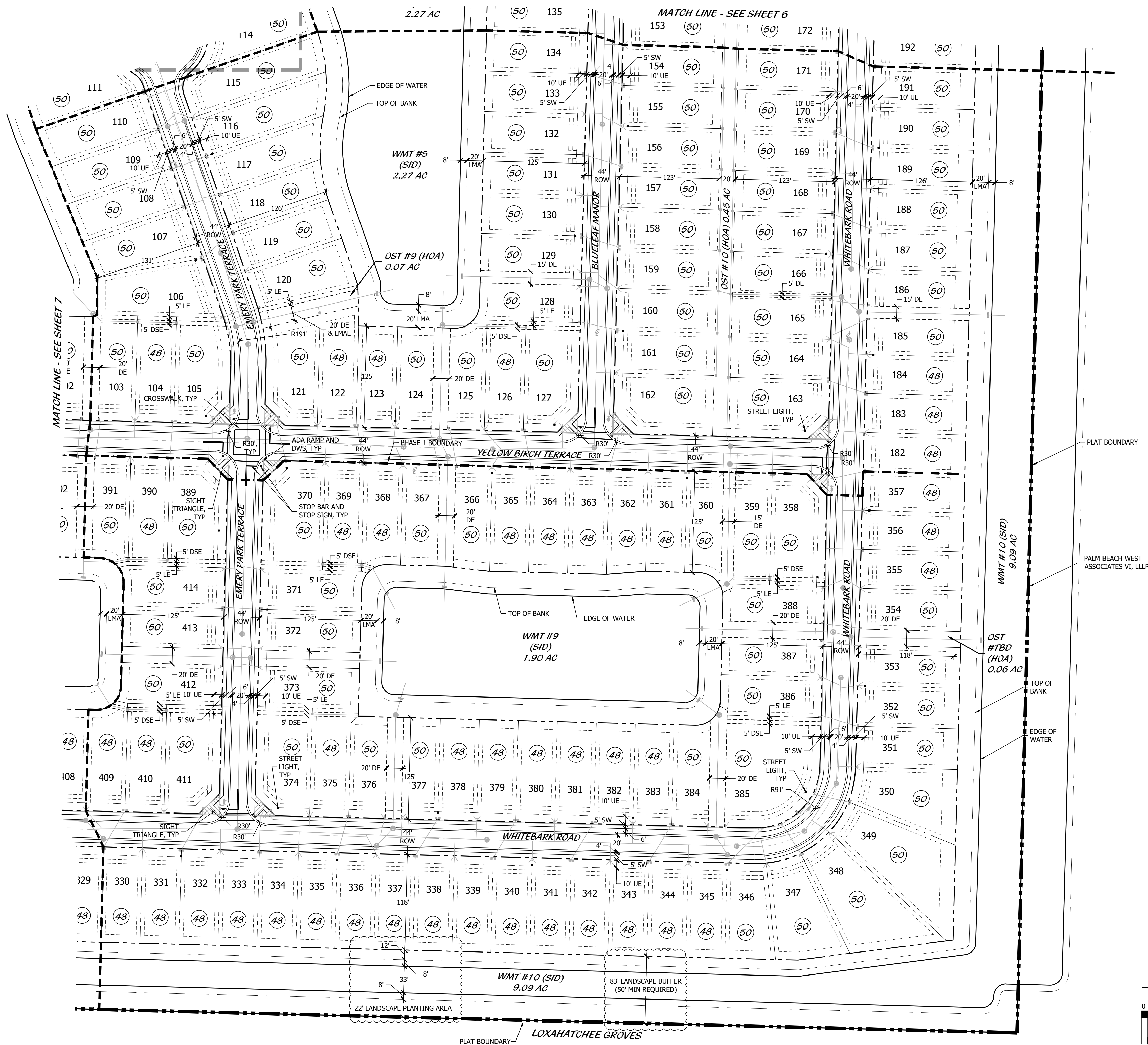
Silver Lake
SITE PLAN
City of Westlake, Florida

Digitally signed by Donaldson E Hearing: A01098000000015D8A13286 Date: 2025.04.29 13:29:56 -04'



DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25

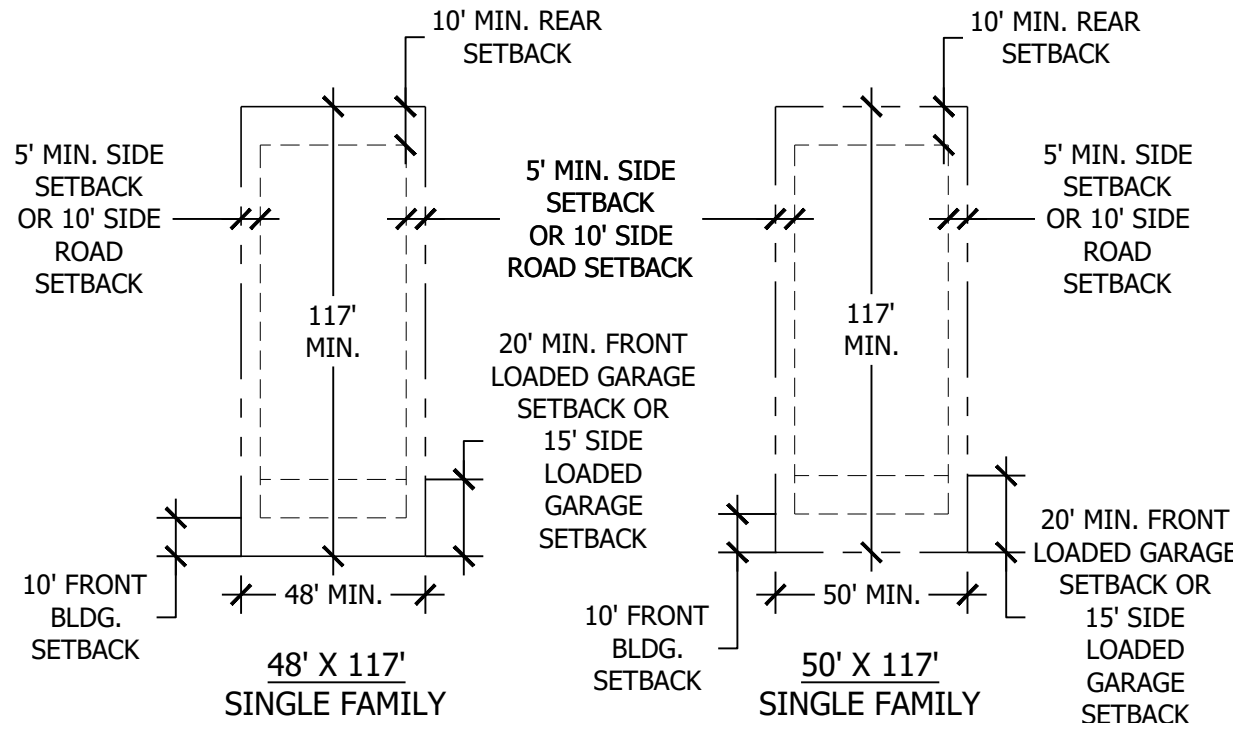
April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG



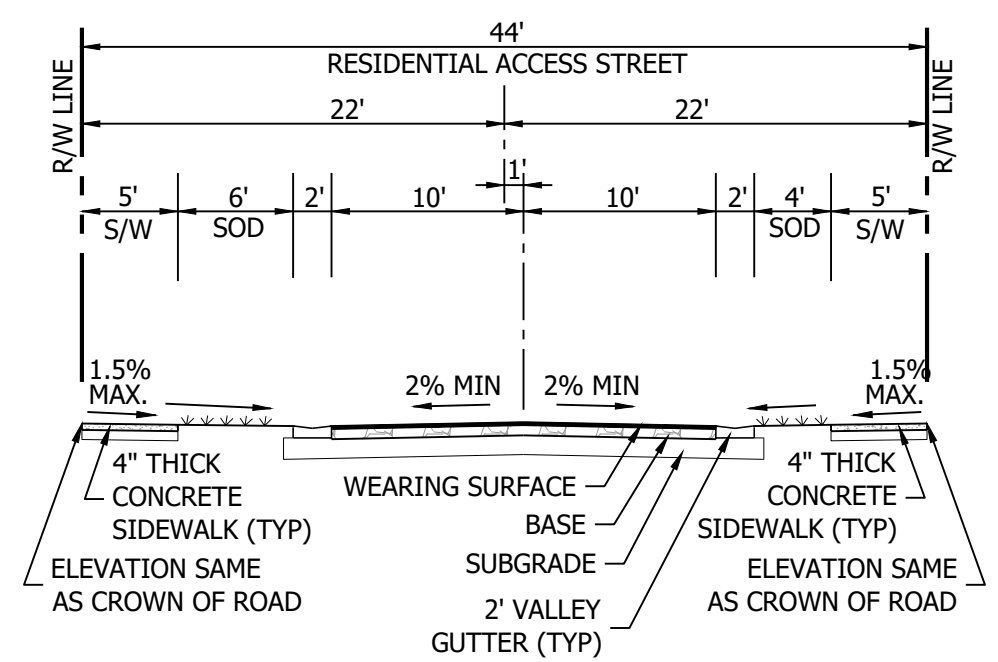
LEGEND

AC	ACRE	PDE	PRIVATE DRAINAGE EASEMENT
CL	CENTERLINE ROAD	R	RADIUS
D	DESIGN CENTER	RPE	RURAL PARKWAY EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
DSE	DRAINAGE SWALE EASEMENT	S	SALES CENTER
DWS	DETECTIBLE WARNING STRIP	SID	SEMINOLE IMPROVEMENT DISTRICT
LE	LANDSCAPE EASEMENT	SW	SIDEWALK
LMAE	LAKE MANAGEMENT	TYP	TYPICAL
LMA	LAKE MAINTENANCE AREA	UE	UTILITY EASEMENT
LS	LIFT STATION	(48)	48' WIDE LOT
M	MODEL HOME	(50)	50' WIDE LOT
OE	OVERHANG EASEMENT		
OST	OPEN SPACE TRACT		
P	PARKING LOT		

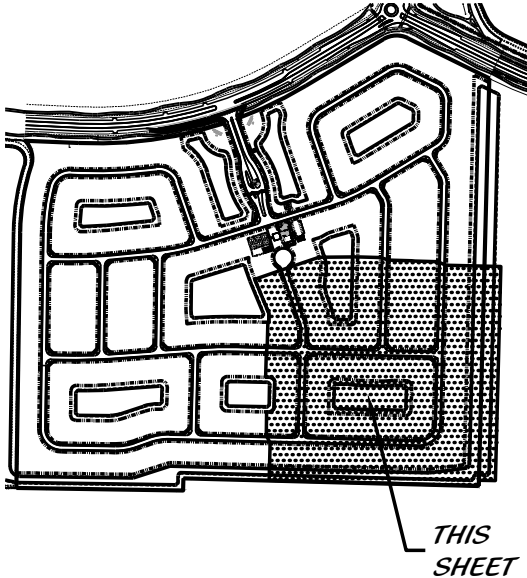
TYPICAL LOT DETAIL



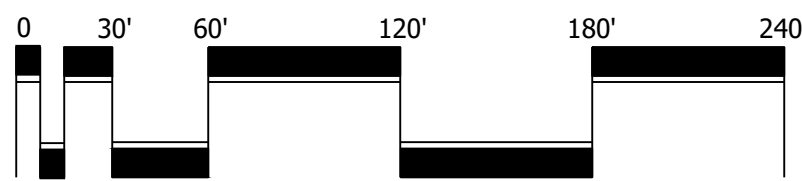
TYPICAL 44' ROAD SECTION



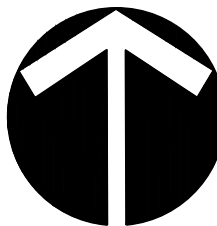
KEY MAP



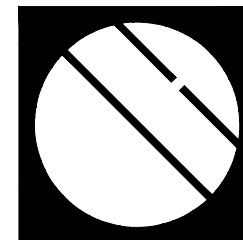
Site Plan



Scale: 1" = 60'-0"



North



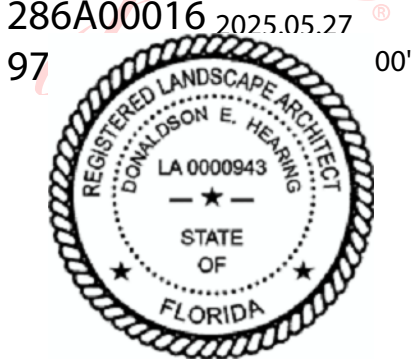
Cotleur & Hearing

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

Silver Lake
SITE PLAN
City of Westlake, Florida

Donaldson E
Hearing: A0109
109800000
015D8A13
286A00016
97

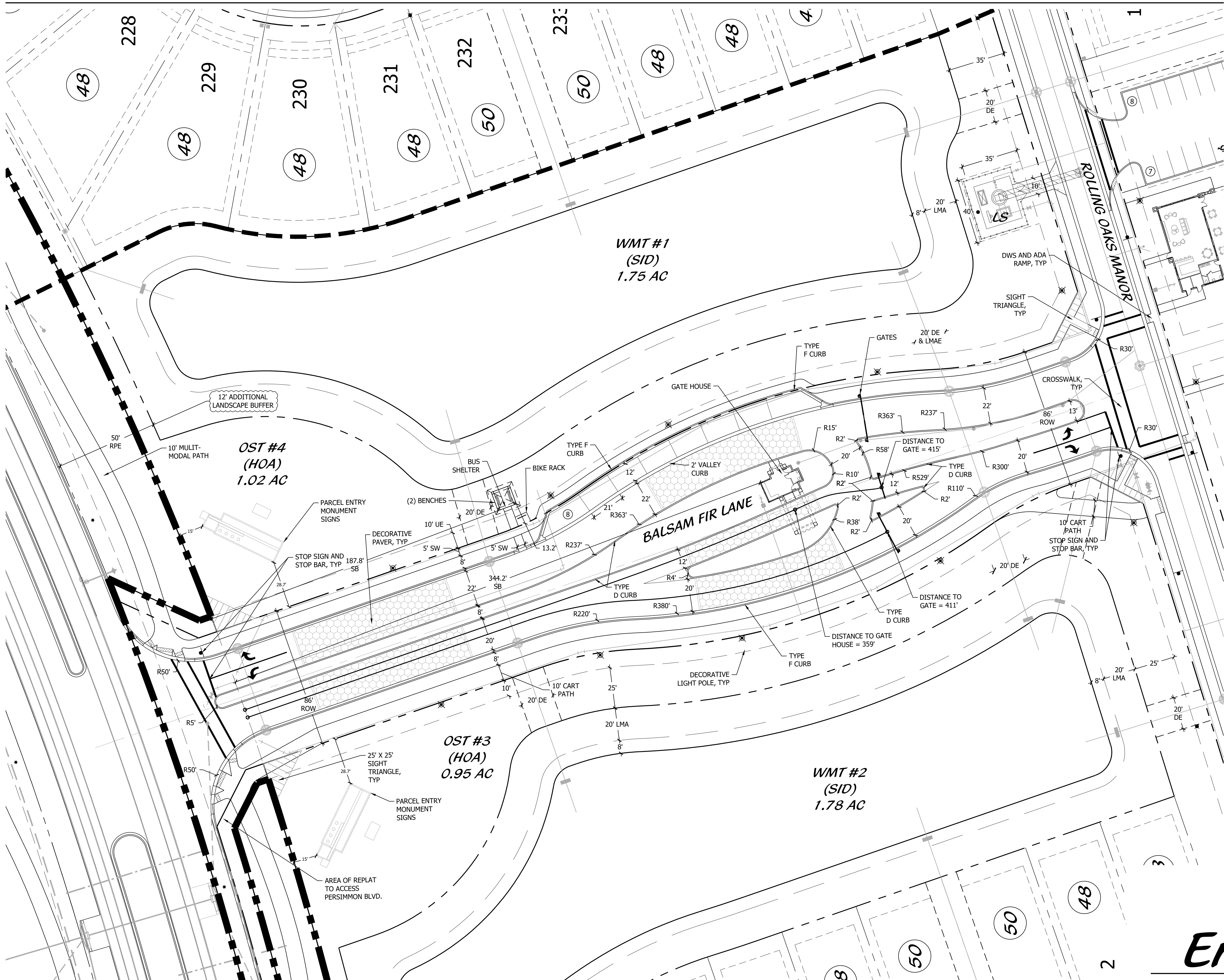


DESIGNED DEH
DRAWN HK, PS
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 8 OF 12
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for other projects except as agreed in writing with the architect. Immediately report any discrepancies to the architect.

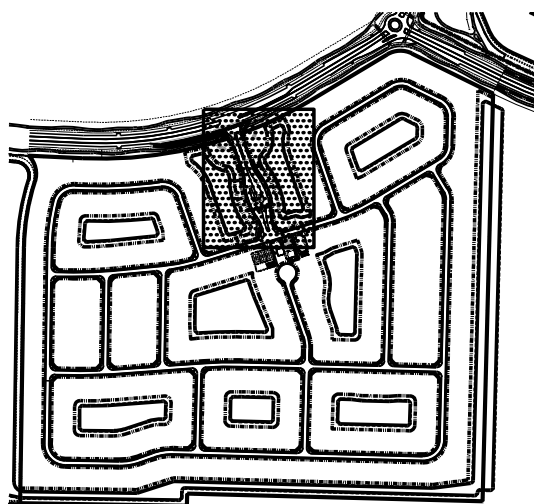
ENTRANCE ENLARGEMENT



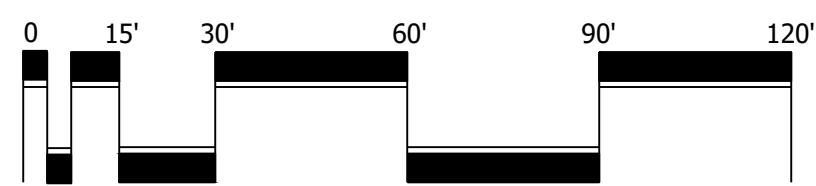
LEGEND

- AC ACRE
- CL CENTERLINE ROAD
- D DESIGN CENTER
- DE DRAINAGE EASEMENT
- DSE DRAINAGE SWALE EASEMENT
- DWS DETECTIBLE WARNING STRIP
- LE LANDSCAPE EASEMENT
- LMAE LAKE MANAGEMENT ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- LS LIFT STATION
- M MODEL HOME
- OE OVERHANG EASEMENT
- OST OPEN SPACE TRACT
- P PARKING LOT
- PDE PRIVATE DRAINAGE EASEMENT
- R RADIUS
- RPE RURAL PARKWAY EASEMENT
- ROW RIGHT OF WAY
- S SALES CENTER
- SID SEMINOLE IMPROVEMENT DISTRICT
- SW SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT

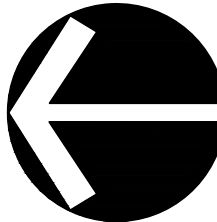
KEY MAP



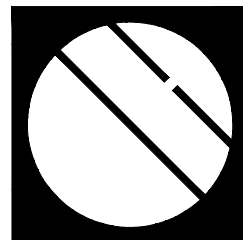
Entry Enlargement



Scale: 1" = 30'-0"



North



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

Silver Lake
SITE PLAN - ENTRY ENLARGEMENT
City of Westlake, Florida

Donaldson E Digitally signed by Donaldson E
Hearing:A01 Hearing:A010980
0980000001 0000015D8A132
5D8A13286 86A00016979



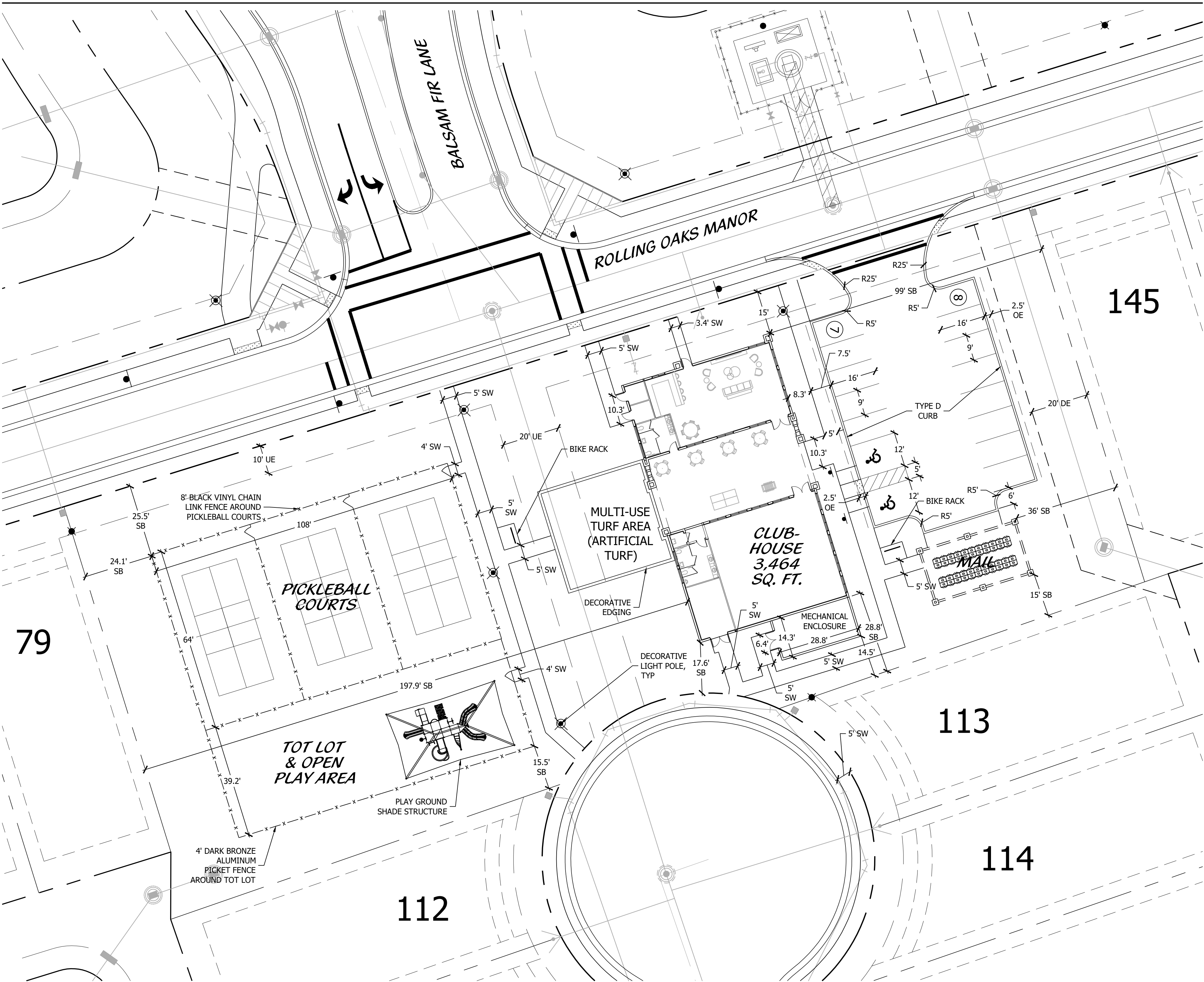
DESIGNED _____ DEH
DRAWN _____ HK, PS
APPROVED _____ DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 9 OF 12

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

RECREATIONAL TRACT ENLARGEMENT



CHAIN LINK FENCE DETAIL

RESIDENTIAL AMENITY CENTER SITE DATA

TABLE 3-5: R-1 DISTRICT NON-RESIDENTIAL STANDARDS									
Non-Residential Use Type	Minimum Parcel Size (Sq. Ft.)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
REQUIRED									
Residential Amenity Center	20,000	N.A.	20	30	30	30	30	40%	25%
PROPOSED									
Residential Amenity Center (Clubhouse)	49,282	N.A.	15	N.A.	99	17.6	30'-8"	11.85%	45.75%

RECREATIONAL TRACT AREA CALCULATIONS

TOTAL SITE AREA	SQ. FT.	%
	49,281.73	100.00%
IMPERVIOUS	SQ. FT.	%
BUILDING LOT COVERAGE	5,838.81	11.85%
VEHICLE USE AREA	5,410.04	10.98%
SIDEWALKS	3,186.14	6.47%
SPORTS COURTS	6,912.00	14.03%
MULTI-USE TURF AREA	1,262.44	2.56%
SUBTOTAL	22,609.43	45.88%
PERVIOUS	SQ. FT.	%
PLAY AREA	4,223.21	8.57%
LANDSCAPE AREAS	22,449.09	45.55%
SUBTOTAL	26,672.30	54.12%

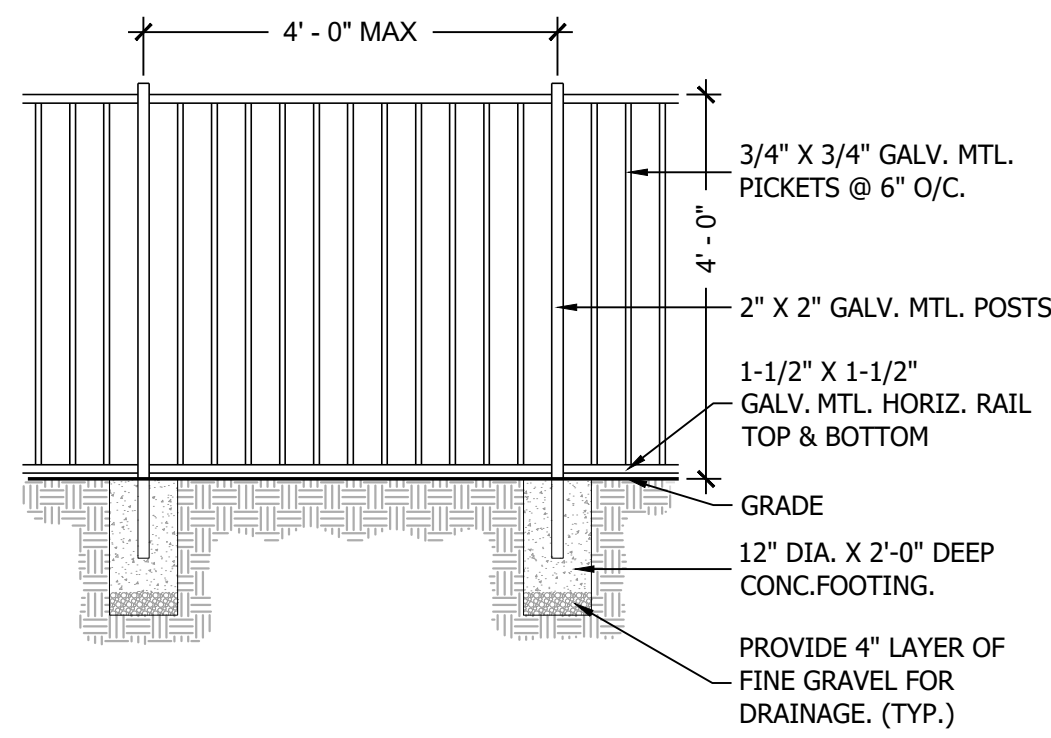
CLUBHOUSE PARKING REQUIREMENTS

PARKING	REQUIRED	PROVIDED
CLUBHOUSE (1/360 SF)	10	15
ADA (INCLUDED IN TOTAL)	1	2

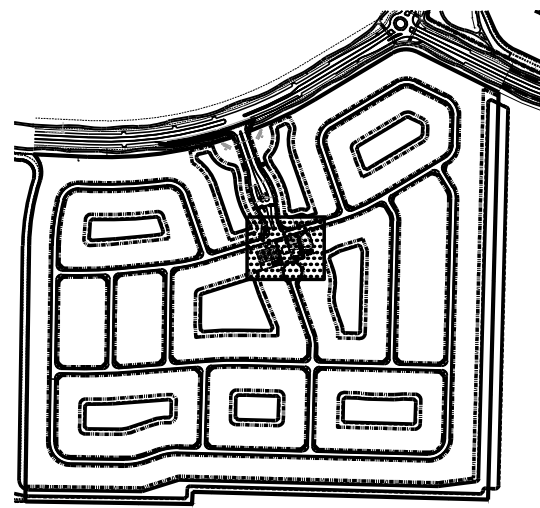
RECREATION TRACT NOTE

RECREATIONAL IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

TOT LOT FENCE DETAIL



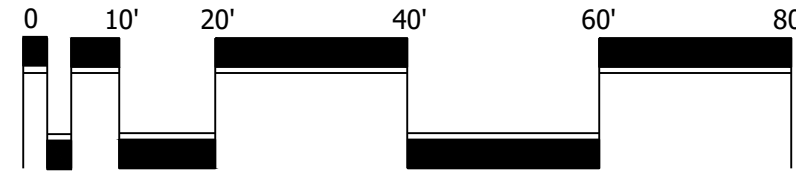
KEY MAP



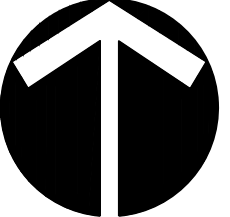
LEGEND

- AC ACRE
- CL CENTERLINE ROAD
- CL DESIGN CENTER
- DE DRAINAGE EASEMENT
- DSE DRAINAGE SWALE EASEMENT
- DWS DETECTIBLE WARNING STRIP
- LE LANDSCAPE EASEMENT
- LMAE LAKE MANAGEMENT ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- LS LIFT STATION
- M MODEL HOME
- OE OVERHANG EASEMENT
- OST OPEN SPACE TRACT
- P PARKING LOT
- PDE PRIVATE DRAINAGE EASEMENT
- R RADIUS
- RPE RURAL PARKWAY EASEMENT
- ROW RIGHT OF WAY
- S SALES CENTER
- SID SEMINOLE IMPROVEMENT DISTRICT
- SW SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT
- 48 48' WIDE LOT
- 50 50' WIDE LOT

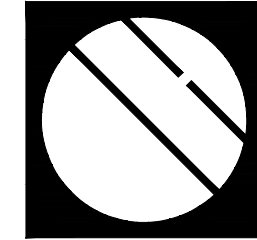
Rec Tract Enlargement



Scale: 1" = 20'-0"



North



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

Silver Lake
SITE PLAN - REC TRACT ENLARGEMENT
City of Westlake, Florida

Donaldson E
Hearing:A01
0980000001
5D8A13286
A00016979
Digitally signed by Donaldson E Hearing:A01098 00000015D8A13 286A00016979 Date: 2025.05.27 14:43:16 -0400



DESIGNED _____ DEH
DRAWN _____ HK, PS
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
_____ 04-29-25

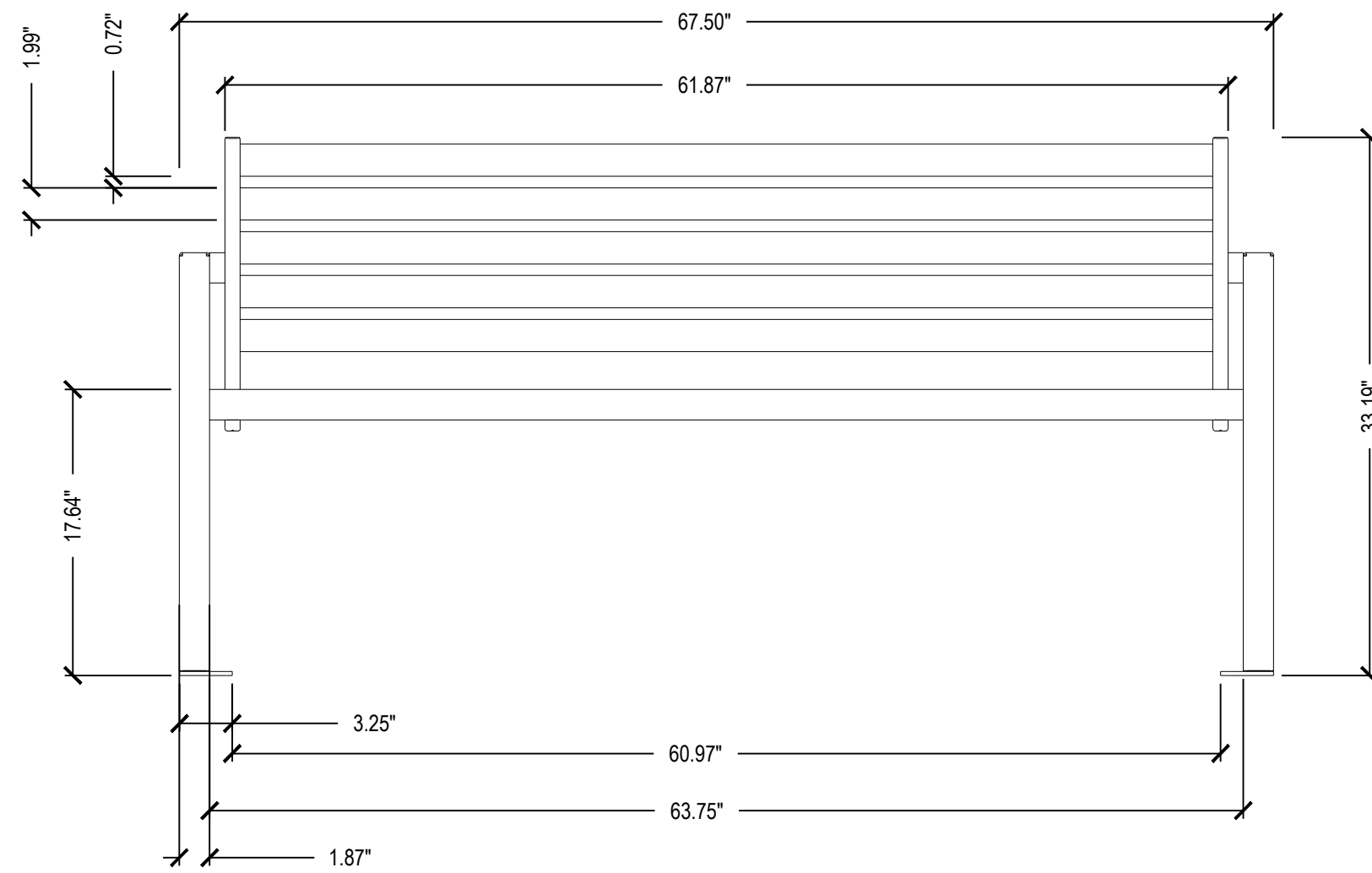
April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 10 OF 12
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

BENCH DETAIL

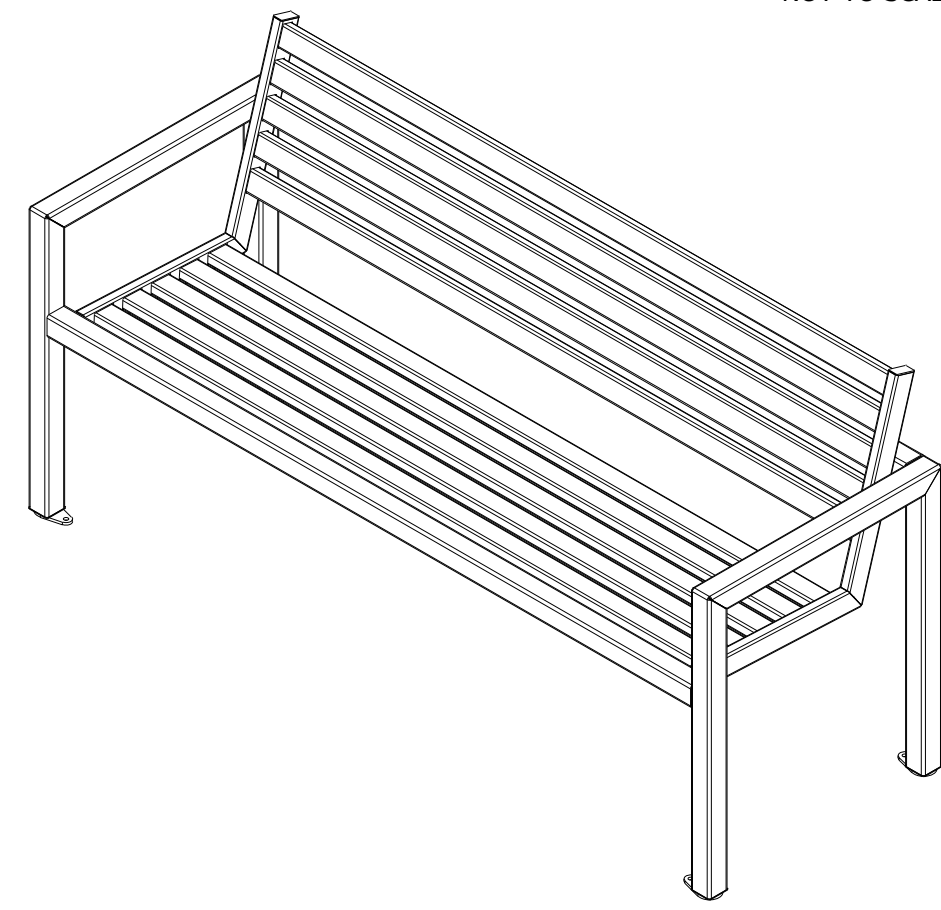


TOP VIEW

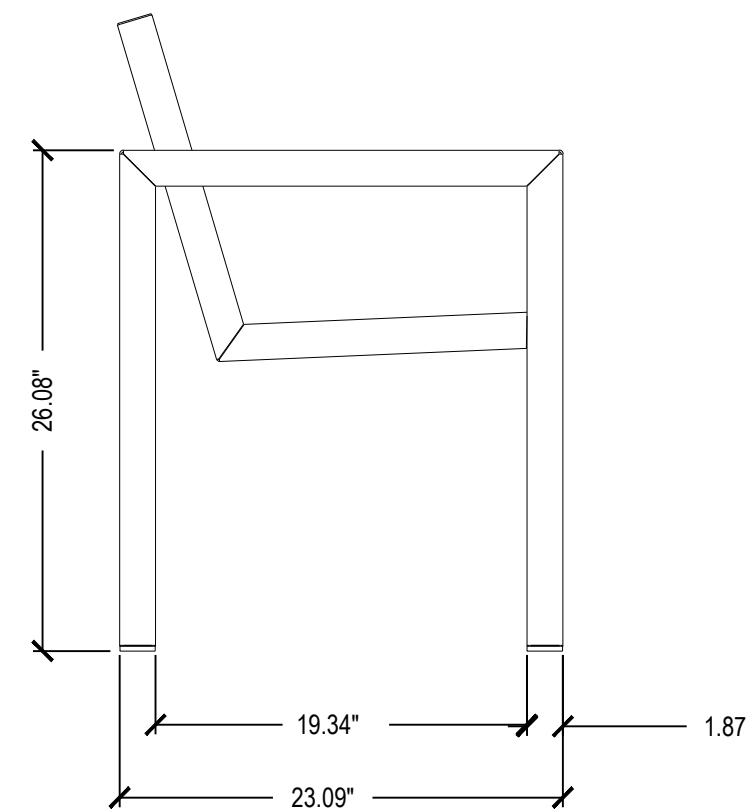


FRONT ELEVATION

BY: ANOVA
PRODUCT NAME: METRIX
SIZE: 6' CONTOUR BENCH
COLOR: TBD
FINISH: FADE-RESISTANT, POWDERED COATED STEEL
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN



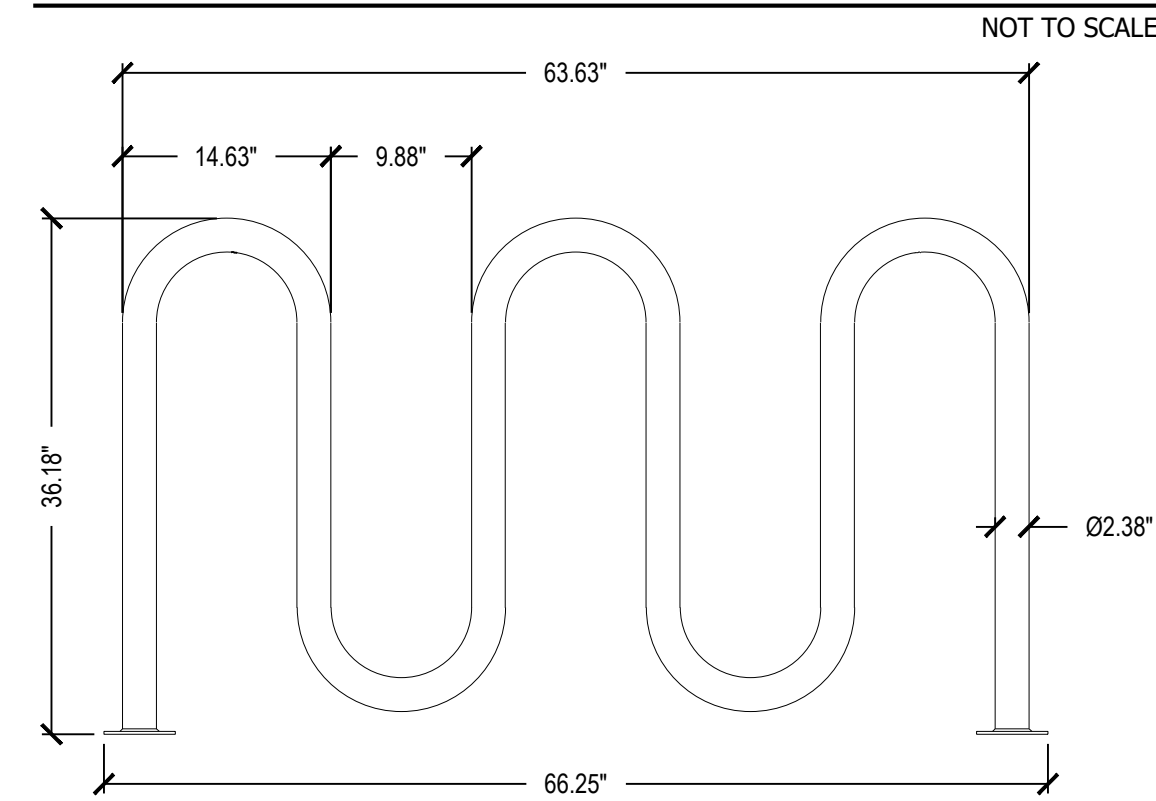
ISOMETRIC



SIDE ELEVATION

NOT TO SCALE

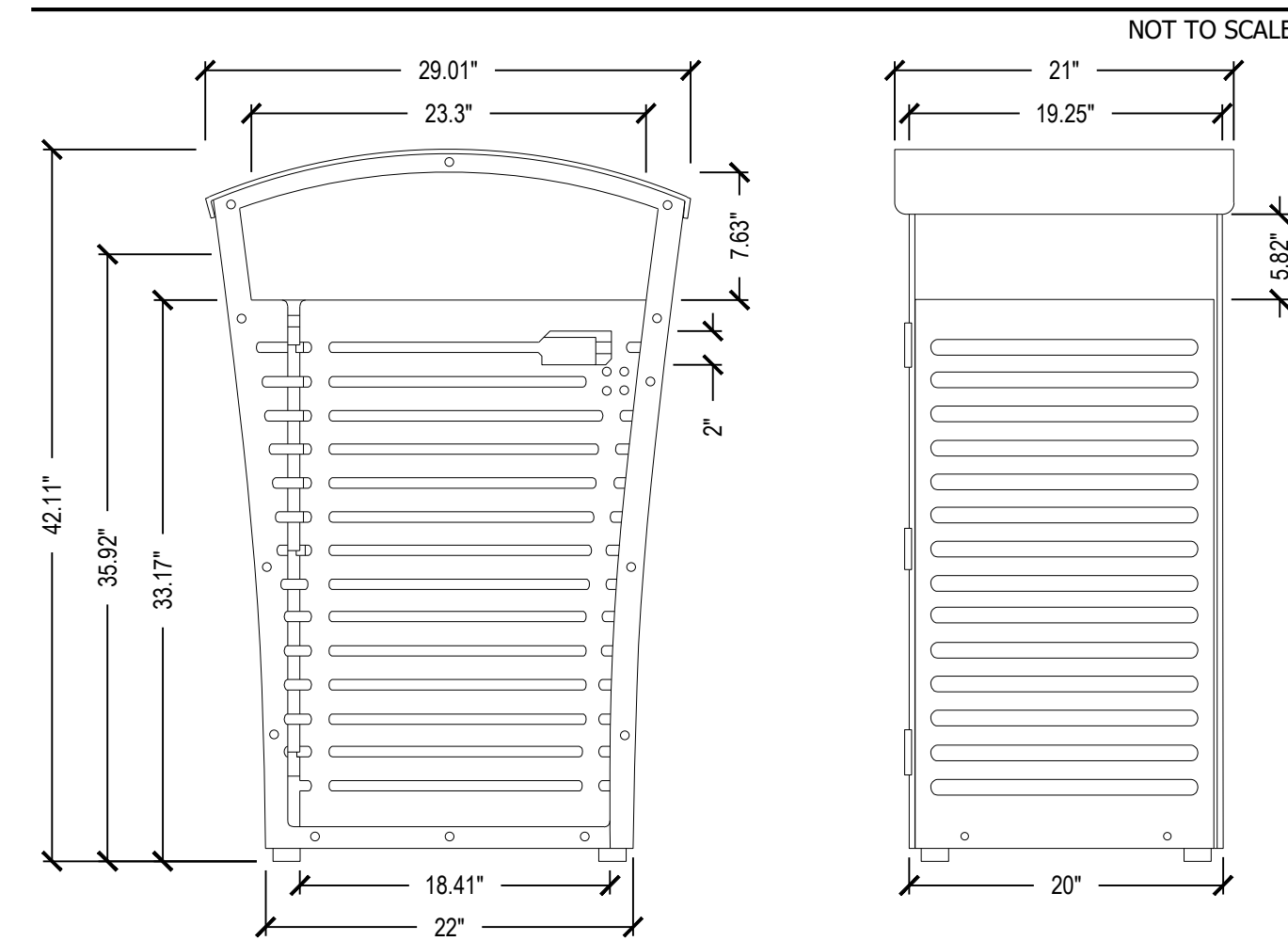
BIKE RACK DETAIL



FRONT ELEVATION

BY: ANOVA
PRODUCT NAME: STREETSIDE
SIZE: 5-LOOP BIKE RACK WITH 7-BIKE CAPACITY
COLOR: TBD
FINISH: FADE-RESISTANT, POWDERED COATED STEEL
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN


TRASH RECEPTACLE DETAIL



FRONT ELEVATION

SIDE ELEVATION

BY: ANOVA
PRODUCT NAME: EXPOSITION LEX330
SIZE: 33 GALLON PLASTIC RECEPTACLE WITH SIDE DOOR
COLOR: TBD
FINISH: POLYETHYLENE
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN



Cotleur & Hearing

Landscape Architects
and Planners
Environmental Consultants
934 Commerce Lane
Suite 1
Napier, Florida 33458
61.747.6336 · Fax 747.1377
www.cottleurhearing.com
Lic# LC-C000239

Silver Lake
SITE DETAILS
City of Westlake, Florida

Digitally signed
by Donaldson E
Hearing:A010980
0000015D8A1328
6A00016979



DESIGNED _____	DEH
DRAWN _____	HK, PS
APPROVED _____	DEH
DOB NUMBER _____	24-0317
DATE _____	03-11-25
REVISIONS _____	04-16-25
	04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

11 OF 12

COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used for extensions or on other projects except agreement in writing with the architect. Immediately report any discrepancies to the architect.

Site Details

GATE HOUSE



NOT TO SCALE

BUS SHELTER



NOT TO SCALE

CLUB HOUSE & MAIL BOXES



NOT TO SCALE

Site Details



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

Silver Lake
SITE DETAILS
City of Westlake, Florida

Donaldson E. Hearing: A01
0980000001
SD8A13286
0000016979

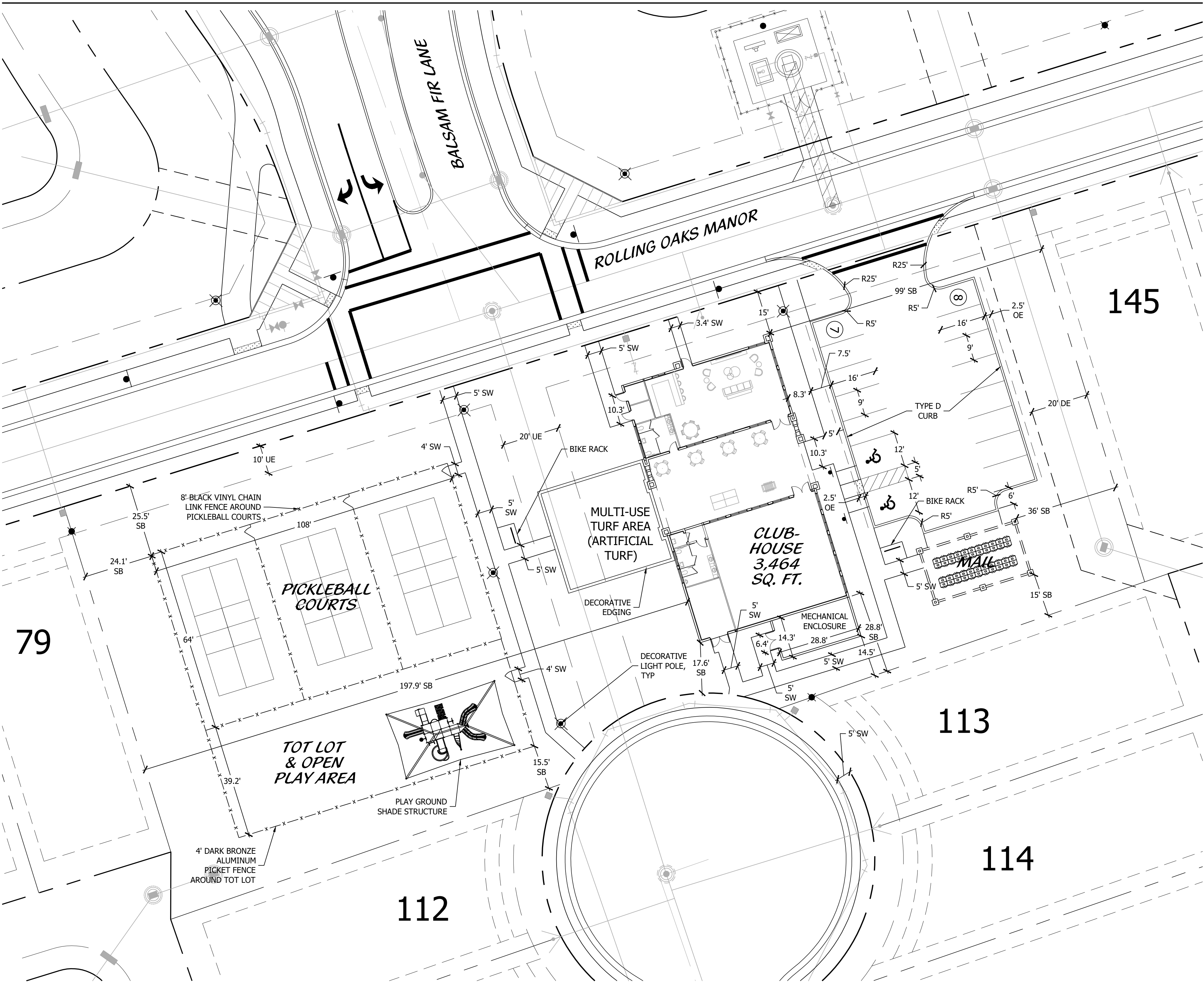
Digitally signed by Donaldson E. Hearing: A010980
0000015D8A132
86A00016979
Date: 2025.05.27 13:42:00 -0400



DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

April 29, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

RECREATIONAL TRACT ENLARGEMENT



RESIDENTIAL AMENITY CENTER SITE DATA

TARIF 3-5: R-1 DISTRICT NON-RESIDENTIAL STANDARDS TABLE 3-5: R-1 DISTRICT NON-RESIDENTIAL STANDARDS									
Non-Residential Use Type	Minimum Parcel Size (Sq. Ft.)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
REQUIRED									
Residential Amenity Center	20,000	N.A.	20	30	30	30	30	40%	25%
PROPOSED									
Residential Amenity Center (Clubhouse)	49,282	N.A.	15	N.A.	99	14.5	24.2	11.85%	45.55%

RECREATIONAL TRACT AREA CALCULATIONS

TOTAL SITE AREA	SQ. FT.	%
	49,281.73	100.00%
IMPERVIOUS	SQ. FT.	%
BUILDING LOT COVERAGE	5,838.81	11.85%
VEHICLE USE AREA	5,410.04	10.98%
SIDEWALKS	3,186.14	6.47%
SPORTS COURTS	6,912.00	14.03%
MULTI-USE TURF AREA	1,262.44	2.56%
SUBTOTAL	22,609.43	45.88%
PERVIOUS	SQ. FT.	%
PLAY AREA	4,223.21	8.57%
LANDSCAPE AREAS	22,449.09	45.55%
SUBTOTAL	26,672.30	54.12%

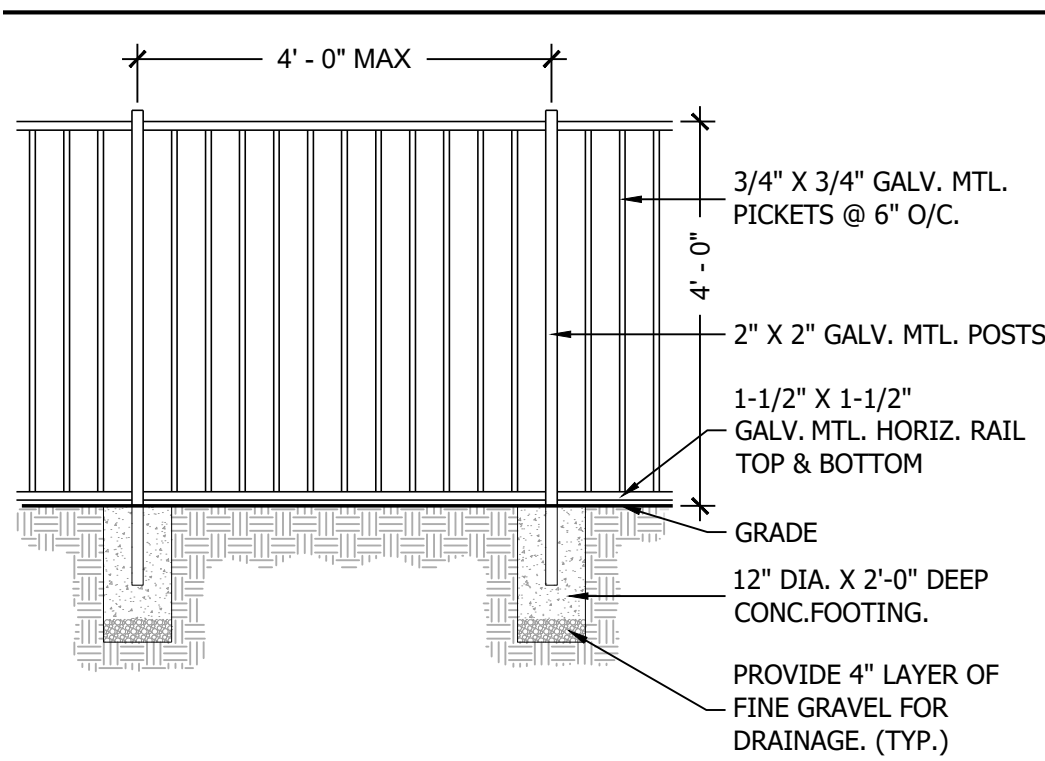
CLUBHOUSE PARKING REQUIREMENTS

PARKING	REQUIRED	PROVIDED
CLUBHOUSE (1/360 SF)	10	15
ADA (INCLUDED IN TOTAL)	1	2

RECREATION TRACT NOTE

RECREATIONAL IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

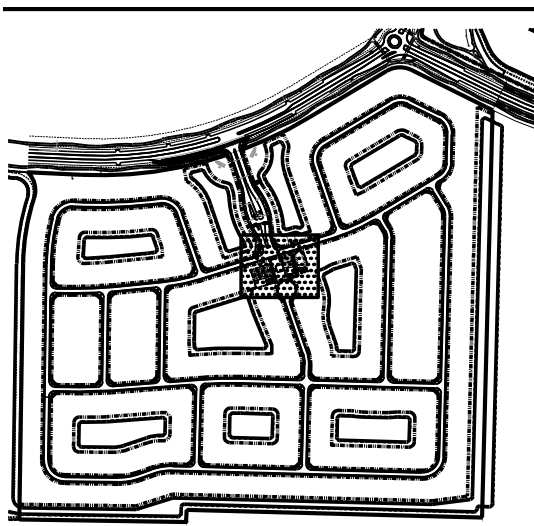
TOT LOT FENCE DETAIL



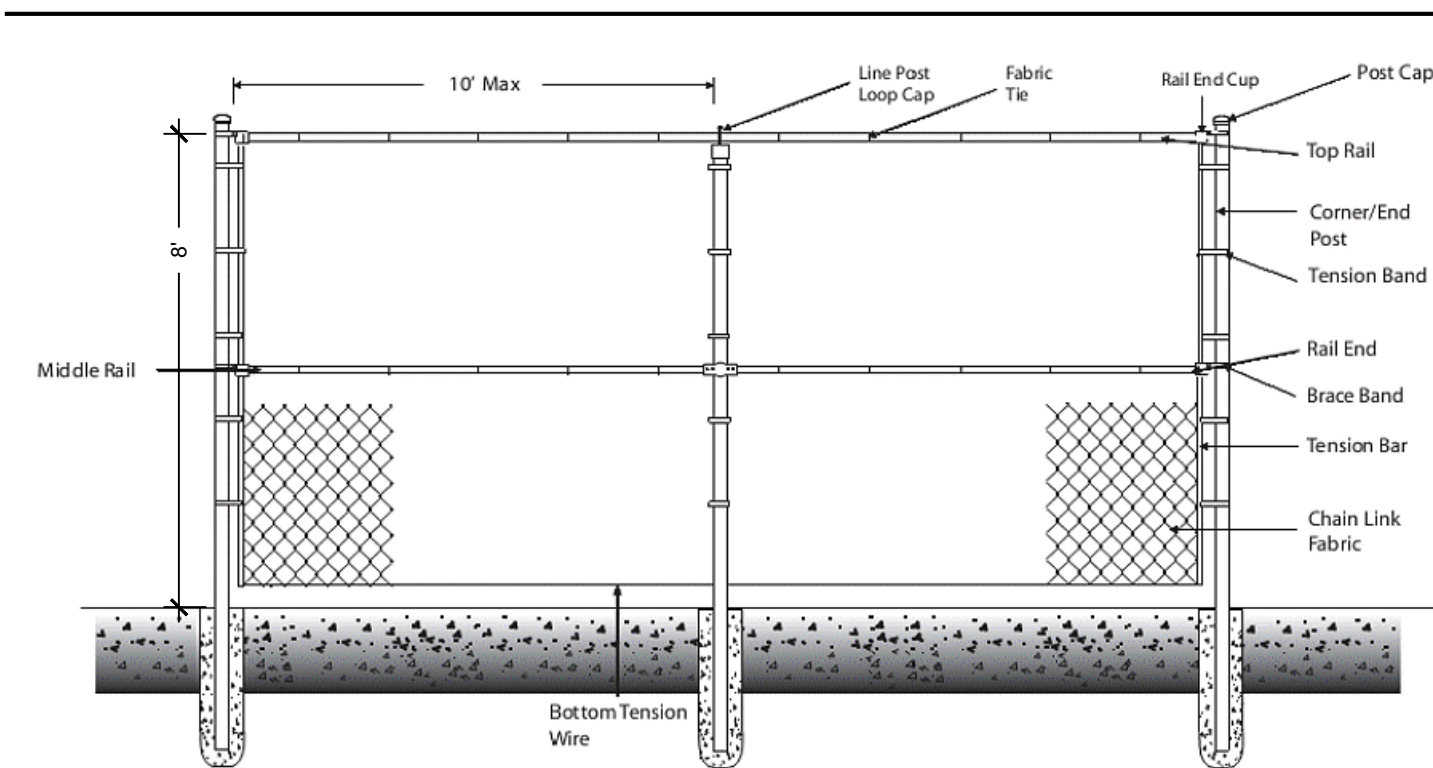
LEGEND

- AC ACRE
- CL CENTERLINE ROAD
- CL DESIGN CENTER
- D DRAINAGE EASEMENT
- DSE DRAINAGE SWALE EASEMENT
- DWS DETECTIBLE WARNING STRIP
- LE LANDSCAPE EASEMENT
- LMAE LAKE MANAGEMENT ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- LS LIFT STATION
- M MODEL HOME
- OE OVERHANG EASEMENT
- OST OPEN SPACE TRACT
- P PARKING LOT
- PDE PRIVATE DRAINAGE EASEMENT
- R RADIUS
- RPE RURAL PARKWAY EASEMENT
- ROW RIGHT OF WAY
- S SALES CENTER
- SID SEMINOLE IMPROVEMENT DISTRICT SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT
- (48) 48' WIDE LOT
- (50) 50' WIDE LOT

KEY MAP



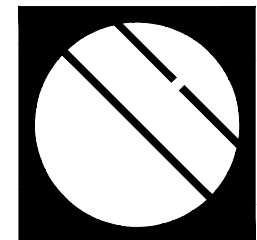
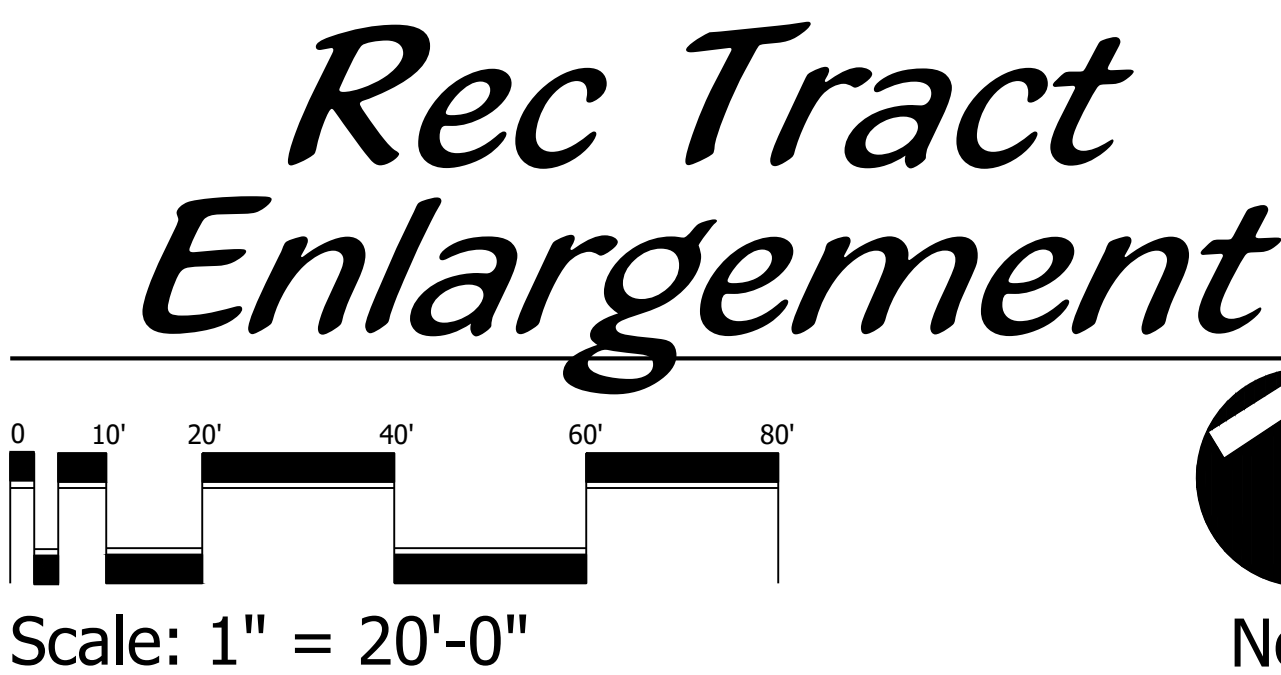
CHAIN LINK FENCE DETAIL



SILVER LAKE VARIANCE TABLE (VAR-2025-01)

Structure	Proposed Min.Front Setback (North) (feet)	Required	Deviation	Proposed Min.Side Setback (West) (feet)	Required	Deviation	Proposed Min.Side (East) Setback (South) (feet)	Required	Deviation	Proposed Min.Rear Setback (South) (feet)	Required	Deviation
Clubhouse	15	20	5	30+	30	0	30+	30	0	14.5	30	15.5*
Mail Kiosk	15+	20	0	30+	30	0	36	30	0	15	30	15
Fenced Playground	15+	20	0	24.1	30	5.9	30+	30	0	15.5	30	14.5
Pickleball	25.5	20	5.5	24.1	30	5.9	30+	30	0	30+	30	0

*Rear yard setback to residential (lot) property line is 28.8' for a deviation of 1.2'



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

Silver Lake
SITE PLAN - REC TRACT ENLARGEMENT
City of Westlake, Florida

DESIGNED	DEH
DRAWN	HK, PS
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	05-02-25
	07-17-25

July 17, 2025 1:29:56 p.m.
Drawing: 130518.106_SP.DWG

Silver Lake

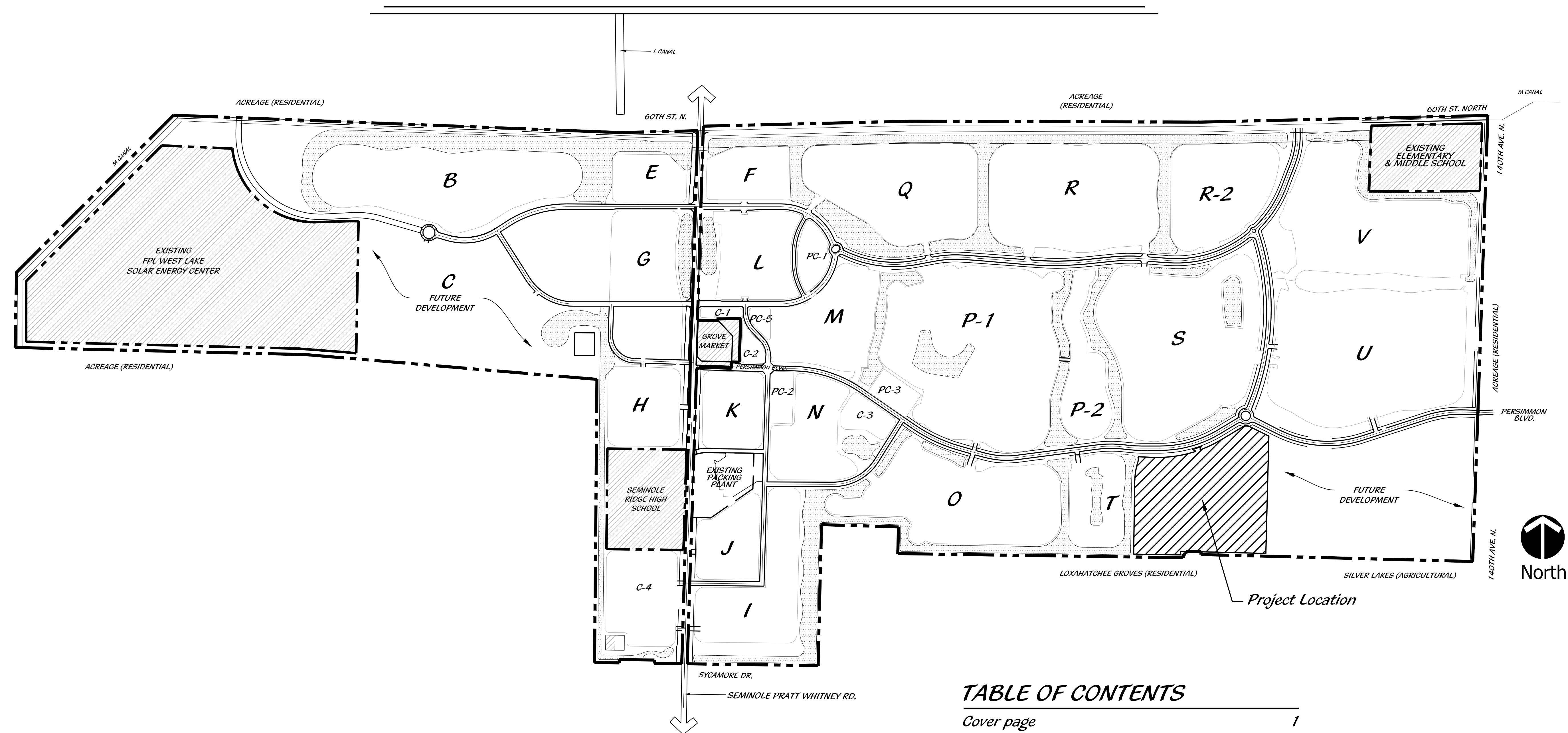


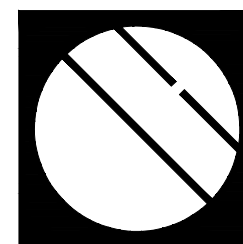
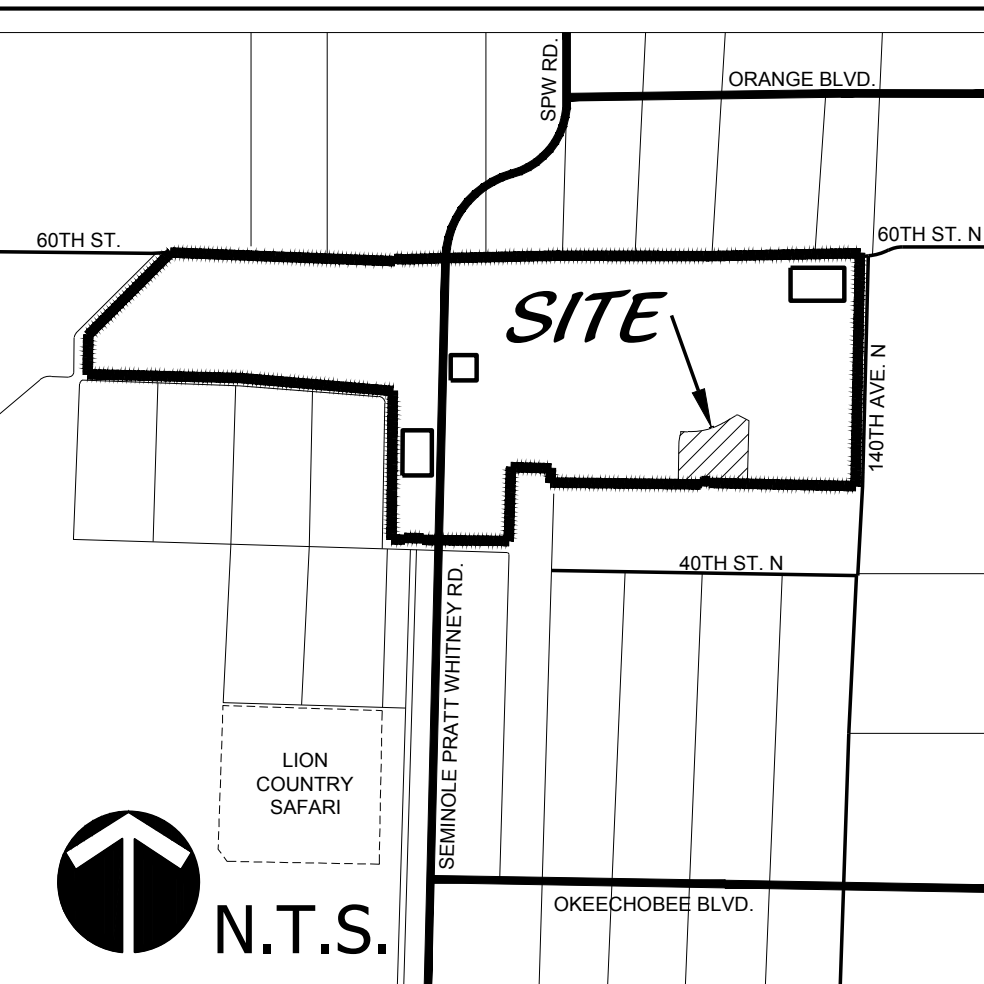
TABLE OF CONTENTS

Cover page	1
Conceptual Landscape Plan	2 to 7
Conceptual Plant Schedule	8
Landscape Details	9

PROJECT TEAM

DEVELOPER PALM BEACH WEST ASSOCIATES VI, LLLP 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FL 33323 PHONE: 954-753-1730	SURVEYOR SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD SUITE 410 LAKE WORTH, FLORIDA 33467 PHONE: 561-209-6048
LANDSCAPE ARCHITECT 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: 561-296-9698 FAX: 561-684-6336
CIVIL ENGINEER GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY SUITE 400 SUNRISE, FLORIDA 33323 PHONE: 954-753-1730	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD SUITE 208 STUART, FLORIDA 34996 PHONE: 772-287-8771

LOCATION MAP

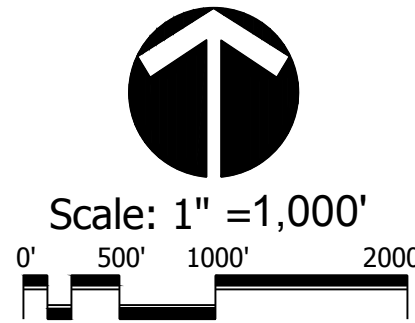
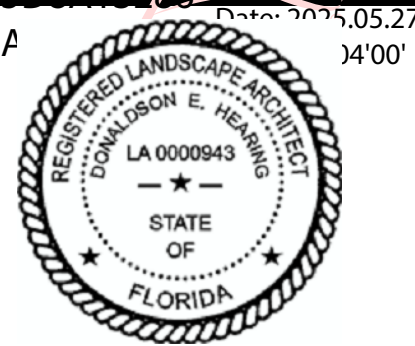


Cotleur & Hearing

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-C000239

Silver Lake OPEN SPACE CONCEPTUAL LANDSCAPE PLAN City of Westlake, Florida

Donaldson E. Hearing: A01
Digitally signed by Donaldson E. Hearing: A01098
0980000001
00000015D8A13
5D0A13306-286A00016979



DESIGNED	DEH
DRAWN	HK/JCO
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

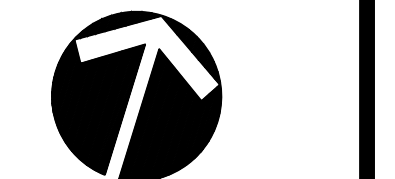
April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG



Landscape Architects
and Planners
Environmental Consultants
934 Commerce Lane
Suite 1
Jupiter, Florida 33458
61.747.6336 · Fax 747.1377
www.cottleurhearing.com
Lic# LC-C000239

Silver Lake
OPEN SPACE CONCEPTUAL LANDSCAPE PLAN
City of Westlake, Florida

Digitally signed
Donaldson E
Hearing:A01
0980000001



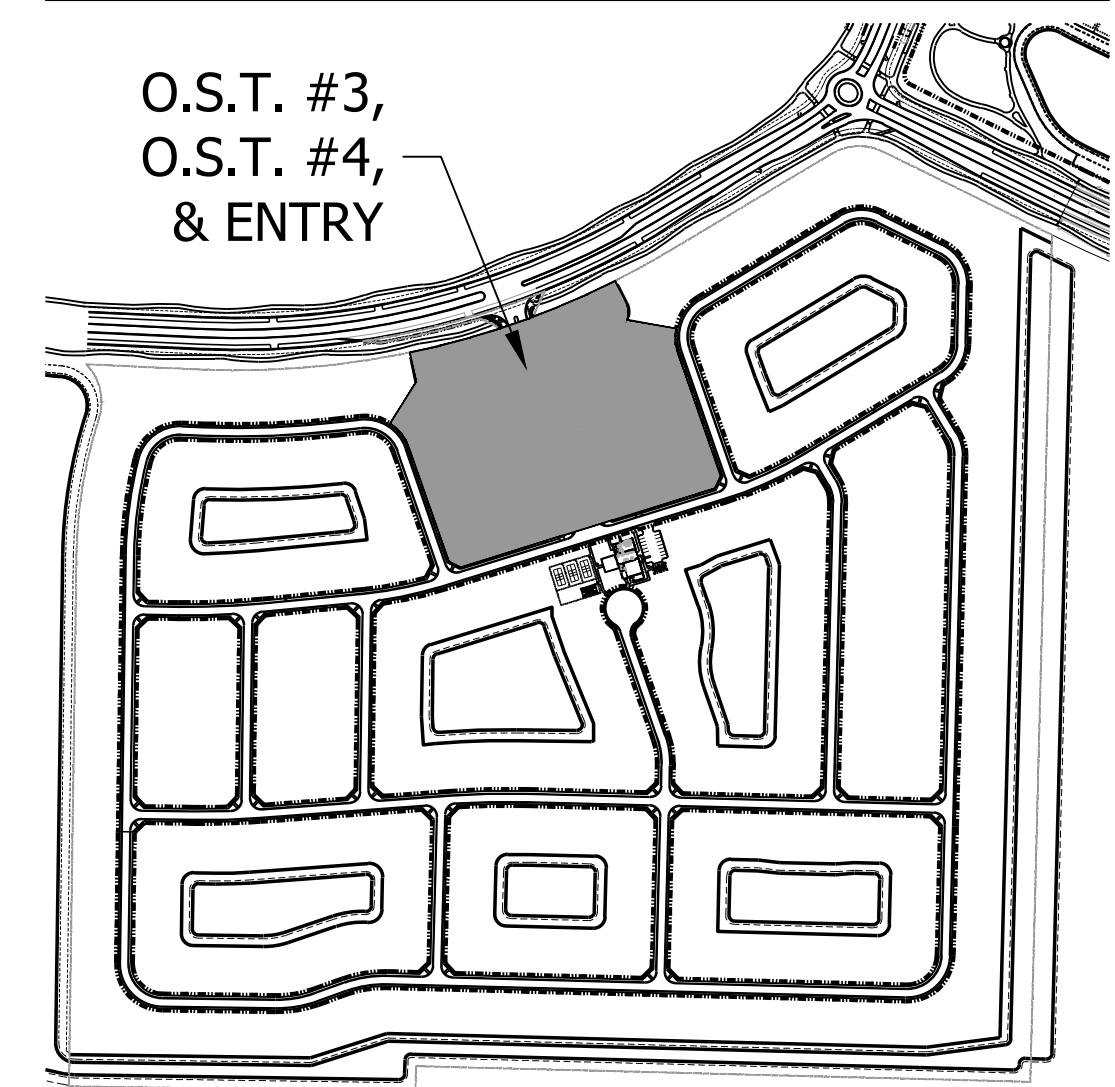
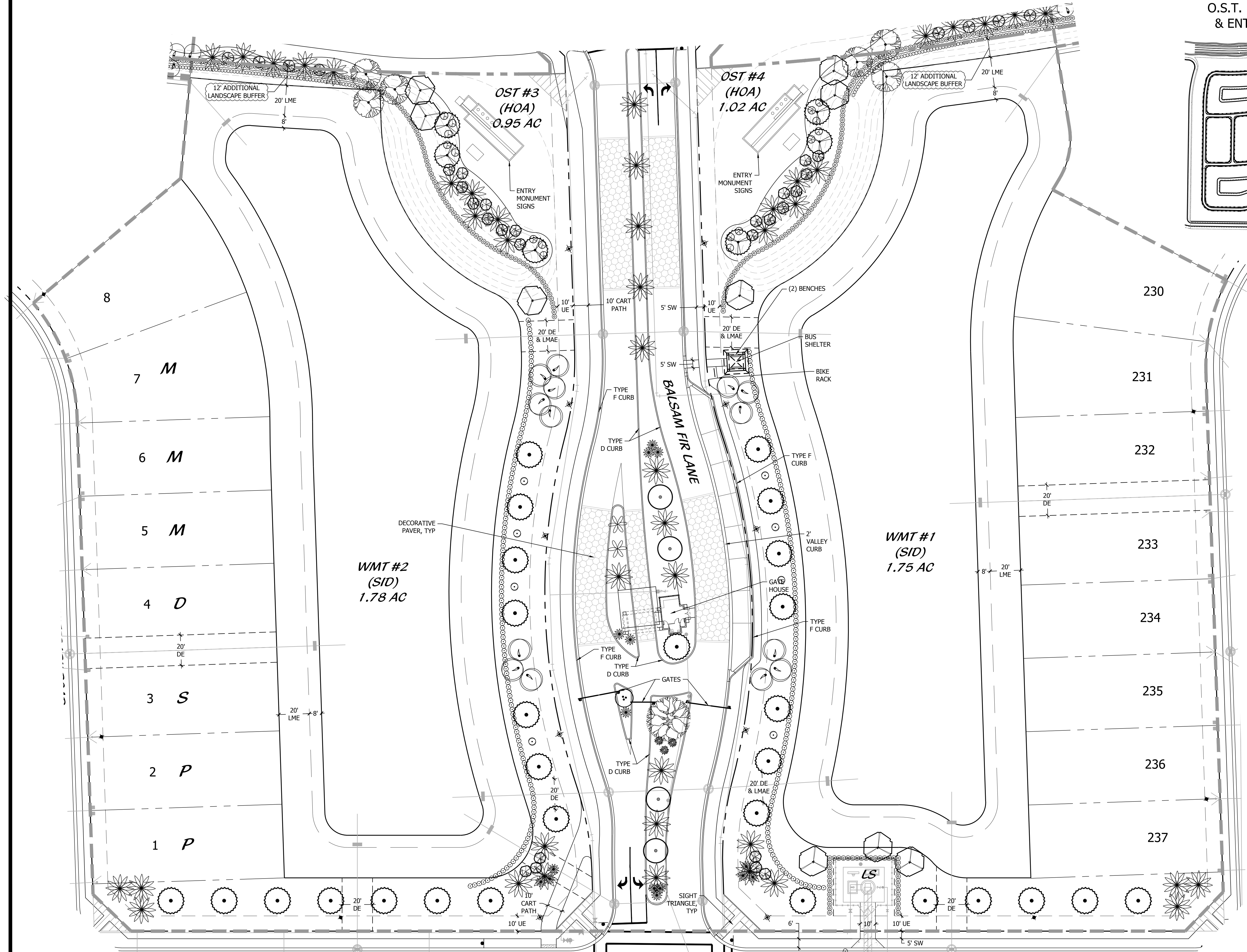
Scale: 1" = 30'

DESIGNED _____	DEH
DRAWN _____	HK/JCO
APPROVED _____	DEH
JOB NUMBER _____	24-0317
DATE _____	03-11-25
REVISIONS _____	04-16-25
	04-29-25

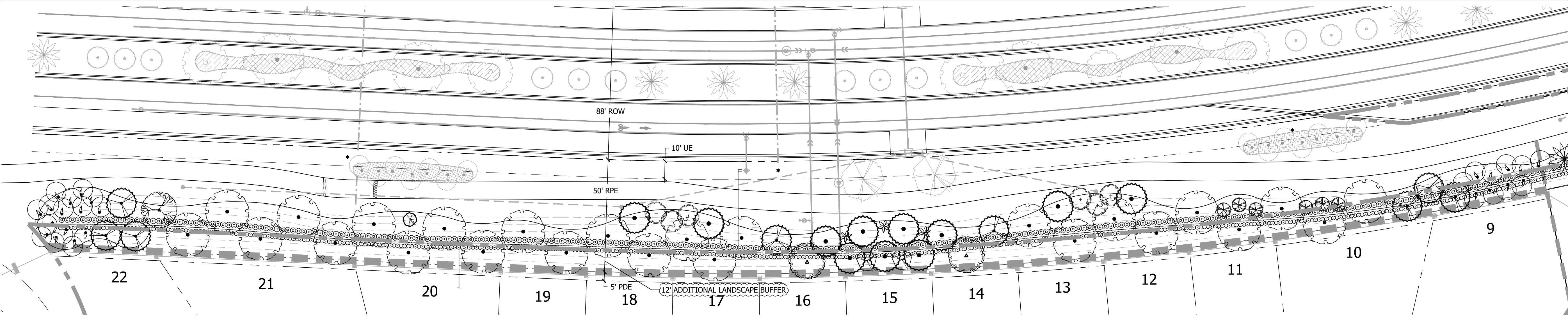
April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 2 OF 9

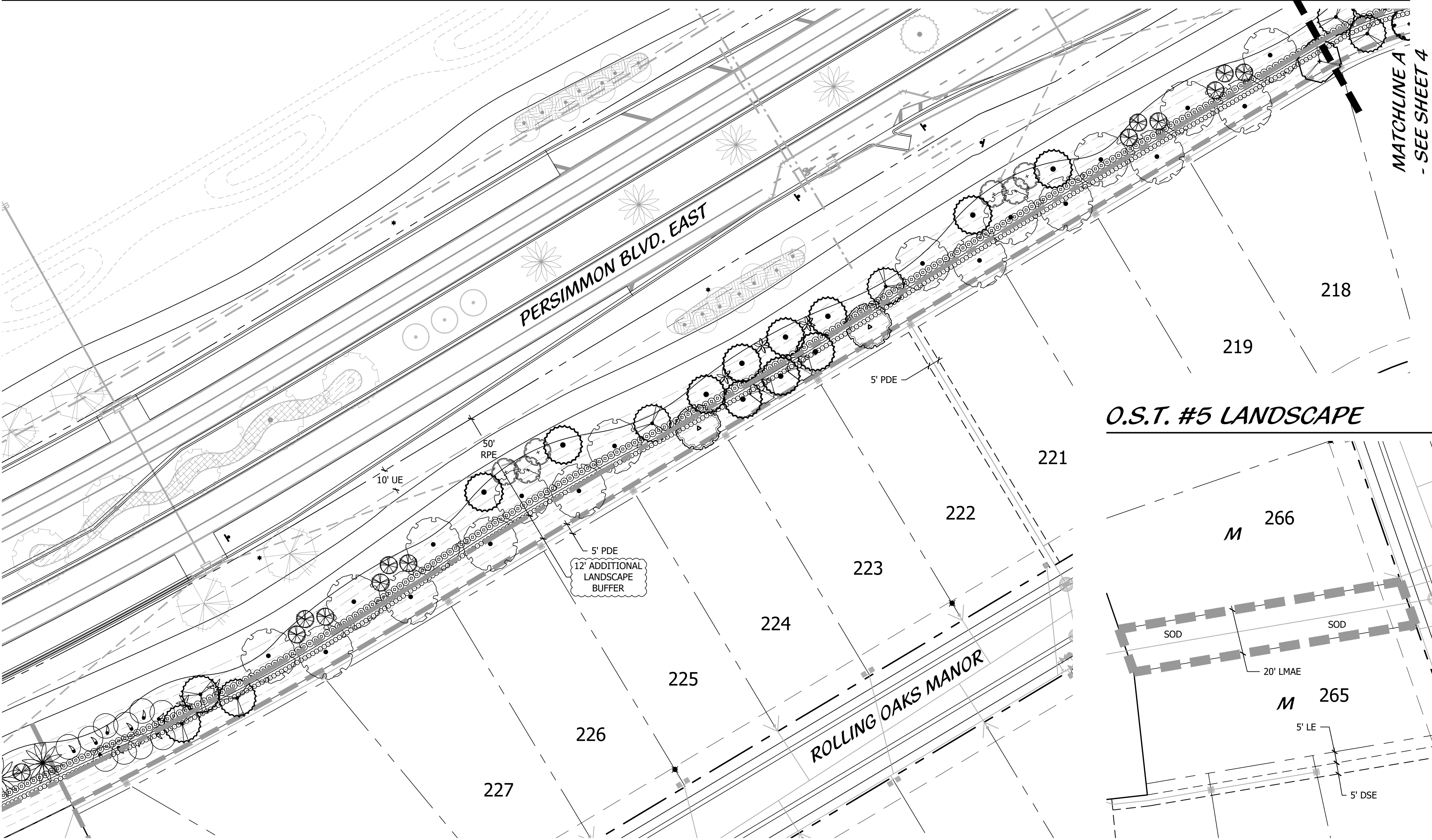
COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used for extensions or on other projects except agreement in writing with the architect. Immediately report any discrepancies to the architect.



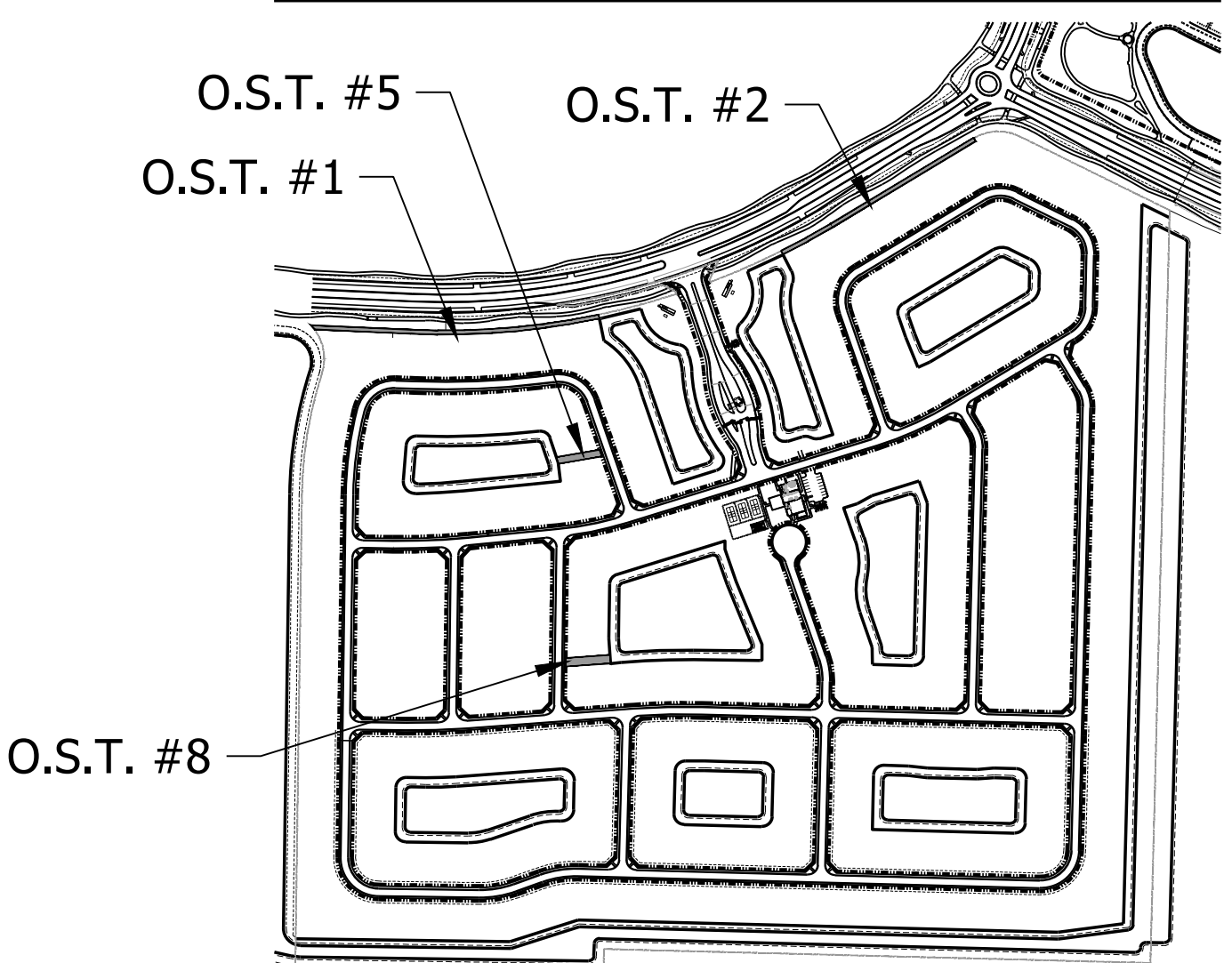
O.S.T. #1 LANDSCAPE



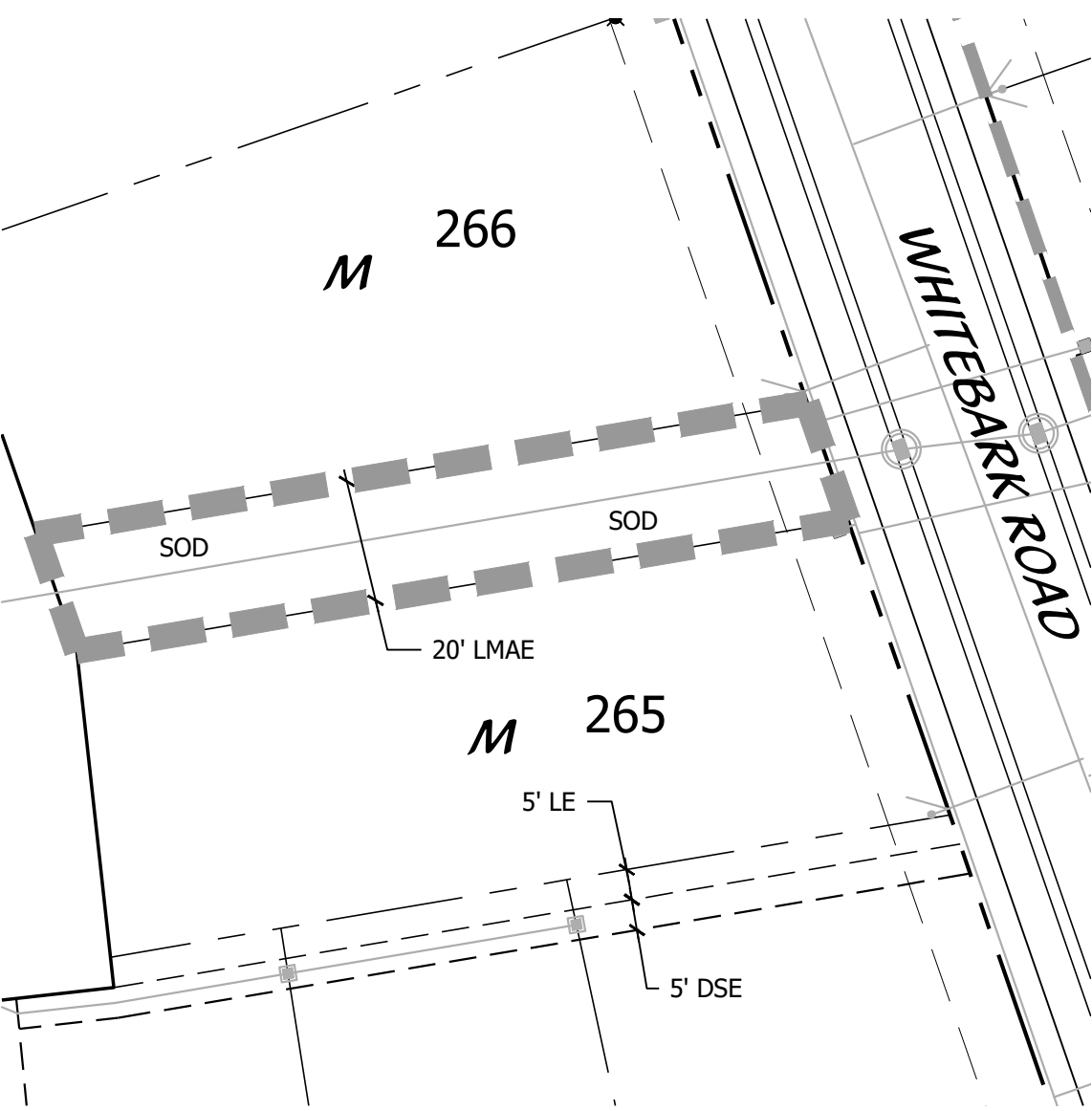
O.S.T. #2 LANDSCAPE



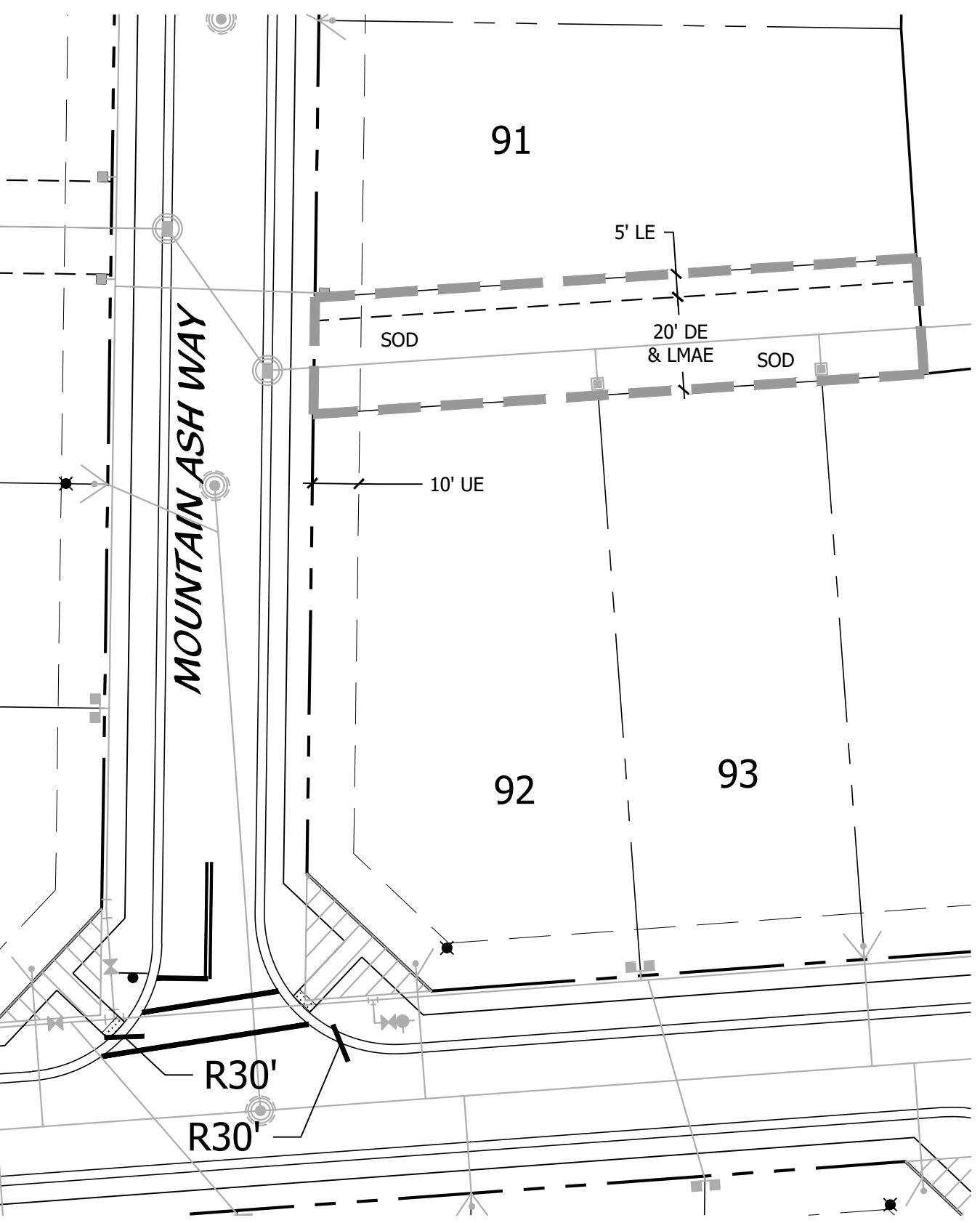
SHEET MAP



O.S.T. #5 LANDSCAPE



O.S.T. #8 LANDSCAPE





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

Silver Lake
OPEN SPACE CONCEPTUAL LANDSCAPE PLAN
City of Westlake, Florida

Donaldson E. Hearing: A01
0980000001
5D8A13286
April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

Digitally signed by Donaldson E. Hearing: A010980
0000015D8A1328
6A00016979
Date: 2025.04.29 12:34:56 p.m.

REGISTERED LANDSCAPE ARCHITECT
LA 0000943
STATE OF FLORIDA

Scale: 1" = 30'

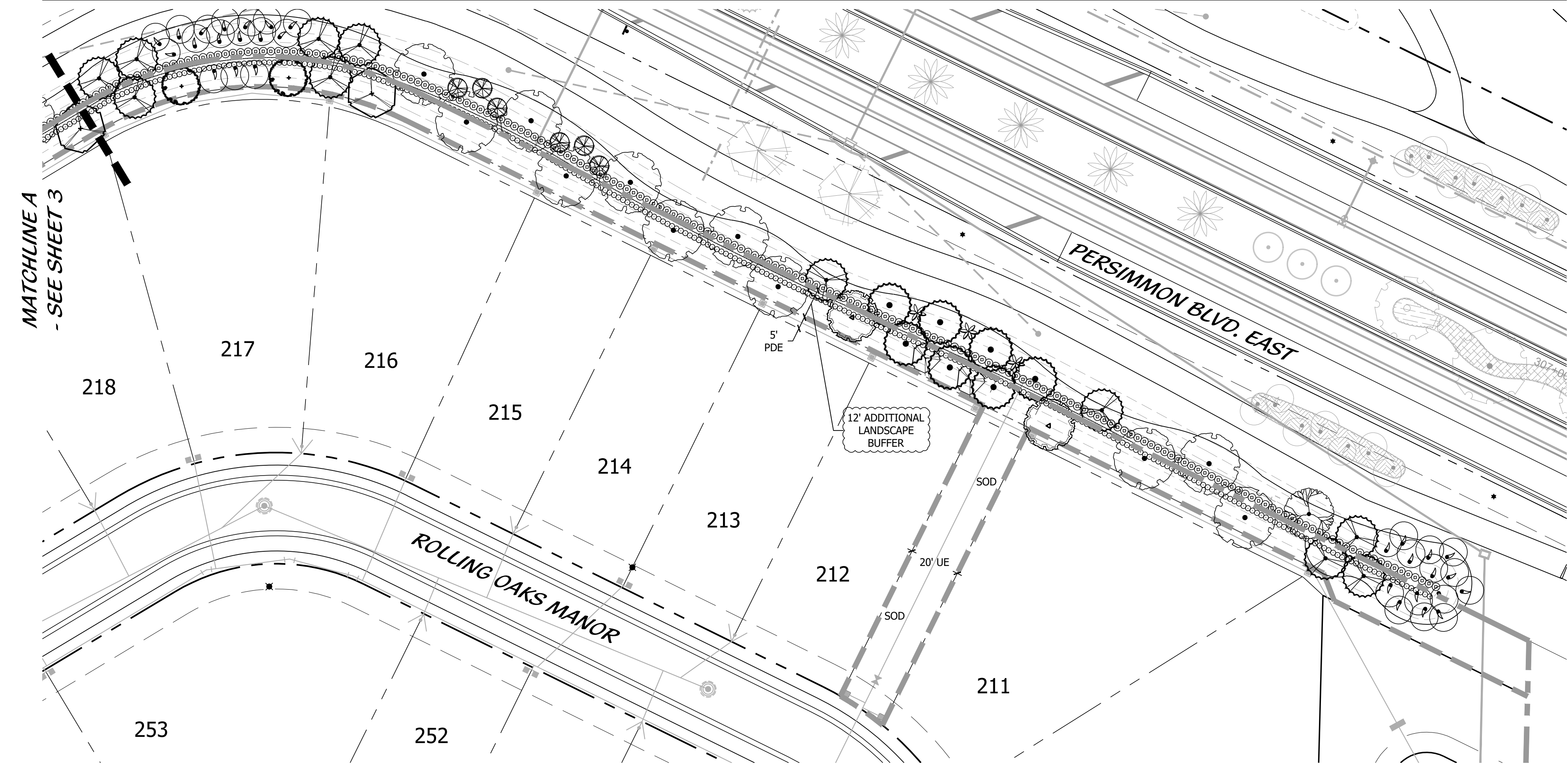
DESIGNED DEH
DRAWN HK/JCO
APPROVED DEH
JOB NUMBER 24-0317
DATE 03-11-25
REVISIONS 04-16-25
04-29-25

April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

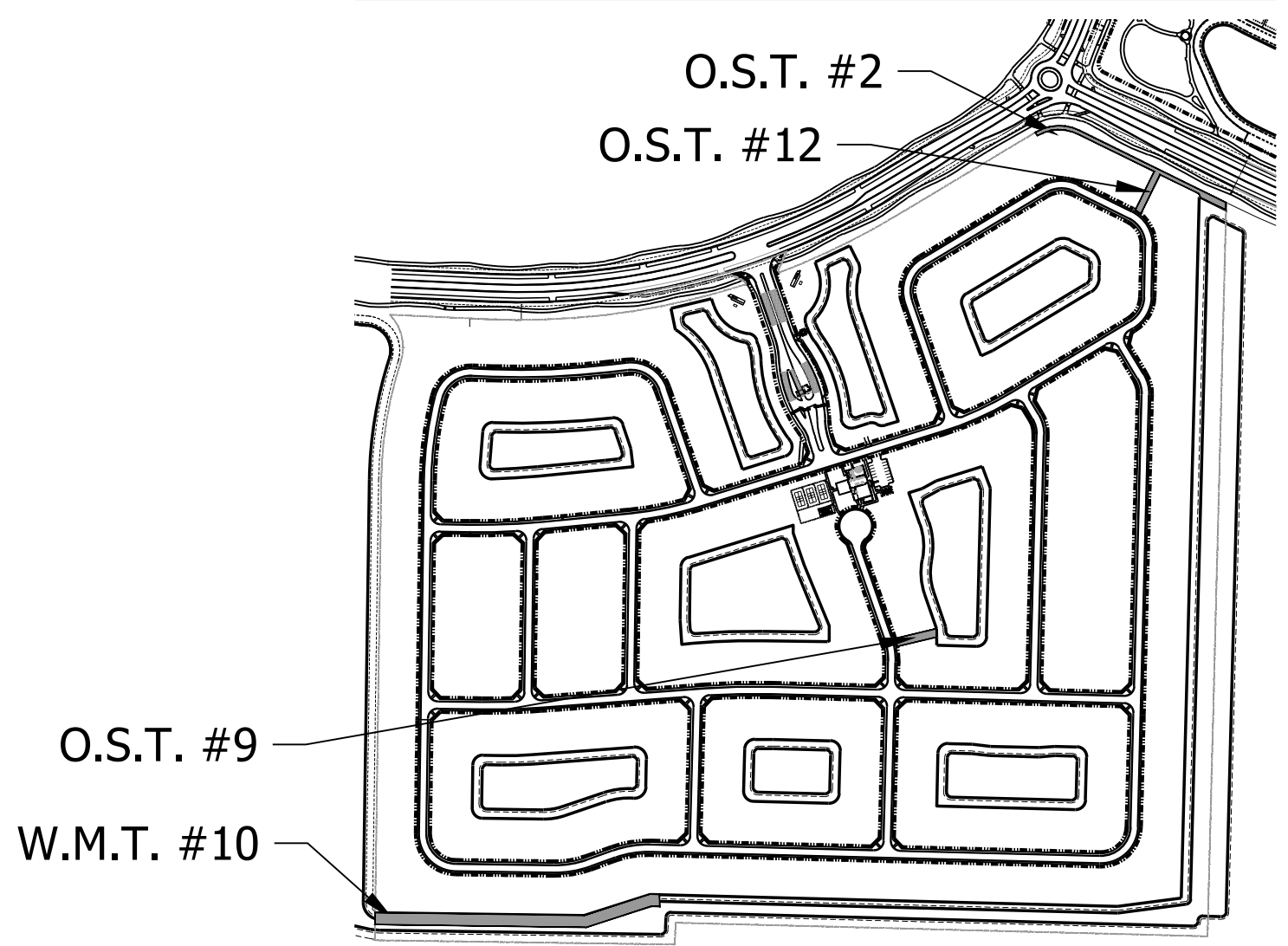
SHEET 3 OF 9

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect. Immediately report any discrepancies to the architect.

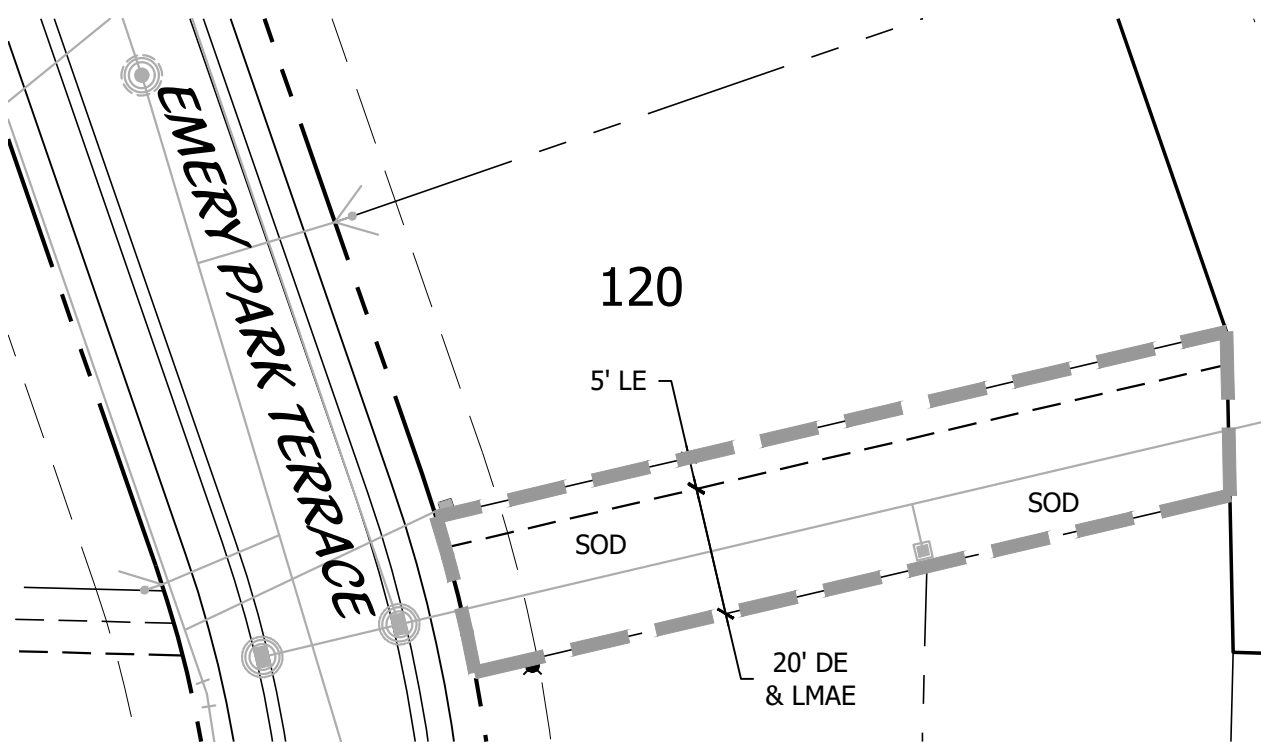
OPEN SPACE TRACT #2 LANDSCAPE CONT. & OPEN SPACE TRACT #12



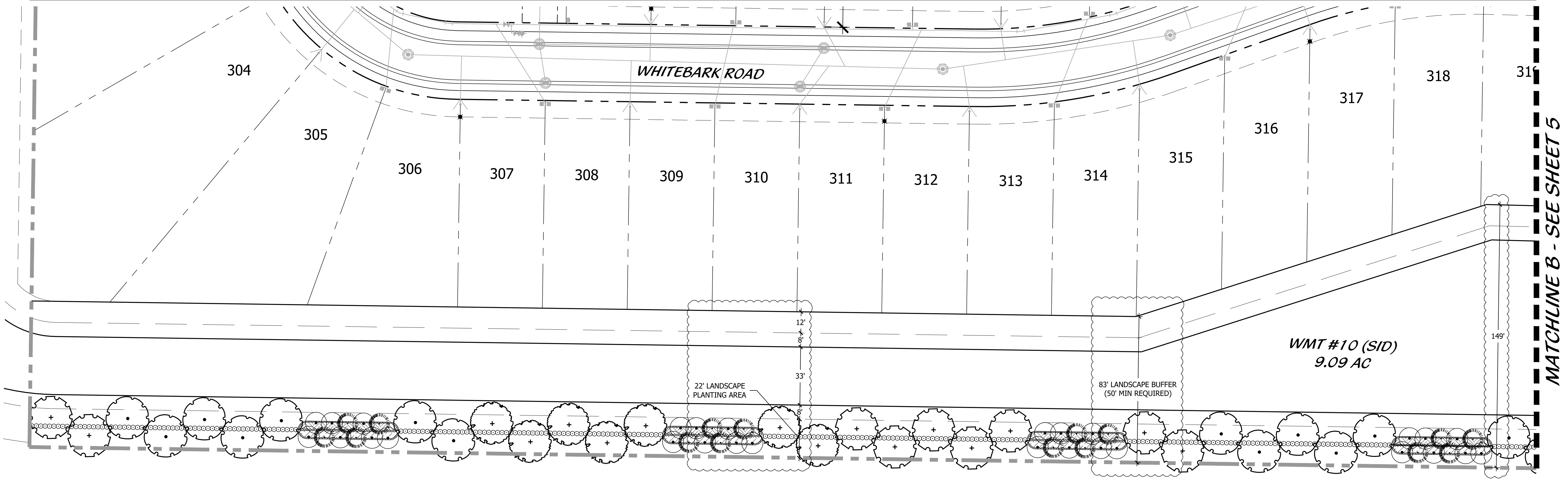
SHEET MAP



O.S.T. #9 LANDSCAPE

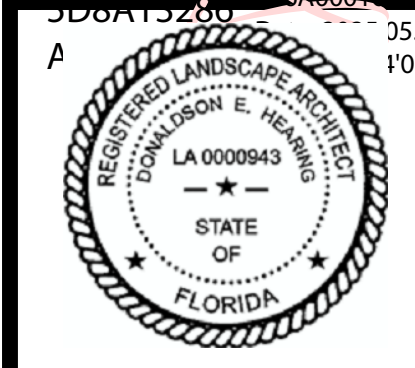


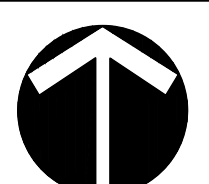
WATER MANAGEMENT TRACT # 10 LANDSCAPE




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

Silver Lake
OPEN SPACE CONCEPTUAL LANDSCAPE PLAN
City of Westlake, Florida

Donaldson E. Hearing
Digitally signed by Donaldson E. Hearing
Hearing: A01098
0980000001
00000015D8A13
3D6A15281206A0881C020
35.27
1'00'
A



Scale: 1" = 30'
0' 15' 30' 60'

DESIGNED	DEH
DRAWN	HK/JCO
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

WHITEBARK ROAD

320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337

22' LANDSCAPE PLANTING AREA

83' LANDSCAPE BUFFER (50' MIN REQUIRED)

12' 8' 33' 8'

WHITEBARK ROAD

338 339 340 341 342 343 344 345 346 347 348 349

22' LANDSCAPE PLANTING AREA

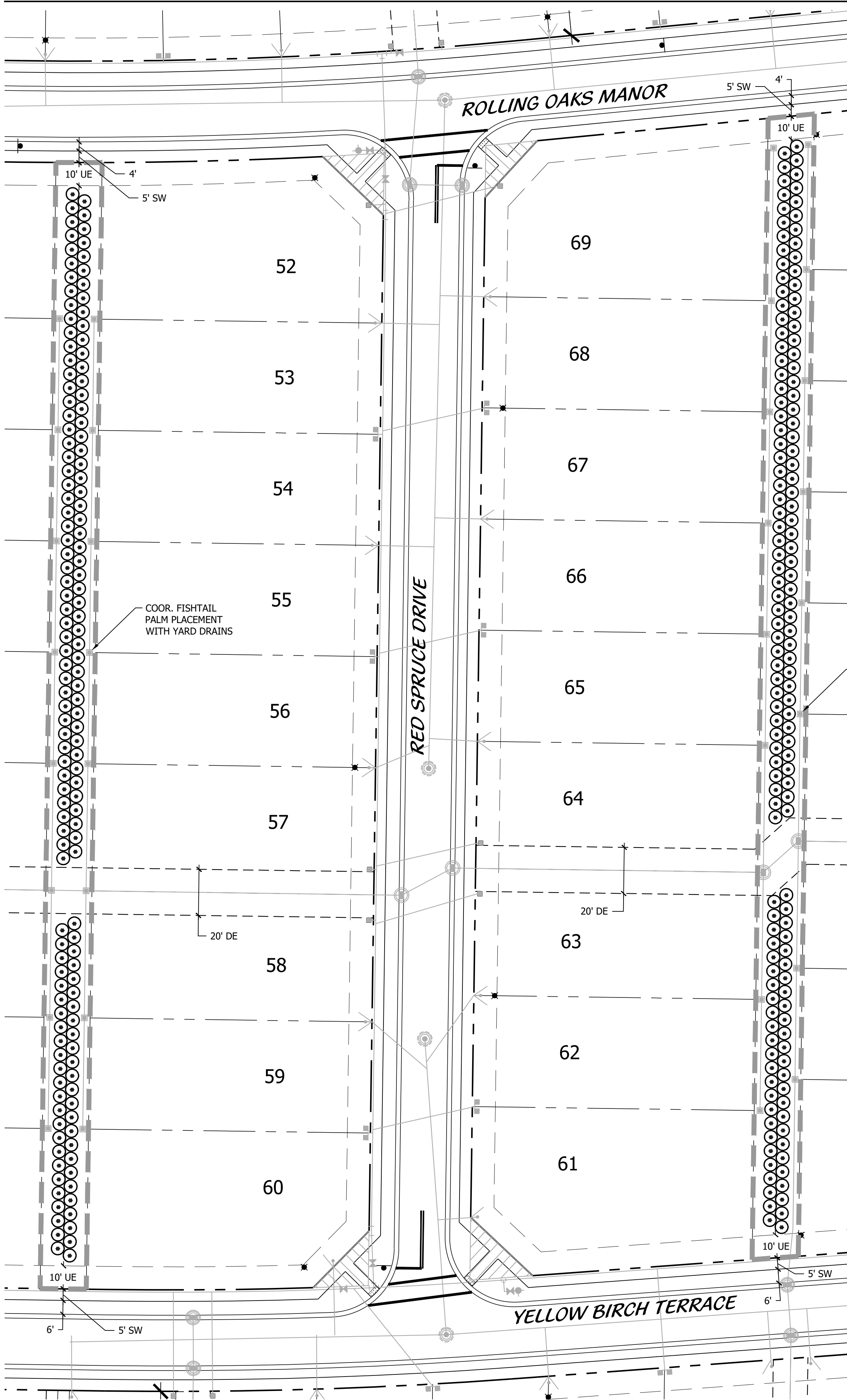
83' LANDSCAPE BUFFER (50' MIN REQUIRED)

12' 8' 33'

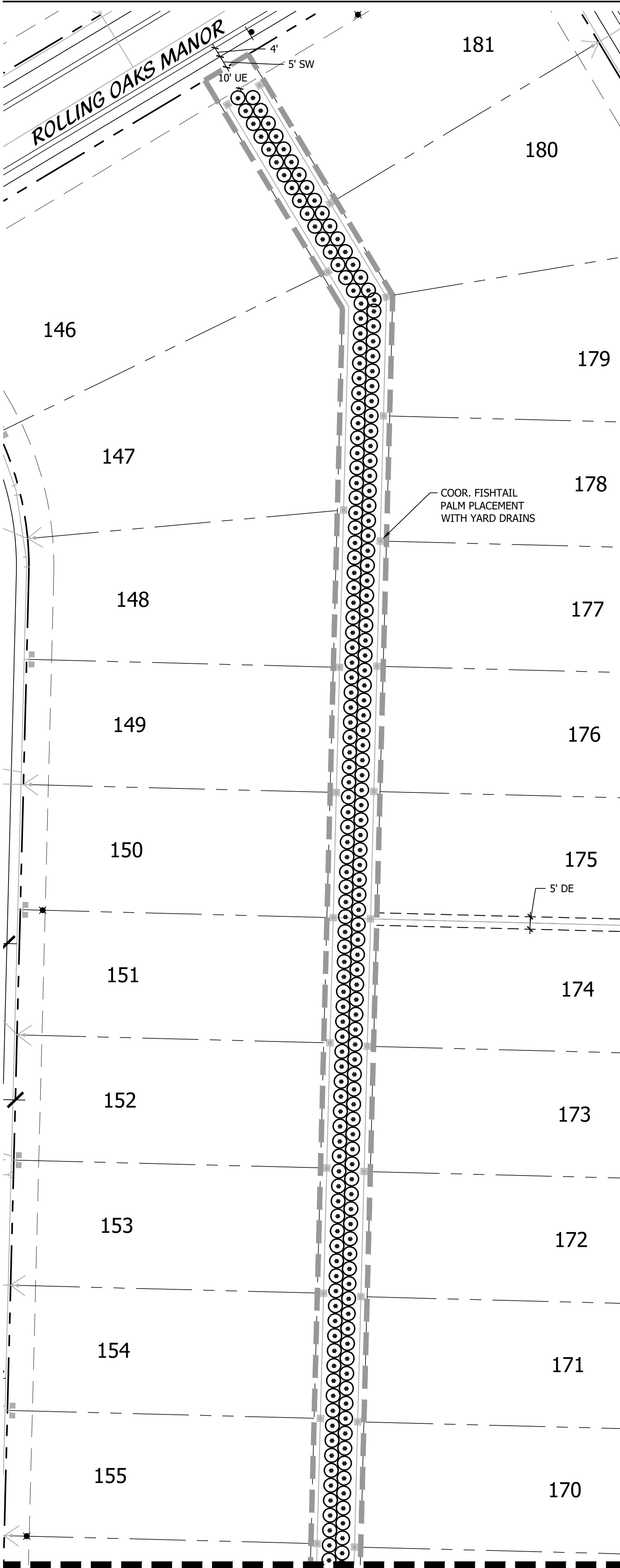
The diagram is a site plan for Whitebark Road. It shows a series of lots numbered 338 through 349. Lots 338-347 are rectangular and separated by dashed lines. Lot 348 is a larger, irregularly shaped lot to the right of lot 347. Lot 349 is a narrow strip at the top right. A road, labeled 'WHITEBARK ROAD', runs along the top of the lots. Below the lots, there is a wide area designated as a '22' LANDSCAPE PLANTING AREA' and an '83' LANDSCAPE BUFFER (50' MIN REQUIRED)'. The planting area is further divided into sections with dimensions of 12', 8', and 33'. The buffer area is shown with a dashed line and a solid line. The entire plan is enclosed in a dashed border.

W.M.T. #10

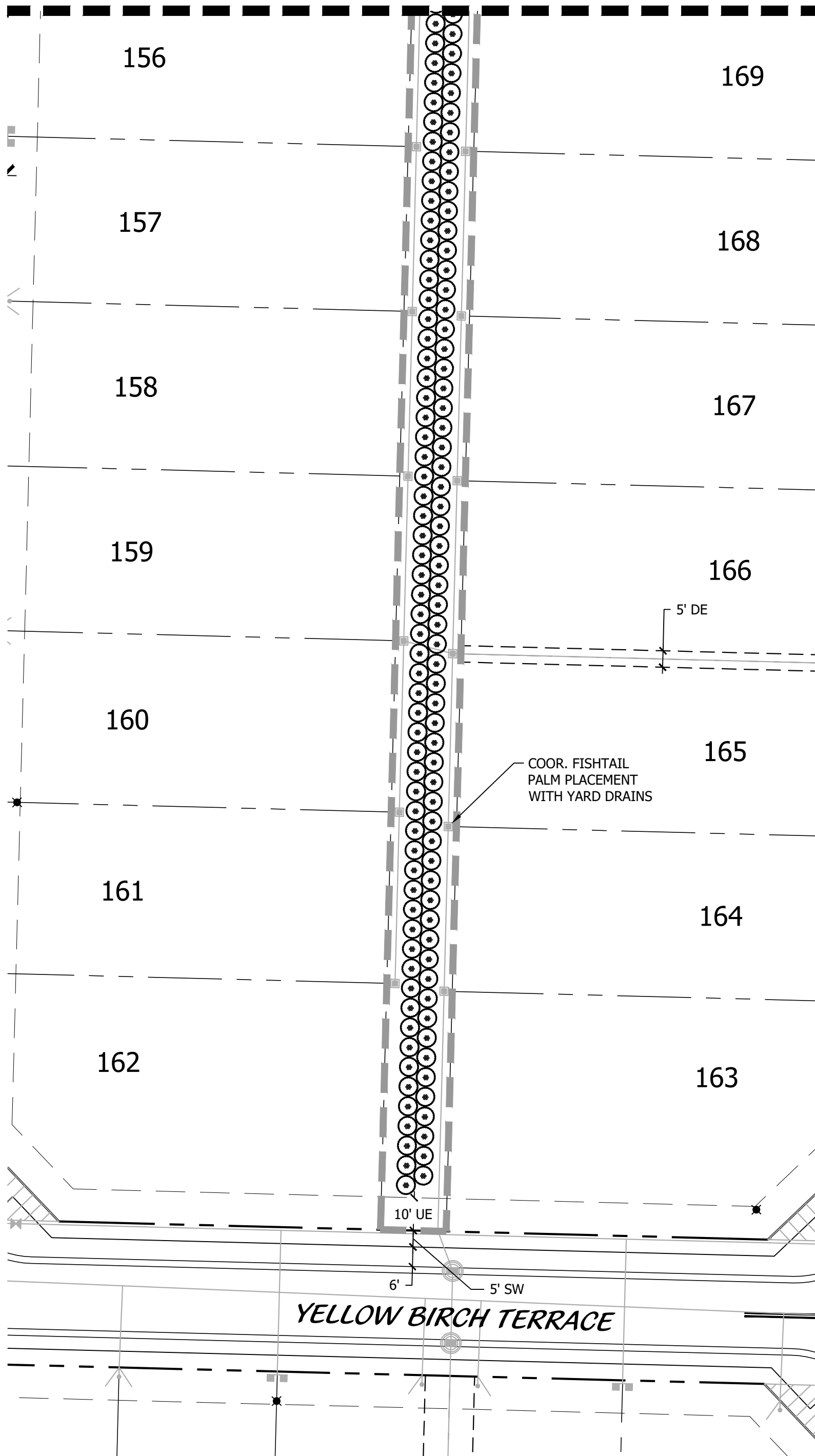
OPEN SPACE TRACT #6 & #7 LANDSCAPE



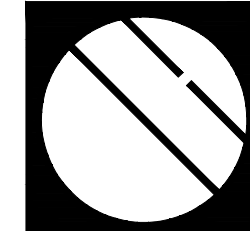
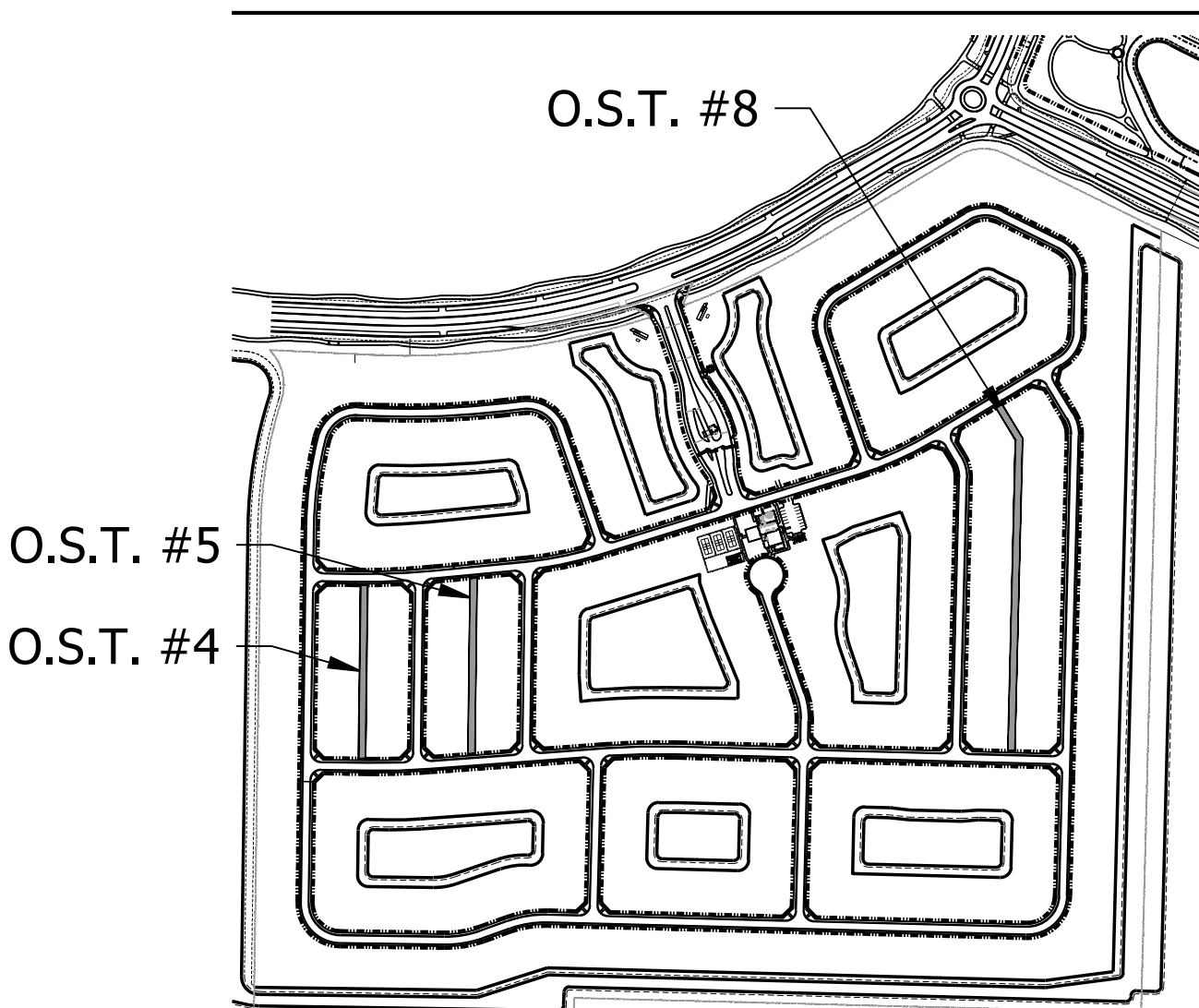
OPEN SPACE TRACT #10 LANDSCAPE



MATCHLINE D - THIS SHEET



SHEET MAP

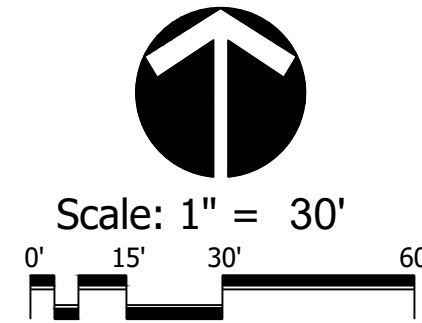


Cotleur & Hearing

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

Silver Lake
OPEN SPACE CONCEPTUAL LANDSCAPE PLAN
City of Westlake, Florida

Donaldson E. Digitally signed by Donaldson E.
Hearing: A01098
0980000001 0000001508A13
5D8A13286 286A00016979
Date: 2025.05.27 16:52:58 -0400

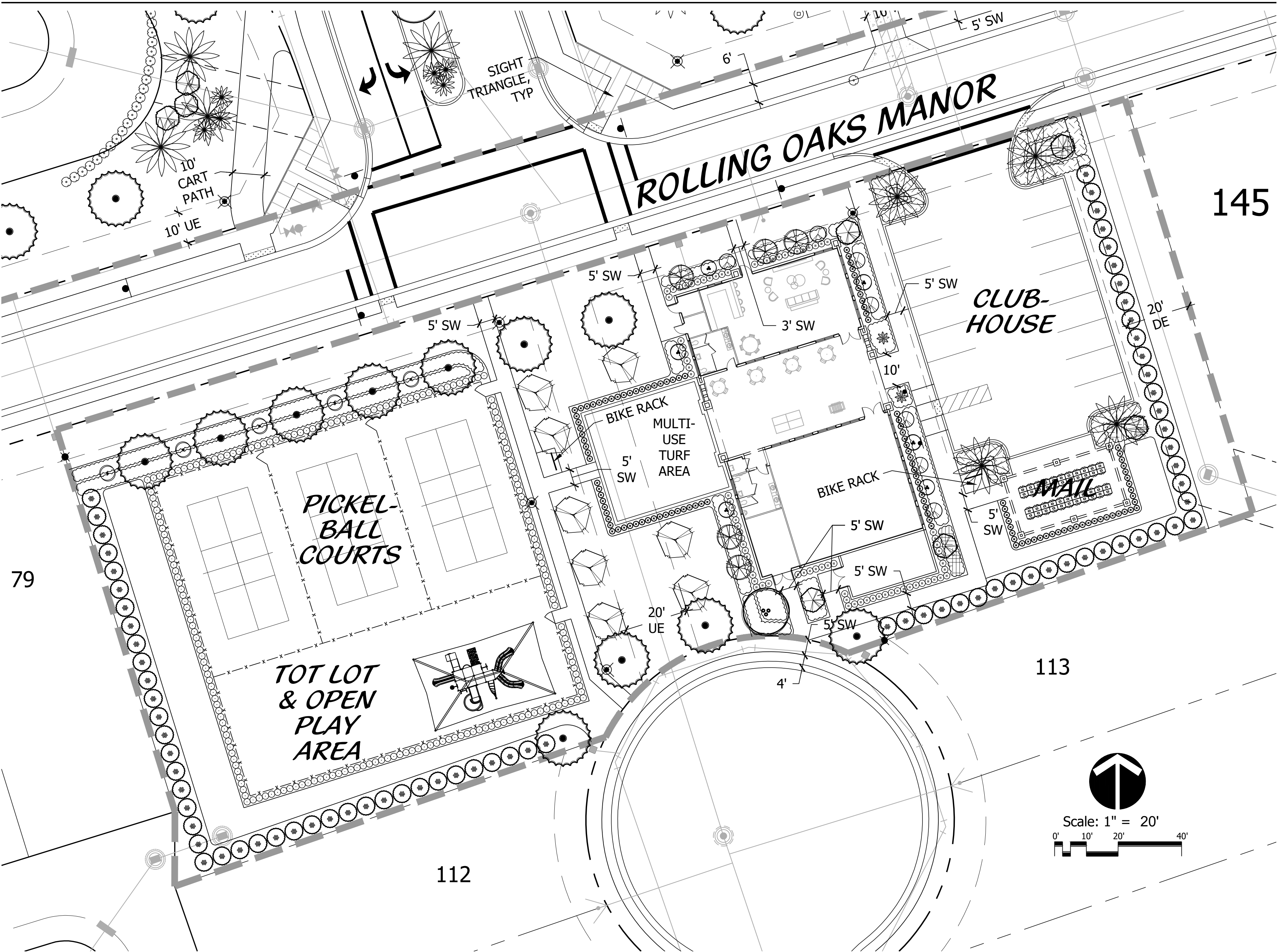


DESIGNED	DEH
DRAWN	HK/JCO
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

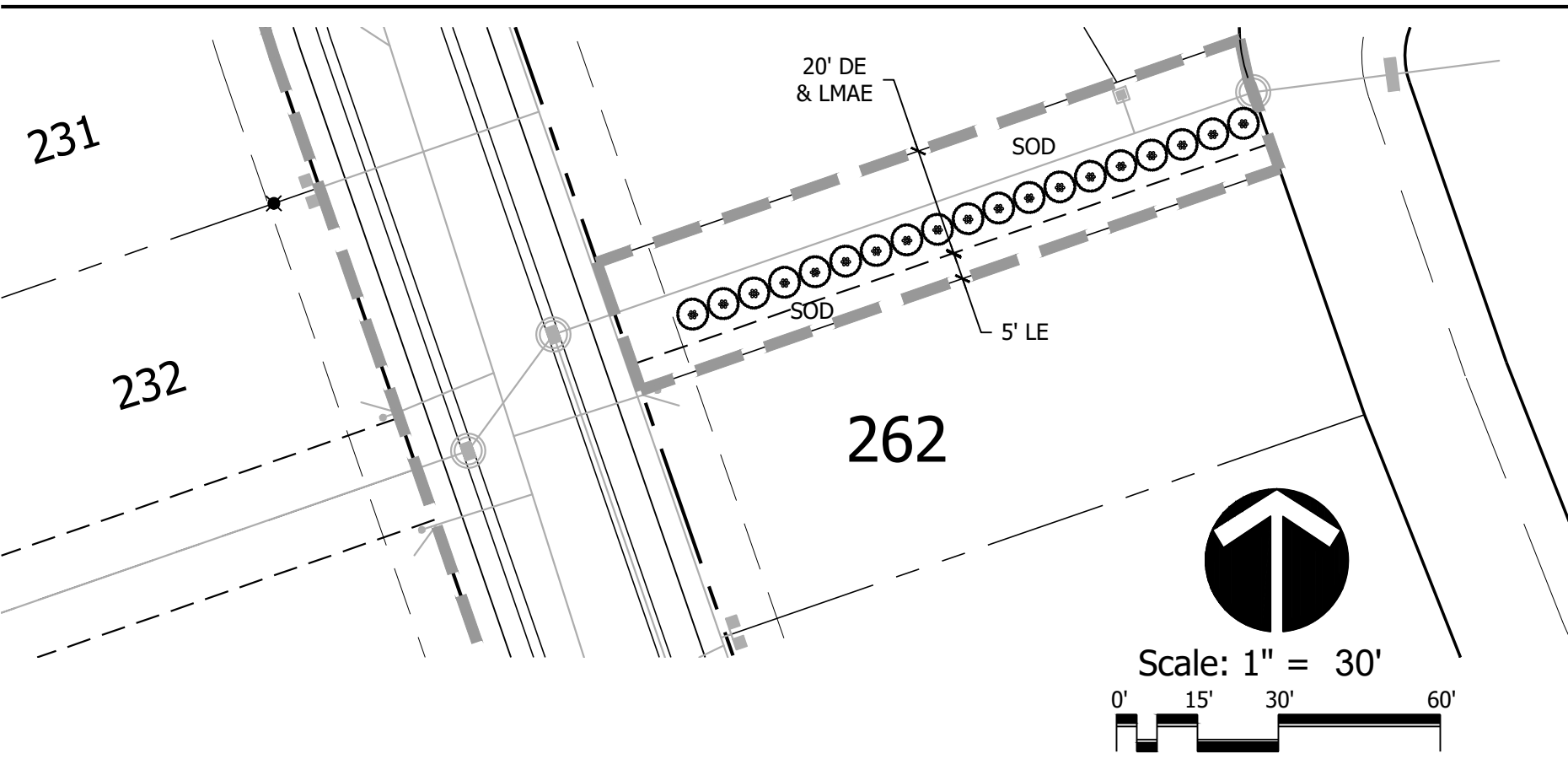
April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 6 OF 9
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect. Immediately report any discrepancies to the architect.

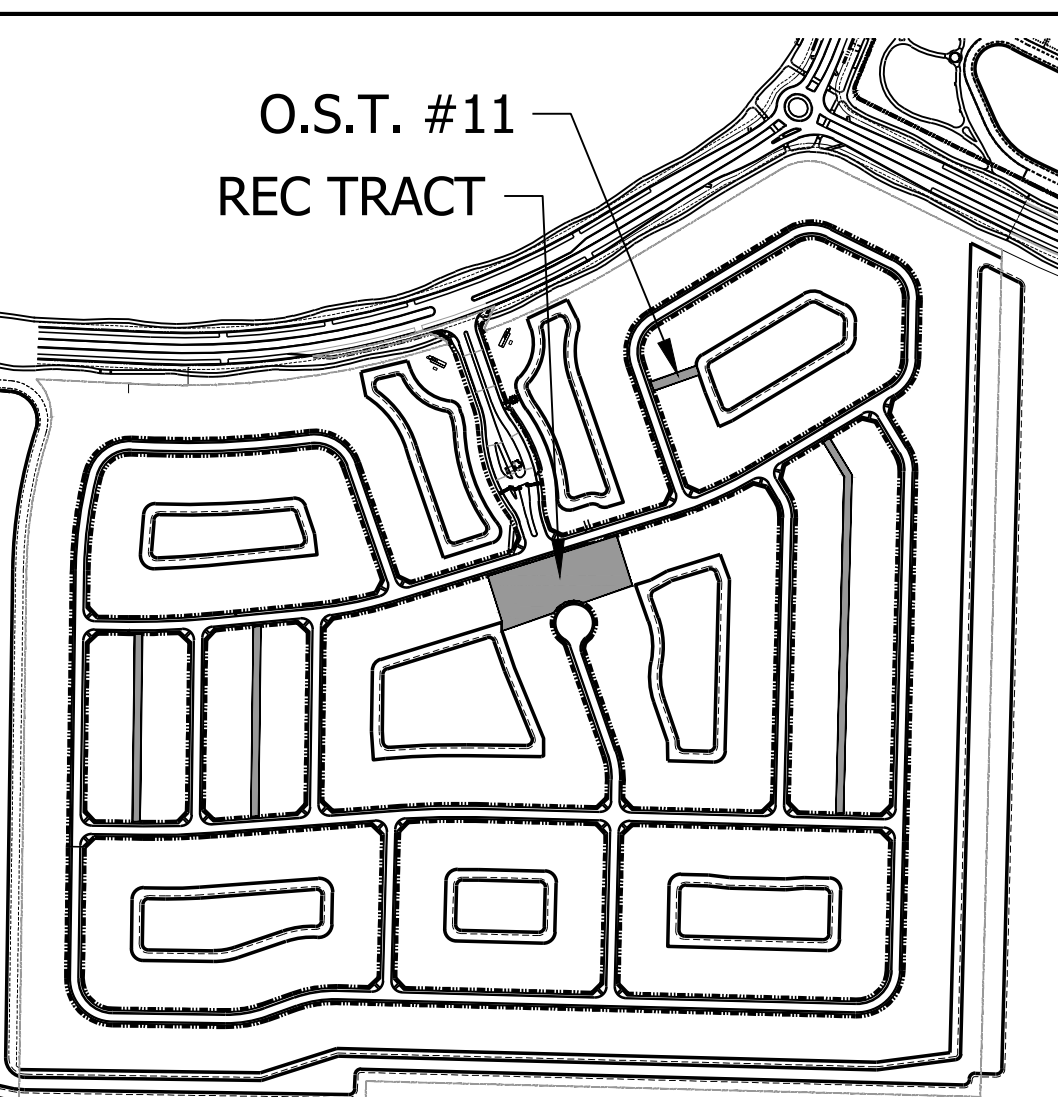
RECREATION TRACT LANDSCAPE



O.S.T #11 LANDSCAPE



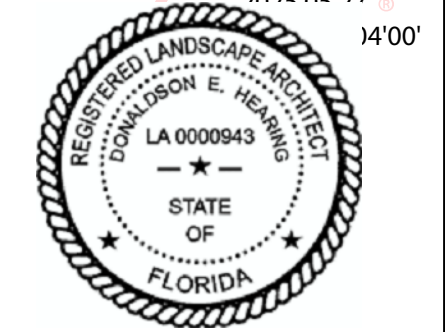
SHEET MAP




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

Silver Lake
OPEN SPACE CONCEPTUAL LANDSCAPE PLAN
City of Westlake, Florida









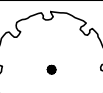








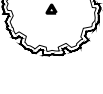



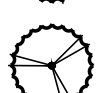





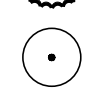















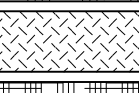

Donaldson E. Hearing: A01098
Digitally signed by Donaldson E. Hearing: A01098
0980000001 3286A00016979
SDA 13286 Date: 2025.04.29 12:34:56 -0400

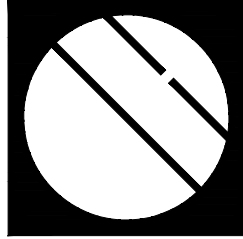


DESIGNED	DEH
DRAWN	HK/JCO
APPROVED	DEH
JOB NUMBER	24-0317
DATE	03-11-25
REVISIONS	04-16-25
	04-29-25

April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

CONCEPTUAL LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
ACCENT PALMS									
	PR	6	PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL.	N.A.	5' O.A.	N	FULL CANOPY, TRIPLE
	TM3	9	THRINAX MORRISII	KEY THATCH PALM	15 GAL.	N.A.	5' - 6' O.A.	Y	FULL, TRIPLE TRUNK
	TR	4	THRINAX RADATA	FLORIDA THATCH PALM	15 GAL.	N.A.	5' - 6' HT.	Y	FULL CANOPY, SINGLE
ACCENT TREES									
	BM	13	BOUGAINVILLEA X 'MIAMI PINK'	MIAMI PINK BOUGAINVILLEA	15 GAL. MIN.	---	5' HT.	N	FULL, STANDARD
	ED2	37	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	30 GAL.	N.A.	7' - 8' HT. X 4' - 5' SPRD.	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE, FLORIDA FANCY, SINGLE STRAIGHT TRUNK, MATCHED, FULL TO BASE.
	ED1	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	F.G.	NA	12' HT.	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE, FLORIDA FANCY, SINGLE STRAIGHT TRUNK, 5' C.T. MATCHED
	HS	23	HIBISCUS ROSA-SINENSIS 'ANDERSON CREPE'	ANDERSON CREPE HIBISCUS	15 GAL.	N.A.	5' HT.	N	FULL CANOPY, STANDARD
	LJ	30	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL.	3 TRUNK MIN., 1" - 2" CAL. EA.	6' HT. X 6' SPRD.	N	FULL CANOPY, MULTI TRUNK, LIMB UP 3'
CANOPY TREES									
	BBSL	54	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	45 GAL.	3" CAL.	14' - 16' HT. X 6' - 8' SPRD.	Y	FULL CANOPY
	BS	28	BURSERA SIMARUBA	GUMBO LIMBO	F.G.	2.5" CAL.	12' - 14' HT. X 6' - 8' SPRD.	Y	SINGLE, STRAIGHT TRUNK, FULL CANOPY, SYMMETRICAL, 6' CT MIN.
	FB	1	FICUS BENGHLENSIS	BANYAN TREE	200 GAL.	MULTI TRUNK	18' - 20' O.A.	N	FULL CANOPY, SPECIMEN, MULTI
	FR	8	FICUS RUBIGINOSA	RUSTY LEAF FIG	F.G.	3.5" CAL.	12' HT. X 7' SPRD.	Y	FULL CANOPY, SPECIMEN
	JB	48	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	F.G.	2.5" CAL.	12' O.A.	Y	FULL & THICK, FULL TO BASE.
	QV	29	QUERCUS VIRGINIANA	LIVE OAK	F.G.	2.5" CAL.	12' - 14' HT. X 6' - 8' SPRD.	Y	SINGLE, STRAIGHT TRUNK, FULL CANOPY, SYMMETRICAL, 6' C.T. MIN.
	SM	31	SWIETENIA MAHAGONI	SWEET MAHOGANY	F.G.	3.5" CAL	14' HT. X 7' SPRD.	Y	FULL CANOPY.
FLOWERING TREES									
	BB	6	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	45 GAL.	4" CAL.	14' - 16' HT. X 6' - 8' SPRD.	N	FULL CANOPY
	BA	11	BULNESIA ARBOREA	VERAWOOD	45 GAL.	2.5" CAL.	12' - 14' HT. X 6' - 8' SPRD.	N	SINGLE, STRAIGHT TRUNK, FULL CANOPY
	CH	2	CALLIANDRA HAEMATOCEPHALA	PINK POWDERPUFF	F.G.	2" CAL.	12' HT. X 5' SPRD.	N	FULL CANOPY, STANDARD
	LS	14	LAGERSTROEMIA SPECIOSA	QUEEN'S CRAPE MYRTLE	25 GAL.	2" CAL. MIN.	12' HT. X 5' SPRD.	N	MULTI, LIMB UP 5'
PALM TREES									
	BN1	10	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	F.G.	N.A.	12' O.A.	N	FULL CANOPY
	BN2	20	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	F.G.	N.A.	4' - 8' G.W.	N	FULL CANOPY
	MP	2	BUTTIAGRUS NABONNADII X	MULE PALM	B & B	N.A.	8' C.T.	Y	FULL & THICK, MATCHED
	CM	711	CARYOTA MITIS	FISH TAIL PALM	25 GAL. MIN.	N.A.	8' HT.	N	FULL, BUSH
	CN	14	COCOS NUCIFERA 'GREEN MALAYAN'	GREEN MALAYAN COCONUT PALM	25 GAL. MIN.	N.A.	10' - 14' HT.	N	FULL CANOPY, CURVED TRUNK
	PHM	48	PHOENIX DACTYLIFERA 'MEDJOOOL'	MEDJOOOL DATE PALM	F.G.	N.A.	9' C.T.	N	STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
	PEA3	1	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	F.G.	N.A.	14' - 16' HT.	N	TRIPLE TRUNK, MATCHED
	RE	68	ROYSTONEA ELATA	ROYAL PALM	F.G.	N.A.	8' G.W.	Y	FULL CANOPY, MATCHED
	SP	84	SABAL PALMETTO	SABAL PALMETTO	F.G.	N.A.	10' 14' 18' C.T., STGG.	Y	SLICK, STRAIGHT TRUNK
	SPC	65	SABAL PALMETTO	CURVED CABBAGE PALM	F.G.	N.A.	12', 18', 24' C.T., STGG.	Y	1/3 EACH SIZE, SLICK TRUNKS
	VM3	1	VEITCHIA MERRILLII	CHRISTMAS PALM	45 GAL.	N.A.	10' HT.	N	FULL CANOPY, TRIPLE
SMALL TREES									
	CES	12	CONOCARPUS 'SERICEUS'	SILVER BUTTONWOOD TREE	30 GAL.	1.5" CAL.	8' - 10' O.A.	Y	FULL CANOPY, FULL TO BASE (BECKER GARDENS)
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
ACCENT PLANTS									
	AAGB	15	AGAVE AMERICANA 'GAINESVILLE BLUE'	BLUE CENTURY PLANT	15 GAL.	30" X 30"	A.S.	N	FULL & THICK
	CC	3	CYCAS CIRCNALIS	QUEEN SAGO	30 GAL. MIN.	5' O.A.	A.S.	N	FULL
	DE	2	DIOON EDULE	MEXICAN CYCAD	15 GAL.	4' O.A.	A.S.	N	FULL
MEDIUM TO LARGE SHRUBS									
	CI3	1,378	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL.	18" X 18"	2' O.C.	Y	FULL & THICK
	CC7	750	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	7 GAL.	3' X 2'	2.5' O.C.	Y	FULL & THICK
	CG7	947	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL.	36" X 36"	36" O.C.	Y	FULL & THICK
	PM7	261	PODOCARPUS MACROPHYLLUS	PODOCARPUS	45 GAL. MIN.	6' HT.	3' O.C.	N	FULL & THICK
	SA3	82	SCHIEFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	3 GAL.	18" X 18"	2' O.C.	N	FULL & THICK
SMALL TO MEDIUM SHRUBS									
	PD3	121	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	18" X 18"	2' O.C.	N	FULL & THICK
GRASSES									
	MUH	444	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL.	18" X 18"	30" O.C.	Y	FULL & THICK
MEDIUM TO LARGE SHRUBS									
	AL	684	ACALYPHA WILKESTIANA 'LOUISIANA RED'	LOUISIANA RED COPPERLEAF	3 GAL.	2' X 2'	2' O.C.	N	FULL & THICK
SMALL TO MEDIUM SHRUBS									
	CVM	59	CODIAELUM VARIEGATUM 'MAMMY'	MAMMY CROTON	3 GAL.	18" X 18"	2' O.C.	N	FULL & THICK
	FG	138	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	12" X 18"	2' O.C.	N	FULL & THICK
	IV	18	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPOH HOLLY	3 GAL.	12" X 18"	2' O.C.	Y	FULL & THICK



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

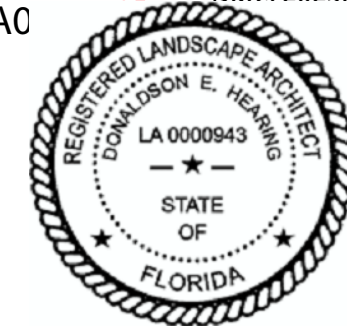
Lic# LC-C000239

Silver Lake
CONCEPTUAL LANDSCAPE SCHEDULE
City of Westlake, Florida

Donaldson E
Hearing:A01
0980000001
5D8A13286

Digitally signed
by Donaldson E
Hearing:A010980
0000015D8A132
86A00016979

A0
09/17/2025 10:22:00



DESIGNED _____ DEH
DRAWN _____ HKJCO
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
04-29-25

April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET 8 OF 9

© 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.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE: ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUM, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1 1/4 LB.	1
3 GAL.	1 1/3 LB.	3
7-15 GAL.	1 1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE. CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANTING DETAILS

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS (1 YEAR) FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE 12 MONTH (1 YEAR) PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF COCOA BROWN DYED B GRADE MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS FPL TRANSFORMERS, POOL PUMPS, ECT. SHALL BE SCREED ON A MINIMUM OF THREE SIDE BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHED TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

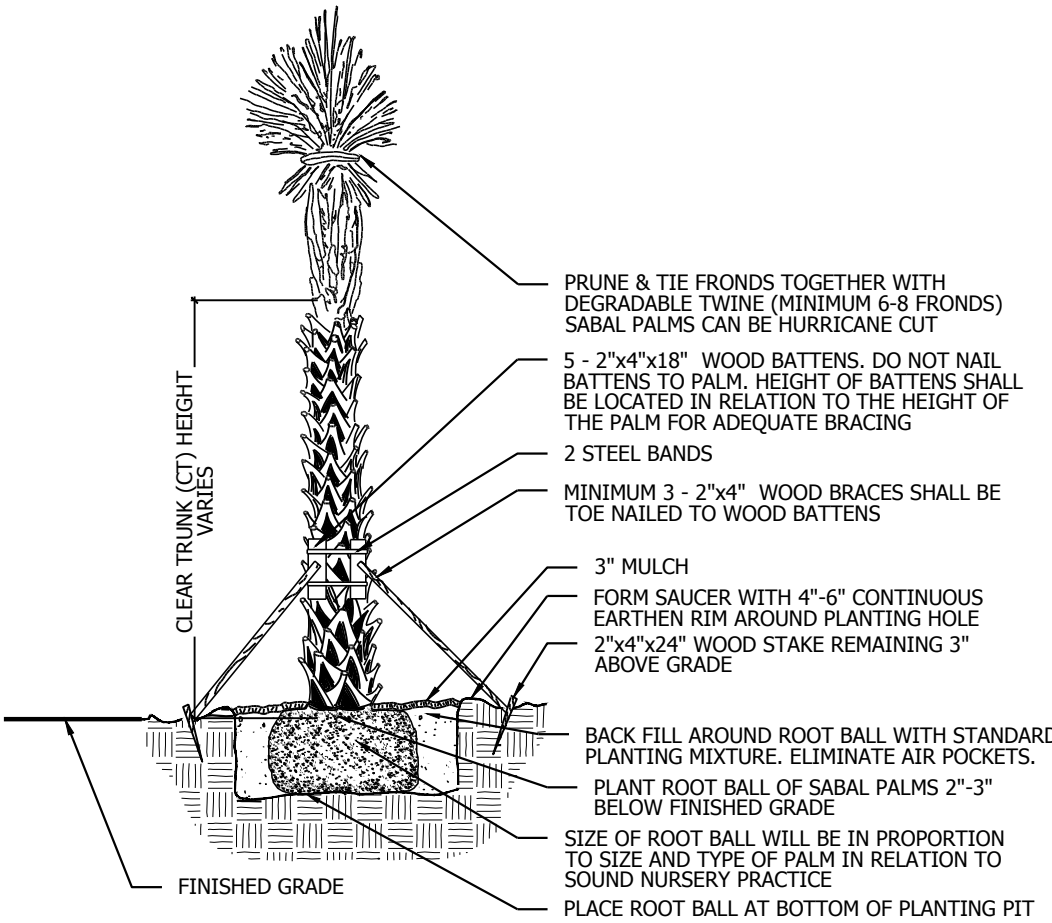
LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH FPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

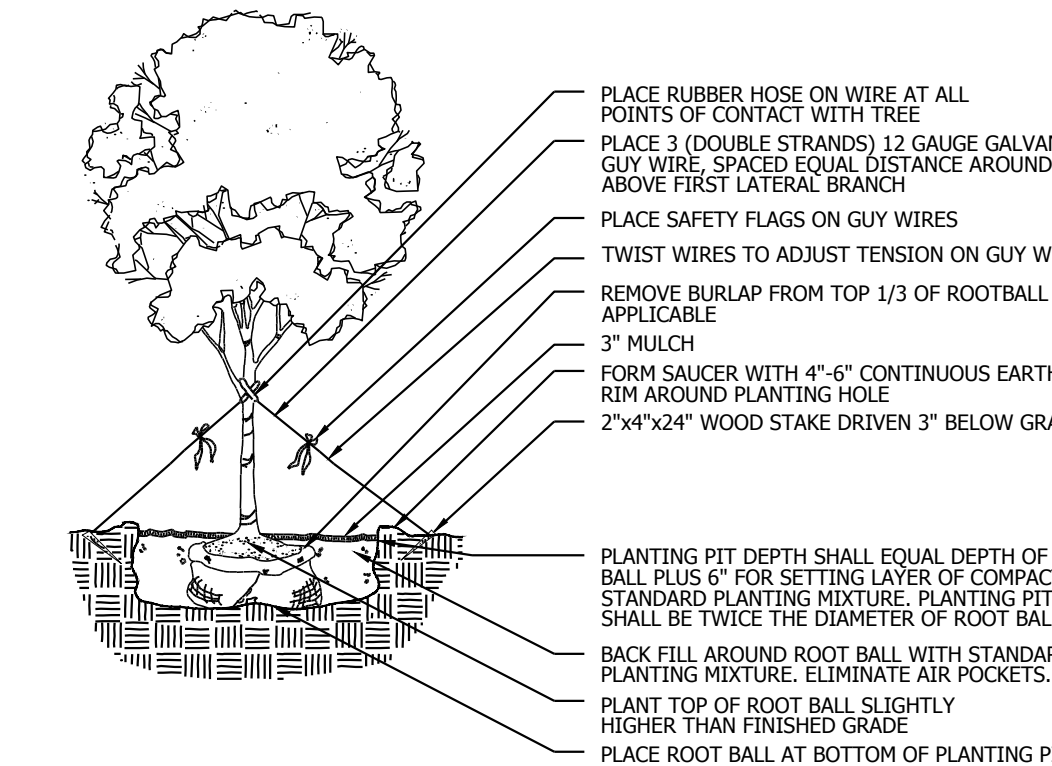
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" AND 8' ABOVE CROWN OF PAVEMENT. IRRIGATION SLEEVING UNDER PAVEMENT AND SIDEWALK SHALL BE SCHEDULE 80 PVC OR HDPE. SLEEVES SHOULD BE MIN. 36" OF COVER UNDER ROADWAYS AND 24" UNDER HARDSCAPES. MAINLINE AND LATERAL LINES SHOULD BE MIN. SCHEDULE 40 PVC OR 10" RING PIPE. VALVE BOXES SHOULD BE TRAFFIC RATED WITHIN ROW.

ROYAL PALM TREES WITHIN THE ROW SHALL BE REGULARLY MAINTAINED AND TRIMMED SO FRONDS DO NOT FALL ONTO ROADWAYS.



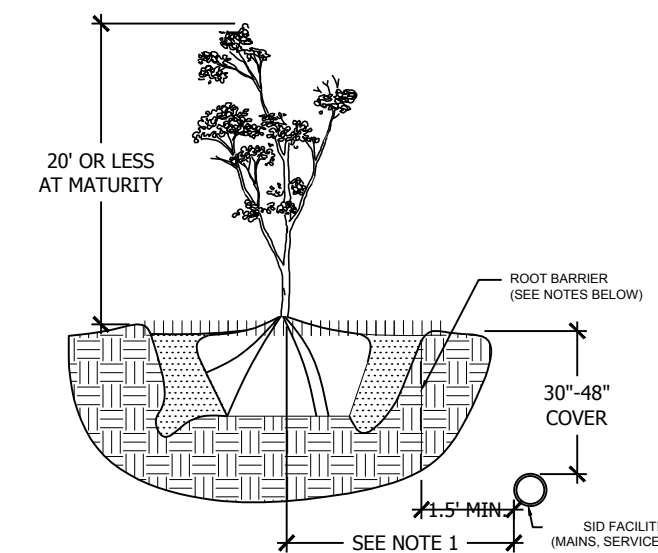
PALM PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

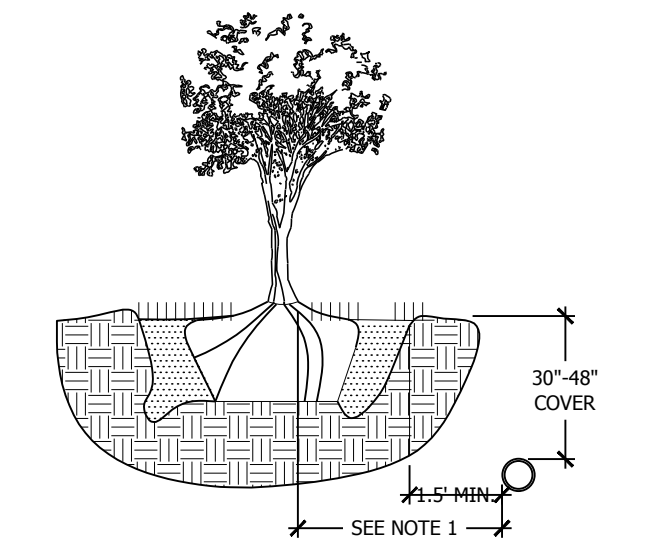


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL 3" MINIMUM WITH ROOT BARRIER AND 5" MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 1.5" MINIMUM FROM ALL SID FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 40" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTION". FLEXIBLE BARRIERS SHALL BE MANUFACTURED BY BROMBERG.
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEMINOLE IMPROVEMENT DISTRICT (SID)
TYP. SMALL TREE OR PALM WITH ROOT BARRIER

NTS

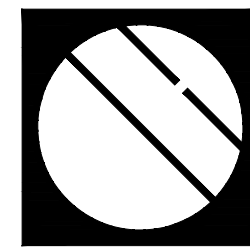


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL 3" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 1.5" MINIMUM FROM ALL SID FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 40" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTION". FLEXIBLE BARRIERS SHALL BE MANUFACTURED BY BROMBERG.
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

SEMINOLE IMPROVEMENT DISTRICT (SID)
TYP. LARGE TREE OR PALM WITH ROOT BARRIER

NTS



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

Silver Lake
LANDSCAPE DETAILS
City of Westlake, Florida

Donaldson E. Hearing: A01098
0980000001
5D8A13286
A00016979

Digitally signed by Donaldson E. Hearing: A01098
00000015D8A13286
Date: 2025.05.27 14:21:36 -0400



DESIGNED _____ DEH
DRAWN _____ HKJCO
APPROVED _____ DEH
JOB NUMBER _____ 24-0317
DATE _____ 03-11-25
REVISIONS _____ 04-16-25
_____ 04-29-25

April 29, 2025 12:34:56 p.m.
Drawing: 130518.106_SP.DWG

SHEET _____ OF 9
© 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.

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

NOTE: CONTRACTOR TO HAND DIG WITHIN 3' OF ALL MARKED UTILITIES TO VERIFY ACTUAL LOCATION OF UNDERGROUND LINES PRIOR TO PLANTING.