CITY OF WESTLAKE

AGENDA

City Council Regular Meeting
Tuesday, April 07, 2026, at 6:00 PM

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

Live Broadcasting:
https://cityofwestlake.my.webex.com
Meeting ID: 2864 699 6546 | 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:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting 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

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

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. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_City Council Special Meeting - 02.24.2026 DRAFT

B. Minutes_City Council Special Meeting - 03.03.2026 DRAFT

C. Minutes_City Council Regular Meeting - 03.03.2026 DRAFT

D. Monthly Financial Report - February

PRESENTATIONS/PROCLAMATIONS

A. Swear In Council - Mayor, Vice Mayor, Councilman Gleason

Submitted by: City Clerk's Office

B. Proclamation 2026-08 - Water Conservation Month

C. Proclamation 2026-09 - National Days of Remembrance

PUBLIC HEARING - QUASI JUDICIAL

A. **VAR-2026-01:** The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.

Submitted By: Planning and Zoning

B. **SPR-2025-01:** The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.

The applicant is also requesting three (3) waivers. The first waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The second waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The third waiver is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the required parking spaces for the use.

Submitted By: Planning and Zoning

C. **MSP-2025-01:** The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as "Walmart Supercenter," located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.

Submitted By: Planning and Zoning

D. **MSP-2026-02:** The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.

Submitted By: Planning and Zoning

PUBLIC HEARING

A. **FIRST READING** Ordinance 2026-02: Chapter 101 & 119 Text Amendment (Accessory Structure)

Submitted By: Planning and Zoning

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

NEW BUSINESS

A. RESOLUTION 2026-03 - Selection of Vice Mayor

Submitted By: City Clerk's Office

RESOLUTION 2026-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 6, 2027, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION 2026-04 – Supporting Senate Bill 484 and House Bill 1007 Relating to the Siting of Hyperscale Data Centers

Submitted By: City Clerk's Office

RESOLUTION 2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING SENATE BILL 484 AND HOUSE BILL 1007 RELATING TO THE SITING OF HYPERSCALE DATA CENTERS; ADVOCATING FOR MEANINGFUL PROXIMITY PROTECTIONS FOR SCHOOLS AND RESIDENTIAL NEIGHBORHOODS; PRESERVING LOCAL LAND-USE AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION 2026-05 – Supporting the Extension of State Road 7

Submitted By: Administration

RESOLUTION 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE EXTENSION OF STATE ROAD 7; RECOGNIZING THE NEED FOR IMPROVED TRANSPORTATION, PUBLIC SAFETY, AND REGIONAL CONNECTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

D. RESOLUTION 2026-06 – Education Advisory Board Appointment

Submitted By: City Clerk's Office

RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) BOARD MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

B. Councilman Erik Gleason

C. Councilman Gary Werner

D. Vice Mayor Greg Langowski

E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **May 5, 2026**

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council 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: March 26, 2026

File Attachments for Item:

A. Minutes_City Council Special Meeting - 02.24.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Special Meeting
Tuesday, February 24, 2026 at 4:00 PM

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

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:

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

DRAFT

CALL TO ORDER

Mayor O'Connor called the City of Westlake Special Meeting on Tuesday, February 24, 2026, to order at 4:00 PM

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also Present:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

Mayor O'Connor called for a motion to approve the agenda as is.

Motion by Councilman Werner, to approve the agenda as is, seconded by Councilman Gleason.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice mayor Langowski	YES
Mayor O'Connor	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. 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. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Acting City Clerk Izquierdo reported that no public comment cards were received.

PRESENTATIONS/PROCLAMATIONS

A. Review of City Manager Candidates and Selection of Finalists

Mayor O'Connor explained that the purpose of this discussion was to focus on narrowing the candidate pool based on qualifications, leadership experience, and alignment with the city manager role as previously discussed during the recruitment process. He noted that the council had conducted one-on-one interviews with each candidate and the goal was to identify the top three candidates.

Councilwoman Leonard announced that they had received an email that morning from one candidate who had withdrawn from consideration after accepting another position.

Mayor O'Connor indicated he would speak last and asked each council member to share their top three choices, emphasizing this discussion would help narrow the field to at least three candidates, with the possibility of having a backup as well in case contract negotiations did not work out.

Councilwoman Leonard presented her choices as: Leondrae Camel (first), Howard Brown (second), and Michael Jackson (third).

Councilman Gleason identified Leondrae Camel as his first choice, Howard Brown as second, and his third choice Larry Tibbs.

Vice Mayor Langowski listed Leondrae Camel first, Howard Brown second, and Peggy Castano third.

Councilman Werner stated Howard Brown as number one, Mark Kutney as second, and indicated he also liked Peggy Castano as well.

Mayor O'Connor noted the consistency among the council, with four out of five members having Leondrae Camel as their number one choice and Howard Brown as number two. His personal selections were Leondrae Camel first, Howard Brown second, and Peggy Castano third.

Councilman Werner asked about the process for the final candidates, questioning whether they would have public interviews as previously discussed. Mayor O'Connor confirmed this was the expectation based on prior discussions.

The council reached consensus on bringing forward the top two candidates: Leondrae Campbell and Howard Brown, given the strong agreement among council members on these two choices.

Motion by Councilwoman Leonard to move forward with two candidates, Leondrae Camel and Howard Brown, for consideration for the city manager position, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice mayor Langowski	YES
Mayor O’Connor	YES
Councilman Werner	YES

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

Mr. Doody outlined the next steps, explaining the candidates would be hired as independent contractors. He would prepare a contract and clarify employment terms, emphasizing that the settlement would exclude city-provided benefits.

Council members were encouraged to have individual discussions with candidates before March 3rd to better understand their qualifications. These individual conversations aimed to inform the public presentations planned for March 3rd, with potential follow-up questions if necessary.

Acting City Clerk Izquierdo confirmed that candidates would return for the March 3rd meeting, and council members would communicate with them individually before then.

CITY COUNCIL COMMENTS

A. Councilwoman Leonard admired the interview process as a great experience, noting it was very organized and well-prepared. She thanked staff for their work in preparing for the candidates and expressed satisfaction with having strong top choices.

B. Councilman Gleason expressed appreciation for all the candidates they interviewed, noting he enjoyed speaking with each of them and learning about what they could offer the city. He expressed confidence in the consensus reached regarding the two individuals selected for further interviews.

C. Councilman Werner agreed with the consensus about how the interviews were conducted, acknowledging that staff and Acting City Manager Ms. Burgess did a good job organizing the process. However, he expressed some reservations about the overall candidate pool, stating he felt they were "okay candidates" rather than great ones. Despite this concern, he felt they could make a good selection from the current round but suggested the city should consider charter amendments in the future to attract candidates from other municipalities.

D. Vice Mayor Langowski thanked staff and the council for their work in the City Manager hiring process.

E. Mayor O'Connor complimented the organization of the city manager selection process and expressed satisfaction that the majority of council members had the same top two candidates, indicating strong consensus.

REPORT - CITY ATTORNEY

Mr. Doody reported that he would be engaged in contract negotiations and would bring a contract template to council members for review and input.

REPORT - CITY MANAGER

Acting City Manager, Ms. Burgess, provided a reminder about the next council meeting scheduled for March 3rd. Ms. Burges also addressed a school district community meeting that had been scheduled for March 5th to present plans for the new school.

Ms. Burgess announced that the city would be participating in a reading program at Golden Grove Elementary, with volunteers including Mayor O'Connor registered to participate.

Acting City Clerk Ms. Izquierdo noted that five people had been registered through her office, including two members from the education board.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 4:31 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Minutes_City Council Special Meeting - 03.03.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Special Meeting
Tuesday, March 03, 2026 at 5:00 PM

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

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:

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

DRAFT

CALL TO ORDER

Mayor O'Connor called the City of Westlake Special Meeting on Tuesday, March 3, 2026, to order at 5:00 PM

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also Present:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

Mayor O'Connor called for a motion to approve the agenda as is.

Motion by Councilman Gleason, to approve the agenda as is, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice mayor Langowski	YES
Mayor O'Connor	YES

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

PUBLIC COMMENTS

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CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Consideration and Selection of Finalist for the Position of City Manager

Mayor O'Connor explained that the Council had conducted a special public meeting the previous week to identify the top two finalists for the City Manager position. He noted that all council members had the pleasure of interviewing the candidates in person and emphasized that both candidates represented top tier talent. The purpose of this meeting was to allow the candidates to introduce themselves to the public and for the Council to engage in discussion.

Mr. Camel introduced himself as the current City Manager of South Bay, serving for 13 years. Mr. Camel highlighted his experience bringing in over in appropriations for South Bay and building relationships from Tallahassee to Washington DC.

Mr. Camel outlined his vision for Westlake, emphasizing fiscal responsibility and avoiding deep debt while acknowledging some debt would be necessary due to current cost of living. He stressed the importance of preparing for potential property tax impacts and his ability to leverage relationships for funding opportunities. Mr. Camel mentioned his background as a land use planner and his familiarity with Westlake's development process.

After Mr. Camel's presentation the council engaged in questions and discussions.

Mayor O'Connor introduced Mr. Howard Brown to please give his presentation.

Mr. Brown introduced himself as the founder and CEO of a consulting group that has managed across multiple states including Florida, Georgia, California, and Oklahoma. Mr. Brown emphasized his national experience as both permanent and interim city manager, most recently serving as the manager of the Village of Indiantown in Martin County.

Mr. Brown detailed his experience in Indiantown, which had no staff when he arrived and operated entirely on contracts, similar to Westlake's structure. Mr. Brown successfully negotiated contracts for various services including fire rescue and law enforcement, achieving significant cost savings.

Mr. Brown mentioned successful economic development projects, he emphasized his national connections with developers and retailers.

After Mr. Brown's presentation the council engaged in questions and discussions.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber inquired about community engagement, asking specifically about RFP processes, working with other jurisdictions, and experience with improvement districts. Mr. Brown explained his extensive experience with regional planning councils and various government agencies, his approach to community engagement through small group meetings and social media and suggested attending HOA meetings given Westlake's unique structure.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres asked about Mr. Brown's consulting business and potential conflicts if hired. Mr. Brown clarified that his goal was to work exclusively for Westlake and that ICMA ethics requirements would prohibit maintaining outside consulting work as a full-time city manager.

City Council discussed whether to make a decision immediately or defer to their next regular meeting. After brief discussion about timing and the agenda process, the Council determined to table the matter for the Regular Meeting.

Councilman Werner moved to table the discussion and consideration of the city manager position during this special meeting and hold it over to the next regular meeting, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

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

CITY COUNCIL COMMENTS

No council members provided comments.

REPORT - CITY ATTORNEY

No report was provided.

REPORT - CITY MANAGER

No report was provided.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:00 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. Minutes_City Council Regular Meeting - 03.03.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Regular Meeting
Tuesday, March 03, 2026 at 6:00 PM

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

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:

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

DRAFT

A regular meeting of the City Council of the City of Westlake was held on Tuesday, March 3, 2026, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

   Meeting ID: 2632 888 9851
   Password: hello

2. Participants also dialed in using the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, March 3, 2026, to order at 6:01 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Zoie P. Burgess, CMC, Acting City Manager
Donald J. Doody, Esq., City Attorney
Odet Izquierdo, Acting City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for a motion to modify the agenda to include a line item for City Manager discussion.

Councilman Werner made a motion to approve the agenda as amended. Seconded by Vice Mayor Langowski.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

Mayor O'Connor called for a motion to approve the agenda as amended.

Councilman Gleason made a motion to approve the agenda as amended, seconded by Vice Mayor Langowski.

ROLL CALL

Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

PUBLIC COMMENTS

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Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed the council regarding ongoing streetlight issues throughout the city. Mr. Farber also reported that holiday lights were not functioning during February and mentioned landscaping concerns.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres inquired about the city's future office location. Mayor O'Connor explained that the city decided to remain in its current location rather than move to a new space, citing financial benefits.

PRESENTATIONS/ PROCLAMATIONS

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. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

A. Proclamation 2026-05 - Florida Bicycle Month

Mayor O'Connor read the Proclamation 2026-05 into the record declaring March 2026, as Florida Bicycle Month.

B. Proclamation 2026-06 - Let's Move Palm Beach County

Mayor O'Connor read the Proclamation 2026-06 into the record recognizing Let's Move Palm Beach County initiative.

C. Proclamation 2026-07 - Women's History Month

Mayor O'Connor read the Proclamation 2026-07 into the record declaring March 2026, as Women's History Month.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. MINUTES_City Council Regular Meeting - 11.04.2025 DRAFT

B. MINUTES_City Council Regular Meeting - 01.06.2026 DRAFT

C. MINUTES_City Council Regular Meeting - 02.03.2026 DRAFT

D. Monthly Financial Report - January

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda as presented, seconded by Councilman Gleason.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

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

PUBLIC HEARING

A. ADOPTION (SECOND READING): Ordinance 2025-09 – 2025 10-Year Water Supply Facilities Work Plan.

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO APPROVE FOR TRANSMITTAL AND SUBSEQUENT ADOPTION BY REFERENCE AN UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mr. Leon presented the item as the second reading of the 10-year water supply facilities work plan required by Section 163.3177 Florida Statutes. The City Council had approved the first reading on December 2, 2025, and staff received no comments from agencies or the public, with only minor comments from the South Florida Water Management District that were addressed.

Mayor O'Connor opened the public hearing, and no public comments were received, so the hearing was closed.

Councilman Werner questioned whether the plan's reference to units was consistent with the comprehensive plan.

Mr. Leon confirmed this was concurrent with the ongoing comprehensive plan amendment that had been transmitted to the state and would return for adoption, ensuring consistency between documents.

Motion by Vice Mayor Langowski to adopt Ordinance 2025-09, seconded by Councilman Werner.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES

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

NEW BUSINESS

A. SpringFest 2026 Temporary Land Use Agreement

Submitted by: Administration

Mayor O'Connor introduced the item.

Acting City Manager Ms. Burgess presented the agreement required for SpringFest, scheduled for March 28th from 11 AM to 3 PM. The agreement allows the city to use the property "as is" for parking and activities, with the city responsible for restoring the property after the event.

Ms. Burgess reported strong vendor participation with 33 paid vendors, 9 food trucks, and 9 sponsors.

Motion by Councilman Werner to approve the SpringFest 2026 Temporary Land Use Agreement, seconded by Councilman Gleason.

ROLL CALL

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

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

B. Consideration and Selection of Finalist for the Position of City Manager

Mayor O'Connor opened discussion on the city manager selection process, acknowledging two highly qualified candidates from their shortlist.

Councilman Werner expressed his inclination for Mr. Brown, citing his diversified experience across various cities and populations, his education credentials including ICMA certification and AICP planning designation, and his comprehensive background that would support Westlake's next chapter of growth and development.

Councilman Gleason echoed support for Mr. Brown, highlighting his diverse experience and ability to secure funding through various innovative approaches. Councilman Gleason particularly appreciated Brown's ideas for a potential city hall/recreation center/activity center and the different funding mechanisms he proposed.

Mayor O'Connor emphasized the importance of working successfully with existing staff, Mayor O'Connor shared an experience from another city where hiring an otherwise qualified person failed because they couldn't work effectively with existing staff.

Councilwoman Leonard agreed with her council's assessment of Mr. Brown's experience, education, and special talent for interim management.

Vice Mayor Langowski concurred with the unanimous sentiment, praising Mr. Brown's background and their productive conversations about future city needs and initiatives Mr. Brown had successfully implemented in other municipalities.

Mayor O'Connor acknowledged that while he had initially leaned toward a different choice, Mr. Brown's presentation reinforced his qualifications and "edged out" his first choice. He noted there was "no bad choice" between the two candidates but that all five council members ranked Mr. Brown as their number one selection.

Mr. Doody requested that one council member work with him to negotiate the contract to avoid sunshine law violations, with the final agreement returning to council for approval.

Mr. Doody clarified the independent contractor structure, noting that per the city's charter, all positions are contractual rather than traditional employment, meaning Mr. Brown would provide his own benefits, insurance, and retirement through the contracted amount.

Mayor O'Connor opened for public comments.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed the transportation problem in the city.

Motion by Councilman Werner to approve Mr. Brown as the number one candidate to negotiate with the City Attorney and Mayor, seconded by Councilman Gleason.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

CITY COUNCIL COMMENTS

A. Councilwoman Leonard noted that March is her birthday month and suggested the city consider recognizing a local woman for Women's History Month in future years.

B. Councilman Gleason appreciated the mayor's transparency in the selection process and noted it was also his birthday month.

C. Councilman Werner requested an update on the Persimmon Street access issue, he asked for a report from the city attorney or city manager about future expectations, including whether the street would terminate in a cul-de-sac and the implications for State Road 60 connectivity.

D. Vice Mayor Langowski reminded attendees about the community input meeting for the new elementary school, scheduled for Thursday at 6 PM in the High School auditorium, where the same presentation given to council would be shared with the community for questions and feedback.

E. Mayor O'Connor reported on Read Across America Week, noting he read to 433 students across multiple schools including Westlake, North Palm, and Royal Palm Beach schools. He called the experience "incredibly heartwarming" and confirmed plans to participate again next year.

Mayor O'Connor announced his attendance at an FDOT presentation on the State Road 7 extension from Northlake Boulevard to Okeechobee, calling it "such a valuable asset to the city of Westlake." He requested staff draft a resolution supporting the project to assist FDOT's application.

Mayor O'Connor addressed the proposed AI data center near the elementary school, explaining that the legislature has revived a bill that would prohibit data centers from being built within 5 miles of schools. Mayor O'Connor clarified that the city is not anti-data center but opposes locations within 5 miles of schools. Mayor O'Connor requested city attorney review of draft resolution language supporting the legislation, noting the time-sensitive nature as it moves through committees.

Mayor O'Connor congratulated Mr. Brown and thanked staff for the comprehensive city manager search process, emphasizing the significance of hiring their own city manager who answers directly to Westlake rather than serving multiple jurisdictions.

Mayor O'Connor also thanked the firm ICMA and their team for conducting the extensive candidate review process at no cost to the city, organizing numerous applications into categories of qualification levels and ultimately presenting the council with two highly qualified final candidates.

REPORT – STAFF

PBSO provided their monthly report.

Fire Rescue provided their monthly report.

REPORT - CITY ATTORNEY

Mr. Doody provided no report.

REPORT - CITY MANAGER

Acting City Manager Ms. Burgess congratulated Mr. Brown on his selection and expressed optimism about contract negotiations.

Ms. Burgess introduced Taylor Garcia as the new Housing Assistance Program Director. Ms. Burgess also reminded the attendees of a new home buyer assistance seminar at the Lodge on Saturday, March 7th, from 11 AM to 1 PM, where Ms. Garcia would present information about the HAPPY program.

Ms. Burgess reminded the council about the upcoming swearing-in ceremonies for Mayor O'Connor, Vice Mayor Langowski and Councilman Gleason would occur next month, along with a resolution to elect the Vice Mayor.

Mayor O'Connor praised the creation of the housing director position, noting that Ms. Garcia had already improved management of the HAPPY program and was effectively addressing resident inquiries about available funds.

PUBLIC COMMENTS

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. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber thanked Acting City Manager Ms. Burgess and staff member Ms. Izquierdo for their excellent work during the interim period while searching for a new city manager. Mr. Farber praised their ability to step up and handle responsibilities effectively, encouraging applause for their efforts.

Public Comment – Ms. Marjorie Perry – 5351 Saint Armands Way - Ms. Perry referenced Project Tango (the AI data center), noting that when she raised the issue two months prior, the attorney said they couldn't speak about it. Ms. Perry asked about the legislature potentially removing the 5-mile restriction. Mayor O'Connor clarified that as of Saturday, when he physically visited the location with other officials, the 5-mile restriction remains in the proposed legislation.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:00 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

D. Monthly Financial Report - February

MEMORANDUM

TO: **Members of the City Council, City of Westlake**

FROM: **Lucus McDonald, Accounting Supervisor**

CC: **Stephen Bloom, Vice President Finance**

DATE: **March 25, 2026**

SUBJECT: **February 2026 Financial Report**

Please find attached the February 2026 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact Lucus McDonald at lucus.mcdonald@inframark.com.

General Fund

- Total Revenues through February were approximately 78% of the annual budget. Collections of the FY2026 Ad Valorem Tax and Special Assessments were approximately 91% and 95%, respectively.
- Total Expenditures and Contingency through February were approximately 22% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through February were approximately 146% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. A donation of $1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through February were approximately 15% of the annual budget.
- Total Expenditures through February were approximately 33% of the annual budget.

City of Westlake

Financial Report

February 28, 2026

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City of Westlake

Financial Statements

February 28, 2026

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	$ 2,133,505	$ -	$ -	$ 2,133,505
Cash Restricted for Donated Funds	238,671	-	-	238,671
Assessments Receivable	38,548	-	-	38,548
Due From Other Districts	-	-	552	552
Due From Other Funds	2,607,931	-	-	2,607,931
Investments:				
Money Market Account	13,352,652	1,384,139	-	14,736,791
Other	-	3,309,308	-	3,309,308
Prepaid Items	4,400	-	-	4,400
Deposits	666	-	-	666
Mortgages Receivable	-	2,009,408	-	2,009,408
TOTAL ASSETS	**$ 18,376,373**	**$ 6,702,855**	**$ 552**	**$ 25,079,780**
LIABILITIES				
Accounts Payable	$ 36,499	$ -	$ 166,000	$ 202,499
Accrued Expenses	16,500	2,587	-	19,087
DBPR surcharge	2,798	-	-	2,798
DCA surcharge	4,129	-	-	4,129
Impact Fees	410,467	-	-	410,467
Unearned Revenue	486,411	-	-	486,411
Due To Developer	-	-	93,801	93,801
Due To Other Districts	23,963	-	-	23,963
Due To Other Gov'tl Units	2,991	-	-	2,991
Deferred Revenue-Developer Submittals (Minto)	-	-	42,975	42,975
Donations-Art in Public Places	36,850	-	-	36,850
Due To Other Funds	-	8,960	2,598,971	2,607,931
Deferred Inflow of Resources	38,548	-	-	38,548
TOTAL LIABILITIES	**1,059,156**	**11,547**	**2,901,747**	**3,972,450**
FUND BALANCES				
Nonspendable:				
Prepaid Items	4,400	-	-	4,400
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	6,691,308	-	6,691,308
Unassigned:	17,312,151	-	(2,901,195)	14,410,956
TOTAL FUND BALANCES	**$ 17,317,217**	**$ 6,691,308**	**$ (2,901,195)**	**$ 21,107,330**
TOTAL LIABILITIES & FUND BALANCES	**$ 18,376,373**	**$ 6,702,855**	**$ 552**	**$ 25,079,780**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 151,879	$ 151,879
Ad Valorem Taxes	7,525,730	7,221,573	6,842,783	(378,790)
Ad Valorem Taxes - Discounts	(301,000)	(301,000)	(272,414)	28,586
Discretionary Sales Surtaxes	605,400	252,250	-	(252,250)
FPL Franchise	487,100	202,956	247,451	44,495
Gas	82,000	34,169	44,381	10,212
Solid Waste	42,300	17,625	20,094	2,469
Electricity	621,400	258,919	321,098	62,179
Water	198,900	82,875	68,904	(13,971)
Gas	182,500	76,044	77,486	1,442
Communication Services Taxes	159,800	66,581	82,295	15,714
Occupational Licenses	37,300	15,544	10,270	(5,274)
Building Permits	-	-	4,248	4,248
Building Permits - Surcharge	-	-	11	11
Building Permits - Admin Fee	99,200	41,331	42,461	1,130
State Revenue Sharing Proceeds	102,800	42,831	42,496	(335)
Alcoholic Beverage License	1,100	275	-	(275)
Other Public Safety Chrgs/Fees	9,400	3,919	4,763	844
Garbage/Solid Waste Revenue	233,400	97,250	12,299	(84,951)
Penalties	-	-	204	204
Other Operating Revenues	10,200	5,100	3,616	(1,484)
Special Events	-	-	7,250	7,250
Event Sponsors	-	-	6,057	6,057
Judgements and Fines	-	-	942	942
Special Assmnts- Tax Collector	948,700	912,443	897,299	(15,144)
Special Assmnts- Discounts	(37,900)	(37,900)	(35,523)	2,377
Other Miscellaneous Revenues	-	-	360	360
Lien Search Fee	12,500	5,206	4,940	(266)
TOTAL REVENUES	**11,020,830**	**8,997,991**	**8,585,650**	**(412,341)**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	25,000	25,000	-
FICA Taxes	4,600	1,917	1,913	4
ProfServ-Legislative Expense	75,000	31,250	20,360	10,890
Telephone, Cable & Internet Service	4,700	1,956	1,561	395
Lease - Building	176,000	73,331	3,000	70,331
Public Officials Insurance	5,500	5,500	4,662	838
Misc-Event Expense	254,000	54,000	63,243	(9,243)
Council Expenses	80,000	33,331	27,838	5,493
Dues, Licenses, Subscriptions	15,000	15,000	9,805	5,195
Total Legislative	674,800	241,285	157,382	83,903
City Manager				
Contracts-City Manager	258,500	107,706	107,750	(44)
Misc-Public Relations	50,000	20,833	5,690	15,143
Office Supplies	12,200	5,081	1,196	3,885
Dues, Licenses, Subscriptions	2,700	1,339	810	529
Total City Manager	323,400	134,959	115,446	19,513
City Clerk				
ProfServ-Web Site Maintenance	7,600	3,169	2,542	627
Contracts-City Clerk	233,100	97,125	97,125	-
Postage and Freight	1,900	794	85	709
Printing	12,500	5,206	-	5,206
Legal Advertising	17,500	7,292	4,059	3,233
Miscellaneous Expenses	12,500	5,206	11,094	(5,888)
Office Supplies	2,900	1,208	950	258
Dues, Licenses, Subscriptions	35,600	8,234	10,501	(2,267)
Total City Clerk	323,600	128,234	126,356	1,878
Finance				
Auditing Services	8,100	-	-	-
Contracts-Finance	108,100	45,044	45,042	2
Total Finance	116,200	45,044	45,042	2

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Legal Counsel				
ProfServ-Legal Services	101,500	42,294	43,420	(1,126)
ProfServ-Legal Litigation	122,600	51,081	1,545	49,536
Total Legal Counsel	224,100	93,375	44,965	48,410
Other Administrative Services				
ProfServ-Info Technology	85,300	33,700	35,887	(2,187)
Contracts-Admin. Service	456,500	190,206	190,208	(2)
Misc-Assessment Collection Cost	9,500	9,137	3,672	5,465
General Government	150,000	62,500	-	62,500
Total Other Administrative Services	701,300	295,543	229,767	65,776
Facility Services				
Telephone, Cable & Internet Service	9,200	3,833	4,739	(906)
Lease - Building	25,000	10,419	-	10,419
Insurance (Liab,Auto,Property)	13,900	10,900	9,465	1,435
Miscellaneous Services	1,500	625	2,033	(1,408)
Cleaning Services	14,300	5,956	5,753	203
Principal-Capital Lease	16,700	6,956	12,444	(5,488)
Interest-Capital Lease	2,800	1,169	2,574	(1,405)
Total Facility Services	83,400	39,858	37,008	2,850
Community Services				
Contracts-Solid Waste	1,360,400	566,831	513,412	53,419
Contracts-Sheriff	1,398,600	582,750	537,541	45,209
Electricity	253,800	105,750	81,748	24,002
R&M-Community Maintenance	31,200	13,000	13,000	-
Operating Supplies	58,600	29,300	-	29,300
Roadway Services	13,600	3,400	15,274	(11,874)
Total Community Services	3,116,200	1,301,031	1,160,975	140,056

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Capital Expenditures & Projects				
Capital Improvements	50,000	-	-	-
Cap Outlay - Equipment	25,000	-	-	-
Total Capital Expenditures & Projects	75,000	-	-	-
Reserves				
Misc-Contingency	280,700	116,956	2,332	114,624
1st Quarter Operating Reserves	1,473,400	613,919	-	613,919
Reserve - Capital Projects	1,500,000	625,000	-	625,000
Total Reserves	3,254,100	1,355,875	2,332	1,353,543
TOTAL EXPENDITURES & RESERVES	**8,892,100**	**3,635,204**	**1,919,273**	**1,715,931**
Excess (deficiency) of revenues Over (under) expenditures	2,128,730	5,362,787	6,666,377	1,303,590
OTHER FINANCING SOURCES (USES)				
Grants and Aids	(50,000)	(20,831)	-	20,831
Contribution to (Use of) Fund Balance	2,078,730	-	-	-
TOTAL FINANCING SOURCES (USES)	**2,028,730**	**(20,831)**	**-**	**20,831**
Net change in fund balance	$ 2,078,730	$ 5,341,956	$ 6,666,377	$ 1,324,421
FUND BALANCE, BEGINNING (OCT 1, 2025)	**10,650,840**	**10,650,840**	**10,650,840**	
FUND BALANCE, ENDING	**$ 12,729,570**	**$ 15,992,796**	**$ 17,317,217**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 20,833	$ 20,833
Dividends	-	-	49,813	49,813
Donations	300,000	125,000	365,919	240,919
TOTAL REVENUES	**300,000**	**125,000**	**436,565**	**311,565**
EXPENDITURES				
Housing Assistance Program Manager				
Contracts - Housing Assistance Program Manager	-	-	8,960	(8,960)
Total Housing Assistance Program Manager	-	-	8,960	(8,960)
Public Assistance				
Misc-Admin Fee (%)	21,000	8,750	-	8,750
Assistance Program	279,000	116,250	-	116,250
Total Public Assistance	300,000	125,000	-	125,000
TOTAL EXPENDITURES	**300,000**	**125,000**	**8,960**	**116,040**
Excess (deficiency) of revenues Over (under) expenditures	-	-	427,605	427,605
Net change in fund balance	$ -	$ -	$ 427,605	$ 427,605
FUND BALANCE, BEGINNING (OCT 1, 2025)	**6,263,703**	**6,263,703**	**6,263,703**	
FUND BALANCE, ENDING	**$ 6,263,703**	**$ 6,263,703**	**$ 6,691,308**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ -	$ -
Building Permits	2,268,800	945,331	328,995	(616,336)
Reinspection Fees	-	-	50	50
Building Permits - Surcharge	6,000	2,500	2,076	(424)
Other Building Permit Fees	30,000	12,500	32,850	20,350
Building Permits - Admin Fee	147,100	61,294	60,129	(1,165)
Engineering Permits	261,200	108,831	13,111	(95,720)
Planning & Zoning Permits	336,800	140,331	8,810	(131,521)
TOTAL REVENUES	**3,049,900**	**1,270,787**	**446,021**	**(824,766)**
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	261,200	108,831	94,786	14,045
ProfServ-Info Technology	327,400	136,419	80,663	55,756
ProfServ-Legal Services	42,300	17,625	8,130	9,495
ProfServ-Planning/Zoning Board	336,800	140,331	175,170	(34,839)
ProfServ-Compliance Service	186,500	77,706	79,920	(2,214)
ProfServ-Building Permits	1,738,800	724,500	537,920	186,580
Special Magistrate	30,000	12,500	-	12,500
Telephone, Cable & Internet Service	5,300	2,206	2,067	139
Lease - Building	24,000	10,000	-	10,000
Printing	1,000	500	-	500
Miscellaneous Services	3,000	1,250	1,780	(530)
Misc-Admin Fee (%)	33,800	14,081	14,083	(2)
Billing Service Fees	41,200	17,169	11,023	6,146
Office Supplies	900	375	-	375
Cleaning Services	12,800	5,331	5,980	(649)
Principal-Capital Lease	4,200	1,750	209	1,541
Interest-Capital Lease	700	292	74	218
Total Comprehensive Planning	3,049,900	1,270,866	1,011,805	259,061

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
TOTAL EXPENDITURES	**3,049,900**	**1,270,866**	**1,011,805**	**259,061**
Excess (deficiency) of revenues Over (under) expenditures	-	(79)	(565,784)	(565,705)
Net change in fund balance	$ -	$ (79)	$ (565,784)	$ (565,705)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**(2,335,411)**	**(2,312,693)**	**(2,335,411)**	
FUND BALANCE, ENDING	**$ (2,335,411)**	**$ (2,312,772)**	**$ (2,901,195)**	

City of Westlake

Supporting Schedule

February 28, 2026

Cash and Investment Report

February 28, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	BankUnited	Checking Account	n/a	$2,133,505
Money Market	BankUnited	MMA	4.07%	$13,591,323
			Subtotal	**$15,724,828**

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.07%	$1,312,509
Government Checking	Valley Bank	Checking Account	4.33%	$71,630
Brokerage Account	Valley Bank	Government Fund Class A	4.01%	$3,309,308
			Subtotal	**$4,693,447**
			Total	**$20,418,275**

File Attachments for Item:

B. Proclamation 2026-08 - Water Conservation Month

Proclamation

DECLARING APRIL 2026
AS WATER CONSERVATION MONTH

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and the City of Westlake are working together to increase awareness on the importance of water conservation; and

WHEREAS, the City of Westlake and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens how they can help save Florida's precious water resources; and

WHEREAS, the City of Westlake has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE APRIL 2026 AS:

Water Conservation Month

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and executed by the members of this Council.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 7th day of April 2026.

_____
JohnPaul O'Connor, Mayor

ATTEST:

_____
Odet Izquierdo, Acting City Clerk

File Attachments for Item:

C. Proclamation 2026-09 - National Days of Remembrance

Proclamation

DECLARING APRIL 13-20, 2026
AS NATIONAL DAYS OF REMEMBRANCE

WHEREAS, the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945. Jews were the primary victims - six million Jews were murdered; Roma, people with disabilities, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons. Millions more, including gay men, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and

WHEREAS, the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and

WHEREAS, we the people of the City of Westlake, FL remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and

WHEREAS, we the people of the City of Westlake, FL should actively rededicate ourselves to the principles of individual freedom in a just society; and

WHEREAS, the Days of Remembrance have been set aside for the people of the City of Westlake, FL to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and

WHEREAS, pursuant to an Act of Congress (Public Law 96-388, October 7, 1980), the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be Monday, April 13, through Monday, April 20, 2026, including the Day of Remembrance known as Yom HaShoah, April 14, 2026.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, DO HEREBY PROCLAIM THE WEEK OF MONDAY, APRIL 13, THROUGH MONDAY, APRIL 20, 2026, AS:

DAYS OF REMEMBRANCE

in memory of the victims of the Holocaust and in honor of the survivors as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Westlake, FL should work to promote human dignity and confront hate whenever and wherever it occurs.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 7th day of April 2026.

_____
JohnPaul O'Connor, Mayor

ATTEST:

_____
Odet Izquierdo, Acting City Clerk

File Attachments for Item:

A. VAR-2026-01: The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	**Submitted By:** Planning and Zoning			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**VAR-2026-01:** The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.				
STAFF RECOMMENDATION: (MOTION READY)	**Motion to Approve** – VAR-2026-01 – Variance request for retail sales and services use known as Walmart Supercenter – City of Westlake.				
SUMMARY *and/or* JUSTIFICATION:	The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a variance from the distance separation requirement for the retail sale of alcoholic beverages for the proposed Walmart Supercenter. The request seeks an exception to the distance separation requirement outlined in Chapter 4, Section 4-8(b)(1), which mandates a minimum of 1,000 feet separation from another establishment licensed for the retail sale of alcoholic beverages for on- or off-premises consumption. The proposed Walmart Supercenter is approximately 812 feet (airline distance measurement from door to door) from an existing business, "Xcel Padel," which currently holds a liquor license. The subject facility will include multiple retail departments such as clothing, household goods, toys, electronics, grocery items, pharmacy services with drive-through, a vision center, a package store for off-premises alcohol sales, an auto center, an outdoor garden center, and an online pickup and delivery area. The applicant is requesting a package liquor license allowing alcohol sales strictly for off-premises consumption only. No on-site consumption, bar service, or entertainment is proposed.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:	X	**PROCLAMATION:**		
	EXHIBIT(S):	X	**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Application Justification Statement				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**		

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***		
FISCAL IMPACT *(if any):*		$

City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting - 4/7/2026

PETITION DESCRIPTION

PETITION NUMBER:	VAR-2026-01 - *Walmart Supercenter Alcohol Distance Variance*
APPLICANT:	Cortleur & Hearing
OWNER:	Minto PBLH, LLC
LOCATION:	5353 SEMINOLE PRATT WHITNEY RD
PCN:	77-40-43-01-34-007-0000

REQUEST

The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.

SUMMARY

The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a variance from the distance separation requirement for the retail sale of alcoholic beverages for the proposed Walmart Supercenter. The request seeks an exception to the distance separation requirement outlined in Chapter 4, Section 4-8(b)(1), which mandates a minimum of 1,000 feet separation from another establishment licensed for the retail sale of alcoholic beverages for on- or off-premises consumption.

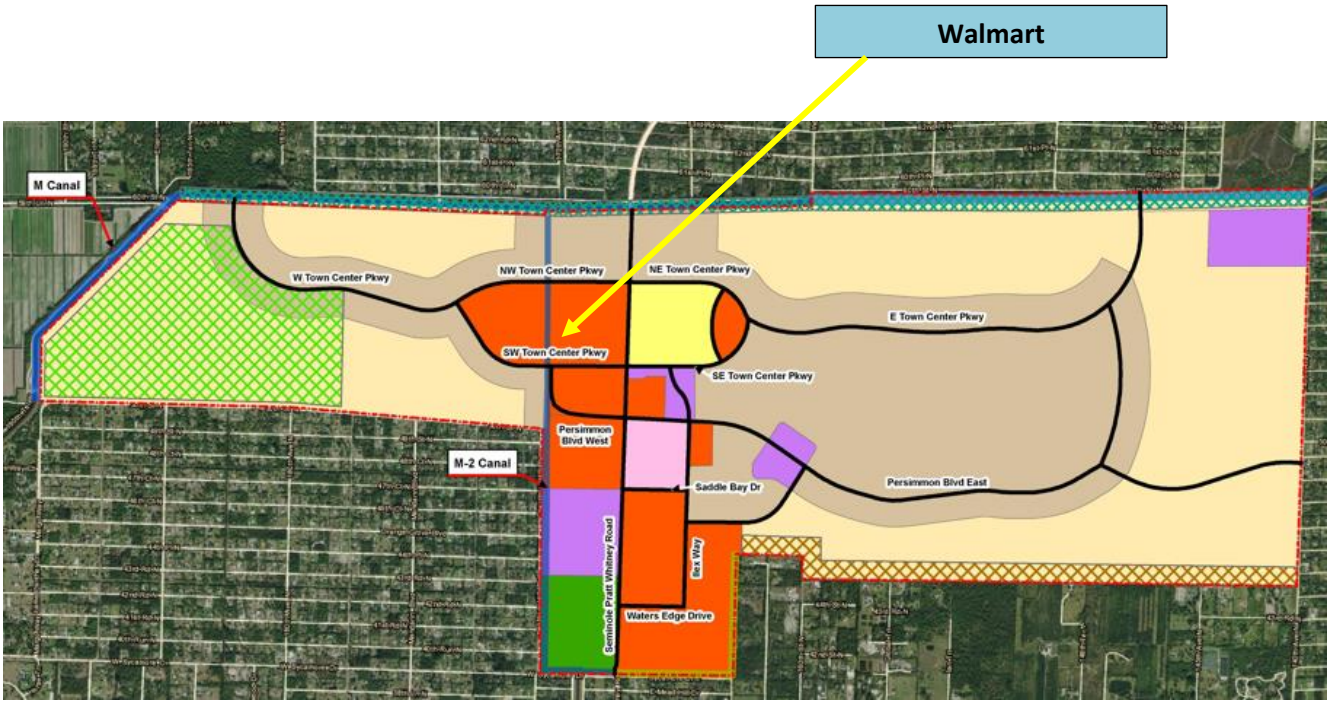
The proposed Walmart Supercenter is approximately 812 feet (airline distance measurement from door to door) from an existing business, “Xcel Padel,” which currently holds a liquor license. The subject facility will include multiple retail departments such as clothing, household goods, toys, electronics, grocery items, pharmacy services with drive-through, a vision center, a package store for off-premises alcohol sales, an auto center, an outdoor garden center, and an online pickup and delivery area. The applicant is requesting a package liquor license allowing alcohol sales strictly for off-premises consumption only. No on-site consumption, bar service, or entertainment is proposed.

STAFF RECOMMENDATION

Based on the analysis contained herein, City staff finds that the requested distance exception satisfies the criteria of Chapter 4, Section 4-10 of the City of Westlake Code of Ordinances. Therefore, City staff have no objections to the approval of application VAR-2026-01.

PETITION FACTS

a. Total Gross Site Area: 24.29 acres
b. Building Data: 190,397 sq. ft. Walmart Supercenter including a 4,816 sq. ft. package liquor store for off-premises consumption
c. Land Use and Zoning
   Existing Land Use: Vacant
   Future Land Use: Mixed Use
   Zoning: Mixed Use



BACKGROUND

The subject property has a Downtown Mixed Used and corresponding Mixed Used zoning classification. The development has the following approvals:

- On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C (Lowe's site).
- On August 5, 2025, the City Council approved the application SPR-2025-02 with six (6) conditions for the proposed 107,547 sq. ft. retail sale and service known as "Lowe's."
- On October 27, 2025, the City Council approved application MSP-2025-05 with one (1) condition for the proposed "Lowe's" Master Sign Plan, including six (6) waivers.
- On January 6, 2026, City Council approved application MSP-2025-03 with two (2) conditions for the proposed Pod G North Master Sign Plan, including five (5) waivers.
- On January 20, 2026, the plat for Pod G, including North Parcels G and H, was approved, where the subject site "Walmart Supercenter" will be located.
- On April 7, 2026, the City Council is scheduled to consider application SPR-2025-01 for the Walmart Supercenter site plan located within Pod G North, Parcels G and H.

VARIANCE REQUEST

The subject application was reviewed according to the City of Westlake Land Development Code. The Applicant is requesting one (1) Variance as follows:

1. To allow Walmart Supercenter to obtain a liquor license within approximately 800 feet of another establishment that is already licensed for the sale of alcoholic beverages.

The City of Westlake Code per Chapter 4, Section 4-8(b)(1) requires the following:

"No license for the sale of alcoholic beverages at retail, including malt beverages and wine, for consumption on or off the premises, shall be issued where the place of business designated in the application therefor is located within one thousand (1,000) feet from another place of business for which there is already issued a license for the retail sale of alcoholic beverages for consumption on or off the premises; ***such distance to be the airline measurement taken from the center of the main entrance of the proposed business to the center of the main entrance of the existing business for which there is already a license for the retail sale of alcoholic beverages for consumption on or off the premises."*** The applicant submitted a distance exhibit demonstrating that the airline distance between the proposed Walmart package store entrance and the entrance to Xcel Padel is approximately 812 feet.

Distance from Walmart to Xcel Padel and Publix

STAFF ANALYSIS AND FINDINGS

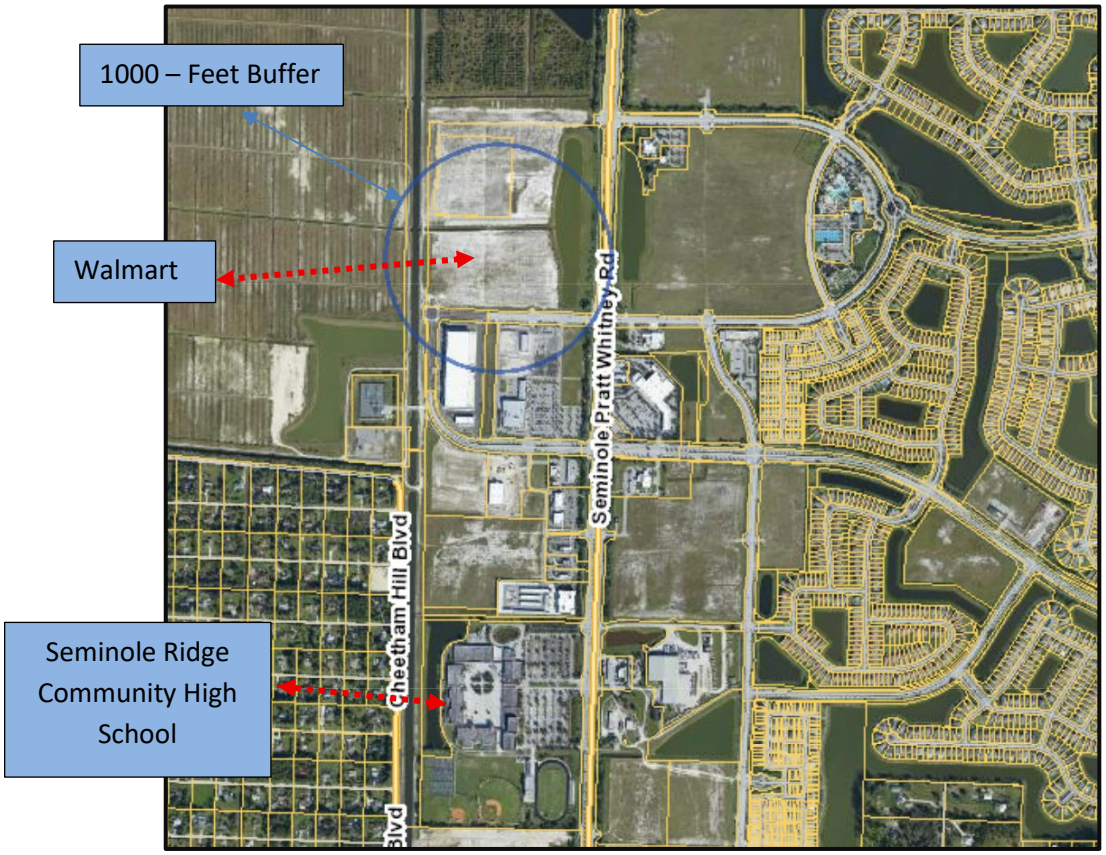
Chapter 4, Section 4-8 of the City Code establishes minimum distance requirements between establishments licensed for the retail sale of alcoholic beverages. Chapter 4, Section 4-10 allows the City Council to grant a distance exception when specific findings are met following a public hearing. Distance requirements are primarily intended to promote the safety, health, morals, and general welfare of residents. The City Council may grant exceptions to the required distance separations between businesses when deemed appropriate.

Per Chapter 4, Sec 4-10, the City Council may grant a variance to the distance requirements if it finds the following requirements are met:

1. **The established distance requirement of one thousand (1,000) feet from an established public or private elementary school, middle school, or secondary school is not violated. The distance shall be the airline measurement taken from the center of the main entrance of the school grounds.**

   Applicants Response: *The 1,000-foot distance from an established public or private elementary, middle, or secondary school is not violated.*

   Staff Analysis: Pursuant to Section 4-10(2)(a) of the City Code, the subject property is not located within one thousand (1,000) feet of any public or private elementary school, middle school or secondary school. Based on the City's staff analysis, the subject application is in compliance with this code standard.



2. **In the opinion of the city council, the granting of the modification will not materially impair the safety, health, morals, or general welfare of the citizens of the city which this chapter is intended to promote.**

Applicants Response: *The subject property is located within the Downtown Mixed-Use zoning district, a planned commercial area. Surrounding uses include large-format retail, grocery, warehouse, and undeveloped commercial property. The proposed use is consistent with commercial retail activity and does not introduce on-premises consumption or entertainment components that would elevate intensity or impact.*

Staff Analysis*:* Pursuant to Chapter 4, Section 4-10(2)(b), the granting of this variance will not be injurious to the surrounding area, nor will it be detrimental to the health, safety, or general welfare of the public. The subject property is located within the Downtown Mixed-Use zoning district and is surrounded by planned commercial development including Lowe's, Publix, and other retail uses. The subject application is in compliance with this code standard.

FINAL REMARKS

Based on the analysis contained herein, staff finds that the requested distance exception satisfies the criteria set forth in Chapter 4, Section 4-10 of the City of Westlake Code of Ordinances. Specifically, the proposed package store is not located within 1,000 feet of a public or private elementary, middle, or secondary school, and the granting of the distance exception will not materially impair the safety, health, morals, or general welfare of the citizens of the City. Therefore, staff have no objections to the approval of Application VAR-2026-01.

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 **second Monday of the month,** as needed, in the City Council Chambers, located at 4005 Seminole Pratt Whitney Road in the City of Westlake. 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: VAR-2026-01 - Walmart Alcohol Sales Distance

PROJECT ADDRESS: TBD

PROPERTY CONTROL NUMBER (PCN), LIST ADDITIONAL ON A SEPARATE SHEET: A portion of 77-40-43-01-00-000-1010

DESCRIPTION OF VARIANCE REQUEST: Per Chapter 4, Section 4-10 - City council distance exception.The applicant (Walmart) is requesting a variance/waiver from the distance requirements of its alcohol retail store, which is within 1,000 feet of an on-site consumption sports club (Xcel Padel). Please refer to the Justification statement included with this application.

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway N., Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: Jfcarter@mintousa.com

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

Name: Donaldson Hearing of Cotleur & Hearing

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

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

II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use **B) FUTURE LAND USE MAP DESIGNATION** Downtown Mixed Use

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S) Walmart Liquor Retail Store

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	Vacant /Approved Lowes	Downtown Mixed Use	Mixed Use
SOUTH	Publix / James Bus. Park	Downtown Mixed Use	Mixed Use
EAS	Downtown Mixed Use	Downtown Mixed Use	Mixed Use
WEST	Vacant	Residential 2	Residential 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 Hearing of Cotleur & 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.

John F. Carter
Owner's Name (please print)

Donaldson Hearing
Applicant/Agent's Name (please print)

1/12/22

Owner's Signature

February 27, 2026
Date

Refer to Next Page

Applicant/Agent's Signature

February 27, 2026
Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

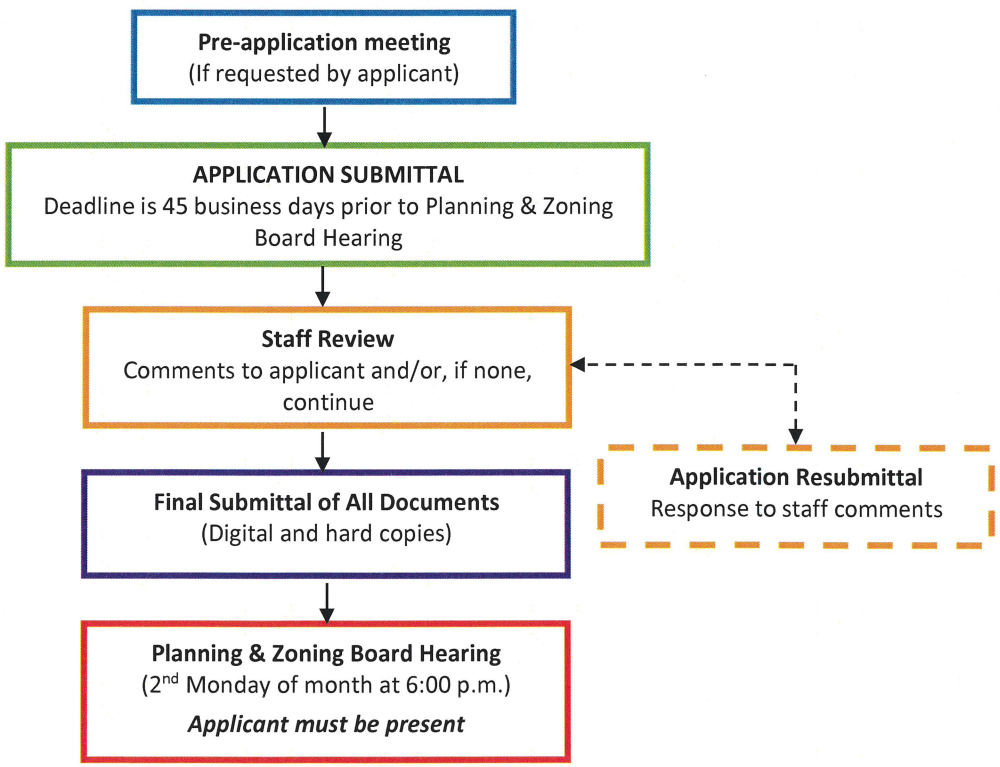
VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit**. Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge

February 27, 2026
Date

VII. VARIANCE APPLICATION REVIEW PROCESS



1/12/22

(See separate signed page)
Owner's Signature

Applicant/Agent's Signature

Date

February 27, 2026
Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

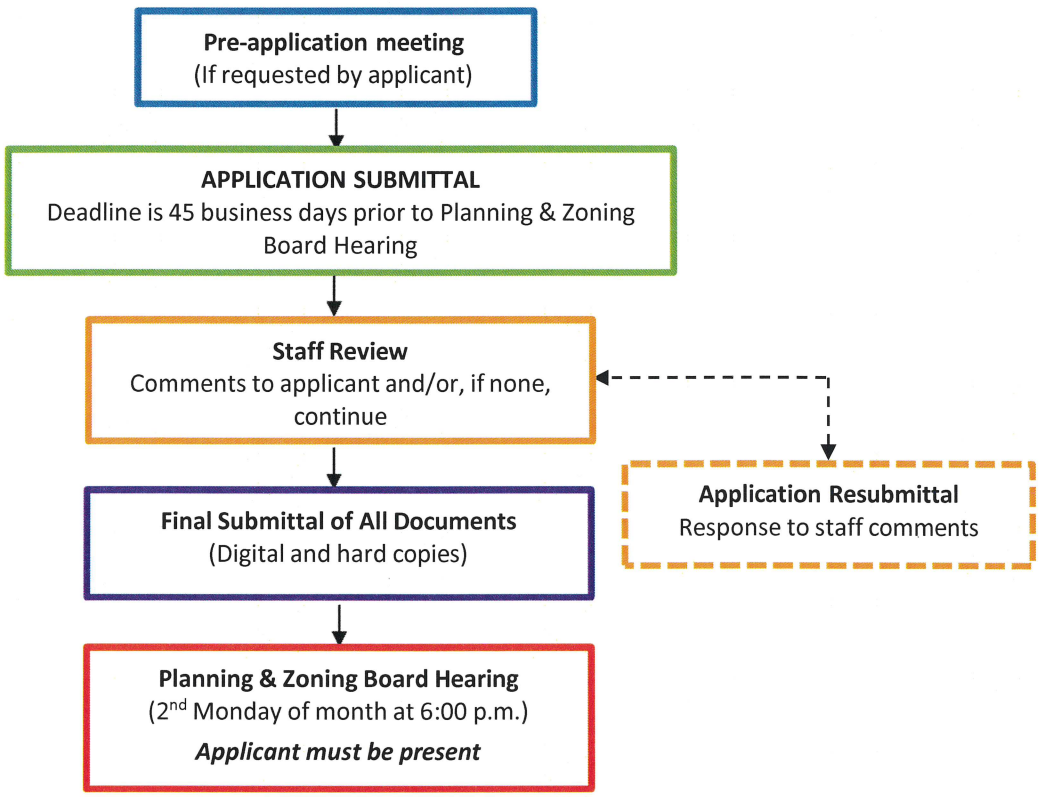
VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit**. Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

(See separate signed page)

Owner's Signature to Acknowledge **Date**

VII. VARIANCE APPLICATION REVIEW PROCESS



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561.747.6336 561.747.1377

WALMART PACKAGE STORE – VAR-2026-01

DISTANCE VARIANCE / WAIVER JUSTIFICATION

City of Westlake, Florida
Chapter 4 – Alcoholic Beverages

I. REQUEST

Pursuant to Chapter 4 Alcoholic Beverages, Section 4.10 (City Council Distance Exception) of the City of Westlake Code of Ordinances, the Applicant respectfully requests approval of a variance/waiver to the 1,000-foot distance requirements to allow operation of a package store (off-premises consumption only) at the north end of the Walmart building within the Downtown Mixed-Use zoning district.

II. APPLICABLE CODE PROVISIONS

Section 4.8 establishes a 1,000-foot separation between licensed retail alcoholic beverage vendors, measured as the airline distance from the center of the main entrance of the proposed business to the center of the main entrance of the existing licensed business.

Section 4.10 authorizes the City Council to grant a variance/waiver to the distance requirements, provided the following findings are made:

- The 1,000-foot distance from an established public or private elementary, middle, or secondary school is not violated.
- Granting the modification will not materially impair the safety, health, morals, or general welfare of the citizens of the city, as follows:

Sec. 4-10. - City council distance exception.

The city council, and it alone, may upon written application for a miscellaneous petition by the vendors of alcoholic beverages, including malt and wine beverages, as defined in this chapter, by resolution, granting a variance to the distance requirements of the application shall be accompanied by appropriate survey material, maps, and site plan.

(1) *No variance to the distance requirements shall be made until after a public hearing there on is held, and a notice of the public hearing shall be published in a newspaper of general circulation in the city on a date no less than fifteen (15) days prior to the date set for the hearing.*

(2) *Further, no variance to the distance requirements shall be granted unless the city council finds the following requirements are met:*

a. *The established distance requirement of one thousand (1,000) feet from an established public or private elementary school, middle school, or secondary school is not violated. The distance shall be the airline measurement taken from the center of the main*

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entrance of the school grounds.

The 1,000-foot distance from an established public or private elementary, middle, or secondary school is not violated.

b. *In the opinion of the city council, the granting of the modification will not materially impair the safety, health, morals, or general welfare of the citizens of the city which this chapter is intended to promote.*

Granting the modification will not materially impair the safety, health, morals, or general welfare of the citizens of the City.

III. DISTANCE CONDITIONS

As depicted on the attached distance exhibit:

- The airline distance from the proposed Walmart package store entrance to the Xcel Padel entrance is approximately 812 feet.
- The pedestrian route measurement totals approximately 1,387 feet.
- The distance from the Walmart package store entrance to the Publix package store within the Publix at Westlake Shopping Center exceeds 1,000 feet.
- There are no schools or places of worship within 1,000 feet of the proposed location.

IV. NATURE OF THE PROPOSED USE

The proposed Walmart package store is approximately 4,816 square feet in size and is located at the north end of the Walmart building. The package store operates as a separate retail space with an independent exterior entrance. Alcohol sales are strictly for off-premises consumption. No on-site consumption, bar service, or entertainment is permitted.

V. COMPATIBILITY AND PUBLIC WELFARE

The subject property is located within the Downtown Mixed-Use zoning district, a planned commercial area. Surrounding uses include large-format retail, grocery, warehouse, and undeveloped commercial property.

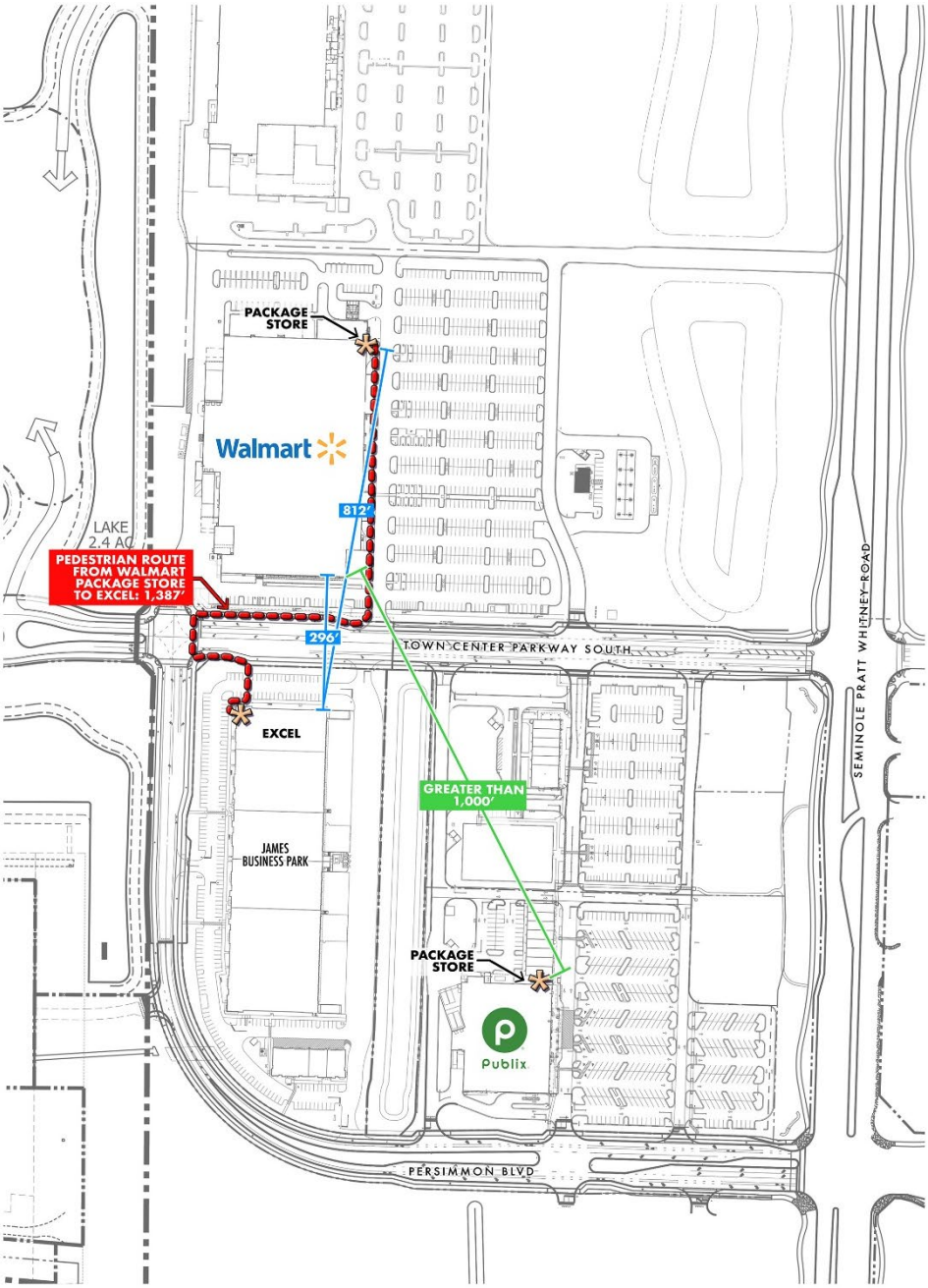
The proposed use is consistent with commercial retail activity and does not introduce on-premises consumption or entertainment components that would elevate intensity or impact.

VI. CONCLUSION

The proposed package store meets the criteria of Section 4.10 for approval of a distance variance. The school separation requirement is satisfied, and the granting of this request will not materially impair the safety, health, morals, or general welfare of the City. The request is consistent with the intent of Chapter 19 and appropriate within this commercial

corridor.

DISTANCE EXHIBIT



File Attachments for Item:

B. SPR-2025-01: The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.

The applicant is also requesting three (3) waivers. The first waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The second waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16’-4”). The third waiver is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the required parking spaces for the use.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SPR-2025-01:** The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as "Walmart Supercenter." The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet. The applicant is also requesting three (3) waivers. The first waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The second waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The third waiver is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the required parking spaces for the use.	
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve with Conditions** – SPR-2025-01 – Site Plan Review for retail sales and services use known as Walmart Supercenter – City of Westlake.	
SUMMARY *and/or* JUSTIFICATION:	The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting Site Plan approval for the 24.29-acre site for a proposed retail center known as "Walmart Supercenter." The site is located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps. Due to the nature of the subject business operation, Staff recommends a series of Conditions of Approval to address outdoor display, storage, and loading operations in order to minimize potential visual clutter and ensure safe site circulation. Additionally, the applicant has submitted a Master Sign Plan application (MSP-2025-01) concurrent with this request.	

SELECT, *if applicable*				
	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Waiver Request Site Plan Landscape Plan Architectural Plans Civil Plans Traffic Study

	TPS Letter Traffic Report Supplemental Stormwater Report Water quality Statement Fence Detail POA Declaration			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*				$

City of Westlake

Planning and Zoning Department- Staff Report

City Council Meeting 4/7/2026

PETITION DESCRIPTION

PETITION NUMBER:	SPR-2025-01 *Walmart Supercenter Site Plan Review*
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
PCN:	77-40-43-01-34-007-0000, 77-40-43-01-34-008-0000, 77-40-43-01-34-023-0000, 77-40-43-01-34-015-0000

REQUEST The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as "Walmart Supercenter." The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.

The applicant is also requesting three (3) waivers. The **first waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The **second waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The **third waiver** is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking spaces for the use.

SUMMARY

The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting Site Plan approval for the 24.29-acre site for a proposed retail center known as "Walmart Supercenter." The site is located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps.

Due to the nature of the subject business operation, Staff recommends a series of Conditions of Approval to address outdoor display, storage, and loading operations in order to minimize potential visual clutter and ensure safe site circulation. *Additionally, the applicant has submitted a Master Sign Plan application (MSP-2025-01) concurrent with this request.*

STAFF RECOMMENDATION

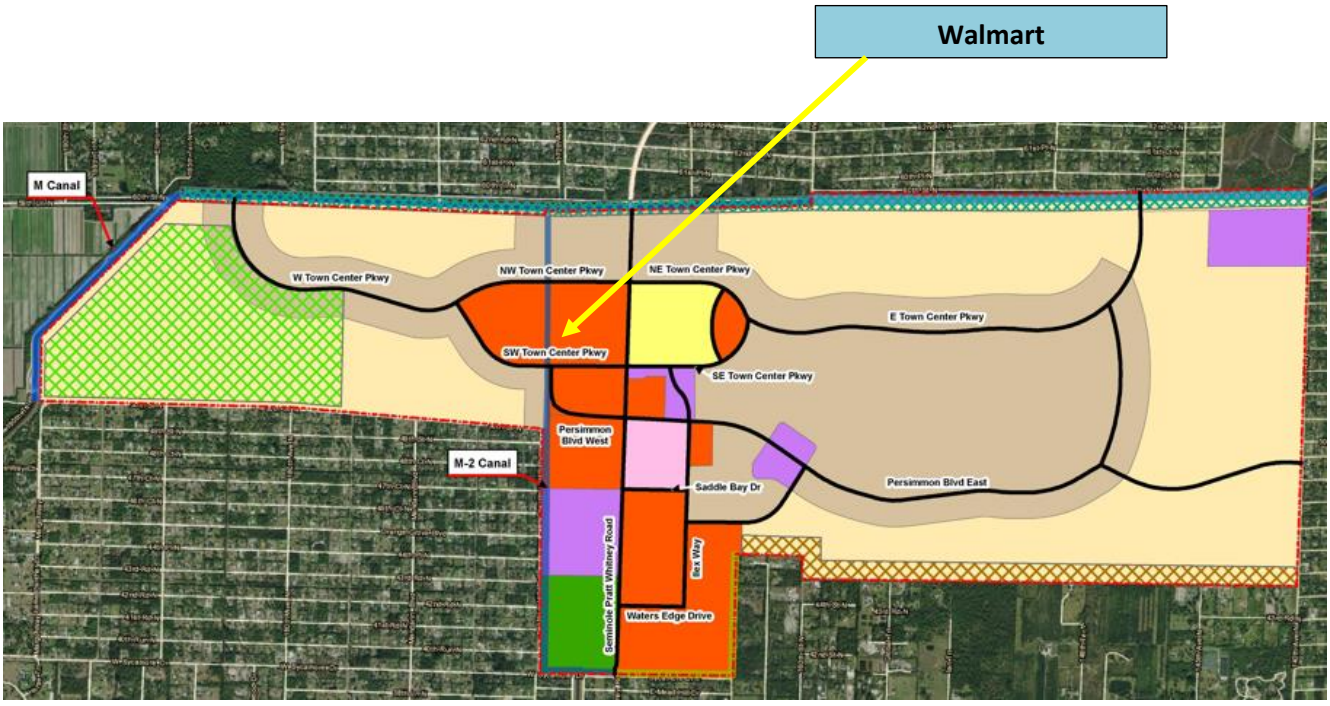
Based upon the facts and findings contained herein, the above referenced application meets all of the required City of Westlake land development regulations. **The Planning and Zoning and Engineering Departments** recommend the following Conditions of Approvals:

1. Applicant shall contribute one percent (1%) of the building's construction cost to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Outdoor merchandise display shall be limited to the designated display areas shown on the approved site plan.
3. Outdoor display areas shall be kept orderly and clean at all times.

4. Merchandise loading, unloading, and staging activities shall occur only within designated loading areas and shall not obstruct parking spaces, fire lanes, or drive aisles.
5. Prior to issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or Certificate of Completion for the primary building envelope/shell, the subject property shall be replatted to ensure the parcel configuration and legal description are consistent with the approved site plan, or the site plan shall be revised to reflect the parcel names and boundaries shown on the recorded plat, which site plan revisions can be approved administratively, provided the revisions are limited to changes necessary to achieve consistency with the recorded plat and do not alter the approved site layout, circulation, parking, or building configuration. Any required water management tracts shall be dedicated to the Property Owners Association or appropriate entity. Documentation of recordation and dedication shall be submitted to the City prior to issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or Certificate of Completion.

PETITION FACTS

a. Total Gross Site Area: 24.29 acres
b. Building Data: 190,397 sq.ft. (188,779 sq ft Walmart Supercenter and 1,618 sq ft convenience store)
c. Land Use and Zoning
   Existing Land Use: Vacant
   Future Land Use: Downtown Mixed Use
   Zoning: Mixed use

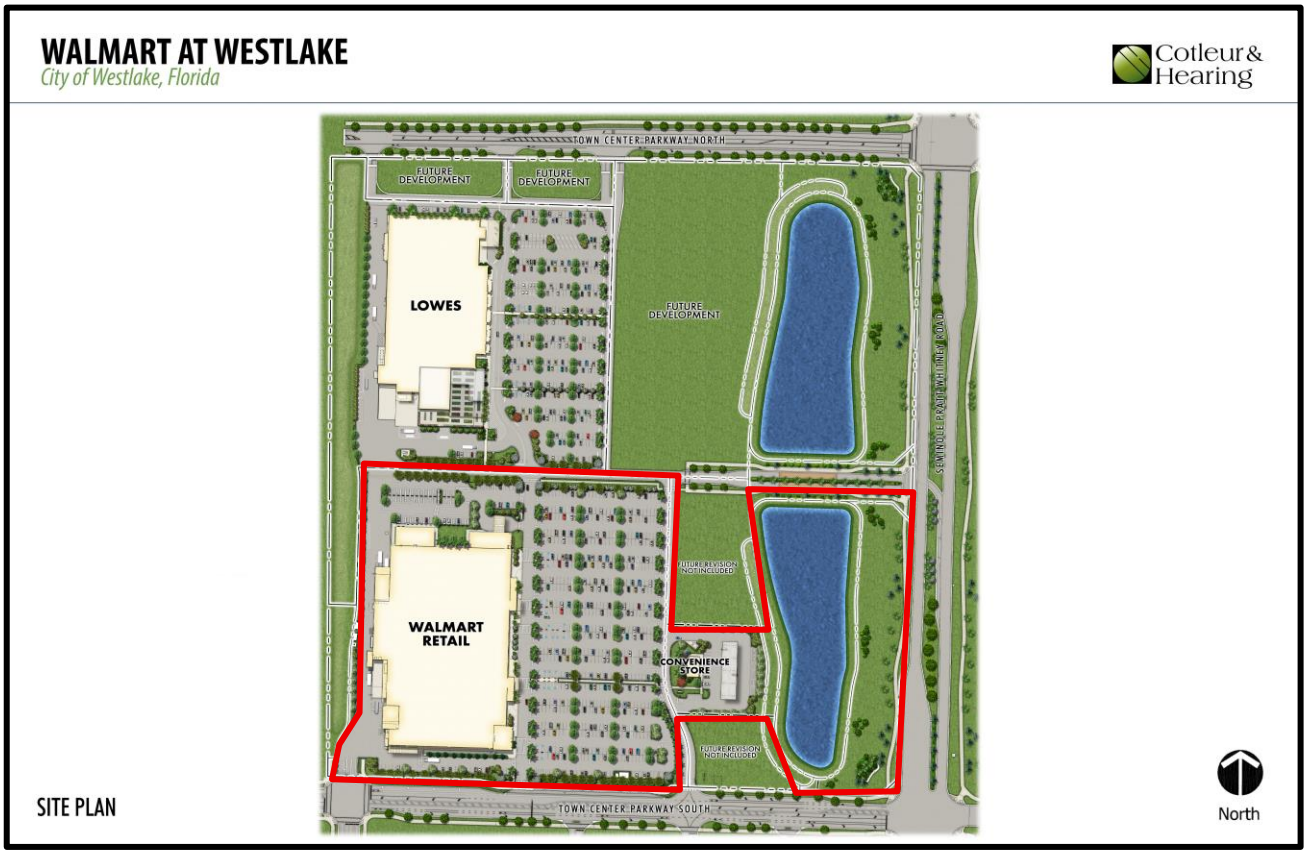


BACKGROUND

- On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C where "Lowe's" will be located.
- On August 5, 2025, the City Council approved the application SPR-2025-02 with six (6) conditions for the proposed 107,547 sq. ft. retail sale and service known as "Lowe's."

- On October 27, 2025, the City Council approved application MSP-2025-05 with one (1) condition for the proposed "Lowe's" Master Sign Plan, including six (6) waivers.
- On January 6, 2026, City Council approved application MSP-2025-03 with two (2) conditions for the proposed Pod G North Master Sign Plan, including five (5) waivers.
- On January 20, 2026, the plat for Pod G, including Parcels G and H, was approved, where the subject site "Walmart Supercenter" will be located.

Subject Facility Location within Pod G



STAFF ANALYSIS AND FINDINGS

The applicant is requesting a site plan approval for the 24.29-acre Retail Center use known as "Walmart Supercenter" located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps which comprise the following components:

- Ancillary Use includes grocery store, vision, home and fashion, pharmacy, wine and spirits, and auto care.
- A total of 768 parking spaces, 14 Golf Cart Parking spaces, 8 EV Charging Station and 5 loading spaces.
- A total of 32 Bicycle Parking Spaces.
- 790 square feet of outdoor display area.

The applicant is also requesting three (3) waivers. The **first waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The **second waiver** is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4"). The **third waiver** is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking spaces for the use.

1. **Tire Storage Fence Height Waiver**

The applicant is requesting a waiver to increase the permitted fence height from six (6) feet to ten (10) feet for a chain-link fence enclosing the tire storage area associated with the Auto Care Department located along the rear of the building.

The increased height will provide improved security and screening for the outdoor storage area while limiting visibility of stored materials. The tire storage area is located on the rear elevation of the building and will not be visible from primary public streets.

Staff finds the waiver reasonable as it improves screening of operational areas without creating adverse visual impacts.

2. **South Elevation Fence Height Waiver**

The applicant is requesting a waiver to increase the height of a screen wall on the south elevation from six (6) feet to sixteen feet four inches (16'-4").

The screen wall is designed to screen operational areas and mechanical equipment and will consist of an architecturally enhanced steel fence system with additional landscaping. The applicant has also increased the height of landscape materials along this elevation to enhance screening.

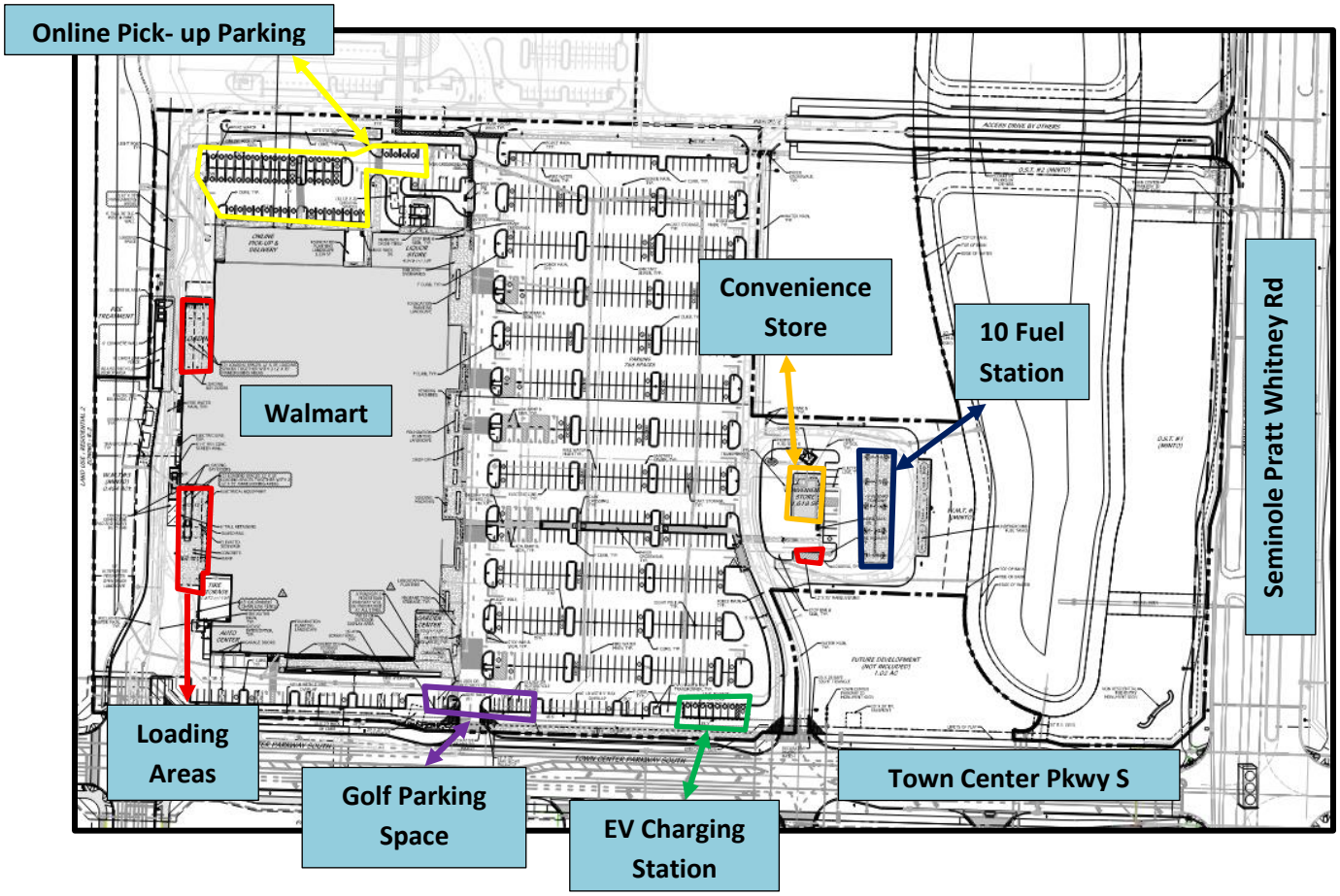
Staff finds the waiver appropriate given the scale of the building and the proposed architectural and landscape treatments.

3. **Assigned Parking Space Waiver**

The applicant is requesting a waiver to increase the maximum percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the **required** parking. The assigned spaces will be utilized for online pickup and delivery operations associated with the Walmart Supercenter.

Staff finds the request appropriate as the additional assigned parking supports evolving retail operations and will not significantly reduce the availability of general parking for customers.

Proposed Site Plan



City's Comprehensive Plan and Vision

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

Vision for the City

The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.

The City's Guiding Principles

Build City Character and Identity

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

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

Grow A Vibrant Economy

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

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

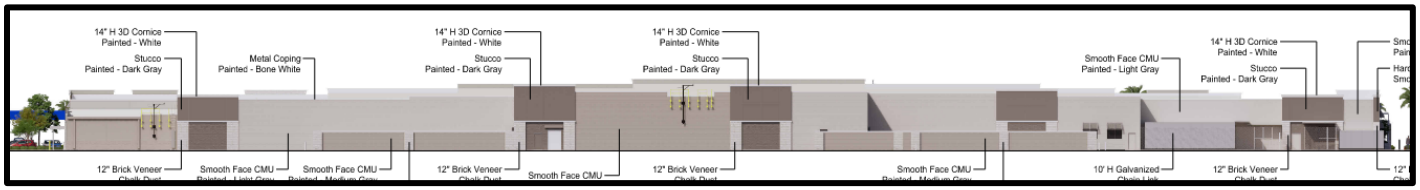
Over the course of the review process, staff has worked with the applicant to improve the architectural design and overall aesthetics of the building and have issued multiple comment letters (please see attached Exhibit A and B)

While the City's Land Development Code does not include specific architectural design standards, staff worked with the applicant throughout the review process to improve façade articulation, building materials, and architectural detailing. The current design reflects several revisions made in response to staff comments and represents an improvement from earlier submittals.

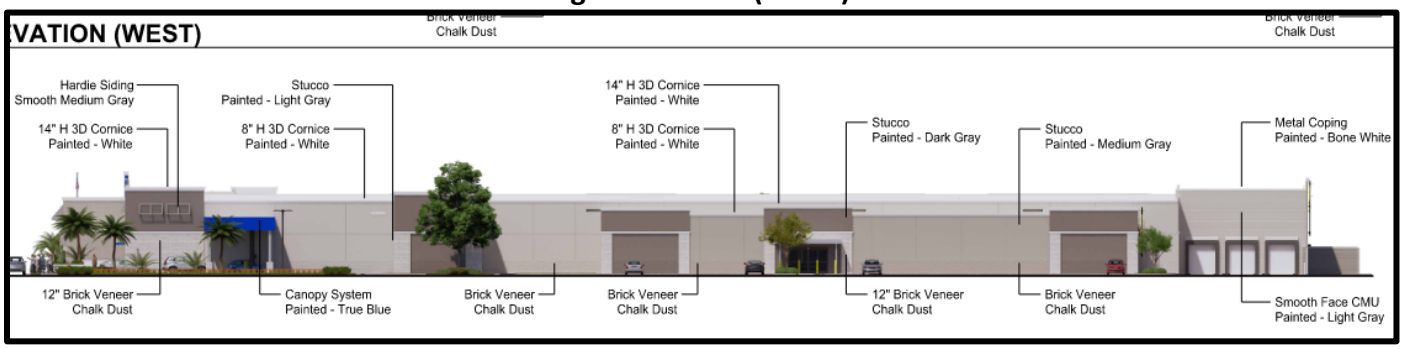
Proposed Architectural Elevation – Walmart Supercenter

Front Elevation (East)

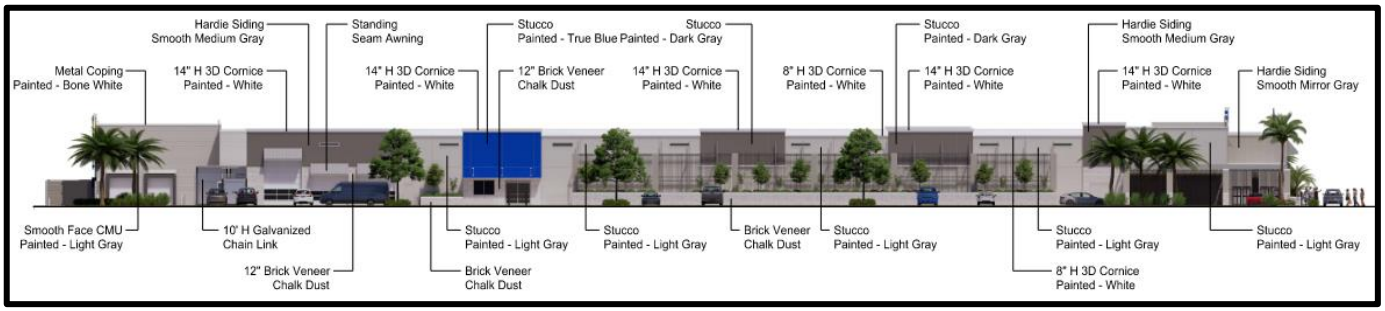
Rear Elevation (West)



Right Elevation (North)

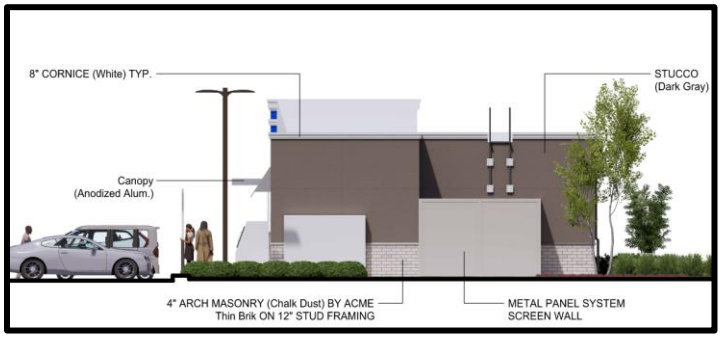


Left Elevation (South)

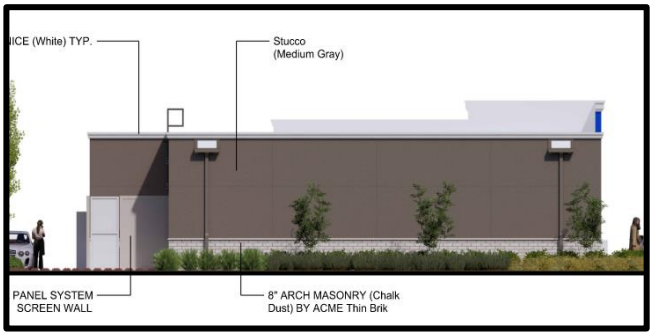


Proposed Architectural Elevation – Convenience Store

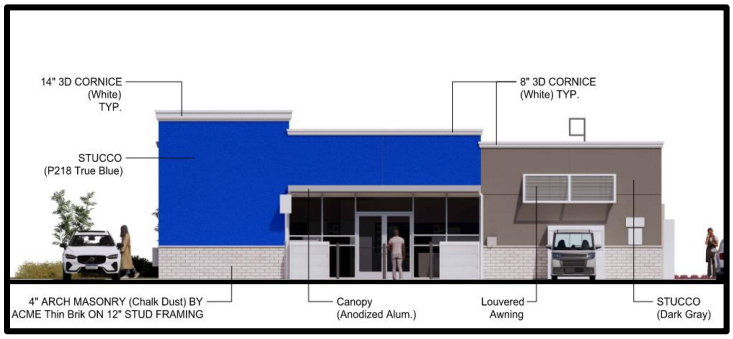
North Elevation



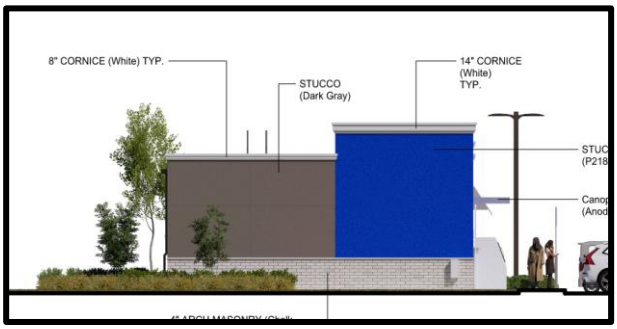
South Elevation



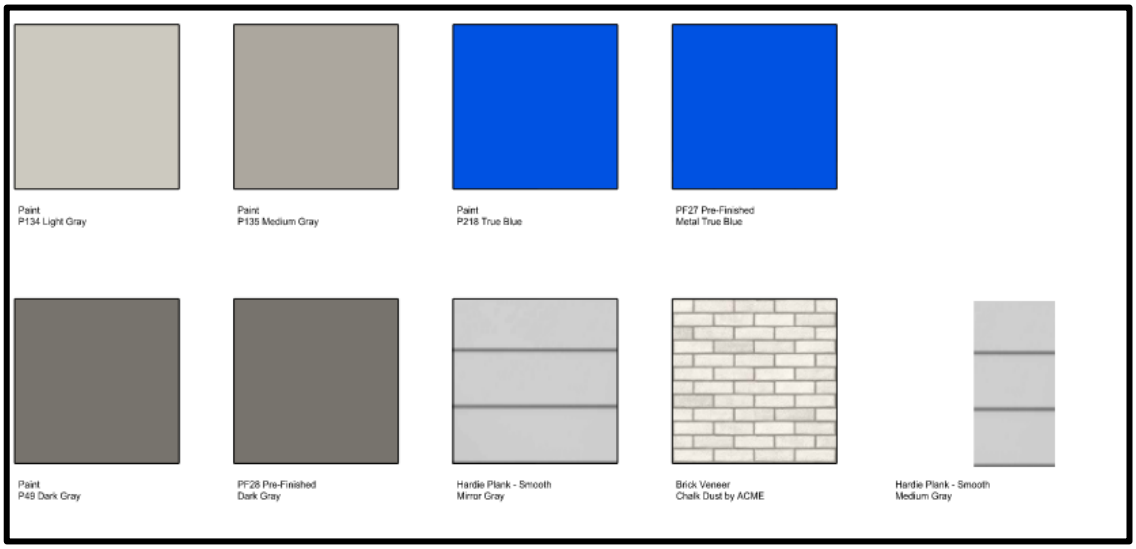
East Elevation



West Elevation



Proposed Materials



Proposed Renderings

Art in Public Places Program Requirements

Pursuant to Chapter 103-5 of the Art in Public Places Ordinance, non-residential development projects with building construction costs of one million dollars ($1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%} of the building construction costs of the project and incorporate such artwork into the non-residential development project.

The applicant has opted to contribute one percent (1%) of the building construction cost prior to building permit issuance.

Accessways, Connecting Sidewalks, and Display Area

Walmart Development provides 4 access points to the site: two from Town Center Parkway South and two from the north through Pod G. The site also includes sidewalk connections to Town Center Parkway South, the northern portion of the Pod G which connects to Seminole Pratt Whitney Rd.

The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	**REQUIRED BY CODE**	**PROPOSED**	**COMMENTS**
Setbacks			
Front (East)	Main Structure: 20’	99.3’	*In compliance*
Rear (West)	Main Structure: 10’	115’	*In compliance*
Side (South) (North)	Main Structure: 10’	East – 86.1’ West – 154.4’	*In compliance*
Lot Coverage	Max Lot Coverage: 45%	19%	*In compliance*
Building Height	120 ft. max	30’-8”	*In compliance*
Parking	**Total Required parking: 641** General Retail Sale (1/300) Convenience Store with Gas (1/240 sf + 1 per pump island) 1,618 sq ft ÷ 240 = 7 spaces Fuel pumps: 5 spaces	**Total parking: 768** spaces Golf Cart Parking: 14	*In compliance*
Sidewalks	Pedestrian walkways must be a minimum of 5 ft wide	+5’	*In compliance*
Minimum Pervious / Open Space	Minimum 25%	35.94%	*In compliance*
Bike Racks	5% of Required Parking: 31	32	*In compliance*

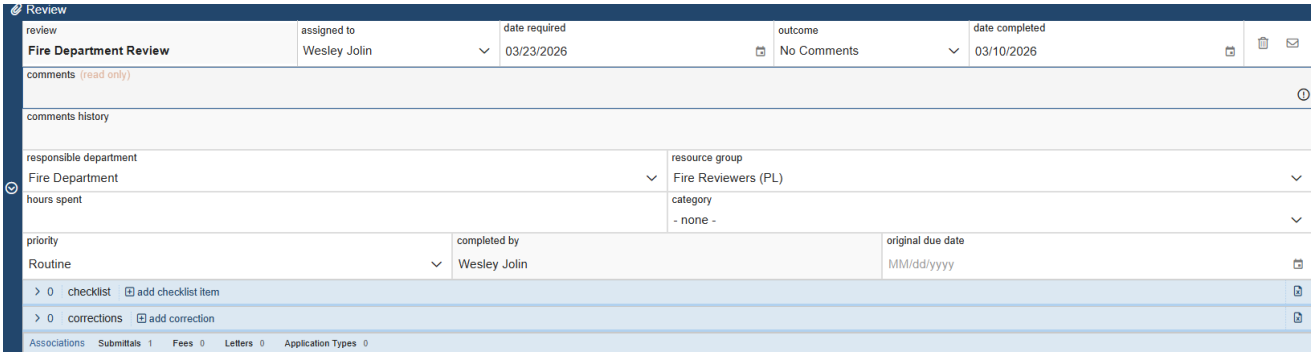
Drainage

According to the submitted drainage statement “The project discharges to SID-approved stub-outs flowing to Dry Detention #1 and Dry Detention #3 is located adjacent to, but not formerly part of, Lake #6. Attenuation and water quality treatment are provided prior to discharge into the SID master system.”

Landscape
The preliminary landscape plan has been reviewed and is in compliance with City Code. Additionally comments and actions might be forthcoming at time of full landscape permit review.

Traffic
All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Fire Rescue
The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue with no further comments.



FINAL REMARKS
SPR-2025-01 will be heard by the City Council on April 7, 2026. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.

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

DATE:	3/5/2026
APPLICATION NUMBER:	SPR-2025-01
DESCRIPTION:	Walmart – Grocery and Liquor Retail Store
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	APPROVED WITH CONDITION(S)

The Engineering Department recommends approval of the plans submitted on 02/27/2026 with the following condition in regard to the Traffic review included below:

- Between six (6) months and one (1) year following Walmart's opening, an operational analysis should be conducted to evaluate whether the northbound left-turn queues are being adequately accommodated. If warranted, coordination should occur with Palm Beach County to implement any necessary intersection reconfiguration.

Traffic

28. Critical movement analysis (CMA) shows all study intersections are at or over capacity. Please analyze the study intersections using Synchro, reporting the HCM-methodology results. This would be helpful to understand the deficiency so that adequate improvements can be identified. Any recommended improvements should be coordinated with the City and the County to establish an appropriate funding and implementation plan.

    Applicant Response: Please refer to the supplemental traffic analysis included with this resubmittal.

    City Response: At Town Center Pkwy S and Seminole Pratt Whitney Rd intersection, the 95th percentile queue for the northbound left-turn movement is shown to exceed the storage length by over 15 vehicles. Please consider reconfiguring the intersection to add additional northbound left-turn lane, optimize the signal as needed, and report if additional mitigation is needed.

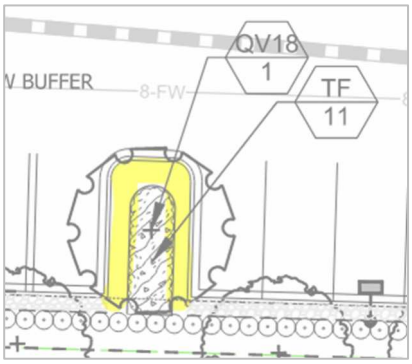
    Applicant Response: We appreciate staff's thoughts and are pleased to include the approval letter received from PBC on 2-23-26. No improvements to the northbound left turn lane at TCPS and SPW intersection are required.

City Response: The County's approval letter is acknowledged. Based on our review, the intersection can be readily modified to accommodate two northbound left-turn lanes with two corresponding receiving lanes. With appropriate signage and signal timing optimization, the projected queues should be effectively managed. ***We recommend approving with the condition that between six (6) months and one (1) year following Walmart's opening, an operational analysis should be conducted to evaluate whether the northbound left-turn queues are being adequately accommodated. If warranted, coordination should occur with Palm Beach County to implement any necessary intersection reconfiguration.***

Preliminary Landscape Plan

32. It is not recommended to plant Royal Palms in the parking lot planting islands, as falling fronds may cause damage to persons or property. Additionally, these trees are possibly interfering with site lighting (parking islands closest to store front). To avoid conflicts with lighting visibility and damage to property, it is suggested to use a smaller canopy tree.
    Applicant Response: The applicant acknowledges staff's concern. Royal Palms are part of the established theme for the commercial areas on the West side of Seminole Pratt Whitney. The proposed Walmart utilizes royal palms within the main Dr. aisles consistent with that which was approved for the Lowe's home improvement store as well as Publix, Phases 1 and 2.
    City Response: In the case of such application of Royal Palms within parking lot islands or pedestrian/vehicular areas, the Owner shall assume full responsibility for ongoing maintenance and any potential risks associated with falling fronds or related debris. This includes implementing and maintaining a proactive inspection and pruning program to remove dead or declining fronds prior to natural drop. The Owner acknowledges that the placement of Royal Palms in these areas may present inherent risks and agrees to undertake all necessary maintenance practices, including routine pruning and, if desired, supplemental measures such as frond bracing/strapping or other accepted horticultural methods, to mitigate potential damage to persons or property.
    Applicant Response: Acknowledged.
    City Response: Comment satisfied.
33. Provide a calculation for the proposed pea gravel. Gravel may be used up to a maximum of 10% of the ground coverage.
    Applicant Response: Calculations have been provided on the landscape plans.
    City Response: Comment satisfied.
34. Show and call out monument signs on the landscape plan. There are inconsistencies across plan sets where monument signs are being proposed.
    Applicant Response: Only one monument sign is proposed. This ground sign is located adjacent to the convenience store and fueling station. For reference, the location of the parcel G entry ground sign as proposed in the Parcel G North Master Signage Plan (approved on January 6, 2026) is identified on the site plan.
    City Response: Comment satisfied.

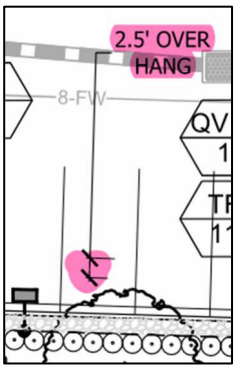
35. Please call out what surface material is being proposed in the blank areas of the parking lot islands.



Applicant Response: The surface material in question is grass and has been identified on the site plan.

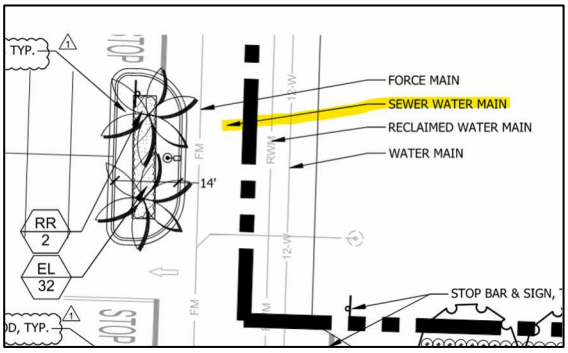
City Response: Comment satisfied.

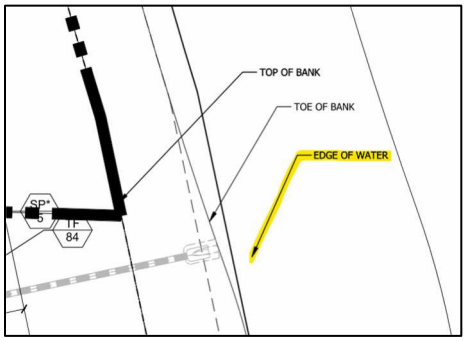
36. Please correct any erroneous labels.



Applicant Response: No response provided.

City Response: Partially satisfied. There are still labels not pointing to anything. See below and correct on plans.

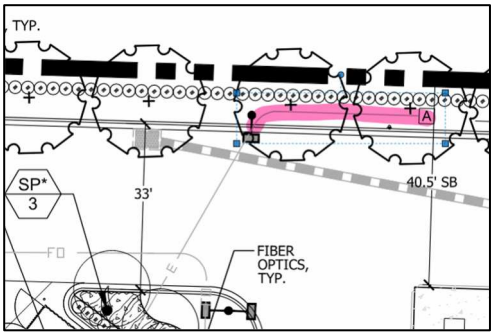




Applicant Response: No response provided.

City Response: Comment satisfied.

37. Call out this equipment on the north side of the convenience store and ensure there is no conflict with the proposed trees in this area.



Applicant Response: No response provided.

City Response: Comment not addressed.

Applicant Response: Comment has been noted and will be addressed in the final Site Plan review.

City Response: Comment remains and is to be addressed during Landscape Plan review. This level of detail is not required for Site Plan submittal; for Site plan purposes this comment has been addressed.

The Engineering Department has reviewed the following documents as part of this submittal package:

1) 1) Revised Response to Comment Letters – Walmart.pdf, dated 02/27/2026
2) 2) Revised Justification Statement.pdf, dated 02/27/2026
3) 3) 241014-WSL-Westlake Free-Standing Discount Superstore 2-23-26.pdf, dated 02/23/2026
4) 4) 2026-02-23_3737 Westlake FL_AHJ Revised Submittal.pdf, dated 02/23/2026
5) 5) 24-0905 SP 022726.pdf, dated 02/27/2026
6) 24-0905_LP.pdf, dated 02/27/2026

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

1-12-22

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

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

APPLICATION FOR SITE PLAN REVIEW

CITY COUNCIL MEETING DATE: _____

*The **City Council** meets on **the second Monday of the month at 6:30 p.m.**, in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.*

See page 3 for review process and submittal deadline.

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 Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.**
3. **The applicant must be present at scheduled City Council meeting.**
4. **If project is to be developed in phases, a Master Site Plan Review Application shall be required.**

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: WALMART - SPR-2025-01

PROJECT ADDRESSS: TBD

DESCRIPTION OF PROJECT: Walmart Grocery and Liquor Retail Store

Estimated Project Cost: TBD

Property Control Number (PCN): A portion of 77-40-43-01-00-000-1010

Section/Township/Range: _____

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway North, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No. _____ E-mail Address: Jcarter@mintousa.com

Contract Purchaser Wal-mart Store East LP

Address: 2608 SE J Street, Bentonville, AR 72716-0550

Phone No.: _____ Fax No. _____ E-mail Address: Mark.Asplund@walmart.com

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on Page 2):

Name: Donaldson Hearing - Cotleur & Hearing

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

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

II. LAND USE & ZONING

A) **ZONING DISTRICT** Mixed Use B) **FUTURE LAND USE DESIGNATION** Downtown Mixed Use

C) **EXISTING USE(S)** Vacant

D) **PROPOSED USE(S), AS APPLICABLE** Walmart Grocery & Liquor Retail Store

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	Vacant	Downtown Mixed Use	Mixed Use
SOUTH	Publix/James Bus. Park	Downtown Mixed Use	Mixed Use
EAST	Downtown Mixed Use/ Civic	Downtown Mixed Use	Mixed Use
WEST	Vacant	Residential 2	Residential 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Donaldson Hearing - Cotleur & 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.

John F. Carter
Owner's Name (please print)

Owner's Signature

10/16/2025
Date

Donaldson E. Hearing
Applicant/Agent's Name (please print)

Applicant/Agent's Signature

10/27/2025
Date

Parcel G North – Lot 1

Walmart

Justification Statement

November 20, 2025
Revised: February 5, 2026
Revised: February 27, 2026

Introduction

Walmart proposes to building a flagship store in the City of Westlake. The proposed retail store will be approximately 188,779 square feet, located on 24.29 acres in the southern portion of Parcel G North, just south of the approved Lowe's Home Improvement Store. The Walmart store will consist of a fully-stocked grocery store (hot & cold items) in tandem with multi-retail items such as clothing, household goods, toys, electronics, small appliances, as well as a pharmacy with drive-thru service, a vision center, liquor store, auto center, outdoor garden center and an online pick-up and delivery section. A convenience store, approximately 1,618 square feet, and a gas station will be located on the east side across lake from Seminole Pratt Whitney. The gas station will contain ten (10) fueling positions. Parcel G-North is uniquely positioned, as contemplated in the master planning process of Westlake, to accommodate a retail user such as Walmart. The site is not only conveniently located to serve the residents of Westlake, but also serving the western community.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the Comprehensive Plan, the 3,788.60- acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Parcel G North is a portion of the original Minto Westlake site.

Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County's traffic concurrency requirements related to the

approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City then adopted its own Comprehensive Plan and implementing land development regulations. Most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to thereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations.

(A complete, updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The Applicant is requesting site plan approval for Parcel G North situated west of Seminole Pratt Whitney Road, adjacent to the north side of Town Center Parkway. Parcel G North has a Mixed-Use zoning designation allowing Commercial and Retail Center. A concurrent plat application has been submitted to the City and has been approved by the Engineering Department.

The site plan for the Walmart will be processed in accordance with Article II. "Zoning Districts and Standards" of the Westlake, FL Municode. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed retail commercial use is considered a "permitted use" within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article II., Table 101-200. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article III., Table 119-127 of the City of Westlake Code of Ordinances.

Traffic concurrency was obtained from Palm Beach County earlier this year for the Walmart site. The traffic equivalency report is being submitted as part of this application.

The Site design orients the Walmart grocery store and internal retail uses towards Seminole Pratt Whitney Road to the east and Town Center Parkway South to the south. The building façade for the Walmart store sits approximately 1000 feet west of Seminole Pratt Whitney Road. The site plan provides five (5) points of vehicular access to the site: two (2) from a new east west access road (serving both Lowe's and Walmart) connecting to Seminole Pratt Whitney Rd., and three (3) from Town Center Parkway South. Cross connectivity is provided through the recently approved Lowe's site to the north, via Town Center Parkway North. The westernmost access point on the south side of Parcel G from Town Center Parkway South is intended to primarily support the service and delivery functions of the Walmart site. The easternmost access point on Town Center Parkway South aligns with the main access aisle of the Publix at Westlake retail center. This drive aisle provides cross connectivity to Persimmon Boulevard and to the Landings at Westlake.

Pedestrian connectivity is provided to Town Center Parkway South as well to Seminole Pratt Whittney via the new east west connector road. The majority of vehicular parking is provided on the east of the Walmart store. Additional Parking is provided on the north side of the building. This field of parking primarily serves online retail sales. Online sales customers will park in a designated parking space and their packages will be conveniently delivered to the car. Customers have the option to go inside the online sales lobby and pick up their package as well. All of the vehicular use areas are well buffered in excess of the minimum requirements.

The site is well landscaped in accordance with the requirements of Article II. "Landscape Plan" of the City of Westlake's code of ordinances. The foundation plantings have been designed to conform to the requirements of Article II, Sec. 107-30. The applicant is proposing to plan rows of large specimen Royal Palms to line the primary access drives through the Plaza. The specimen Royal Palms will provide a strong sense of arrival and elegance while preserving the needed visibility to the retail stores. Royal palms have been used as a unifying design element for Publix, Lowe's and Walmart. In addition, a landscaping plan for Parcel G North common areas has been submitted and is being reviewed by City staff.

The main façade of Walmart is approximately 1000 feet west of Seminole Pratt Whitney and is separated by a large green corridor and lake. The Applicant is submitting a concurrent Master Sign Plan, in accordance with the requirements Section 6.9 of the Code, that recognizes the visibility and scale of the building as well at the gas station and convenience store. All will comply with the requirements of Article 1., Chapter 113 "Signs". The Site Plan depicts the location of a Non-Residential Parcel Entry Monument and a Ground Sign & Totem feature proposed by Minto PBLH, LLC. These signs are being processed through a separate Master Sign Application associated with the overall Plat of Parcel G North. One modestly sized ground sign, matching the design, which was approved for Lowe's, is proposed at the middle access drive on Town Center Parkway South.

Operational Plan

Walmart is committed to providing convenience, accessibility, and an enhanced shopping experience for the residents of Westlake. Like other large-scale retail establishments, certain merchandise is best displayed or stored in outdoor areas to ensure customer convenience, operational efficiency, and appropriate environmental exposure, particularly items related to gardening, landscaping, and seasonal products. The outdoor display and storage area located in front of the Garden Center serves multiple operational and aesthetic functions. This approximately 790 square feet space allows for the presentation of live plants, garden accessories, soil, and other bulky materials that are difficult to handle inside the store. It is strategically positioned to enable customers and associates to easily view, retrieve, and load products directly into their vehicles while maintaining safe pedestrian circulation.

Walmart's Garden Center operations have been refined through years of retail experience nationwide. Outdoor display areas are an integral part of that model, allowing products that benefit from natural sunlight and air circulation to remain healthy and visually appealing. The open space not only supports product longevity but also contributes positively to the site's visual environment by softening the facade and integrating natural elements along the sidewalk. This area is designed to remain organized and well-maintained throughout the year. Displays are seasonal and will vary to reflect customer demand

and regional planting cycles. During peak spring and summer months, flowering plants, shrubs, and gardening supplies will occupy this space, while in off-seasons, the area will be used for compact storage of garden racks or related merchandise. Operationally, this area will maintain clear pedestrian pathways and forklift access points in accordance with Walmart's safety standards. Permanent landscaping and screening elements are designed to complement the store frontage without obstructing customer movement or product handling.

Architectural Elevations

The revisions reflect the Applicants' ongoing work with City staff and the Applicant's desire to create a customized product for the City of Westlake. Since the beginning of the review process of Walmart's site plan, Walmart has been actively engaged with City staff members to take into consideration their comments and/or concerns and have adjusted the building elevation plans several times over the course of the last few months. The building elevations have been pre-reviewed and approved by Minto at every step in the process. The architecture has been carefully thought out and is meant to represent the modern aesthetic that is emulated throughout the City of Westlake and is consistent with the commercial development taking shape west of Seminole Pratt Whitney Road. The final revised architectural elevations and renderings being resubmitted today represent the most agreeable design for both parties (Walmart and City staff).

Importantly, Walmart retail store is a permitted use by right, and the building design is consistent with all applicable regulations. Pursuant to **Article III. Procedures, Section 101-194** of the City of Westlake Land Development Regulations, architectural plans/elevations/renderings are not required to be submitted for site plan review. The Applicant has provided this information simply as a courtesy to City staff and City Council to enable productive conversations, but not as a basis to accept requirements outside of the Land Development Regulations. We are pleased it has served this function and look forward to bringing this redesigned facility to the City of Westlake.

Screen Wall & Fence Height Waivers Requested

The applicant is proposing a 10' chain link fence to be located on the West (Rear) elevation. The fence proposed in the rear of the building is intended for tire storage for the auto care department in a secure setting. As such, the applicant is requesting a waiver to the 6' required fence height to a 10' fence as part of this resubmittal.

A waiver request for the architecturally enhanced screen wall fence height of 16'-4" located on the south elevation is also requested as part of this resubmittal. The screen wall fence is not a typical chain link fence. An example of the type of product to be used is shown below, which was provided in the original site plan submittal . This screen wall fence will be enhanced with landscaping and has been specifically designed to create an aesthetically pleasing screen on a portion of the south elevation.

Industrial Steel Fence

In addition, during discussions with Planning staff, a concern was raised on the adequacy of the landscape buffer in front of this screen wall. The applicant has reviewed and made an enhancement to the type and size of one of the tree species proposed, providing additional height to this screen area. A revised conceptual landscape plan is included with this resubmittal.

Conclusion

The Applicant is requesting site plan approval of the Site Plan for Walmart located on Parcel G North as presented. This application is fully consistent with all requirements of the City of Westlake Land Development Code and is a "Use by Right within the Downtown Mixed Use zoning district. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.

Cotleur & Hearing
LC26000535
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561.747.6336 561.747.1377

March 16, 2026

Walmart Online Pick-Up Assigned Parking
Waiver Justification Statement (SPR-2025-01)

Subject Request

Following discussions with City planning staff, the Applicant respectfully requests a waiver from City of Westlake Code Section 111-192(h), Assigned Parking, which limits assigned parking spaces to five (5) percent of the number of spaces required for the use.

The proposed site plan includes 47 parking spaces designated for Walmart Online Pick-Up and Drop-Off operations. Based on the required parking supply for the project, the five (5) percent threshold would allow 32 assigned spaces. Accordingly, the Applicant is requesting a waiver to permit 15 additional assigned spaces beyond the code threshold.

This request is made in an abundance of caution due to the lack of clarity in the ordinance language regarding the applicability of the five percent limitation to parking spaces that are provided in excess of the minimum required parking supply.

Interpretation of Code Language

Section 111-192(h) provides that parking spaces assigned to a specific use may be authorized by the City Manager or designee, provided the number of assigned spaces does not exceed five (5) percent of the number of spaces required for such use.

The operative phrase in the ordinance is:

“five (5) percent of the number of spaces required for such use.”

This language ties the limitation directly to the required parking supply, rather than to the total number of spaces provided.

Further, Section 111-192(b) states that the standards contained within the parking section represent minimum vehicular parking requirements. The code does not establish a maximum number of parking spaces that may be provided on a site.

Accordingly, the ordinance appears intended to ensure that the vast majority of required parking remains available for general use, rather than to limit an applicant’s ability to designate parking spaces that are located within surplus parking supply provided in excess of code requirements.

Application to the Walmart Site Plan

Parking Category	Spaces
Required Spaces	641
Provided on Site	768
Surplus Parking	127
Proposed Online Pick-Up Spaces	47

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Because the site provides 127 parking spaces above the code-required minimum, the proposed 47 assigned spaces are entirely contained within the surplus parking supply. In other words, 100% of the required parking spaces are unassigned, consistent with code requirements.

Accordingly:

• 100% of the required parking spaces remain unassigned.

• All assigned pick-up spaces are located within surplus parking.

• The required parking supply remains fully available for general customer use.

Requested Waiver

The Applicant respectfully requests a waiver from Section 111-192(h) to allow the proposed online pick-up parking configuration.

Assigned Parking Waiver Summary

Code Section	Allowed by Code	Proposed	Deviation
Sec. 111-192(h) Assigned Parking	**5% of required parking = 32 spaces**	**47 spaces**	**+15 spaces**

Waiver Justification

1. No Impact to Required Parking Supply

All 641 required parking spaces remain fully available for general customer use. None of the required spaces are being assigned.

2. Assigned Spaces Located Within Surplus Parking

The project provides 127 spaces beyond the minimum required by code. The 47 pick-up spaces are entirely contained within this surplus supply.

3. Operational Need for Online Pick-Up and Contemporary Retail Operations

Modern retail operations increasingly rely on online ordering and curbside pick-up services. The proposed configuration provides safe, organized, and efficient circulation for these activities while minimizing conflicts within the parking field. These operational changes reflect contemporary retail practices that were not contemplated when many parking standards were originally drafted.

4. Code Does Not Limit Parking Supply

The City's parking regulations establish minimum parking requirements only and do not restrict the provision of additional parking spaces.

5. Consistency with Code Intent

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The intent of Section 111-192(h) is to prevent large portions of required parking from being reserved for specific users. Because 100% of the required parking remains available, the intent of the ordinance is fully satisfied.

6. No Adverse Impact to Circulation or Parking Availability

The proposed online pick-up spaces are located within the surplus parking supply and are arranged to maintain efficient traffic circulation and convenient customer access throughout the parking field.

Conclusion

Based on the foregoing, the Applicant respectfully requests approval of a waiver from Section 111-192(h) to allow 47 assigned Walmart Online Pick-Up spaces, which exceeds the five percent threshold by 15 spaces.

Because the site provides significant surplus parking and the required parking supply remains entirely available for general use, the requested waiver does not adversely affect parking availability, circulation, or code compliance and supports the efficient operation of the retail use.

WALMART AT WESTLAKE

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

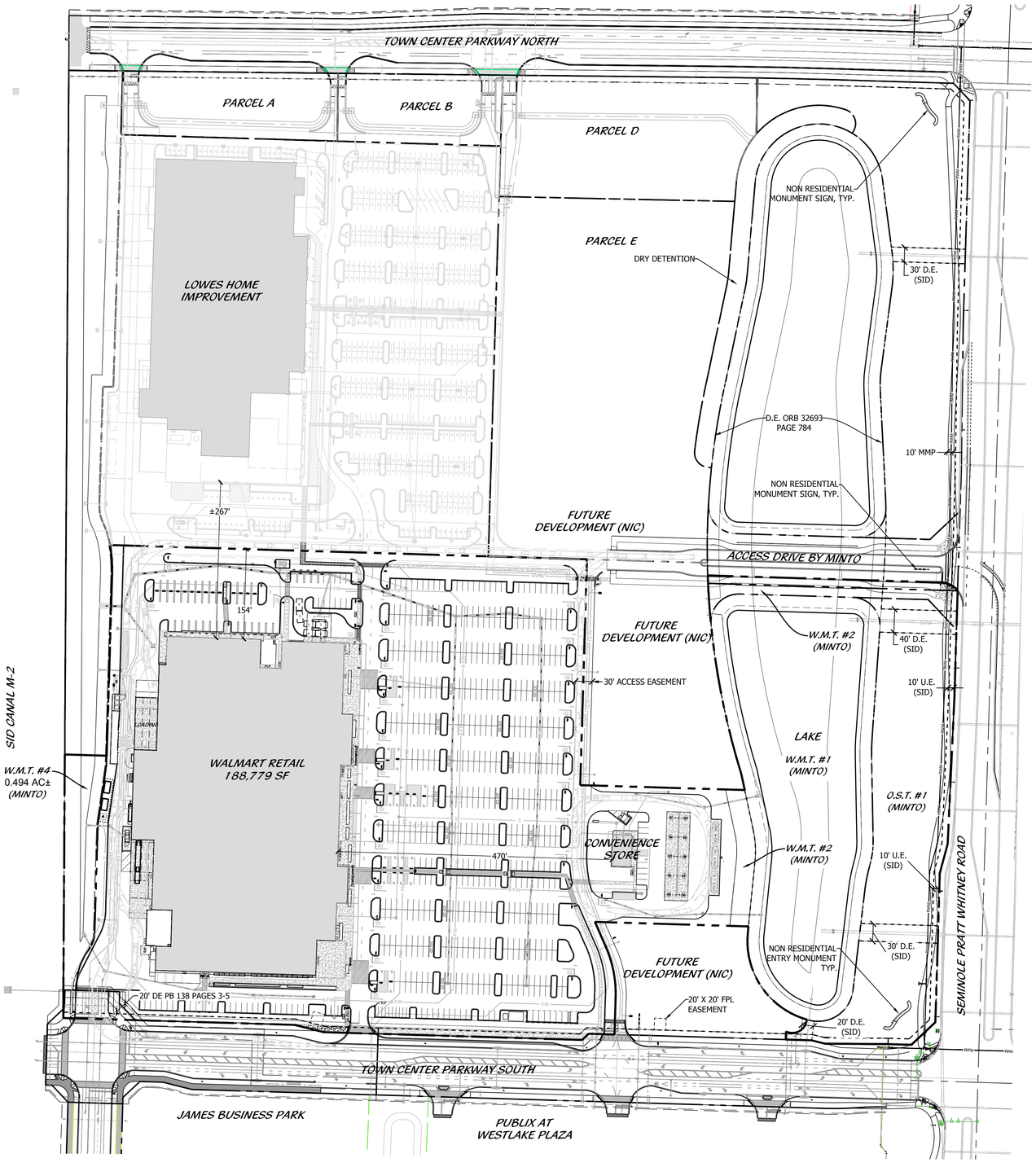
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

ALL PROPOSED PAVERS MUST COMPLY WITH CHAPTER 101, SECTION 101.164 (4) (U)

LEGAL DESCRIPTION

DESCRIPTION: POD G NORTH PARCEL G AND PARCEL H BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°20'11"W., ALONG THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, ALSO BEING THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS, A DISTANCE OF 814.19 FEET; THENCE S.89°39'49"E., DEPARTING SAID WEST BOUNDARY LINE OF WESTLAKE POD G - NORTHAND SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 75.61 FEET TO THE POINTOF BEGINNING; THENCE S.88°17'08"E., ALONG THE SOUTH BOUNDARY LINE OFWESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND125, OF SAID PUBLIC RECORDS AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF818.62 FEET; THENCE S.01°42'52"W., DEPARTING SAID SOUTH BOUNDARY LINE AND SAIDEASTERLY EXTENSION, A DISTANCE OF 387.77 FEET; THENCE S.88°17'08"E., A DISTANCEOF 282.42 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT DRAINAGEEASEMENT 6, AS RECORDED IN OFFICIAL RECORDS BOOK 32693, PAGE 784, OF SAIDPUBLIC RECORDS; THENCE N.11°59'06"W., ALONG SAID WESTERLY BOUNDARY LINE, ADISTANCE OF 28.07 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OFN.72°49'35"E., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLYBOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF15°07'55", A DISTANCE OF 346.73 FEET TO A POINT OF A NON-TANGENT INTERSECTION;THENCE S.88°17'08"E., DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF400.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST,HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAIDCURVE, THROUGH A CENTRAL ANGLE OF 46°28'09", A DISTANCE OF 32.44 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND A POINT ON THE WEST LINE OF THAT EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSE BEING ALONG SAID WEST LINE: 1) S.01°42'52"W., A DISTANCE OF 182.93 FEET; 2) THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; 4) THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; 5) THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; 6) THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; 7) THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.89°35'54"W., A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W., A DISTANCE OF 44.78 FEET; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", A DISTANCE OF 13.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.25°23'58"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°47'30", A DISTANCE OF 43.54 FEET TO A POINT OF TANGENCY; THENCE N.15°36'27"E., A DISTANCE OF 4.86 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID DRAINAGE EASEMENT 6 AND TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF N.15°36'27"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°10'10", A DISTANCE OF 195.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.05°41'48"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 11.02 FEET; THENCE N.88°17'08"W., DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 263.54 FEET; THENCE S.23°32'08"E., A DISTANCE OF 47.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 88.14 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 63.86 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.88°17'08"W., A DISTANCE OF 44.35 FEET; 2) THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.88°17'08"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), PERSIMMON BOULEVARD WEST - PLAT 2, AS RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), A DISTANCE OF 397.67 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH; THENCE N.00°20'11"E., ALONG SAID WEST BOUNDARY LINE WESTLAKE POD G - NORTH, A DISTANCE OF 452.20 FEET; THENCE S.88°17'08"E., DEPARTING SAID WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, A DISTANCE OF 71.97 FEET; THENCE N.01°42'52"E., A DISTANCE OF 311.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING.
CONTAINING: 1,057,874 SQUARE FEET OR 24.285 ACRES, MORE OR LESS.



SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	CONTEXT PLAN
SHEET 3	DETAILED SITE PLAN
SHEET 4	DETAILED SITE PLAN
SHEET 5	SITE DETAILS

PROJECT TEAM

PROPERTY OWNER:
4443 LYONS ROAD, SUITE D-201,
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PH: 951-935-6511

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SEMINOLE IMPROVEMENT DISTRICT – ENGINEER :
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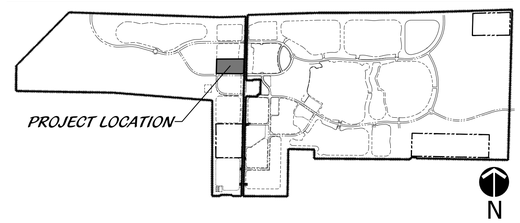
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: 561-392-1991

NOTE: THIS PROJECT RELIES ON THE MASTER DRAINAGE SYSTEM FROM PARCEL G NORTH. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT UPON THE COMPLETION OF THE MASTER DRAINAGE FACILITIES.

LOCATION MAP



Cover Page

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Plans Prepared By:
CPH, LLC
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Cotleur & Hearing
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Land Planners
Environmental Consultants
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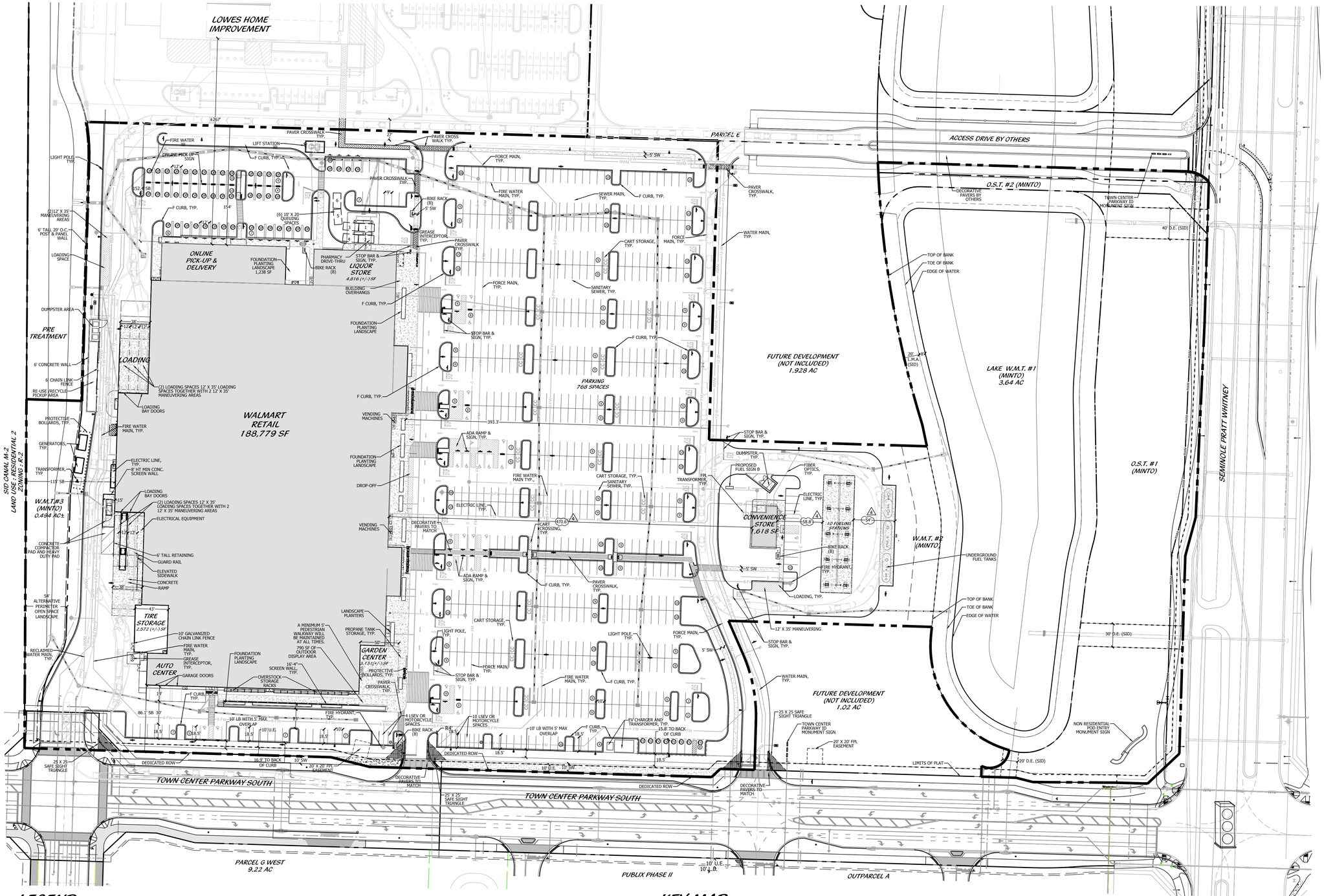
Lic# LC-26000535

No.	Date	Revision
1	03-10-26	CITY AND ENGINEERING COMMENTS
2	02-27-26	CITY AND ENGINEERING COMMENTS
3	02-20-26	CITY AND ENGINEERING COMMENTS
4	02-06-26	CITY AND ENGINEERING COMMENTS

Designed:	DEH
Drawn:	JCO
Checked:	
Job No.:	24-0905
Date: 01-13-2026	© 2026

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.0



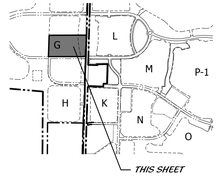
LEGEND

SID:	SEMINOLE IMPROVEMENT DISTRICT	CC:	CART CORRAL
ROW:	RIGHT OF WAY	TCP:	TOWN CENTER PARKWAY
AC:	ACRES	TYP:	TYPICAL
UE:	UTILITY EASEMENT	LB:	LANDSCAPE BUFFER
DE:	DRAINAGE EASEMENT	LS:	LANDSCAPE AREA
LAE:	LIMITED ACCESS EASEMENT	FH:	FIRE HYDRANT
TTD:	TRADITIONAL TOWN DEVELOPMENT	CB:	DRAINAGE CATCH BASIN
ESMT:	EASEMENT	PROP:	PROPOSED
CL:	CENTER LINE	OH:	VEHICULAR OVER HANG
SW:	SIDEWALK	RPE:	RURAL PARKWAY EASEMENT
PBC:	PALM BEACH COUNTY	SPW:	SEMINOLE PRATT WHITNEY
LME:	LAKE MAINTENANCE EASEMENT	WMT:	WATER MANAGEMENT TRACT
		NIC:	NOT INCLUDED

LSEV: LOW SPEED ELECTRIC VEHICLE
OP ONLINE DELIVERY PARKING
EV ELECTRIC CHARGING STATION PARKING

NOTE: THIS PROJECT RELIES ON THE MASTER DRAINAGE SYSTEM FROM PARCEL G NORTH. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT UPON THE COMPLETION OF THE MASTER DRAINAGE FACILITIES.

KEY MAP



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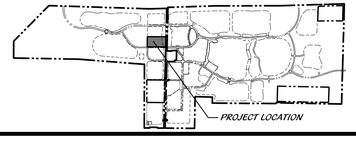

Context Plan

0' 60' 120' 180' 240'

Scale: 1" = 60'

North

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5	02-20-26	CITY AND ENGINEERING COMMENTS
4	02-06-26	CITY AND ENGINEERING COMMENTS

Designed:	DEH
Drawn:	JCO
Checked:	
Job No.:	24-0905
Date: 01-13-2026	© 2026

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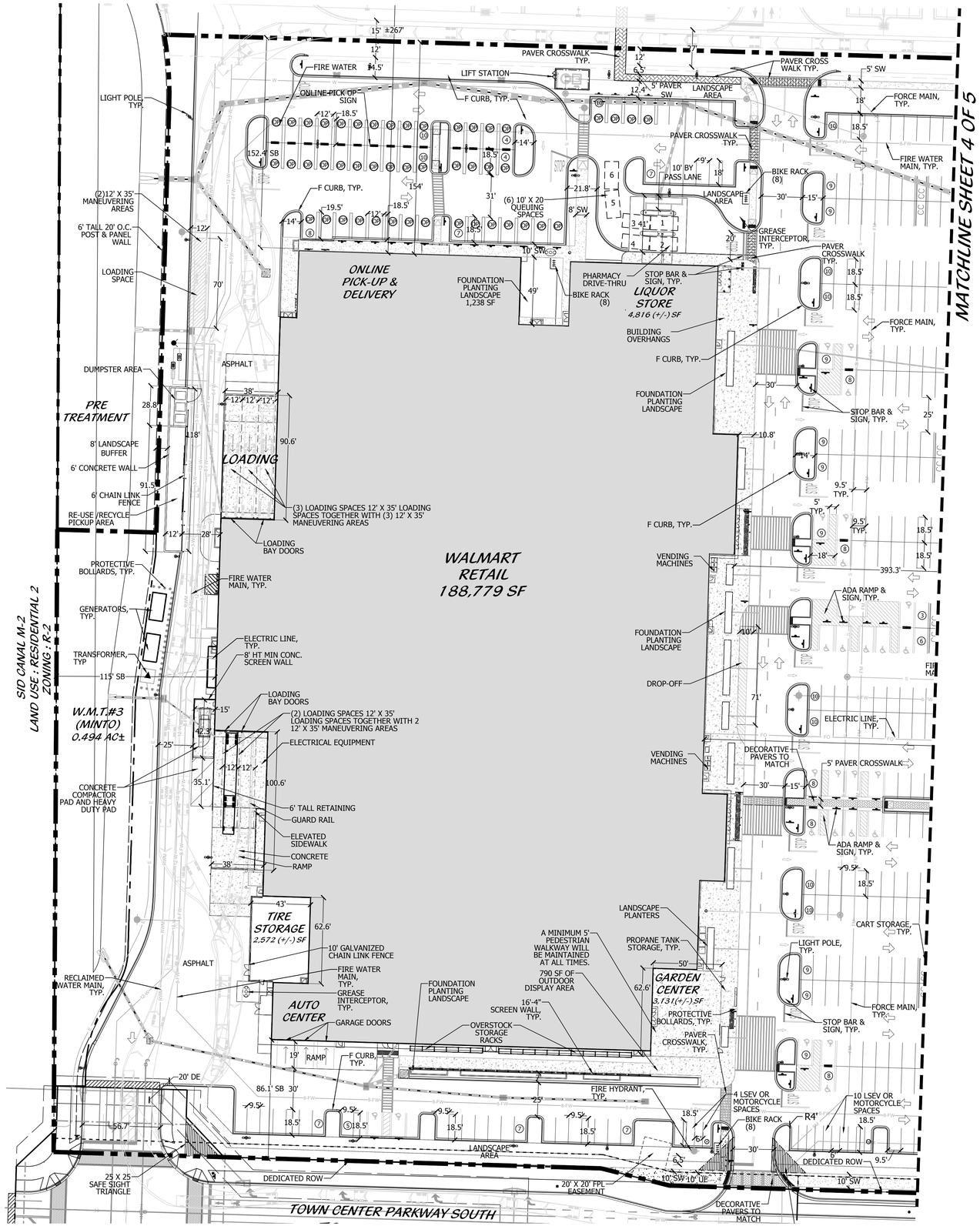
Sheet No.
C1.1



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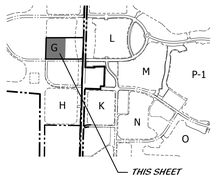

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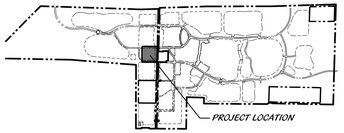

SITE DATA

NAME OF APPLICATION	WESTLAKE WALMART
APPLICATION NUMBER	SPR-2025-01
PROJECT NUMBER	CH 24-0905
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE/ 01 43 40	
PROPERTY CONTROL NUMBER	77-40-43-01-00-0001010
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	COMMERCIAL / RETAIL CENTER

PARCEL G SITE DATA — **24.29 AC** — **1,057,854.65 SF**

SITE DATA	**SF**	**AC.**	**%**	
TOTAL SITE AREA	1,057,855	24.29	100	
TOTAL BUILDING LOT COVERAGE	204,212	4.69	19%	*Note 2

BUILDING DATA		
WALMART SUPER CENTER RETAIL*	188,779	SF
CONVENIENCE STORE WITH GAS(10 PUMPS)	1,618	SF
***ANCILLIARY USES:**		
GROCERY STORE		
VISION		
HOME & FASHION		
PHARMACY		
WINE & SPIRITS		
AUTO CARE		
TOTAL BUILDING AREA	**190,397**	**SF**
NO OF FLOORS	**1**	
PROPOSED BUILDING HEIGHT	**30'-8"**	**FEET**
MAX BUILDING HEIGHT FOR MU	**120**	**FEET**
BUILDING LOT COVERAGE	**4.69**	**ACRES** **19.30%**
MAXIMUM LOT COVERAGE	**45%**	
PERVIOUS SITE AREA	**35.94%**	
MINIMUM PERVIOUS AREA	**25%**	
MINIMUM BUILDING SEPERATION	**20**	**FEET**
APPROXIMATE SEPARATION FROM LOWE'S BUILDING	**± 267**	**FEET**

PARKING DATA	**REQ(SPACES)**	**PROV(SPACES)**
GENERAL RETAIL SALES (1/300SF)	629	758
CONVENIENCE STORE WITH GAS (1/240 SF + 1 PER PUMP ISLAND)	12	10
SUB TOTAL PARKING SPACES	**641**	**768**
ADA (INCLUDED IN TOTAL)		*27*
ONLINE PICK-UP & DELIVERY	*0*	*47* (NOTE 4)
LSEV/ GOLF CART PARKING 2% OF REQUIRED	*13*	*14*
EV CHARGING STATIONS	*0*	*8*
LOADING (12' x 35')	4	5
QUEING SPACES		6 *NOTE 5
BIKE PARKING 5% OF REQUIRED	*31*	*32*

AREA CALCULATION	**SF**	**AC**	**%**
BUILDING FOOTPRINT	190,397	4.37	18.00%
VEHICULAR USE AREA	438,930	10.08	41.49%
SIDEWALKS & PLAZAS	34,545	0.79	3.27%
FOUNDATION PLANTING AREA	4,016	0.09	0.38%
DRY PRETREATMENT AREA	28,342	0.65	2.68%
LAKE SURFACE AREA	110,271	2.53	10.42%
INTERIOR LANDSCAPE AREA	251,355	5.77	23.76%
TOTAL	**1,057,855**	**24.29**	**100%**

SETBACKS	**Required**	**PROV**
FRONT (EAST)	20'	99.3'
REAR (WEST)	10'	115'
SIDE (SOUTH)	10'	86.1'
SIDE (NORTH)	10'	154.4'

1. NOTE: SITE PLAN BASED ON SURVEY BY GEOPOINT PSM
2. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30" ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS
3. NOTE: GREEN SPACE CALCULATION EXCEED THE 25% MIN REQUIREMENT.
4. NOTE: PICK-UP SPACES SHALL NOT EXCEED 5% OF THE PARKING AND SHALL BE RESERVED AND NOT COUNTED TOWARDS REQUIRED PARKING.
5. NOTE: THE MINIMUM NUMBER OF 10' X 20' QUEUING SPACES FOR GENERAL RETAIL IS 4 SPACES
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LEGEND

SID:	SEMINOLE IMPROVEMENT DISTRICT	TCP:	TOWN CENTER PARKWAY
ROW:	RIGHT OF WAY	TYP:	TYPICAL
AC:	ACRES	LB:	LANDSCAPE BUFFER
UE:	UTILITY EASEMENT	LS:	LANDSCAPE AREA
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PBC:	PALM BEACH COUNTY	WMT:	WATER MANAGEMENT TRACT
LME:	LAKE MAINTENANCE EASEMENT	NIC:	NOT INCLUDED
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LSEV: LOW SPEED ELECTRIC VEHICLE
(20) ONLINE DELIVERY PARKING
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PDR CHART

TABLE 119-33-2: MU District Nonresidential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%	25%

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

Site Plan

0' 40' 80' 120' 160'

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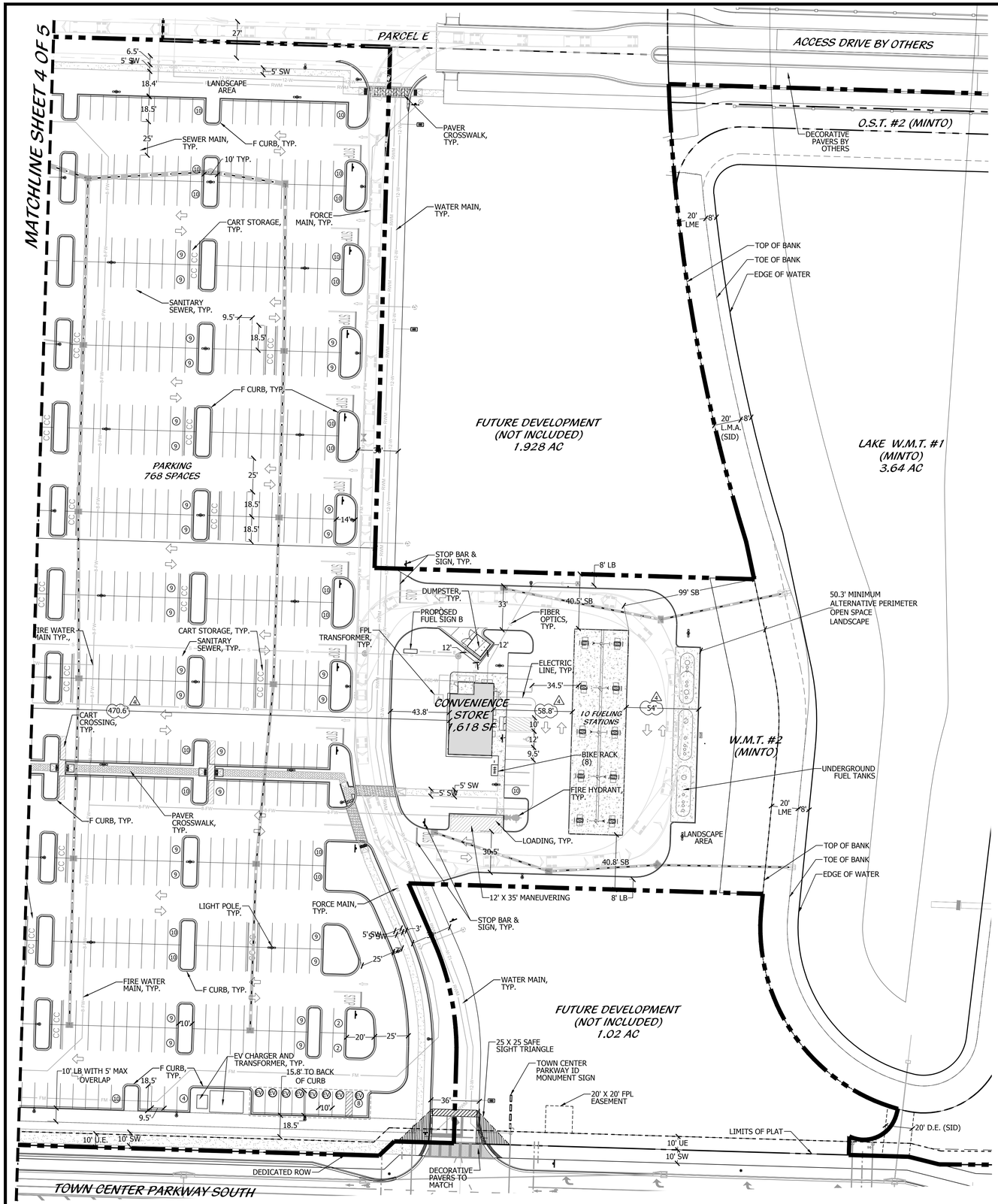

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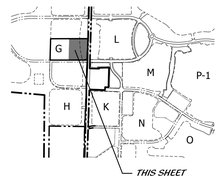

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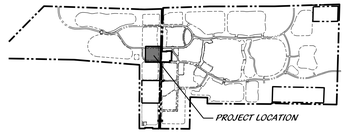

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PDR CHART

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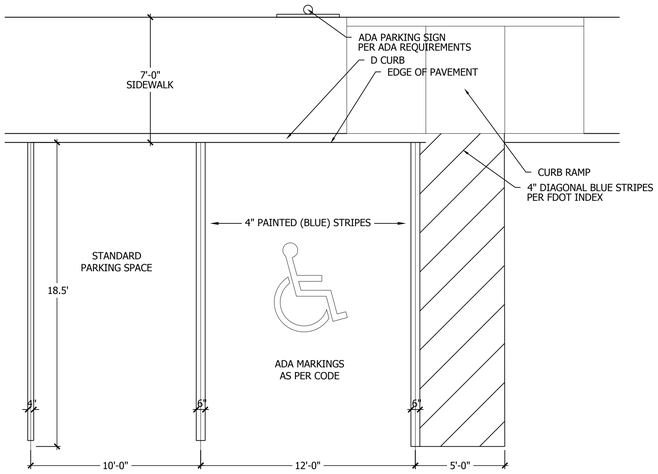
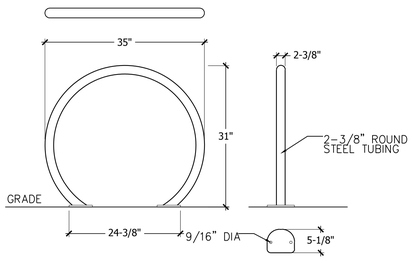
STANDARD AND ADA PARKING DETAIL

NTS



BIKE RACK DETAIL

NTS

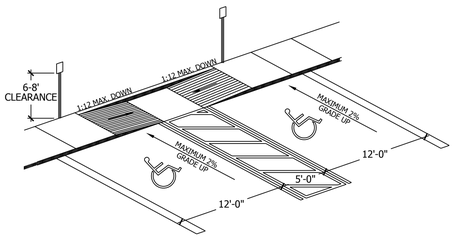


CIRCULAR BIKE RACK, EMBEDDED (OR EQUAL)

BELSON OUTDOORS
MODEL - CBBR-2CR-SS
STAINLESS STEEL, SURFACE MOUNT
WWW.BELSON.COM

ADA RAMP DETAIL

NTS



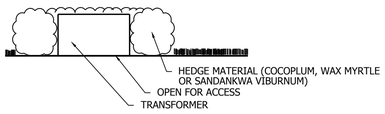
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

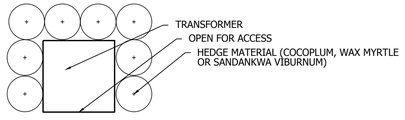
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



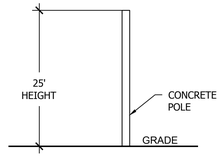
PLAN VIEW



PARKING LOT LIGHT DETAIL

BEACON- VIPER L STRIKE

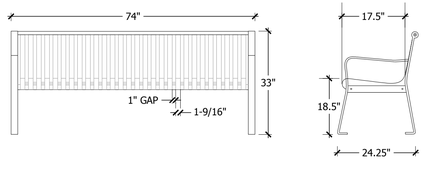
NTS



BENCH DETAIL

NTS

BELSON OUTDOORS
MODEL - CBPB-6SB-BK
WWW.BELSON.COM



ADA SYMBOL DETAIL

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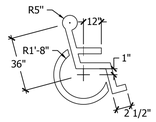


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

ADA SIGN DETAIL

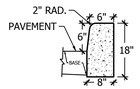
NTS

COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

D CURB DETAIL

NTS



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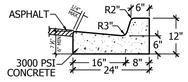
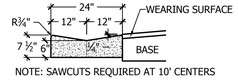


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB DETAIL

NTS

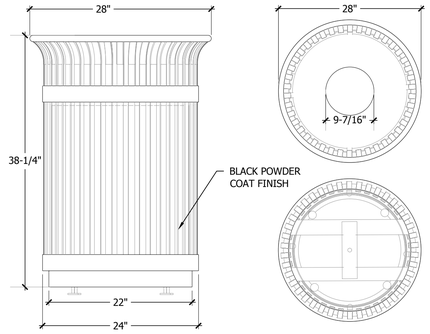


NOTE: SAWCUTS REQUIRED AT 10' CENTERS

TRASH CAN DETAIL

NTS

BELSON #CBTR-FT-BK
ALL STEEL TRASH RECEPTACLE,
WWW.BELSON.COM



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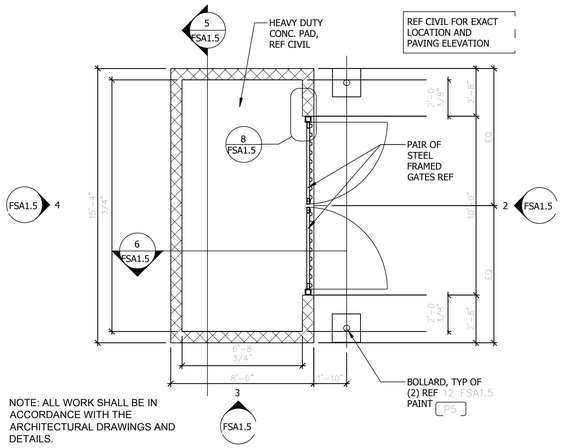
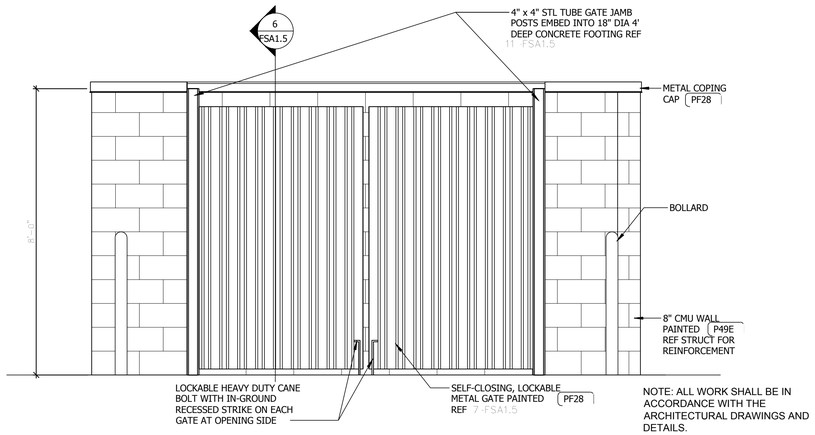
Sheet No.
C1.4



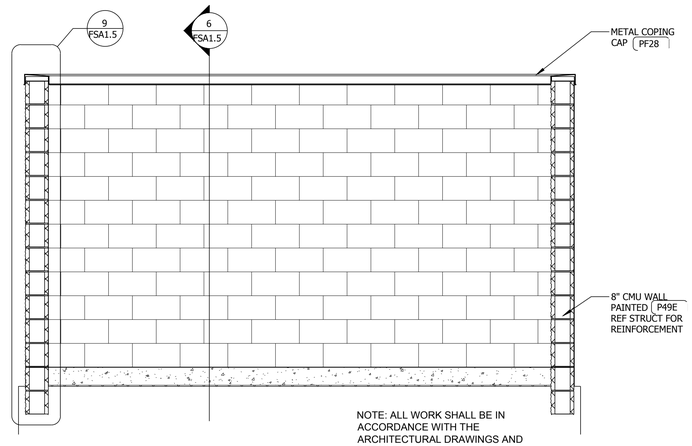
1 TRASH ENCLOSURE PLAN

1/4" = 1'-0" 2 FSA2



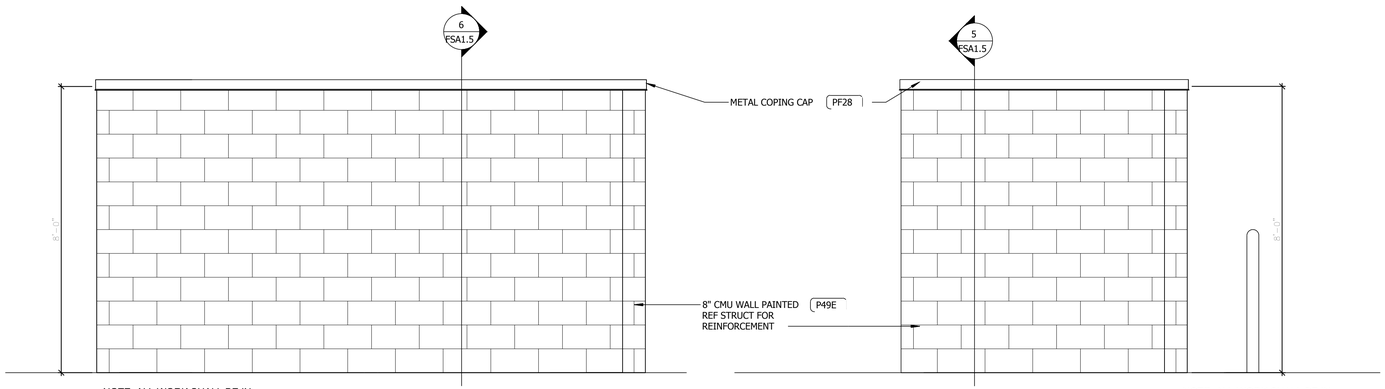
2 TRASH ENCLOSURE FRONT ELEVATION

1/2" = 1'-0" 1 FSA1.5



5 TRASH ENCLOSURE SECTION

1/2" = 1'-0" 1 FSA1.5



4 TRASH ENCLOSURE REAR ELEVATION

1/2" = 1'-0" 1 FSA1.5

3 TRASH ENCLOSURE SIDE ELEVATION

1/2" = 1'-0" 1 FSA1.5

Site Details

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www.cotleurhearing.com
Lic# LC-26000535

No.	Date	Revision
1	02-06-26	CITY AND ENGINEERING COMMENTS
2	02-20-26	CITY AND ENGINEERING COMMENTS
3	02-27-26	CITY AND ENGINEERING COMMENTS
4	03-10-26	CITY AND ENGINEERING COMMENTS

Designed:	DEH
Drawn:	JCO
Checked:	
Job No.:	24-0905
Date: 01-13-2026	© 2026

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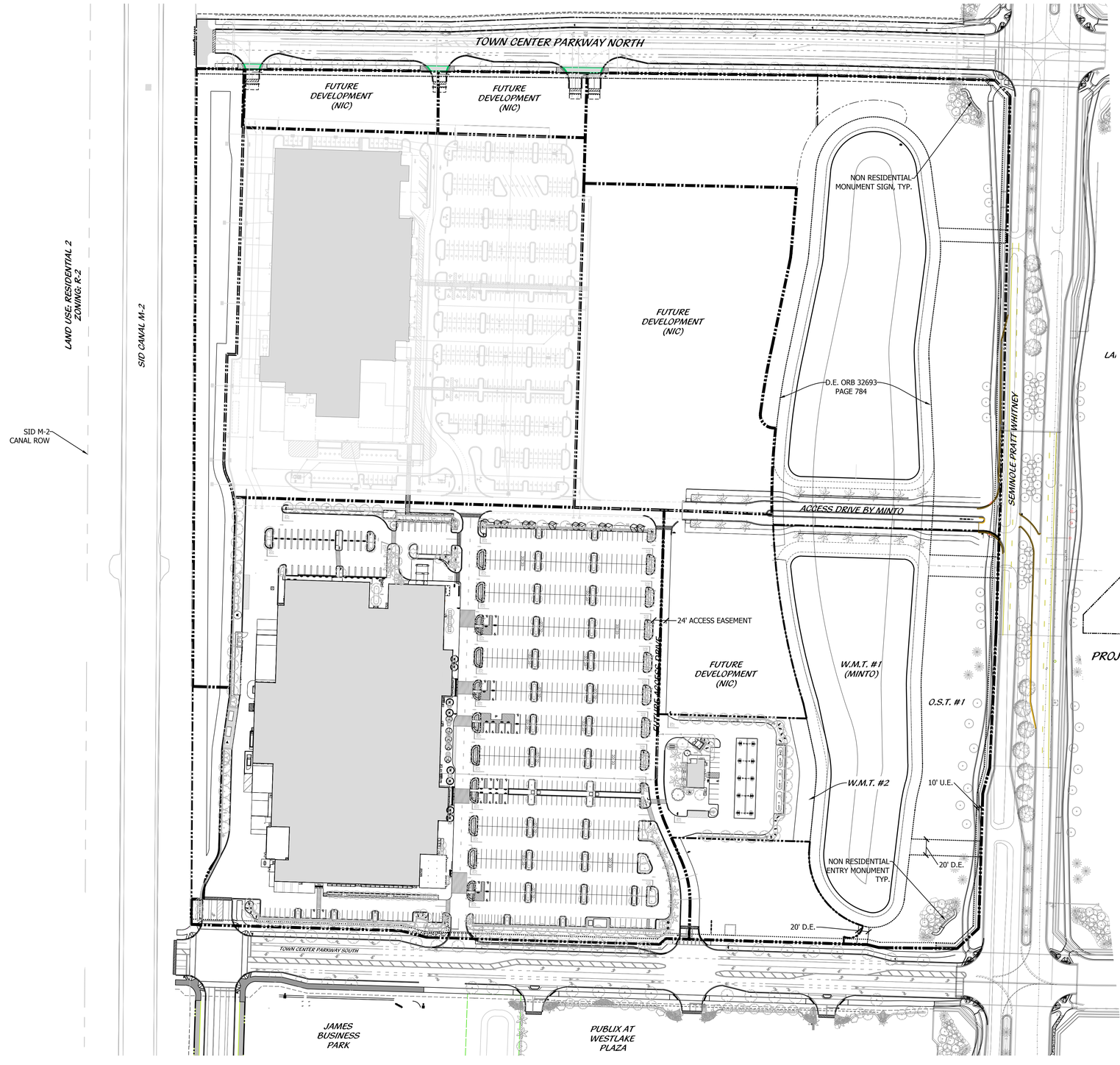
Sheet No.
C1.5

WALMART AT WESTLAKE LANDSCAPE PLAN



SHEET INDEX

SHEET L1.0	COVER PAGE
SHEET L1.1	OVERALL LANDSCAPE PLAN
SHEET L1.2-L1.8	LANDSCAPE PLAN
SHEET L1.9	TOWN CENTER PARKWAY SOUTH TREE RELOCATION
SHEET L1.10	SCHEDULE AND DETAILS SHEET

PROJECT TEAM

PROPERTY OWNER:
MINTO PBLH LLC
4400 W SAMPLE RD, STE 200
POMPANO BEACH, FL 33073
PH: 951-935-6511

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

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

ARCHITECT:
HFA-AE, LTD.
3246 EAST RIDGEVIEW ST.
SPRINGFIELD, MO 65804
C 479-721-9049
D 479-360-6265
O 479-273-7780,130

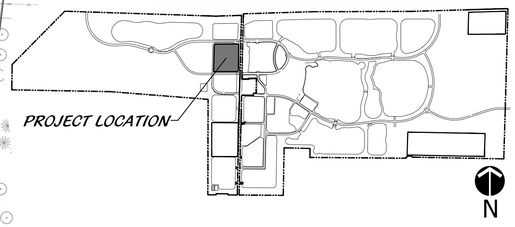
CIVIL ENGINEER:
CPH ENGINEERS
200 BELFORT ROAD, SUITE 220,
JACKSONVILLE, FL, 32256
PHONE: 904-332-0999

SURVEYOR:
CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 10
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-750-1452

TRAFFIC ENGINEER:
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY,
SUITE 111
WEST PALM BEACH, FL 33411-6700
PHONE: 561-296-9698

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

LOCATION MAP



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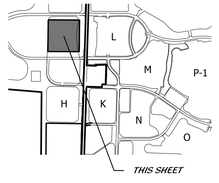

Cover Page

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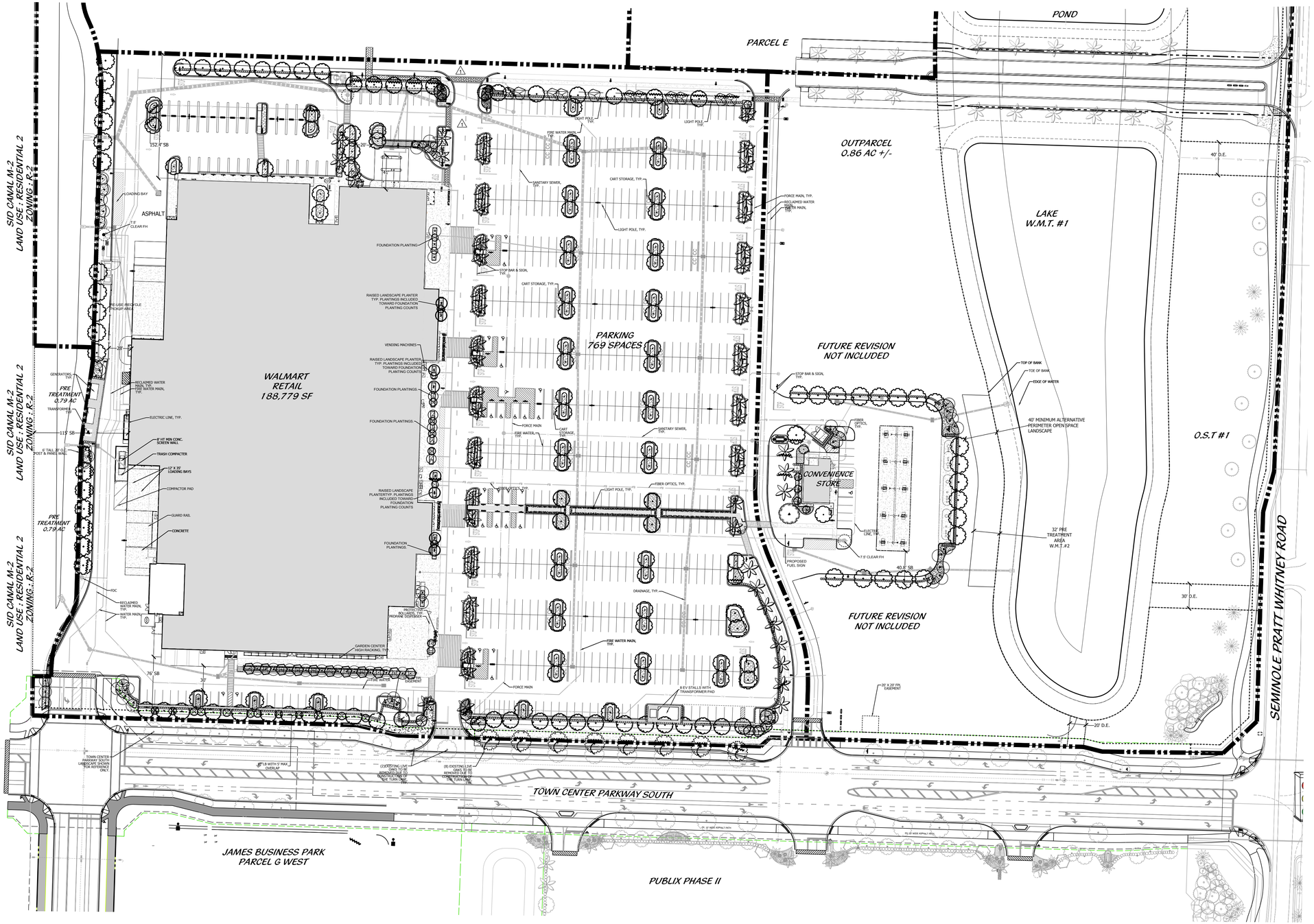
Sheet No.
L1.0



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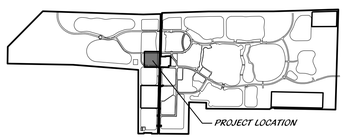

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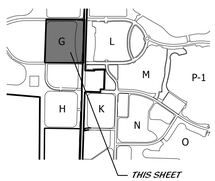

Landscape Plan

0' 60' 120' 180' 240'

Scale: 1" = 10'

North

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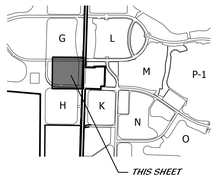
Sheet No.
L1.1

KEY MAP



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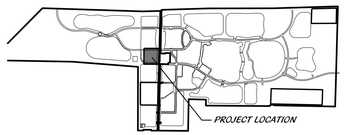

MATCHLINE SEE SHEET L1.5

SID CANAL M-2
LAND USE : RESIDENTIAL 2
ZONING : R-2

PRE TREATMENT 0.79 AC

WALMART RETAIL 188,779 SF

MATCHLINE SEE SHEET L1.3

GUARD RAIL
CONCRETE
SOD
55' ALTERNATIVE PERIMETER OPEN SPACE LANDSCAPE
8' LB, TYP.
6' TALL 20' O.C POST & PANEL WALL
PRETREATMENT
ROOT BARRIER, TYP.
FDC
RECLAIMED WATER MAIN, TYP.
WATER MAIN, TYP.
FOUNDATION PLANTINGS.
SABALS TO BE 16' MATCHED
SCREEN WALL, TYP.
GARDEN CENTER HIGH RACKING, TYP.
PROTECTIVE BOLLARDS, TYP.
PROPANE DISPENSER
76' SB
10' ROW BUFFER
2.5' OVER HANG
FIRE WATER
20' X 20' FPL EASEMENT
BIKE RACK, TYP.
20' DE
54'
30'
15'
10' SW
10' UE
25' X 25' SAFE SIGHT TRIANGLES
TOWN CENTER PARKWAY SOUTH

QV18 3
VM2 2
LJ45 1
FG 26
SP 2
TR2 1
FG 17
LJ30 2
FG 13
CL7 87
SP 3
TF 33
SP* 5
FG 73
QV18 1
TF 11
BB 3
BB 2
THA 13
EL 247
SP 10
ED 11
CL7 169
MUH 17
RR 2
SP* 3
BN 2
CID 12
FG 13
FG 31
CG 2

Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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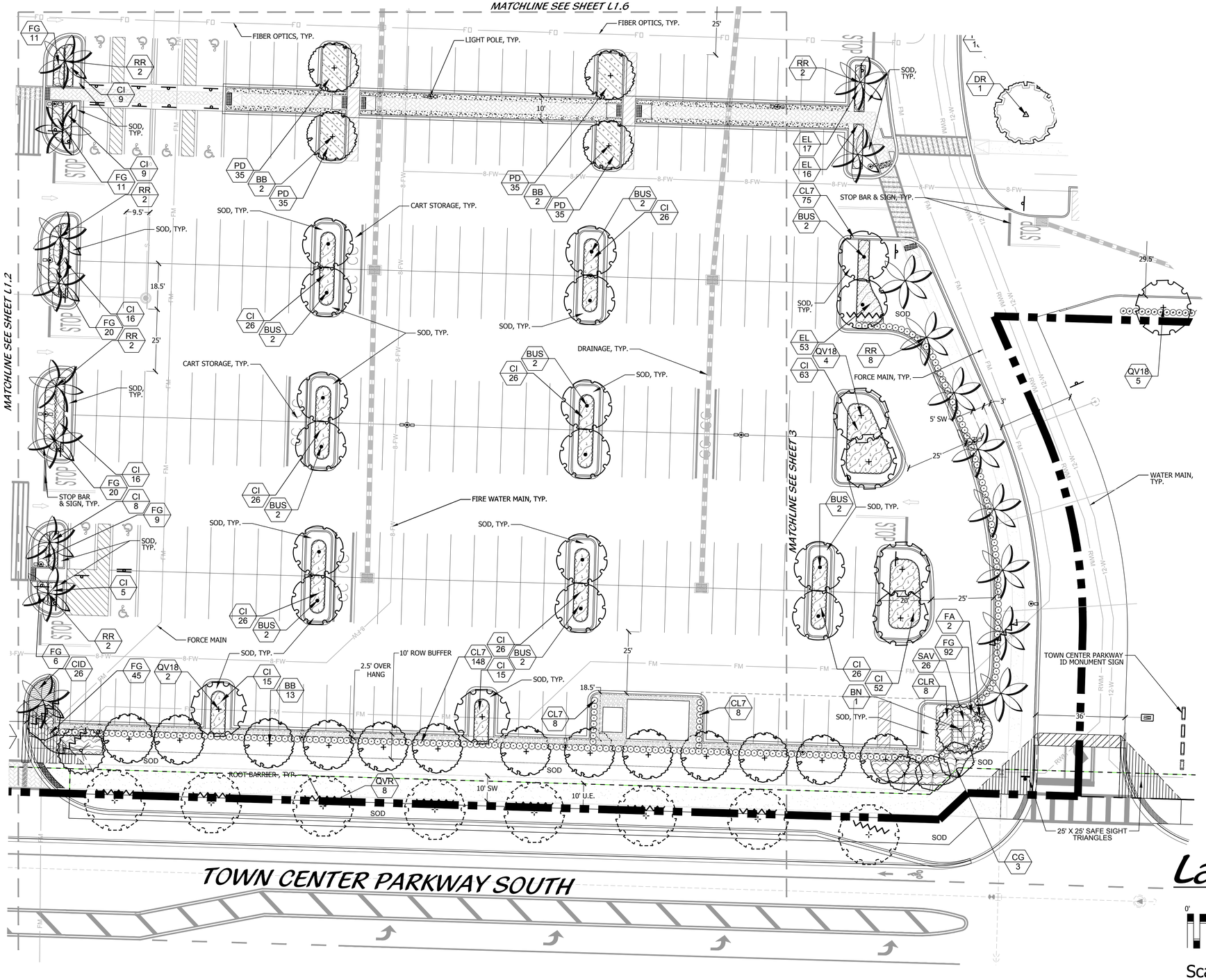
Sheet No.
L1.2



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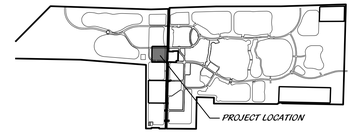

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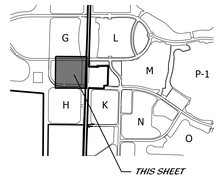

Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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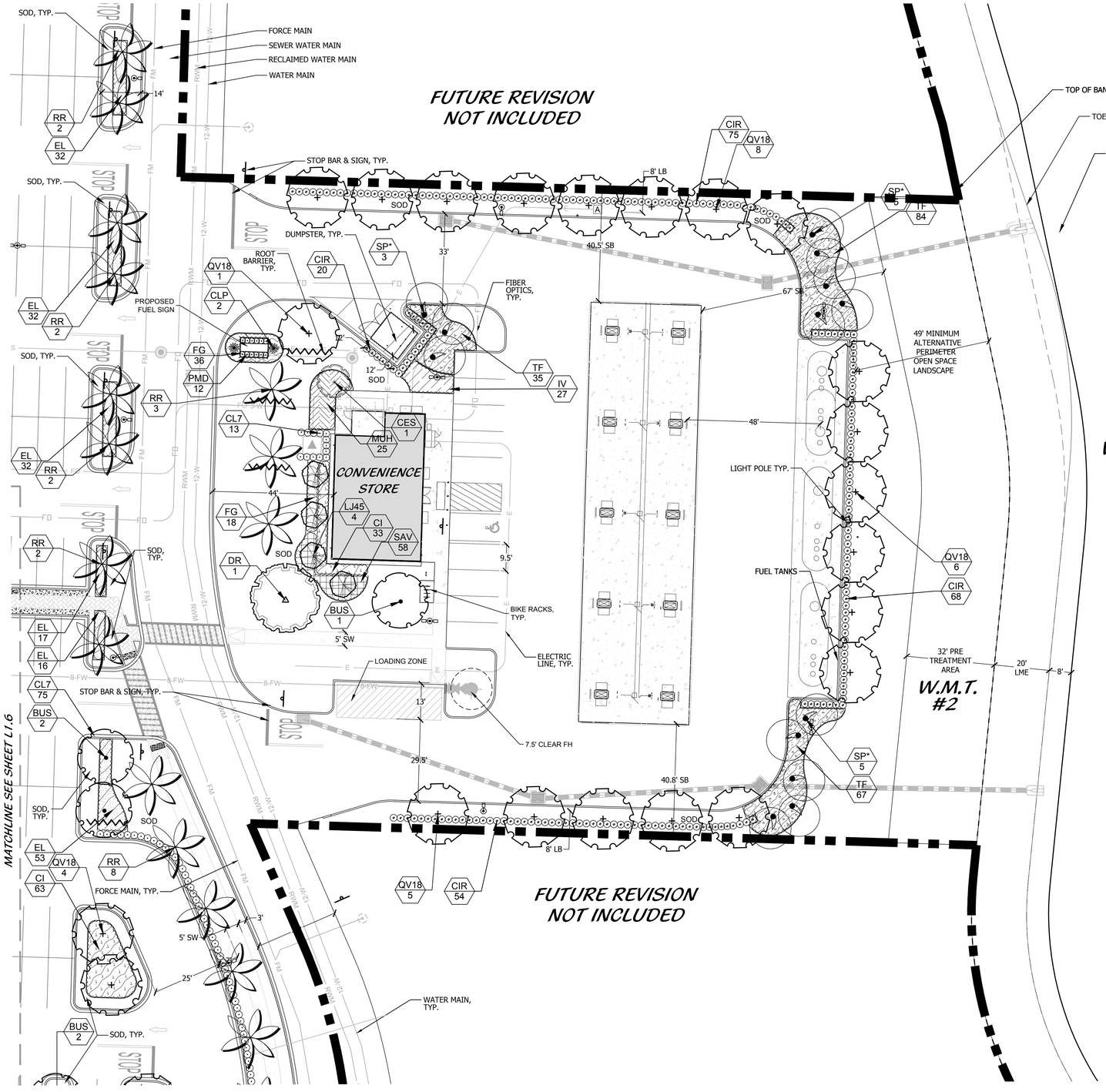
Sheet No.
L1.3



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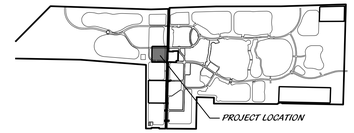

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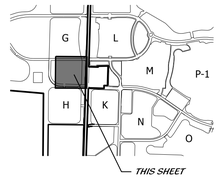

Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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No.	Date	Revision
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Date: 11-14-2025	© 2026

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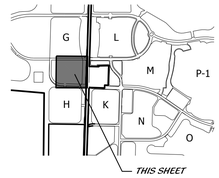
Sheet No.
L1.4

KEY MAP



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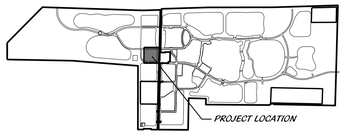

MATCHLINE SEE SHEET L1.7

SID CANAL M-2
LAND USE : RESIDENTIAL 2
ZONING : R-2

PRE TREATMENT 0.79 AC

PRETREATMENT
6' CONCRETE WALL
6' CHAIN LINK FENCE
73' ALTERNATIVE PERIMETER OPEN SPACE LANDSCAPE
RE-USE /RECYCLE PICKUP AREA
8' LB, TYP.
GENERATORS, TYP.
TRANSFORMER, TYP
115' SB
6' TALL 20' O.C. POST & PANEL WALL
57' ALTERNATIVE PERIMETER OPEN SPACE LANDSCAPE
8' LB, TYP.
SOD
LOADING BAY
28'
PEA GRAVEL
BOLLARD, TYP.
RECLAIMED WATER MAIN, TYP.
FIRE WATER MAIN, TYP.
ELECTRIC LINE, TYP.
8' HT MIN CONC. SCREEN WALL
TRASH COMPACTER
12' X 35' LOADING BAYS
COMPACTOR PAD
25'

QV18 4
TF 22
SP 3
TF 24
SP 3
CL7 115
QV18 3

WALMART RETAIL 188,779 SF

RAISED LANDSCAPE PLANTER TYP. PLANTINGS INCLUDED TOWARD FOUNDATION PLANTING COUNTS
VENDING MACHINES
FOUNDATION PLANTINGS.
RAISED LANDSCAPE PLANTERTYP. PLANTINGS INCLUDED TOWARD FOUNDATION PLANTING COUNTS
10.8'
30'
20'

LJ45 1
VM2 2
FG 26
TR2 1
VM2 2
BI 5
IV 14
IV 35
THA 4
IV 17
VM2 2
CI 23
TR2 1
CI 11
CI 10

MATCHLINE SEE SHEET L1.6

MATCHLINE SEE SHEET L1.2

Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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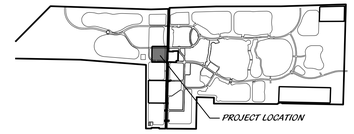
Sheet No.
L1.5

LOCATION MAP



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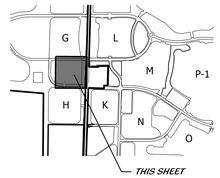
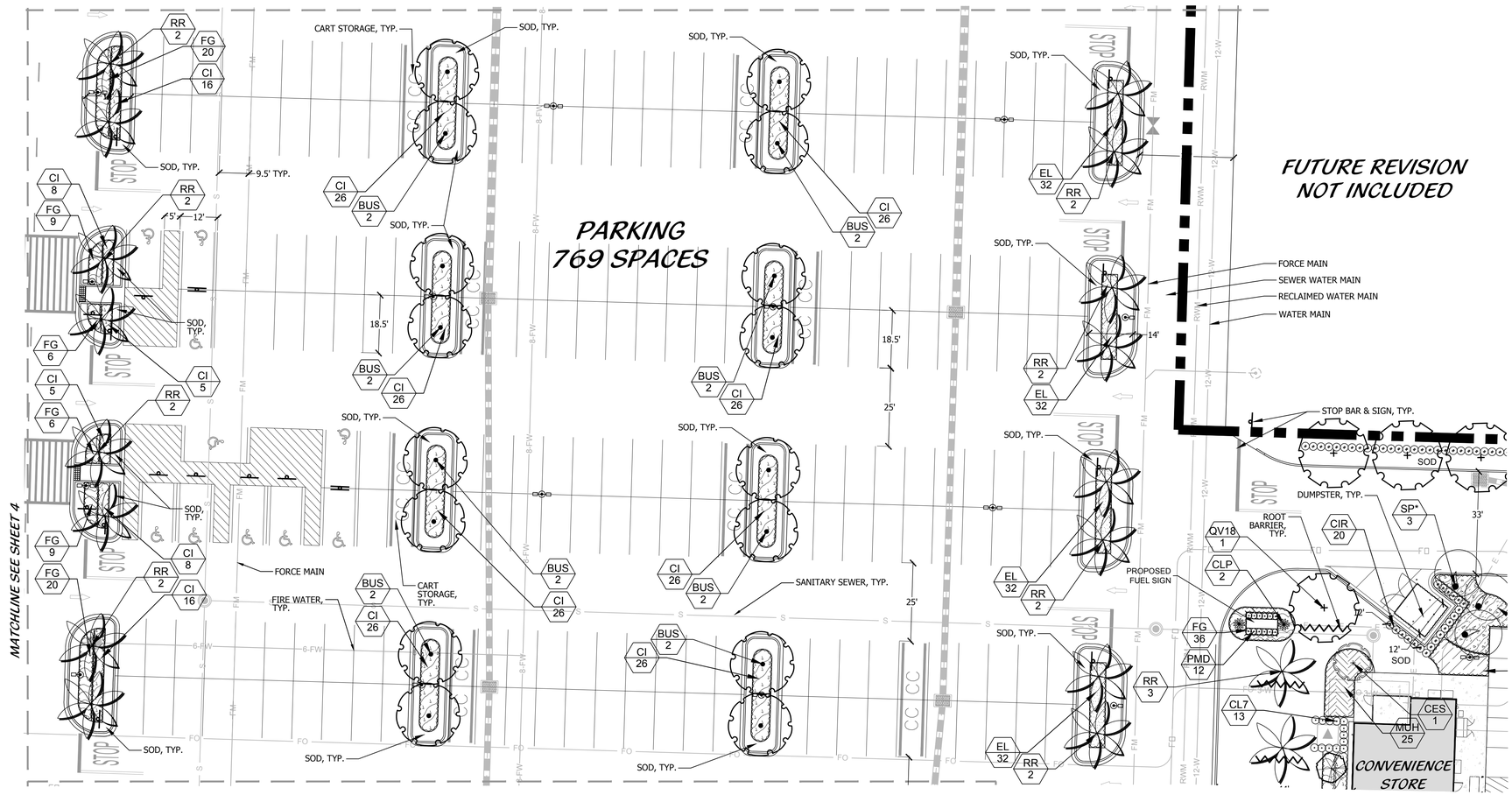


MATCHLINE SEE SHEET L1.8



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET L1.3

Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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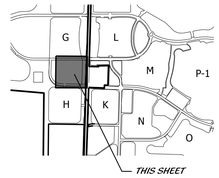
Sheet No.
L1.6

KEY MAP



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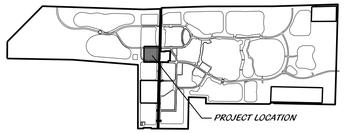
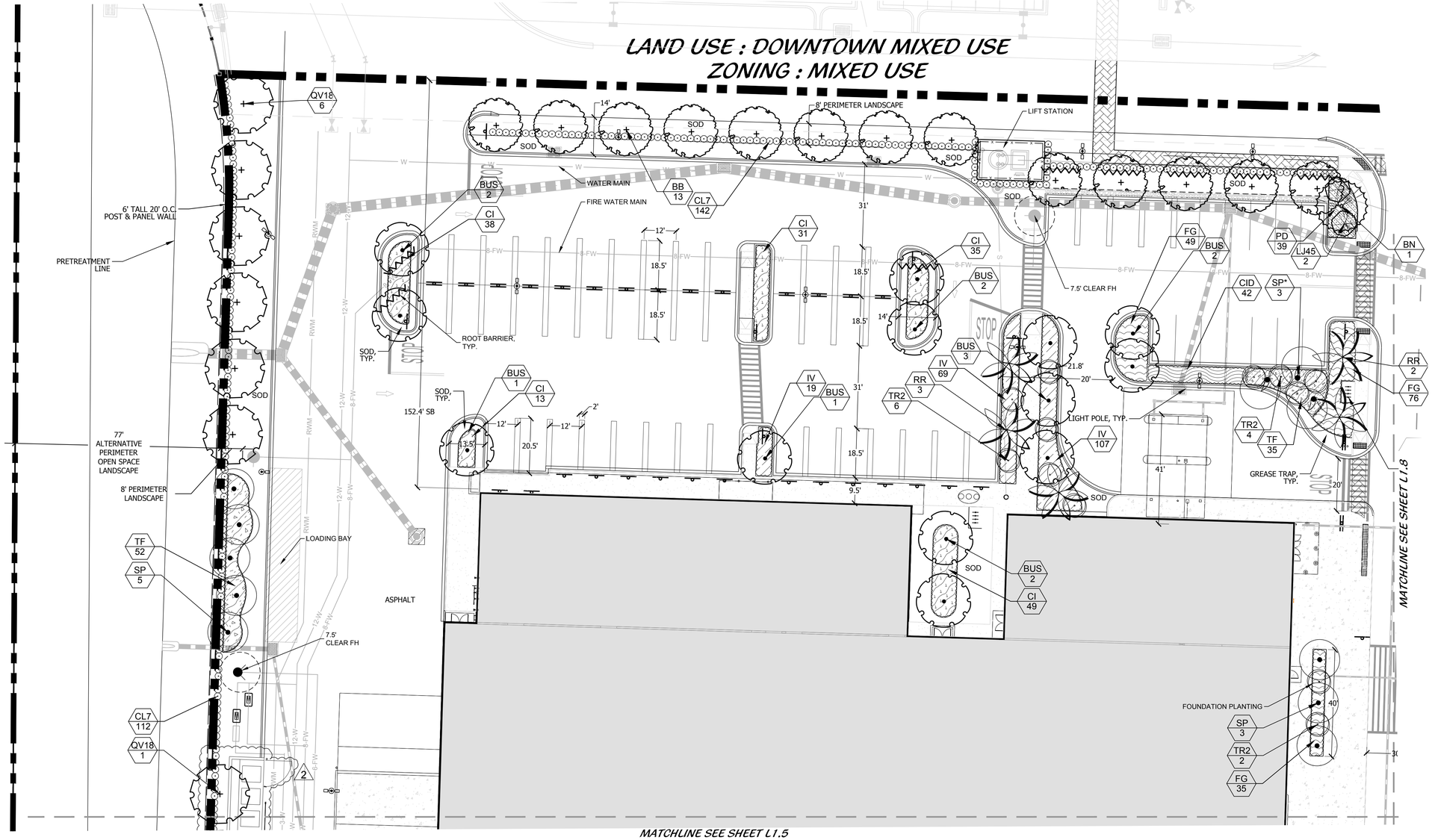


LAND USE : DOWNTOWN MIXED USE
ZONING : MIXED USE

SID CANAL M-2
LAND USE : RESIDENTIAL 2
ZONING : R-2



Landscape Plan

0' 20' 40' 60' 80'

Scale: 1" = 20'

North

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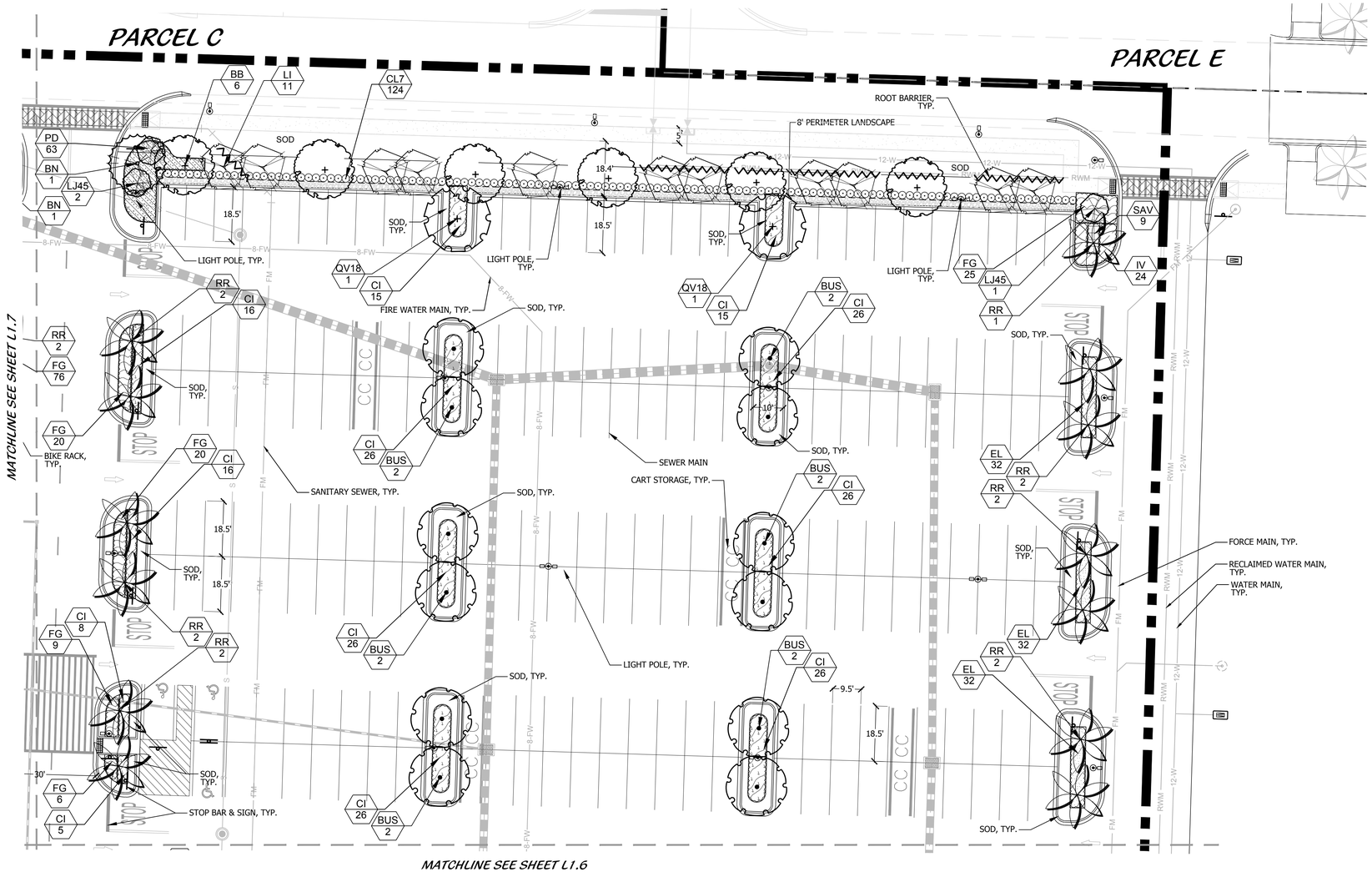
L1.7



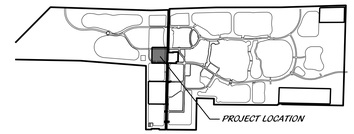
Landscape Plan

0' 20' 40' 60' 80'

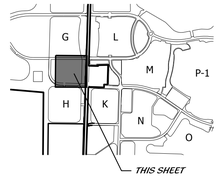
Scale: 1" = 20'

North

LOCATION MAP



KEY MAP



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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

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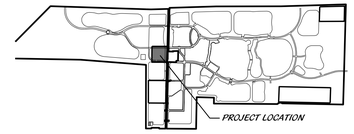
No.	Date	Revision
3	02-27-26	CITY AND ENGINEERING COMMENTS
2	02-03-26	CITY AND ENGINEERING COMMENTS

Designed:	DEH
Drawn:	JCO
Checked:	DEH
Job No.:	24-0905
Date: 11-14-2025	© 2026

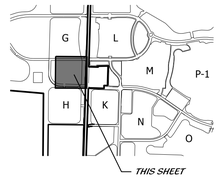
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.8

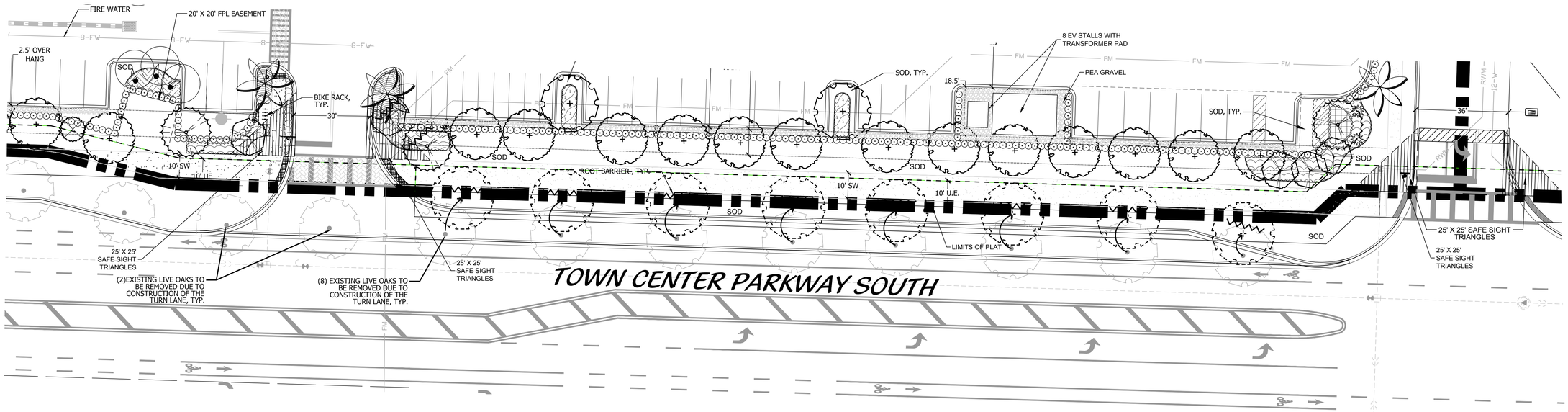
LOCATION MAP



KEY MAP



TCP SW TREE RELOCATION PLAN



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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. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

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 COCO BROWN DYED B GRADE MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS WITHIN 6" OF PLANT STEMS.

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

FERTILIZER FOR TREES AND SHRUBS SHALL UTILIZE AN 8-2-12+4 ANALYSIS, PLUS MICRO NUTRIENTS. 100 PERCENT OF THE (N) NITROGEN, (K) POTASSIUM, (MG) MAGNESIUM, AND (B) BORON MUST BE IN CONTROLLED RELEASE FORM. THE (MN) MANGANESE AND (FE) IRON SOURCES MUST BE WATER SOLUBLE (SULFATED OR CHELATED).

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT THE RATE RECOMMENDED BY THE MANUFACTURER.

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 ONLY. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH 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 6" OF STEMS.

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 BACKFILLTO 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.

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 AND BEDS 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 REPLACMENT SOIL.

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 SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH 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 FINAL ACCEPTANCE, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

ALL LANDSCAPED AREAS (INCLUDING SOD AREAS) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100 PERCENT COVERAGE. LANDSCAPE INSTALLATION SHALL NOT OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL, UNLESS THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE PROJECT LANDSCAPE ARCHITECT GRANTS APPROVAL.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPING AND ABOVE GROUND STRUCTURES SHOWN HEREON ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS.

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 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.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF S.I.D., THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED TO PERFORM LANDSCAPE WORK.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY BY S.I.D. DESIGN REQUIREMENTS.

ANY PLANT MATERIAL PLANTED WITHIN SAFE SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT SURFACE OF THE ADJACENT ROADWAY.

VEGETATION LOCATED WITHIN SAFE SIGHT DISTANCE TRIANGLE AREAS SHALL BE TRIMMED SO THAT NO CANOPY LIMBS OR FOLIAGE EXTEND INTO REQUIRED VISIBILITY AREA.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING

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

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD) UNLESS OTHERWISE NOTED ON PLANS.

TYPE D, E OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

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

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

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

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

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF ½ NATIVE SOIL, ¼ CLEAN SAND AND ¼ COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

ROOT BARRIER NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM S.I.D. UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREIN.

ADDITIONALLY, LARGE TREES OR PALMS ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCROACH INTO A SID UE WITHOUT PRIOR SID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAYS SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

OVERALL PLANT LIST

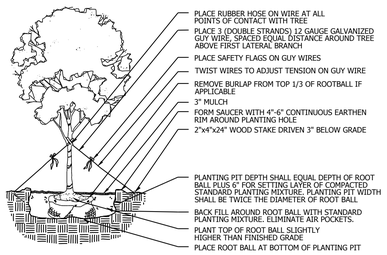
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
BN	5	BISMARCKIA NOBILIS	BISMARCK PALM	FIELD GROWN	N.A.	8` GW	N	FULL CANOPY MATCHED
BUS	58	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	2.5" CAL	12` OA X 5` SPRD	Y	FULL CANOPY, FF
DR	1	DELONIX REGIA	ROYAL POINCIANA	B & B	4" CAL	12` OA X 7` SPRD	N	FULL CANOPY, FLORIDA FANCY
ED	11	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FIELD GROWN	N.A.	12` -14` OA	N	FULL & THICK, SHEARED CONICAL SHAPE. FF, SINGLE STRAIGHT TRUNK. 4` CT.
LJ45	9	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	6` HT., 6` SPD.	N	FULL CANOPY, FF, MULTI-TRUNK
CG	5	PSIDIUM CATTLEANUM	CATTLEY GUAVA	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8` HT, 8` SPRD.	N	FULL CANOPY, 4` CT., MULTI-TRUNK, FF
QV18	48	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN	2.5" CAL	12` OA X 5` SPRD	Y	FULL CANOPY, FF
CANOPY TREES								
BB	47	BUCIDA BUCERAS `SHADY LADY`	SHADY LADY BLACK OLIVE	65 GAL	2.5" CAL	12` OA X 5` SPRD	N	FULL CANOPY. MATCHED.#1
FLOWERING TREES								
LI	11	LAGERSTROEMIA INDICA `MUSKOGEE` OR `TUSKEGEE`	CREPE MYRTLE	B & B	1.5"CAL	10` HT X 5` SPRD	N	MULTI, LIMB UP 5` . CHERRY LAKE NURSERY.
PALM TREES								
SP*	24	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14`, 18`, 22` CT., STGG.		SLICK, CURVED TRUNK,
SP	(24) A	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	14`, 18`, & 22` C.T., SEE PLAN	Y	SLICK, STRAIGHT TRUNK,
TR2	10	THRINAX RADIATA	FLORIDA THATCH PALM	FG	N.A.	8` - 10` HT.	Y	FULL & THICK.
SMALL PALMS								
THA	(13) A	THRINAX MORRISII	KEY THATCH PALM	B & B	NA	5` OA X 5`-6` SPRD	Y	FULL & THICK
SMALL TREES								
CES	1	CONOCARPUS `SERICEUS`	SILVER BUTTONWOOD TREE	45 GAL	1.5" CAL	8` HT X 8` SPRD	Y	FULL CANOPY. FULL TO BASE (BECKER GARDENS)
SPECIMEN PALMS								
RR	57	ROYSTONEA REGIA	ROYAL PALM	F.G.	N.A.	8` GW	Y	HEAVY CALIPER, FLORIDA FANCY, ROOT PRUNED, FULL CANOPY, MIN. 7 LEAF COUNT

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CIR	217	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	3` X 3`	3` O.C.	Y	FULL
CL7	1,011	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3` X 3`	3` O.C.	N	FULL & THICK, FF
CLP	2	CRINUM ASIATICUM `QUEEN EMMA` ~	RED CRINUM LILY	15 GAL.	3` X 3`	A.S.		FULL & THICK
PMD	12	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK, FF
ACCENT SHRUBS								
FA	2	FURCRAEA FOETIDA `VARIEGATA`	VARIEGATED FALSE AGAVE	15 GAL	3` X 3`	AS	N	FULL & THICK, MATCHED

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
GROUND COVERS								
CLR		ACALYPHA WILKESIANA `MACROPHYLLA`	RED COPPERLEAF	3 GAL	24" X 24"	36" OC	N	FULL & THICK
CI		CHRYSOBALANUS ICACO	COCOPLUM	3 GAL	18" X18"	30" O.C.	Y	FULL & THICK
CID		CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK, NOT STRETCHED, FF
EL		ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GAL.	24" X 24"	24" O.C.	Y	FULL AND THICK
FG		FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N	FULL & THICK
IV		ILEX VOMITORIA `SHILLINGS DWARF`	DWARF YAUPON HOLLY	3 GAL	15" X 15"	24" O.C.	Y	FULL & THICK
MUH		MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	30" O.C.	Y	FULL &THICK
PD		PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.		FULL & THICK
SAV		SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	2` O.C.	N	FULL & THICK
TF		TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	3` O.C.	Y	FULL AND THICK

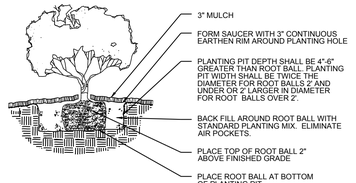
NOTE: SOD IS TO BE PRO-VISTA SOD UNLESS OTHERWISE NOTED.

LEGEND: FF- FLORIDA FANCY RP- ROOT PRUNED CT- CLEAR TRUNK GW- GREY WOOD



LARGE TREE PLANTING DETAIL

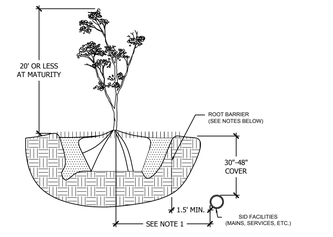
NTS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS

LANDSCAPE AND ROOT BARRIER NOTE:
TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREON.



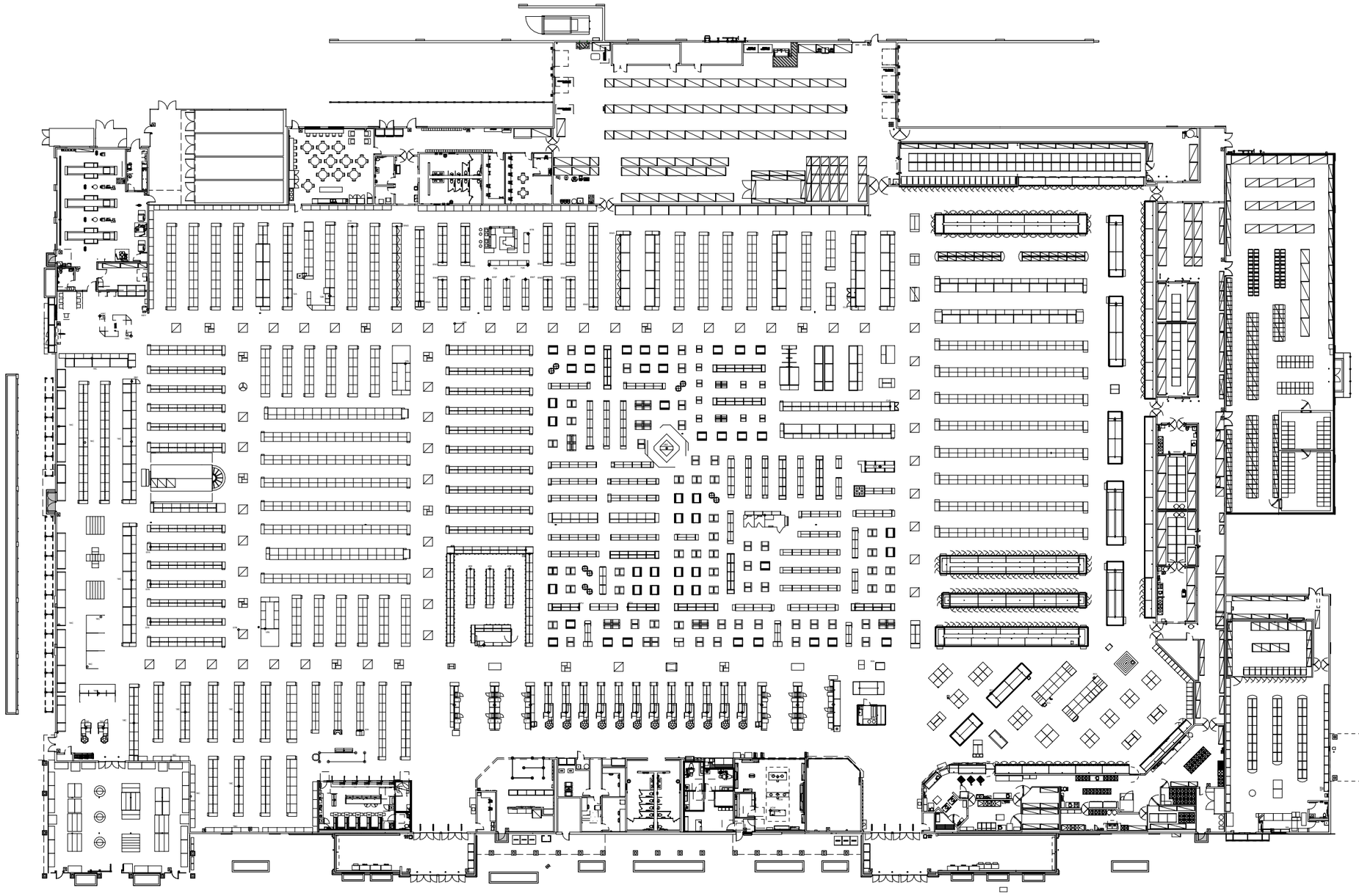
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

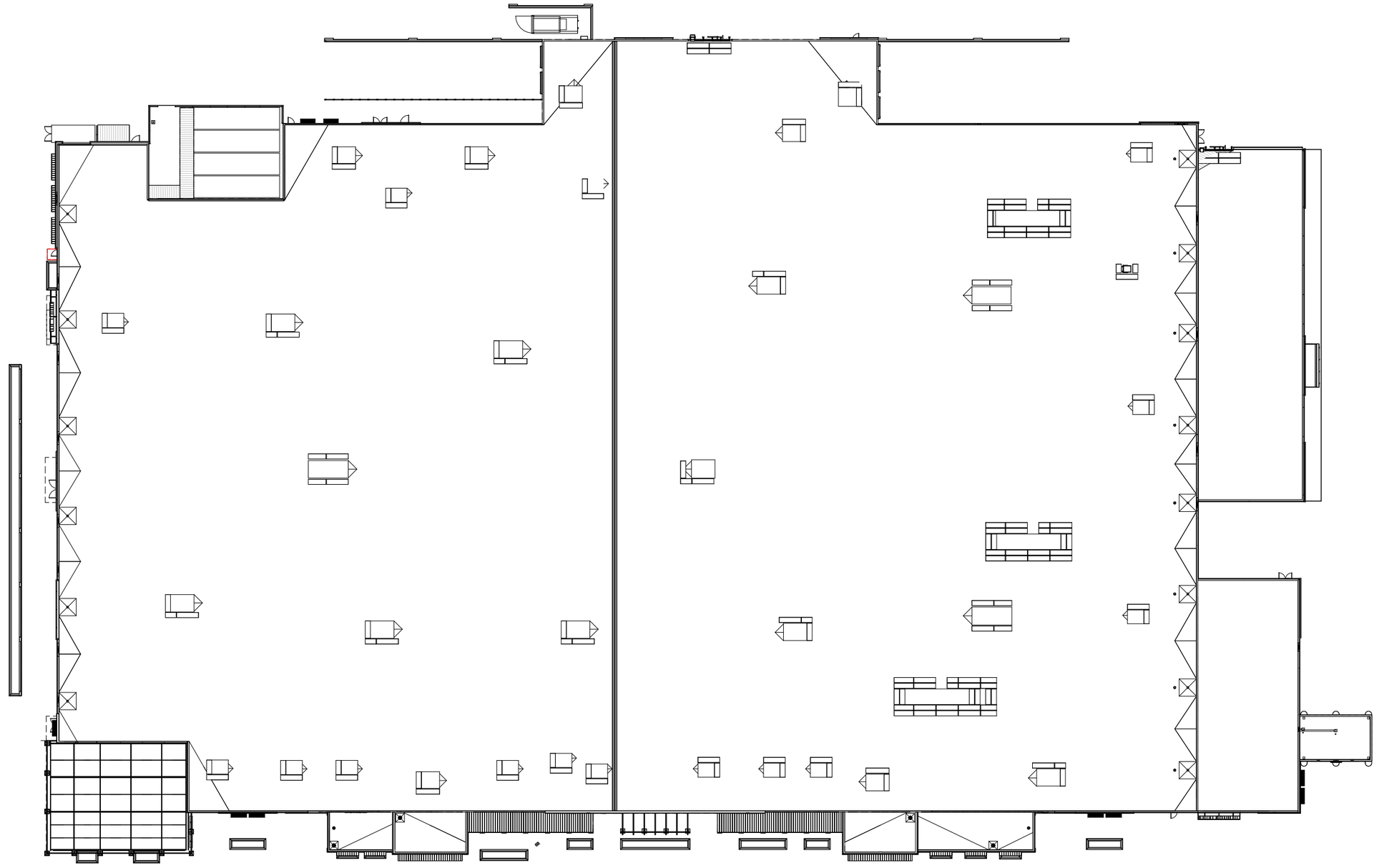
1. THIS DISTANCE SHALL 3' MINIMUM WITH ROOT BARRIER AND 5' MINIMUM IF NO ROOT BARRIER IS USED.

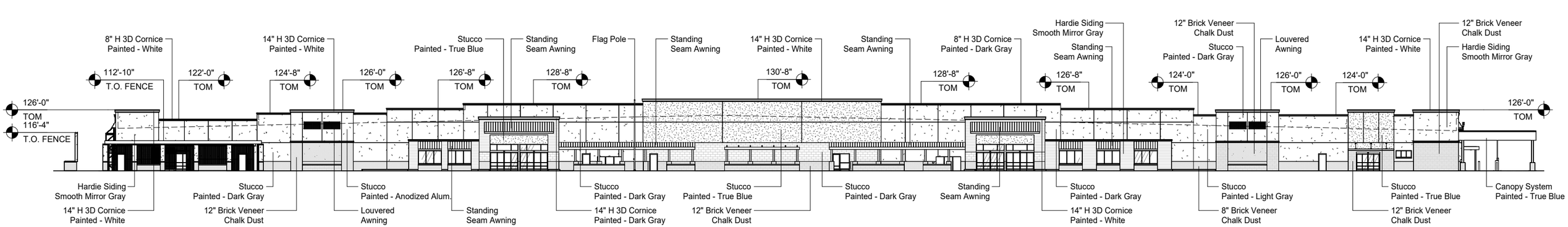
2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.

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.

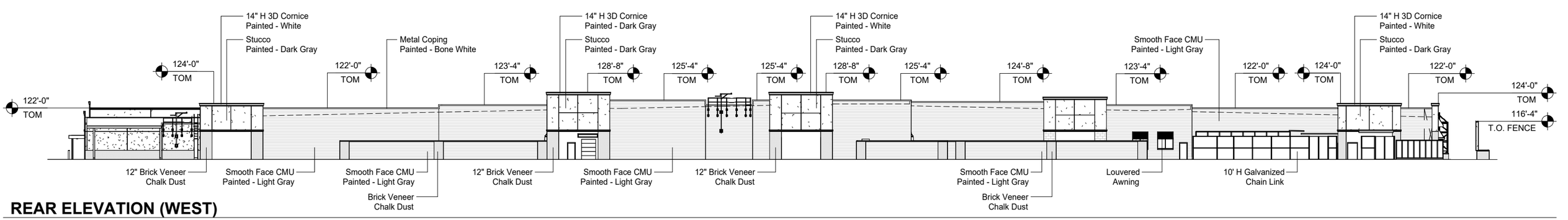
4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BAR



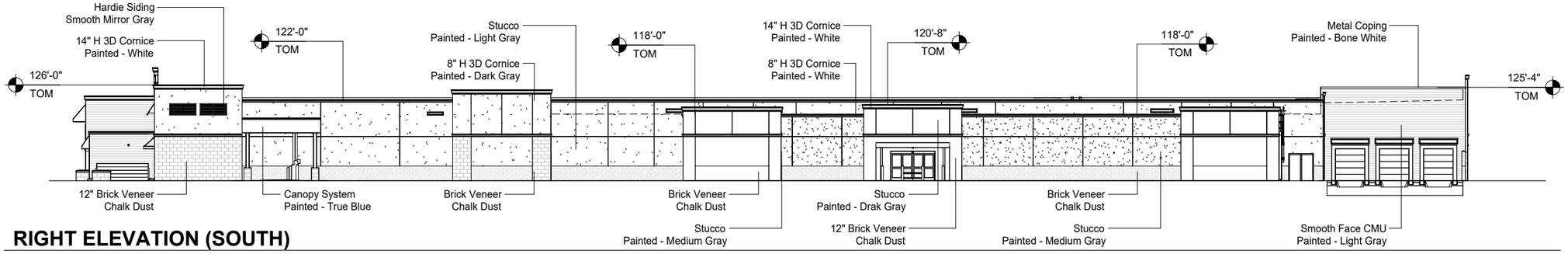




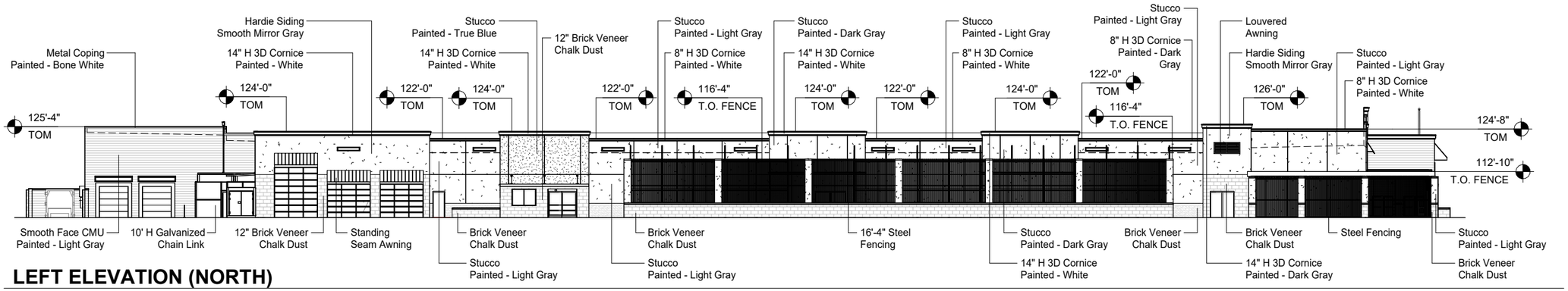
FRONT ELEVATION (EAST)



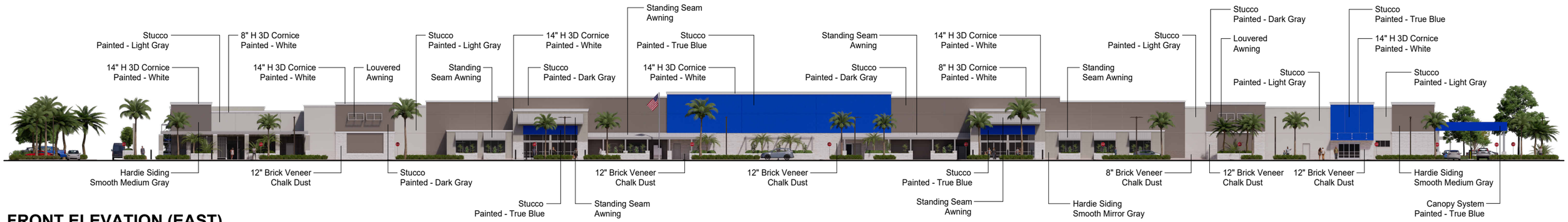
REAR ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



LEFT ELEVATION (NORTH)



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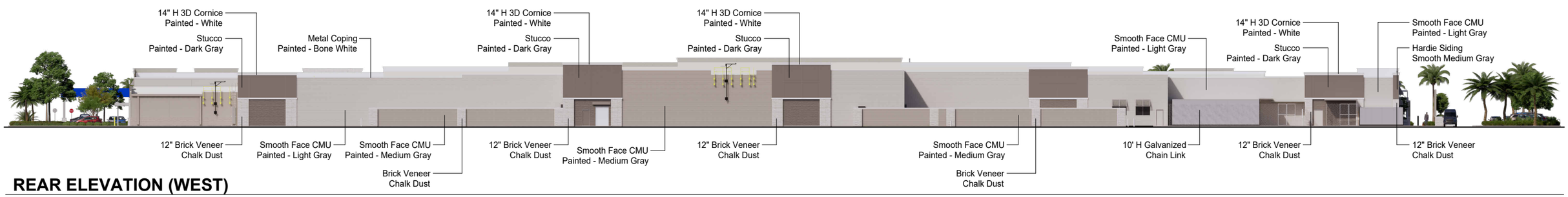

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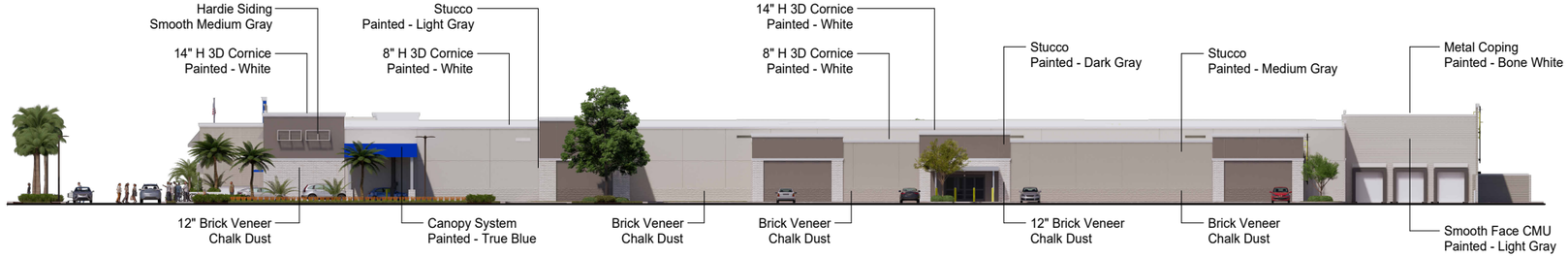

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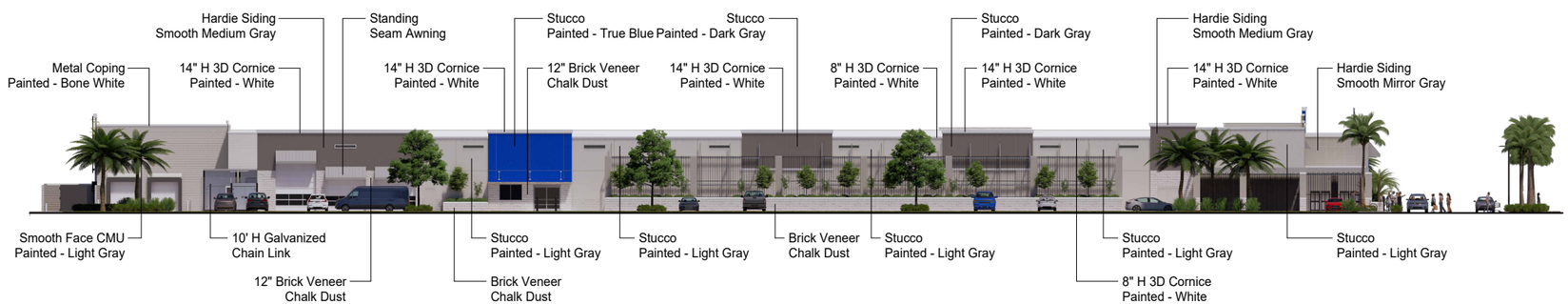
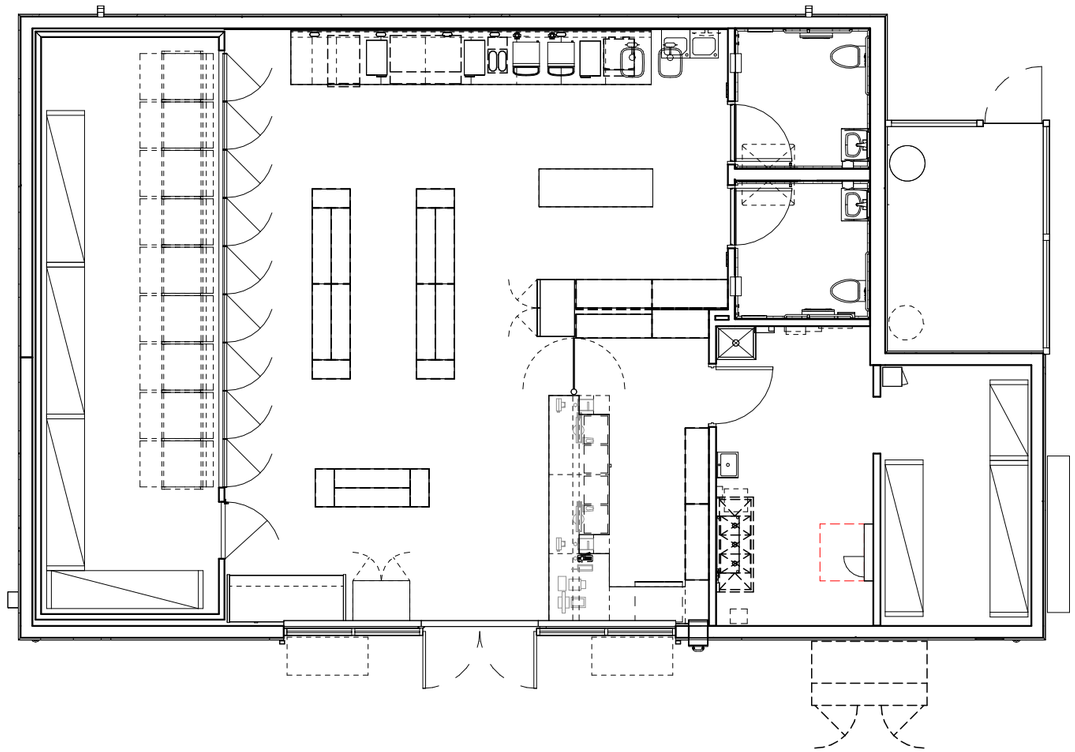
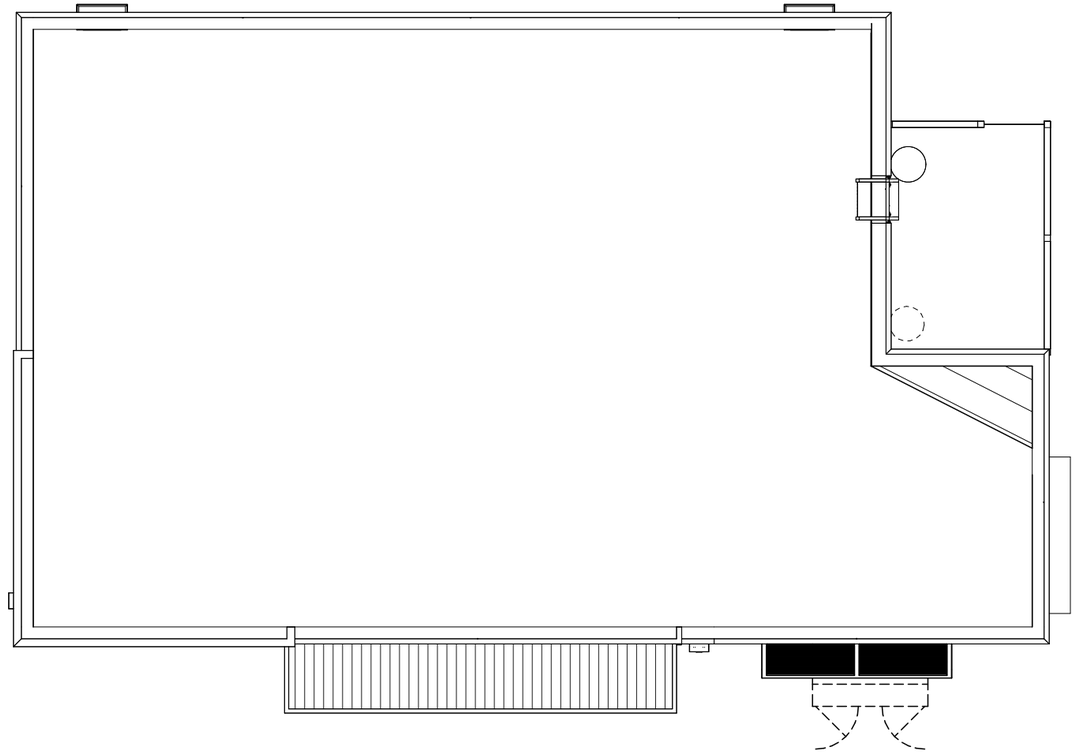


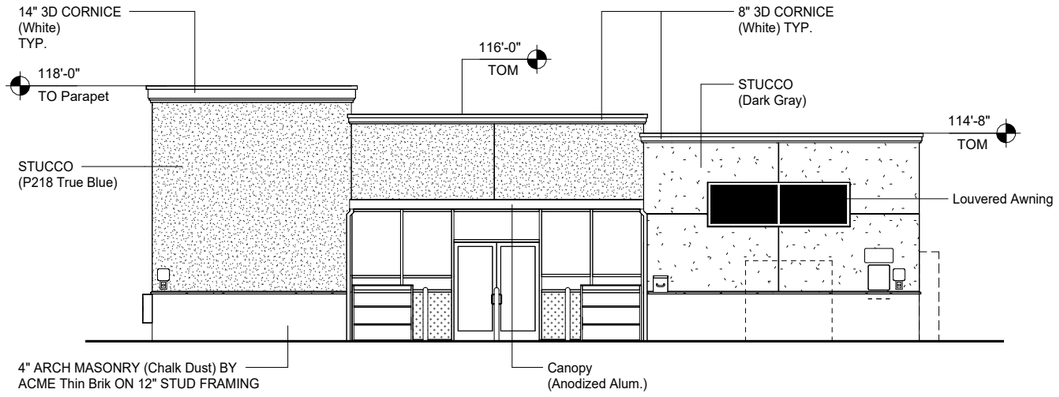
LEFT ELEVATION (SOUTH)



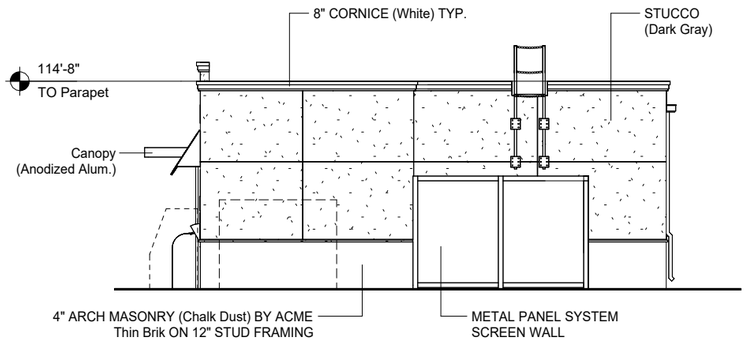
FUEL FLOOR PLAN



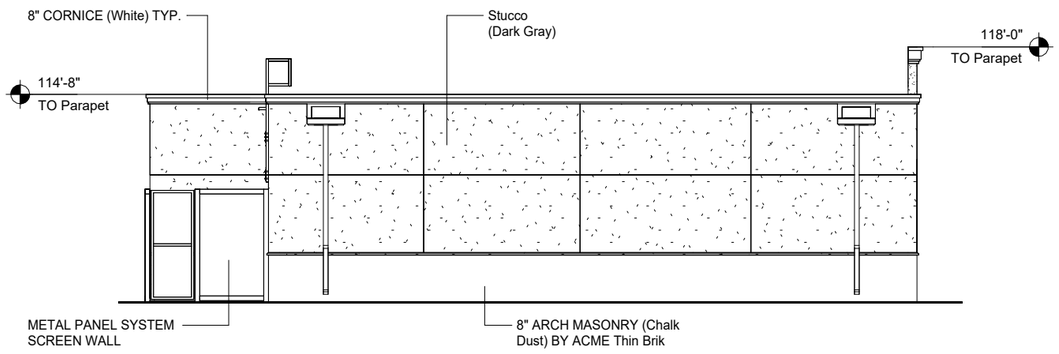
FUEL ROOF PLAN



FUEL FRONT ELEVATION - EAST



FUEL SIDE ELEVATION - NORTH



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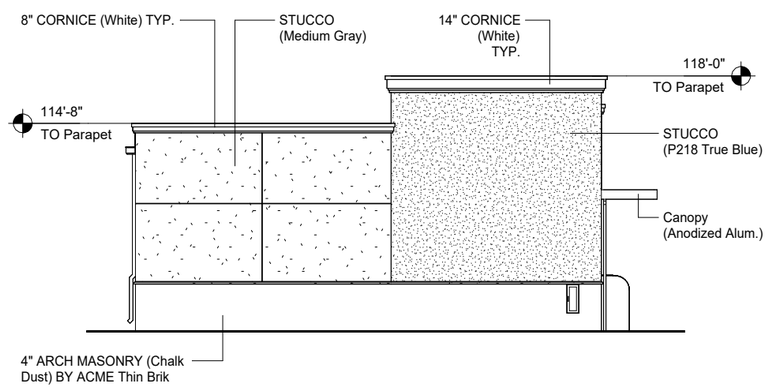
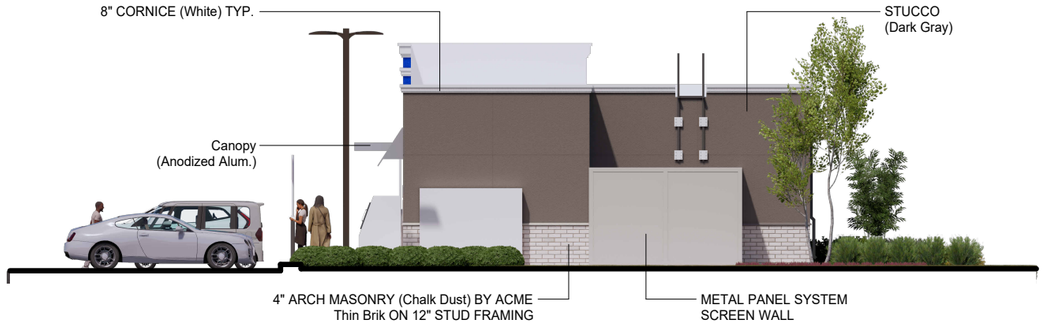
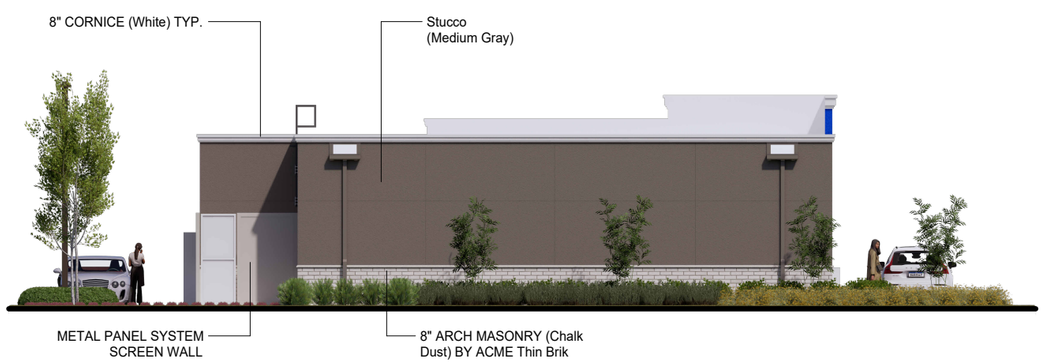


FUEL SIDE ELEVATION - SOUTH

FUEL FRONT ELEVATION - EAST



FUEL SIDE ELEVATION - NORTH



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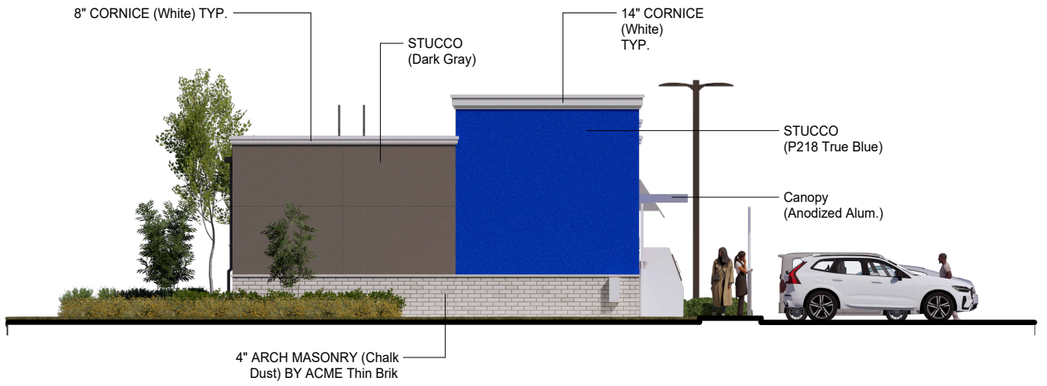
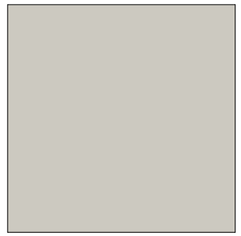
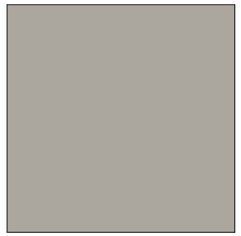


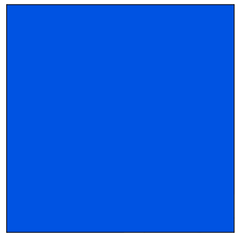
FUEL SIDE ELEVATION - NORTH



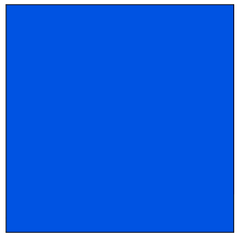
Paint
P134 Light Gray



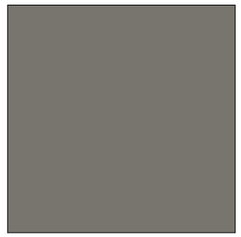
Paint
P135 Medium Gray



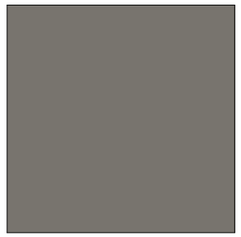
Paint
P218 True Blue



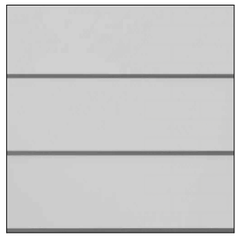
PF27 Pre-Finished
Metal True Blue



Paint
P49 Dark Gray



PF28 Pre-Finished
Dark Gray



Hardie Plank - Smooth
Mirror Gray

Brick Veneer
Chalk Dust by ACME

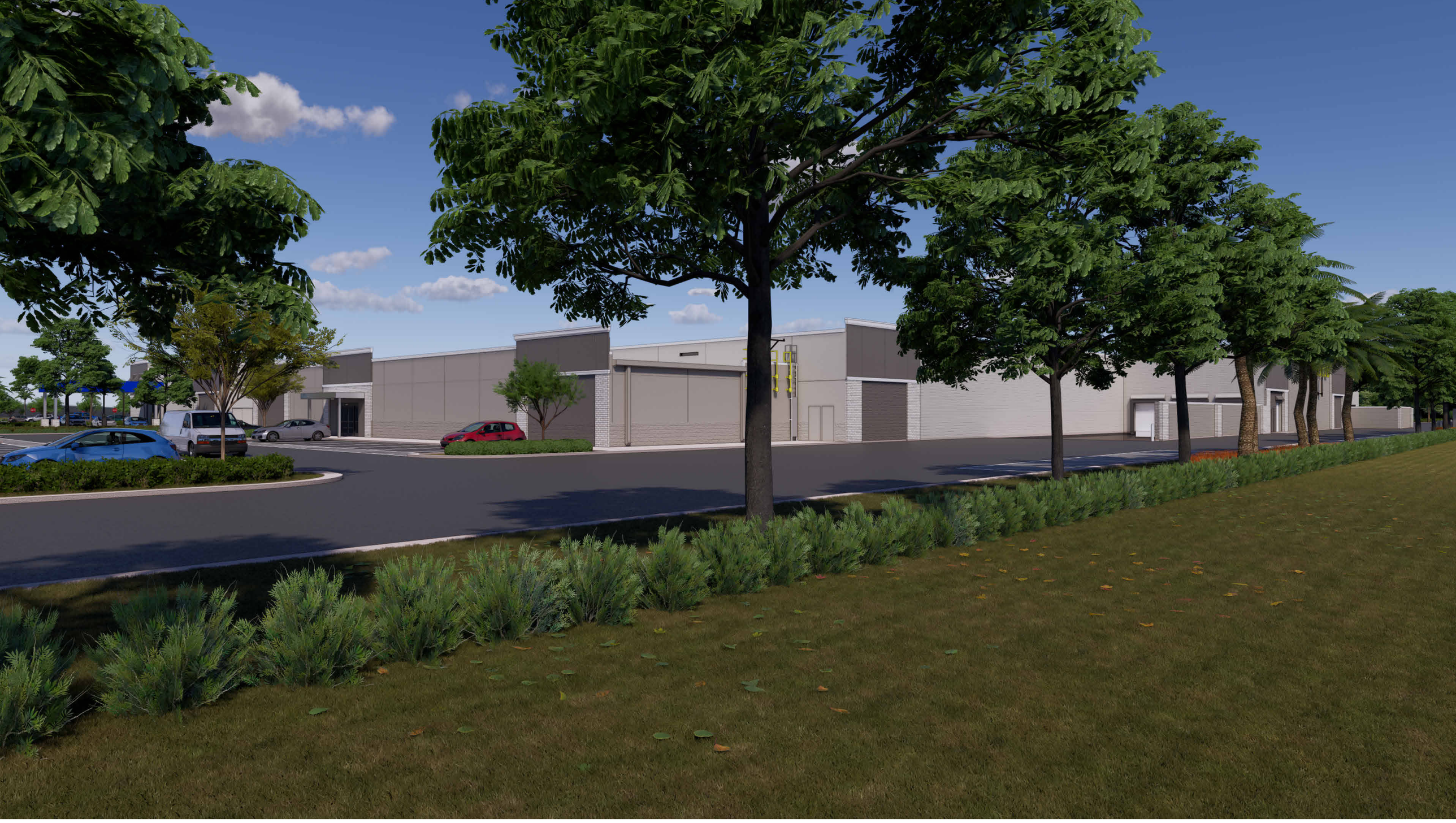
Hardie Plank - Smooth
Medium Gray

STOP

STOP
STOP
STOP

STOP

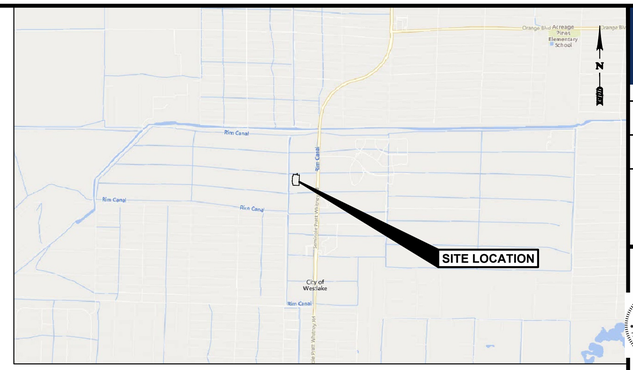
STOP



STOP

CONSTRUCTION PLANS FOR
BIG BOX RETAIL AND
FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA
SECTION 01 - TOWNSHIP 43 SOUTH - RANGE 40 EAST
PARCEL ID(S): 77-40-43-01-00-000-1010



VICINITY MAP
SCALE: 1" = 4,000'

OWNER
MINTO PBLH LLC
4400 W SAMPLE ROAD, STE 200
POMPANO BEACH, FL 33073
ATTN: JOHN CARTER
(954) 935-6511

DEVELOPER
MINTO PBLH LLC
4400 W SAMPLE ROAD, STE 200
POMPANO BEACH, FL 33073
ATTN: JOHN CARTER
(954) 935-6511

ENGINEER
CPH, LLC 500 WEST FULTON STREET
SANFORD, FLORIDA 32771
ATTN.: JOSHUA D. LOCKHART, P.E.
(863) 252-2761

ENVIRONMENTAL CONSULTANT
UNIVERSAL ENGINEERING SERVICES
607 NW COMMODITY COVE
PORT ST. LUCIE, FL 34986
ATTN: ROBERT CROWELL, P.G.
(772) 924-3575

SURVEYOR
CPH, LLC 500 W. FULTON STREET
SANFORD, FLORIDA 32771
ATTN.: PAUL J. KATREK, PSM
(407) 322-6841

SOIL CONSULTANT
UNIVERSAL ENGINEERING SERVICES
607 NW COMMODITY COVE
PORT ST. LUCIE, FL 34986
ATTN: DHANUHASINI SUBRAMANIAM, E.I.
(772) 924-3575

TRAFFIC CONSULTANT
PINDER & TROUTMAN CONSULTING, LLC
601 HERITAGE DRIVE, STE 493
JUPITER, FL 33458
ATTN: ANDREA TROUTMAN, P.E.
(561) 296-9698

LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, STE 1
JUPITER, FL 33458
ATTN: DON HEARING, PLA, ASLA, LEED
(561) 747-6336

BUILDING ARCHITECT
HFA-AE, LTD
1705 S. WALTON BOULEVARD,
STE 3
BENTONVILLE, AR 72712
ATTN.: MATTHEW TURNER, AIA
(479) 273-7780 EXT 216

BUILDING PROTO:
RETAIL: C-171-SGR-QR DATED 10/31/25, HFA-AE, LTD
FUEL: 1440 DATED 10/31/25, HFA-AE, LTD

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

APPROVAL AGENCIES

CITY OF WESTLAKE
CITY OF WESTLAKE
PLANNING & ZONING
4001 SEMINOLE PRATT WHITNEY ROAD
WESTLAKE, FL 33470
ATTN: OSNIEL LEON
(561) 530-5880

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTH DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
ATTN: SIRENA DAVILA
(561) 681-6600

WATER MANAGEMENT DISTRICT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
ATTN: GARY PRIEST, P.E.
(561) 686-8800

UTILITIES
SEMINOLE IMPROVEMENT DISTRICT
7900 GLADES ROAD, STE 100
BOCA RATON, FL 33434
ATTN: RYAN WHEELER
(561) 392-1991

CITY OF WESTLAKE
TRAFFIC DIVISION
2300 N JOG RD, 3RD FLOOR
WEST PALM BEACH, FL 33411
ATTN: FADI EMIL NASSAR, PH.D, P.E., PTOE
(561) 684-4030

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UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	* CONTRACTOR RESPONSIBILITY–	* OTHERS RESPONSIBILITY–
CABLE	COMCAST (800) 788–9140	–COORDINATE CONSTRUCTION ACTIVITIES WITH CABLE COMPANY TO ENSURE THE EXISTING CABLE LINES ARE PROTECTED PRIOR TO ASPHALT OR CURB PLACEMENT.	–ANY RELOCATION OF EXISTING LINES WILL BE DONE BY CABLE COMPANY.
TELEPHONE	AT&T (888) 357–1922	–COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. –PROVIDE AND INSTALL (2)–4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING. –PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS.	–ANY RELOCATION OF EXISTING LINES WILL BE DONE BY TELEPHONE COMPANY.
ELECTRIC	FLORIDA POWER & LIGHT – PALM BEACH 500 BUSINESS PARKWAY A ROYAL PALM BEACH, FL 33411 NICHOLAS GARCIA (561) 691–7298	–COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. –CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FPL INVOICES AND COST SHALL BE REIMBURSED BY THE OWNER. –CONTRACTOR TO PROVIDE AS–BUILTS OF ELECTRIC LINES INSTALLED BY FPL. –PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS. –CONTRACTOR TO FURNISH AND PROVIDE ONE LEGAL SKETCH AND DESCRIPTION CERTIFIED BY A FLORIDA PLS FOR ELECTRIC EASEMENT, SKETCH AND DESCRIPTION SHALL BE 20' WIDE, CENTERED OVER THE ON–SITE INSTALLED ELECTRICAL LINES, INCLUDING THE TRANSFORMERS.	–PRIMARY ELECTRIC SERVICE UP TO AND INCLUDING TRANSFORMER. –ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY FPL. –FURNISH AND INSTALL DIRECT BURIAL ELECTRIC LINES, TRANSFORMER, TRANSFORMER PAD, AND NECESSARY UTILITY BOLLARDS.
SANITARY SEWER	SEMINOLE IMPROVEMENT DISTRICT 7900 GLAES ROAD, STE 100 BOCA RATON, FL 33434 RYAN WHEELER (561) 392–1991	–PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. –ALL WORK SHALL COMPLY WITH CITY OF WESTLAKE SITEWORK SPECIFICATIONS – AND CITY OF WESTLAKE DETAILS.	–ONLY DISTRICT STAFF/OPERATORS ARE AUTHORIZED TO OPERATE (OPEN AND CLOSE VALVES ON DISTRICT FACILITIES) –DISTRICT STAFF SHALL CCTV THE INSTALLED SANITARY SEWER CONNECTION FOR DEFECTS. ANY IDENTIFIED DEFECTS SHALL BE RESOLVED PRIOR TO ACCEPTANCE.
WATER	SEMINOLE IMPROVEMENT DISTRICT 7900 GLAES ROAD, STE 100 BOCA RATON, FL 33434 RYAN WHEELER (561) 392–1991	–PROVIDE AND INSTALL ALL WATER MAINS, SERVICE LINES, AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. –ALL WORK SHALL COMPLY WITH DEVELOPMENT STANDARDS SET FORTH IN THE CITY OF WESTLAKE'S LAND DEVELOPMENT CODE AND DETAILS HANDBOOK. –ALL PUBLIC AND PRIVATE WATER MAINS FOR USE IN 4" UP TO 12" SHALL BE PVC AWWA C900, DR 25. PIPE SMALLER THAN 3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. POLYETHYLENE WATER SERVICE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND SMALLER . PE SHALL BE PE–3408 CTS TUBING (DR–9) 200 PSI OR EQUIVALENT.	–ONLY DISTRICT STAFF/OPERATORS ARE AUTHORIZED TO OPERATE (OPEN AND CLOSE VALVES ON DISTRICT FACILITIES)
NON–POTABLE WATER	SEMINOLE IMPROVEMENT DISTRICT 7900 GLAES ROAD, STE 100 BOCA RATON, FL 33434 RYAN WHEELER (561) 392–1991	–PROVIDE AND INSTALL ALL NON–POTABLE WATER MAINS, SERVICE LINES, AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. –ALL WORK SHALL COMPLY WITH DEVELOPMENT STANDARDS SET FORTH IN THE CITY OF WESTLAKE'S LAND DEVELOPMENT CODE AND DETAILS . –ALL PUBLIC AND PRIVATE RECLAIMED WATER MAINS FOR USE IN 3" AND LARGER SHALL BE AWWA C900 OR C905, DR–25. PIPES SMALLER THAN 3" SHALL BE ASTM D2241, SDR 21, WITH A PRESSURE RATING OF 200. POLYETHYLENE WATER SERVICE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND SMALLER . PE SHALL BE PE–3408 CTS TUBING (DR–9) 200 PSI OR EQUIVALENT.	–ONLY DISTRICT STAFF/OPERATORS ARE AUTHORIZED TO OPERATE (OPEN AND CLOSE VALVES ON DISTRICT FACILITIES)

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

NOTES:

1. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "BIG BOX STANDARD SITEWORK SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
3. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE GOVERNING AUTHORITY HAVING JURISDICTION BY THE PROJECT ENGINEER.

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NOTE: ALL ELEVATIONS (GRADING, UTILITIES AND DRAINAGE) ARE IN NAVD '88 AND TIED TO THE SAME PRIMARY BENCHMARK

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Digitally signed by Joshua D Lockhart
Date: 2026.02.04 16:39:09-05'00'
JOSHUA D. LOCKHART, P.E.
FL P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
2	02/02/26	PER DEVELOPER COMMENTS
1	01/06/26	PER CITY COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025
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COVER SHEET

NEW RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.1

J:\W131372\Civil\DWG_Current_Plan_Set\W131372 – Cover.dwg, 2/4/2026 11:41:06 AM, Robert C. Carpentier,

GENERAL PROVISIONS

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE A PRE-CONSTRUCTION VIDEO (.MP4, .MPG, .WMV, .MOV OR APPROVED EQUAL) ALONG THE PROPOSED ROUTE IN ACCORDANCE WITH THE SPECIFICATIONS. THE FILES SHALL BE SAVED IN DIGITAL FORMAT ON A PORTABLE USB HARD/FLASH DRIVE OR APPROVED EQUAL, AND SHALL BE ABLE TO BE PLAYED BACK ON ANY WINDOWS COMPATIBLE COMPUTER. IN PARTICULAR, THE VIDEO SHALL DOCUMENT THE CONDITION OF EXISTING DRIVEWAYS, BUILDINGS, STRUCTURES, MAILBOXES, SIGNS, FENCES, AND LANDSCAPING ALONG PROPOSED CONSTRUCTION AREAS.

2. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

3. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

5. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

6. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, LLC IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

7. SUBMIT ELECTRONIC COPIES (PDF FORMAT) OF EACH SHOP DRAWING AND PRODUCT DATA TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

8. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

10. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

11. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

12. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

13. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

PERMITS **Note: Fill in the below tables for each Project. Delete rows and permits that do not apply to the Project (only show the permits that have been obtained by the Owner and the permits that are required to be obtained by the Contractor)**

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS OBTAINED BY THE OWNER. THESE PERMITS INCLUDE: **Note: Fill in the below table**

PERMIT NO	ISSUING AGENCY	DATE OF PERMIT

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR THE FOLLOWING PERMITS FOR THE PROJECT CONSTRUCTION: **Note: Delete rows and permits that do not apply to the Project (only show the permits that are required to be obtained by the Contractor)**

PERMIT TYPE	PERMITTING AGENCY	PERMIT FEE TO BY PAID BY CONTRACTOR (Y/N)
COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES	FDEP	YES
DEWATERING/RUNOFF/DISPOSAL	BUILDING PERMIT (INCLUDING PERMITS FOR ALL SUBCONTRACTOR WORK SUCH AS ELECTRICAL, STRUCTURES, RETAINING WALLS, ETC.)	Fill in the name of the County or City where the Contractor is required to pull a Building Permit
YES	RIGHT-OF-WAY USE PERMIT	Fill in the name of the County or City where the Contractor is required to pull a Right-of-Way permit

3. SIGNED AND SEALED CONSTRUCTION PLANS WILL BE PROVIDED TO THE CONTRACTOR ITS USE IN APPLYING FOR THE ABOVE PERMITS. THE CONTRACTOR IS TO COORDINATE WITH EACH PERMITTING AGENCY IN ORDER TO DETERMINE THE NUMBER OF SETS OF SIGNED AND SEALED CONSTRUCTION PLANS THAT ARE REQUIRED AND THE REQUIRED SHEET SIZE (FULL SIZE 22"X34" OR HALF SIZE 11"X17").

4. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL PERMITS FOR THE PROJECT, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS AND PERMIT MODIFICATIONS. A COPY OF ALL PERMITS FOR THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE PROJECT SITE, AND SHALL BE AVAILABLE FOR REVIEW UPON REQUEST.

5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ABIDE BY ALL PROVISIONS OF THE PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR THE SELECTION, IMPLEMENTATION AND OPERATION OF ALL MEASURES REQUIRED BY THE PERMITS, INCLUDING THE MAINTENANCE OF SAID MEASURES AS NECESSARY DURING CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY WORK ASSOCIATED WITH PERMIT REQUIREMENTS.

EXISTING UTILITIES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONDUCT ALL INVESTIGATIONS NEEDED TO DETERMINE THE HORIZONTAL AND VERTICAL ELEVATIONS OF EXISTING UTILITIES THAT WILL BE CONNECTED TO, CROSSED, OR OTHERWISE BE LOCATED IN THE VICINITY OF THE PROPOSED CONSTRUCTION. AT PROPOSED CONNECTIONS, INVESTIGATIONS SHALL EXTEND BEYOND THE POINT OF CONNECTION AS NEEDED TO ADJUST PROPOSED CONNECTION POINTS DUE TO UTILITY CONFLICTS. IN THE EVENT SIDEWALK OR PAVEMENT IS IMPACTED IN ORDER TO CONDUCT THESE INVESTIGATIONS, THE COST OF TRAFFIC CONTROL AND RESTORATION IS INCIDENTAL TO THE CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES OF THE CONSTRUCTION AND TO MAKE THE NECESSARY ARRANGEMENTS TO PROTECT ALL EXISTING UTILITIES. ANY UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.

4. THE FOLLOWING UTILITIES HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA:

AT&T DISTRIBUTION Note: Scott Lorenz is the contact for Seminole County
ATTN: SCOTT LORENZ
407-302-7611
E-MAIL: SL4484@ATT.COM

FLORIDA POWER & LIGHT
ATTN: CHRIS BUONANNI, PH. 407-328-1911
E-MAIL: CHRISTOPHER.BUONANNI@FPL.COM

FLORIDA POWER & LIGHT - TRANSMISSION
ATTN: DALIANA AMADOR
E-MAIL: DALIANA.AMADOR @FPL.COM

SEMINOLE COUNTY TRAFFIC ENGINEERING
ATTN: KEITH BROWN
407-665-5612
E-MAIL: KBROWN02@SEMINOLECOUNTYFL.GOV

SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPT.
ATTN: CHRIS GRAYBOSCH
407-840-4058
E-MAIL: CGRAYBOSCH@SEMINOLECOUNTYFL.GOV

SOUTH SEMINOLE - NORTH ORANGE CO. WASTEWATER TRANSMISSION AUTHORITY
ATTN: MARC CANNATA
407-679-5358

5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

8. THE CONTRACTOR SHALL FIELD LOCATE ALL WATER AND SEWER SERVICES AND LATERALS WITHIN THE PROPOSED CONSTRUCTION AREA PRIOR TO CONSTRUCTION AND ADJUST THE PROPOSED CONSTRUCTION AS NEEDED TO ACCOMMODATE THESE EXISTING LINES.

9. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.

FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

RECORD DRAWING REQUIREMENTS

1. RECORD DRAWINGS SHALL DEPICT SURVEYED AS-BUILT INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS AS REQUIRED BELOW. RECORD DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE ADDED TO THE ACAD DRAWING FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS. SHEET SIZES AND THE SCALE OF THE RECORD DRAWINGS SHALL MATCH SHEET SIZING AND SCALE OF THE CONSTRUCTION PLANS. ADD BLOWUP DETAILS IF NECESSARY.

3. THE SURVEYED AS-BUILT INFORMATION SHALL BE VERTICALLY BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE COORDINATE SYSTEM SHALL BE BASED HORIZONTALLY ON THE NORTH AMERICAN DATUM 83 (NAD83) (1990 ADJUSTMENT). THE AS-BUILT SURVEY SHALL BE REFERENCED TO THE PROJECT BENCHMARKS AND SHALL BE REFERENCED TO THE STATE PLANE COORDINATES.

4. All inlets, manholes, structures, valves, valve boxes, hydrants, blow offs, sample points, meter boxes, sidewalk, bollards, etc. shall be clearly shown. Vertical elevations shall be surveyed as follows: Valves (operating nut), utility pressure mains (top of center of pipe), hydrants (operating nut of hydrant and grade at the base of the hydrant), manholes (rim, inverts / flow lines, connecting pipe diameters), grate inlets (top of grate, flow lines, connecting pipe diameters), curb inlets (edge of pavement, top of structure, connecting pipe diameters, flow lines), storm sewer (flow line and diameter), sanitary sewer (invert and diameter), fittings (type, diameter, and top elevation), meter boxes (top of box), air release valves (top of enclosure and grade at the base of the enclosure), blow offs (top of box), pump station wet wells (top of wet well, gravity sewer inverts and diameters, force main top of pipe and diameters, structure invert), pump station valve vaults (top of vault, top of pipelines and diameters, vault invert), sidewalk, landings and ramps (top and bottom elevations and cross slopes at each end of the ramp, all four corners of landing areas).

5. THE SURVEYED AS-BUILT LOCATION OF THE NEWLY CONSTRUCTED FACILITIES SHALL BE IN AN ACAD OVERALL BASE DRAWING WHICH IS IN STATE PLANE. PROVIDING "PAPER SPACE" VIEWS THAT ARE NOT IN STATE PLANE OF THE CONSTRUCTED FACILITIES IS NOT ACCEPTABLE. PROVIDING NORTHING AND EASTING POINT TABLES ON SEPARATE NEW SHEETS ADDED TO THE CONSTRUCTION PLANS IS NOT ACCEPTABLE. THE AS-BUILT NORTHING AND EASTING DATA MUST BE ON THE INDIVIDUAL CONSTRUCTION PLAN SHEETS TO WHICH THE DATA APPLIES.

6. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES, PIPELINE DIAMETER AND TYPE OF MATERIAL, AND FINISH GRADE ELEVATIONS ALONG THE CONSTRUCTED PIPELINE.

C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER (PROVIDE SPOT ELEVATIONS AND CONTOURS). TOP OF POND HORIZONTAL DIMENSIONS, INCLUDING THE BERM WIDTH ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES (INCLUDING DIAMETER AND TYPE OF MATERIAL), GRATES, AND SKIMMERS.

E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

F. HORIZONTAL LOCATIONS (STATE PLANE COORDINATES) AND VERTICAL ELEVATIONS (TOP OF PIPE, FITTING, AND GRADE ELEVATIONS) OF ALL UTILITY MAINS, VALVES, FITTINGS, CONNECTION POINTS, ETC., INCLUDING VERTICAL ELEVATIONS (TOP OF PIPE AND GRADE ELEVATION) AT EACH END AND EVERY 100-FT ALONG THE UTILITY MAIN. PROVIDE THE UTILITY MAIN DIAMETER AND PIPE MATERIAL. WHERE PIPE MATERIAL CHANGES, PROVIDE THE HORIZONTAL AND VERTICAL INFORMATION AT EACH LOCATION.

G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

H. VERTICAL ELEVATIONS OF THE TOP OF CASING AND TOP OF CARRIER PIPE MEASURED AT EACH END OF CROSSINGS THAT HAVE BEEN JACK AND BORED.

I. HORIZONTAL LOCATIONS (STATE PLANE COORDINATES AND STATIONS AND OFFSETS) OF EACH END OF STEEL CASING PIPE (ALSO PROVIDE DISTANCE FROM EDGE OF PAVEMENT AND ADJACENT RIGHT-OF-WAY LINES).

J. PIPELINE THAT IS DIRECTIONAL BORED IS TO BE HORIZONTALLY AND VERTICALLY LOCATED EVERY 20' ALONG THE BORE. PROVIDE THIS INFORMATION BY SUBMITTING BORING LOGS AND BY DRAWING THE AS-BUILT VERTICAL AND HORIZONTAL LOCATIONS OF THE BORED PIPELINE ON THE RECORD DRAWINGS BASED ON THE BORING LOGS. PROVIDE STATE PLANE COORDINATES AT EACH END OF DIRECTIONAL BORED PIPELINE.

K. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

L. ALL PARKING AREAS, SIDEWALK, SIDEWALK RAMPS, LANDING AREAS, AND RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS, SLOPES, AND CROSS SLOPES HAVE BEEN MET. PROVIDE BUILDING FINISH FLOOR ELEVATIONS AT ALL BUILDING ACCESS POINTS.

M. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

N. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE RECORD DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

O. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE RECORD DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

7. RECORD DRAWINGS ARE TO BE PREPARED BY THE CONTRACTOR, CERTIFIED BY THE CONTRACTOR'S LICENSED SURVEYOR, AND DELIVERED TO THE ENGINEER FOR REVIEW. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN SEVEN (7) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN ACAD AND PDF FORMAT IS SUFFICIENT AND SIGNED AND SEALED COPIES ARE NOT NECESSARY. FINAL SUBMITTAL OF COMPLETE RECORD DRAWINGS SHALL CONSIST OF ONE SET SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR, PLUS ACAD AND PDF FILES OF THE RECORD DRAWINGS DELIVERED TO THE ENGINEER. IF THE DRAWINGS ARE FOUND TO BE INCOMPLETE OR INACCURATE, THE DRAWINGS WILL BE RETURNED TO THE CONTRACTOR FOR CORRECTION.

8. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY RECORD DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER. THESE PRELIMINARY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING: HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS AS INDICATED IN ITEM 6 PLUS TEMPORARY WATER MAIN SAMPLE POINT LOCATIONS (REQUIRED FOR NEW WATER MAINS ONLY)

9. COMPLETE SIGNED AND SEALED RECORD DRAWINGS ARE REQUIRED TO BE DELIVERED TO THE OWNER PRIOR TO FINAL INSPECTION OF THE PROJECT. FINAL INSPECTIONS WILL ONLY BE SCHEDULED UPON RECEIPT OF SIGNED AND SEALED RECORD DRAWINGS THAT HAVE BEEN REVIEWED BY THE ENGINEER AND DELIVERED BY THE ENGINEER TO THE OWNER.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING (SEDIMENT BARRIER) AND FLOATING TURBIDITY BARRIERS PER DETAILS ON THE DRAWINGS. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, HYDROMULCH, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT SITE AREA AND PREVENT THE EROSION OF SURFACES AND WATER BODIES. ADDITIONAL MEASURES AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE HYDROSEEDING OR SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

STORMWATER POLLUTION PREVENTION REQUIREMENTS

Note: These notes are only required for projects 1.0 acres or more in size.

1. CONSTRUCTION OF THIS PROJECT IS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES.

2. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. COPIES OF THE NPDES GENERIC PERMIT, NOI, AND NOT FORMS, AND PERMIT APPLICATION FEE INFORMATION ARE AVAILABLE FOR DOWNLOAD FROM FDEP.

3. THE SWPPP SHALL LIST ALL THE CONTRACTORS OR SUBCONTRACTORS WHO WILL BE CONDUCTING CONSTRUCTION ACTIVITIES AT THE SITE, AND IDENTIFY THE AREAS OF THE SITE IN WHICH THEY WILL BE WORKING. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE SWPPP MUST SIGN A COPY OF THE CERTIFICATION STATEMENT CONTAINED IN THE SWPPP BEFORE CONDUCTING ANY CONSTRUCTION ACTIVITIES AT THE SITE. THE CERTIFICATIONS MUST HAVE THE NAME AND TITLE OF THE PERSON SIGNING THE CERTIFICATION; THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CONTRACTING FIRM; AND THE CERTIFICATION DATE. THESE STATEMENTS MUST BE MAINTAINED IN THE SWPPP FILE ON SITE.

4. THE SWPPP SHALL DESCRIBE AND ENSURE THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES WHICH WILL BE USED TO REDUCE THE POLLUTANTS IN STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO ASSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE NPDES GENERIC PERMIT. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED THAT ARE TO BE INSTALLED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABL

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER. IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS OVER 20 FEET DEEP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.

10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

12. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.

13. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.

14. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.

15. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES; SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

RIPRAP

ALL RIPRAP CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 530 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

   A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.

   B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

   C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

   A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.

   B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. WHEREVER POSSIBLE, THE PROPOSED WATER MAIN JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.

3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.

4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:

   A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.

   B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.

   C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES TO BE CONSIDERED FOR COST EVALUATION WITH NO GUARANTEE THEY WILL BE APPROVED FOR IMPLEMENTATION WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS. EXCEPTIONS FROM MEETING THE PIPE SEPARATION REQUIREMENTS, WITHOUT MITIGATION, SHALL BE ALLOWED ONLY BY FDEP IF TECHNICAL OR ECONOMIC JUSTIFICATIONS FOR EACH EXCEPTION PROVIDED BY THE ENGINEER ARE ACCEPTABLE TO FDEP AND ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESS WRITTEN CONSENT FROM THE ENGINEER AND APPROVAL FROM FDEP ON A CASE BY CASE BASIS. ALL POSSIBLE MEASURES TO ACHIEVE COMPLIANCE WITH THE PIPE SEPARATION REQUIREMENTS SHALL BE CONSIDERED FIRST ALONG WITH DESIGN CHANGES TO MEET THE REQUIREMENTS BEFORE THE ENGINEER SUBMITS A JUSTIFICATION OF AN EXCEPTION TO FDEP FOR APPROVAL. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER AND APPROVAL BY FDEP COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO ADDITIONAL COST.

   A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:

      1) USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.

      2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.

      3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.

   B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:

      1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE CONVEYS WASTEWATER OR RECLAIMED WATER.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS ____SEMINOLE IMPROVEMENT DISTRICT____. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF ____SEMINOLE IMPROVEMENT DISTRICT____.

2. WATER VALVES, OR OTHER UTILITY INFRASTRUCTURE ARE TO BE OPERATED ONLY BY UTILITY PERSONNEL. ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.

3. ALL TESTING REQUIRED TO BE WITNESSED BY THE UTILITY REQUIRES A MINIMUM SEVENTY-TWO (72) HOURS ADVANCE NOTICE TO THE UTILITY.

4. ALL PROPOSED CONNECTIONS TO EXISTING MAINS (SUCH AS WET TAPS) REQUIRE A MINIMUM SEVENTY-TWO (72) HOURS ADVANCE NOTICE TO THE UTILITY.

5. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

6. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

7. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.

8. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) 6" THROUGH 24" DIAMETER = TC 53

9. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

10. PVC PIPE 4" - 30" SHALL CONFORM TO AWWA C900. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 235 (DR18) PVC PIPE WITH CAST IRON OUTSIDE DIAMETER (CIOD), AND SHALL CONTAIN MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.

11. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

12. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.

13. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.

14. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1100, STAR GRIP SERIES 3000, OR TYLER UNION TUF-GRIP SERIES TLD. LOCKING BELL JOINT RESTRAINT SHALL BE AMERICAN FLEX RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TR-FLEX. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUF GRIP TLP, JCM SUR-GRIP BELL RESTRAINER, FORD UNI-FLANGE SERIES 1500 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC), SERIES 2800, FORD UNI-FLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOK SERIES 165. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. VALVES ARE TO BE RESTRAINED ON EACH SIDE OF THE VALVE AT THE CONNECTION TO ADJOINING PIPE.

15. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ½-3 INCH DIAMETER SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.

16. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS, OUTLET OF SADDLE IS TO HAVE NPT THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BLAIR.

17. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT.

18. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND METER BOX AND SETTING TO PROVIDE SERVICE TO THE METER-TO-STOP.

19. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

20. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 61 AND AWWA C550. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.

21. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

22. TAPPING SLEEVES ARE TO BE 18-8 TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW SERIES F-6100, OR MUELLER SERIES A2361.

23. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH INTEGRAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

24. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE SELF-LOCKING UNLESS OTHERWISE INDICATED.

25. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER AND SHALL BE HEAVY DUTY TRAFFIC RATED. VALVE BOXES SHALL BE CAST IRON. VALVE BOX LIDS SHALL BE CAST IRON H-20 LOAD RATED. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. ALL VALVE BOX EXTENSIONS SHALL BE CAST IRON. VALVE BOX LIDS IN PAVED AREAS SHALL BE LOCKABLE. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN AND VALVE BOXES IN PAVED AREAS SHALL BE ADJUSTABLE SCREW TYPE. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER". IN UNPAVED AREAS, INSTALL A 2-FT X 2-FT X 6-IN THICK CONCRETE PAD (2500 PSI) AT EACH VALVE. ALL VALVE BOX COVERS SHALL BE PAINTED WITH A THREE COAT SYSTEM. THE FIRST COAT SHALL BE PRIMER, 2.5-3.5 MIL DRY FILM THICKNESS (DFT) TNEMEC SERIES 135 CHEMBUILD OR APPROVED EQUAL; THE INTERMEDIATE COAT SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE BLUE (WATER) OR PURPLE (RECLAIMED WATER) OR AS APPROVED BY THE LOCAL UTILITY.

26. PVC PIPES SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) AND STENCILED (0.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "POTABLE WATER MAIN" OR "RECLAIMED WATER MAIN" AS APPLICABLE.

27. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLUE PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

28. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL, CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", AS APPLICABLE.

29. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER LOCAL UTILITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

30. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.

31. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

32. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

33. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

34. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) DECHLORINATE AND FLUSH AFTER DISINFECTION.

35. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 150 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

36. NO LEAKAGE IS ALLOWED IN EXPOSED P

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

   A. TYPE SP STRUCTURAL COURSE (SP-12.5)

   B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE SP (MIN. STABILITY OF 1000 LBS) OR CRUSHED CONCRETE (PER FDOT SPECIFICATION SECTION 911, MIN LBR OF 150) AT NO ADDITIONAL COST, PROVIDED THE STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.

   C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CRUSHED CONCRETE (PER FDOT SPECIFICATION SECTION 911, MIN LBR OF 150) AT NO ADDITIONAL COST, PROVIDED THE STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.

3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4-IN THICK CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. SAWCUT 0.1875-INCH JOINTS EVERY 5-FT ON CENTER (1.50-INCH DEEP). SAWCUT WITHIN 96 HOURS. SAWCUT 0.50-INCH JOINTS EVERY 30-FT ON CENTER (1.50-INCH DEEP), SAWCUT WITHIN 12 HOURS. FORM 0.50-INCH EXPANSION JOINTS EVERY 120-FT MAXIMUM SPACING ALONG SIDEWALK AND BETWEEN THE SIDEWALK AND THE CURB OR DRIVEWAY OR AT FIXED OBJECTS AND SIDEWALK INTERSECTIONS WITH A PREFORMED JOINT FILLER MEETING THE REQUIREMENTS OF FDOT SPECIFICATION 932. CONCRETE SIDEWALK SHALL BE 6-IN THICK ACROSS ALL DRIVEWAYS.

4. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

5. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE.

3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX NO. 700-010, 700-101, 700-102, AND 711-101. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS. RAISED PAVEMENT MARKERS ARE TO BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 970, CLASS B, INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 706-001.

3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.

4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.

5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.

6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.

7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.

PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

HORIZONTAL DIRECTIONAL DRILLING

1. POLYETHYLENE PIPE AND FITTINGS FOR POTABLE WATER MAINS SHALL BE IN ACCORDANCE WITH AWWA C906, STANDARD CODE DESIGNATION STANDARD CODE DESIGNATION PE 3408. PIPE 4-30 INCH DIAMETER SHALL BE DR11, PC 160. THE MANUFACTURER SHALL CERTIFY THAT THE MATERIALS USED TO MANUFACTURE PIPE AND FITTINGS MEET THESE REQUIREMENTS. THE PIPE SIZING SHALL BE IN ACCORDANCE WITH DUCTILE IRON SIZING SYSTEM (DIOD). PIPE USING THE NEWER ASTM DESIGNATIONS FOR THE MATERIAL IS ACCEPTABLE, PROVIDED IT IS STAMPED "PE3408/PE4710 - AWWA C906" OR "PE3408/PE3608/PE4710 - AWWA C906".

2. POLYETHYLENE PIPE AND FITTINGS FOR RECLAIMED WATER, SEWER FORCE MAIN, OR STORM SEWER SHALL BE IN ACCORDANCE WITH AWWA C906, STANDARD CODE DESIGNATION PE 4710, DR 11, 200 PSI. THE MANUFACTURER SHALL CERTIFY THAT THE MATERIALS USED TO MANUFACTURE PIPE AND FITTINGS MEET THESE REQUIREMENTS. THE PIPE SIZING SHALL BE IN ACCORDANCE WITH DUCTILE IRON PIPE SIZING SYSTEM (DIPS)

3. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ¾-3 INCH DIAMETER SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. PIPE AND TUBING SHALL BE COLOR CODED BLUE FOR POTABLE WATER, PURPLE FOR RECLAIMED WATER, AND GREEN FOR SANITARY SEWER.

4. POLYETHYLENE MECHANICAL JOINT ADAPTERS AND FLANGE ADAPTERS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C906. MECHANICAL JOINT ADAPTERS SHALL BE FITTED WITH GLAND RINGS PRESSURE RATED EQUAL TO OR GREATER THAN THE MATING PIPE, AND SHALL BE MADE WITH SUFFICIENT THROUGH-BORE LENGTH TO BE CLAMPED IN A HEAT FUSION JOINING MACHINE WITHOUT THE USE OF SUB-END HOLDER. THE SEALING SURFACE OF THE FLANGE ADAPTER SHALL BE MACHINED WITH A SERIES OF SMALL V-SHAPED GROOVES TO PROVIDE GASTKETLESS SEALING, OR TO RESTRAIN THE GASKET AGAINST BLOW-OUT.

5. HDPE PIPE TERMINATIONS SHALL BE FITTED WITH A MECHANICAL JOINT ADAPTER KIT THAT WILL ENABLE THE HDPE PIPE TO BE JOINED WITH MECHANICAL JOINT FITTINGS. THE ADAPTER SHALL BE AWWA COMPLIANT, AND THE PRESSURE RATING FOR THE ADAPTER SHALL MATCH THE PRESSURE RATING FOR THE HDPE PIPE. MECHANICAL JOINT ADAPTERS SHALL BE MANUFACTURED IN STANDARD DIPS SIZES FOR CONNECTING DIPS SIZED POLYETHYLENE PIPE TO MECHANICAL JOINT FITTINGS, SHALL CONTAIN A STAINLESS STEEL REINFORCING COLLAR AND AWWA C110 DUCTILE IRON GLAND RING, GASKET AND EXTRA LENGTH T-BOLTS.

6. GLANDS, BOLTS, AND GASKETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C153. BOLTS AND NUTS SHALL BE GRADE 2 OR HIGHER.

7. ALL POLYETHYLENE PIPE SHALL BE BLACK, AND SHALL CONTAIN A CONTINUOUS COLORED STRIPE, 2 INCHES WIDE, LOCATED AT NO GREATER THAN 90 DEGREE INTERVALS AROUND THE PIPE. STRIPE COLOR SHALL BE EITHER BLUE (WATER MAINS), PURPLE (RECLAIMED WATER MAINS), GREEN (SANITARY SEWER AND FORCE MAINS) OR BLACK (NO STRIPE - STORM SEWER).

8. TRACER WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE, WITH HDPE JACKET (MIN. THICKNESS OF 45 MILS) SPECIFICALLY MANUFACTURED FOR USE IN HORIZONTAL DIRECTIONAL DRILL INSTALLATIONS. THE COLOR OF THE WIRE JACKET SHALL BE SIMILAR TO PIPELINE IDENTIFICATION COLORS. INSTALL TRACER WIRE ALONG POLYETHYLENE PIPE PRIOR TO PULLING THROUGH BORE HOLE. TAPE WIRE TO PIPE EVERY 5 FEET MINIMUM ALONG THE PIPELINE. AFTER PULLING PIPE, CLEAN EXPOSED ENDS FOR INSTALLATION OF FITTINGS, TEST TRACER WIRE FOR CONTINUITY.

9. HIGH DENSITY POLYETHYLENE PIPE SHALL BE HEAT FUSED AND TESTED AS PER MANUFACTURER'S GUIDELINES BEFORE INSTALLATION IN THE BORE HOLE.

10. BRANCH CONNECTIONS TO THE MAIN SHALL BE MADE WITH POLYETHYLENE SADDLE FITTINGS OR MECHANICAL JOINT DUCTILE IRON TEES.

11. JOINTS BETWEEN PLAIN END POLYETHYLENE PIPES AND POLYETHYLENE FITTINGS SHALL BE MADE BY BUTT FUSION, AND JOINTS BETWEEN THE POLYETHYLENE MAIN AND SADDLE BRANCH POLYETHYLENE FITTINGS SHALL BE MADE USING SADDLE FUSION USING ONLY PROCEDURES THAT ARE RECOMMENDED BY THE PIPE AND FITTING MANUFACTURER. EXTERNAL AND INTERNAL BEADS SHALL NOT BE REMOVED.

12. CONNECT POLYETHYLENE PIPE TO HYDRANTS, VALVES, AND DUCTILE IRON FITTINGS USING A MECHANICAL JOINT ADAPTER WITH A GLAND RING. PLACE GLAND RING BEHIND ADAPTER PRIOR TO FUSING. FUSE USING AN ELECTROFUSION COUPLING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AFTER FUSING, CONNECT TO MECHANICAL JOINT. RESTRAIN ALL NON-POLYETHYLENE PIPE AND PRESSURE TEST CONNECTIONS AS REQUIRED IN INDIVIDUAL PIPELINE GENERAL NOTES.

13. CONNECT POLYETHYLENE PIPE TO ABOVE GRADE VALVES AND FITTINGS USING MECHANICAL FLANGE ADAPTERS. THE FLANGE ADAPTERS ARE TO BE SELF-RESTRAINED.

14. INSTALL ALL MECHANICAL JOINTS AND FLANGE CONNECTIONS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURE. AT LEAST 1 HOUR AFTER INITIAL ASSEMBLY, FLANGE CONNECTIONS SHALL BE RE-TIGHTENED FOLLOWING THE TIGHTENING PATTERN AND TORQUE STEP RECOMMENDATIONS OF THE MANUFACTURER. THE FINAL TIGHTENING TORQUE SHALL BE 100 FT-LBS OR LESS AS RECOMMENDED BY THE MANUFACTURER.

15. THE SIZE OF THE HORIZONTAL DIRECTIONAL DRILL RIG USED SHALL BE THE INDUSTRY STANDARD SIZE NEEDED BASED ON DRILLING DISTANCE, PIPE DIAMETER, AND SOIL CONDITIONS.

16. AT ROAD CROSSINGS WITHIN FDOT RIGHT-OF-WAY, THE MINIMUM COVER SHALL BE 10 TIMES THE REAMER SIZE IN INCHES UNDER THE PAVED SURFACE. ANY PROPOSED CHANGES TO THE DEPTH AND LENGTH OF THE DIRECTIONAL BORE FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ENGINEER IN WRITING, PRIOR TO COMMENCEMENT OF DRILLING.

17. AT ROAD CROSSINGS WITHIN PUBLIC OR PRIVATE RIGHT-OF-WAY THAT IS NOT FDOT RIGHT-OF-WAY, THE MINIMUM COVER SHALL BE AS INDICATED IN THE DRAWINGS. IN NO CASE SHALL MAINS 4" AND LARGER HAVE LESS THAN 4 FEET COVER AT ROAD CROSSINGS. ANY PROPOSED CHANGES TO THE DEPTH AND LENGTH OF THE DIRECTIONAL BORE FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ENGINEER IN WRITING, PRIOR TO COMMENCEMENT OF DRILLING.

18. IN ROAD RIGHT-OF-WAY IN NON-PAVED AREAS, THE MINIMUM DIRECTIONAL BORE DEPTH SHALL BE 4 FEET MINIMUM AND 8 FEET MAXIMUM (TYPICAL DEPTH OF 4-6 FEET), AS INDICATED ON THE DRAWINGS.

19. AS-BUILT VARIANCE FROM THE DESIGN BOREPATH SHALL BE WITHIN 2 FEET IN THE HORIZONTAL PLANE. VERTICALLY, INSTALL AT ROAD CROSSINGS AT THE MINIMUM DEPTH SPECIFIED HEREIN. AND INSTALL AT A MAXIMUM DEPTH OF NO MORE THAN 3-FT DEEPER THAN THE SPECIFIED MINIMUM DEPTH. ANY PROPOSED CHANGE TO THE LENGTH OF THE DIRECTIONAL DRILLED PIPELINE MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. FINAL ACCEPTANCE INCLUDING FINAL PAYMENT OF DIRECTIONAL BORED PIPELINES WILL NOT BE MADE UNTIL DIRECTIONAL BORE LOGS HAVE BEEN SUBMITTED AND THE INFORMATION ON THE BORE LOGS DOCUMENTS THE DEPTH OF THE INSTALLED PIPELINE IS IN ACCORDANCE WITH THESE GENERAL NOTES.

20. BACK REAMING SHALL BE CONDUCTED TO ENLARGE AND PREPARE THE BORE HOLE FOR PIPE INSTALLATION. MINIMIZE POTENTIAL DAMAGE FROM SOIL DISPLACEMENT OR SETTLEMENT BY LIMITING THE RATIO OF THE BORE HOLE TO THE PRODUCT SIZE. THE SIZE OF THE BACK REAMER BIT OR PILOT BIT, IF NO BACK REAMING IS REQUIRED, SHALL BE LIMITED RELATIVE TO THE PRODUCT DIAMETER TO BE INSTALLED AS FOLLOWS:: 4" PIPE = 8" BIT; 6" PIPE = 10" BIT; 8" PIPE = 12" BIT; 10" PIPE = 14" BIT; 12" AND LARGER PIPE = BIT TO BE PIPE OUTSIDE DIAMETER PLUS 6 INCHES. NOTE THESE REAMER SIZES ARE APPROXIMATE. SHOULD THE DIRECTIONAL DRILL CONTRACTOR CHOOSE TO USE A LARGER REAMER SIZE, THE LARGER SIZE COULD RESULT IN THE NEED FOR A DEEPER AND LONGER BORE. THE RESULTING INCREASED BORE LENGTH AND OR DEPTH SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

21. ENSURE ADEQUATE REMOVAL OF SOIL CUTTINGS AND STABILITY OF THE BORE HOLE BY MONITORING THE DRILLING FLUIDS SUCH AS THE PUMPING RATE, PRESSURES, VISCOSITY AND DENSITY DURING THE PILOT BORE, BACK REAMING AND PIPE INSTALLATION. OBTAIN THE ENGINEER'S APPROVAL OF THE LOCATION AND ALL CONDITIONS NECESSARY TO CONSTRUCT RELIEF HOLES TO RELIEVE EXCESS PRESSURE AND ENSURE THE PROPER DISPOSITION OF DRILLING FLUIDS IS MAINTAINED.

22. MINIMIZE HEAVING DURING PULL BACK. THE PULL BACK RATE USED SHALL MAXIMIZE THE REMOVAL OF SOIL CUTTINGS WITHOUT BUILDING EXCESS DOWN HOLE PRESSURE. CONTAIN EXCESS DRILLING FLUIDS AT ENTRY AND EXIT POINTS UNTIL THEY ARE RECYCLED OR REMOVED FROM THE SITE OR VACUUMED DURING DRILLING OPERATIONS. ENTRY AND EXIT PITS ARE TO BE OF SUFFICIENT SIZE TO CONTAIN THE EXPECTED RETURN OF DRILLING FLUIDS AND SOIL CUTTINGS.

23. ENSURE THAT ALL DRILLING FLUIDS ARE DISPOSED OF OR RECYCLED IN A MANNER ACCEPTABLE TO THE APPROPRIATE LOCAL, STATE, OR FEDERAL REGULATORY AGENCIES. IF IN THE DRILLING PROCESS IT BECOMES EVIDENT THAT THE SOIL IS CONTAMINATED, CONTACT THE ENGINEER IMMEDIATELY. DO NOT CONTINUE DRILLING WITHOUT THE ENGINEER'S APPROVAL.

24. INSTALL THE CARRIER IN THE BORE HOLE WITHIN THE SAME DAY THAT THE PRE-BORE IS COMPLETED TO ENSURE STABILITY.

25. IF AN OBSTRUCTION IS ENCOUNTERED DURING BORING WHICH PREVENTS COMPLETION OF THE INSTALLATION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, EITHER REMOVE THE PIPE OR ABANDON THE PIPE IN PLACE AT THE DISCRETION OF THE ENGINEER. IF PIPE CANNOT BE WITHDRAWN AND ENGINEER APPROVES ABANDONING THE PIPE IN PLACE, CUT PIPE OFF AT LEAST 3 FEET BELOW GROUND SURFACE, FILL ANNULAR SPACE AND PIPE WITH EXCAVATABLE FLOWABLE FILL AND CAP ENDS OF PIPE WITH BLIND FLANGE.

26. IN THE EVENT OF FAILURE TO INSTALL PIPE, RETAIN POSSESSION OF PIPE AND REMOVE IT FROM THE SITE. UPON APPROVAL OF THE ENGINEER, FILL THE ABANDONED BORE HOLE WITH EXCAVATABLE FLOWABLE FILL. SUBMIT A NEW INSTALLATION PROCEDURE AND REVISED PLANS TO THE ENGINEER FOR APPROVAL BEFORE RESUMING WORK AT ANOTHER LOCATION.

27. IF THE SUBMITTED BORING LOGS INDICATE THE INSTALLED ALIGNMENT DOES NOT MEET VERTICAL OR HORIZONTAL ALIGNMENT REQUIREMENTS, THE BORING IS CONSIDERED A FAILURE, AND THE DIRECTIONAL BORED PIPELINE SHALL BE EITHER RE-BORED OR OTHERWISE REMEDIED AT THE DISCRETION OF THE OWNER.

28. IF, DURING CONSTRUCTION, DAMAGE IS OBSERVED TO THE FACILITY, CEASE ALL WORK UNTIL RESOLUTION TO MINIMIZE FURTHER DAMAGE AND A PLAN OF ACTION FOR RESTORATION IS OBTAINED AND APPROVED BY THE ENGINEER.

29. DISINFECT ALL POTABLE WATER MAINS IN ACCORDANCE WITH AWWA C651. ALL POLYETHYLENE WATER MAINS, FORCE MAINS, AND RECLAIMED WATER MAINS ARE TO BE PRESSURE TESTED. SUBJECT PIPELINE TO BE TESTED TO A 4 HOUR EXPANSION PHASE PRIOR TO COMMENCING LEAKAGE TESTING. PIPELINE EXPANSION SHALL BE ACCOMPLISHED BY APPLYING HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS, RECLAIMED WATER MAINS) OR 100 PSI (FORCE MAINS). IN ORDER TO COMPENSATE FOR THE INITIAL EXPANSION OF THE PIPELINE, ADD SUFFICIENT MAKE-UP WATER AT HOURLY INTERVALS TO RETURN TO THE REQUIRED TEST PRESSURE. AT THE END OF THE FOURTH HOUR, THE TEST PHASE IS TO COMMENCE.

30. CONDUCT FIELD LEAK TESTING IN ACCORDANCE WITH ASTM F2164 AND AS INDICATED HEREIN. THE ASTM F2164 DEFINED ONE HOUR TEST AND PASSING TEST CRITERIA (NO VISIBLE LEAKS AND THE PRESSURE IS MAINTAINED WITHIN 5% OF THE TEST PRESSURE) DOES NOT APPLY TO THIS PROJECT. THE TEST PHASE SHALL CONSIST OF A TWO HOUR PRESSURE TEST, AS REQUIRED BY THE ENGINEER. AT THE END OF THE TEST PHASE, MEASURE THE AMOUNT OF MAKEUP WATER REQUIRED TO RETURN TO THE TEST PRESSURE. THE PIPELINE PASSES THE PRESSURE TEST IF THE MAKEUP WATER REQUIRED DOES NOT EXCEED THE FOLLOWING: 6" MAINS - ALLOWABLE MAKEUP WATER IS 0.6 GAL/100 FT OF PIPELINE TESTED; 8" MAINS - ALLOWABLE MAKEUP WATER IS 1.0 GAL/100 FT OF PIPELINE TESTED; 12" MAINS - ALLOWABLE MAKEUP WATER IS 2.3 GAL/100 FT OF PIPELINE TESTED; 16" MAINS - ALLOWABLE MAKEUP WATER IS 3.3 GAL/100 FT OF PIPELINE TESTED.

31. IF ANY DEFECTS OR LEAKS ARE REVEALED, THEY SHOULD BE CORRECTED AND THE PIPELINE RETESTED AFTER A MINIMUM 24 HOUR RECUPERATION PERIOD BETWEEN TESTS. TOTAL TESTING CONDUCTED ON A SECTION OF PIPELINE SHALL NOT EXCEED 8 HOURS WITHIN A 24 HOUR PERIOD.

32. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

JACKING AND BORING

1. STEEL CASING PIPE SHALL CONFORM TO ASTM A139, GRADE "B" WITH MINIMUM YIELD STRENGTH OF 35,000 PSI. INTERIOR LINING OF PIPE SHALL BE A COAL TAR LINING CONFORMING TO AWWA C203. EXTERIOR COATING OF PIPE SHALL BE MULTIPLE COATS OF HEAVY DUTY COAL TAR BASE COATING BUILT UP TO 30 MILS TOTAL DRY THICKNESS AND APPLIED IN ACCORDANCE WITH THE COATING MANUFACTURER'S RECOMMENDATIONS.

2. EACH SPACER SHALL BE 12 INCHES WIDE AND MANUFACTURED OF MINIMUM 14 GAUGE TYPE 304 STAINLESS STEEL OR 14 GAUGE STEEL WITH FUSION BONDED PVC COATING. SPACERS SHALL BE LINED WITH A 90 MIL PVC LINER. ALL NUTS AND BOLTS SHALL BE T-304 STAINLESS STEEL. EACH SPACER SHALL HAVE A MINIMUM OF 4 RUNNER SUPPORTS MANUFACTURED OF A HIGH MOLECULAR WEIGHT POLYMER PLASTIC. THE RUNNER SUPPORTS SHALL BE T304 STAINLESS STEEL, MINIMUM 10 GAUGE, OF ADEQUATE HEIGHT TO POSITION THE CARRIER PIPE IN THE CENTER OF CASING WITH A MINIMUM TOP CLEARANCE OF 0.5 INCHES.

3. ADD ON SECTIONS OF CASING PIPE SHALL BE FULL-RING WELDED TO THE PRECEDING LENGTH, DEVELOPING WATER-TIGHT TOTAL PIPE-STRENGTH JOINTS. ALL WELDING OF STEEL PIPE SHALL BE DONE BY COMPETENT, EXPERIENCED WELDERS. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C206.

4. UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS, THE MINIMUM CASING PIPE NOMINAL DIAMETER SHALL BE BASED ON THE SIZE OF THE CARRIER PIPE NOMINAL DIAMETER AS FOLLOWS: 4" CARRIER PIPE: THE MINIMUM CASING IS 14"; 6" CARRIER PIPE: THE MINIMUM CASING IS 16"; 8" CARRIER PIPE: THE MINIMUM CASING IS 20"; 10" AND 12" CARRIER PIPE: THE MINIMUM CASING IS 24"; 14" AND 16" CARRIER PIPE: THE MINIMUM CASING IS 30"; 18" AND 20" CARRIER PIPE: THE MINIMUM CASING IS 36"; 24" CARRIER PIPE: THE MINIMUM CASING IS 42"; 30" CARRIER PIPE: THE MINIMUM CASING IS 48". CASING PIPE MINIMUM WALL THICKNESS SHALL BE AS FOLLOWS: 14" THROUGH 24" = 0.250"; 30" = 0.312"; 36" = 0.375"; 42" AND 48" = 0.500". AT RAILROAD CROSSINGS, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS, CASING PIPE WALL THICKNESS SHALL BE AS FOLLOWS: 14" = 0.250"; 16" = 0.281"; 20" = 0.344"; 24" = 0.375"; 30" = 0.469"; 36" = 0.532"; 42" = 0.625"; 48" = 0.688".

5. BORED INSTALLATIONS SHALL HAVE A HOLE DIAMETER WHICH SHALL NOT EXCEED THE O.D. OF THE CASING PIPE (INCLUDING COATING) BY MORE THAN ONE INCH. WHERE UNSTABLE SOIL CONDITIONS ARE FOUND TO EXIST, BORING OPERATIONS SHALL BE CONDUCTED IN SUCH MANNER AS NOT TO BE DETRIMENTAL TO THE FACILITY BEING CROSSED. IF EXCESSIVE VOIDS OR TOO LARGE A BORED HOLE RESULTS, OR IT IS NECESSARY TO ABANDON A BORED HOLE, PROMPT REMEDIAL MEASURES SHALL BE TAKEN BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CONTROLLING AGENCY OF THE FACILITY BEING CROSSED.

6. CORRECT LINE AND GRADE SHALL BE MAINTAINED. ADD ON SECTIONS OF CASING PIPE SHALL BE FULL RING WELDED TO THE PRECEDING LENGTH, DEVELOPING WATERTIGHT TOTAL PIPE STRENGTH JOINTS. FOLLOWING PLACEMENT OF THE CARRIER PIPE, MASONRY PLUGS SHALL BE INSTALLED AT EACH OPEN END, WITH A WEEP HOLE INSTALLED NEAR THE BOTTOM OF THE PLUG.

7. UNLESS OTHERWISE SHOWN ON THE PLANS, INSTALL CASING AT MINIMUM OF 36-INCH COVER.

8. CARRIER PIPES INSIDE OF STEEL CASING PIPE SHALL BE SUPPORTED BY CASING SPACERS. CARRIER PIPE JOINTS INSIDE OF STEEL CASING PIPE SHALL BE RESTRAINED.

9. SPACERS ALONG DUCTILE IRON CARRIER PIPE SHALL BE PLACED NO MORE THAN 2 FEET FROM THE END OF THE CASING, WITH SUBSEQUENT SPACER PLACEMENT AT INTERVALS OF NO MORE THAN 10 FEET, OR AS RECOMMENDED BY THE CASING SPACER MANUFACTURER, WHICHEVER IS MORE STRINGENT.

10. SPACERS ALONG PVC CARRIER PIPE SHALL BE PLACED NEAR THE SPIGOT END OF EACH SEGMENT OF PIPE. WHEN THE JOINT IS COMPLETE, THE SPACER SHALL BE IN CONTACT WITH THE JOINT RESTRAINT ASSEMBLY SO THAT THE SPACER PUSHES THE RESTRAINT ASSEMBLY. SUBSEQUENT SPACER PLACEMENT ALONG PVC PIPE SHALL BE AT INTERVALS OF NO MORE THAN 6 FEET, OR AS RECOMMENDED BY THE CASING SPACER MANUFACTURER, WHICHEVER IS MORE STRINGENT.

11. STEEL CASING PIPE END SEALS SHALL BE AS MANUFACTURED BY ADVANCE PRODUCTS, CASCADE WATERWORKS OR CCI PIPELINE SYSTEMS. THE END SEALS SHALL ACCOMMODATE THE CARRIER PIPE.

12. THE USE OF WOOD SKIDS IN LIEU OF SPACERS IS NOT ALLOWED.

THE CARRIER MAY BE PUSHED OR PULLED (DEPENDING UPON PIPING MATERIAL, JOINT TYPE AND METHOD OF PIPE SUPPORT) INTO THE CASING AS PIPE LENGTHS ARE ASSEMBLED. THE CARRIER SHALL BE ADEQUATELY BLOCKED ALL AROUND TO PREVENT ANY MOVEMENT AND TO ATTAIN THE SPECIFIED GRADE FOR GRAVITY LINES. THE PROPOSED METHOD OF CARRIER PIPE INSTALLATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO STARTING THE CROSSING.

ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. SUBMIT THE DPI CERTIFICATION TO THE ENGINEER WITH A COPY OF THE CERTIFICATION MAINTAINED ONSITE WITH THE CONSTRUCTION RECORDS.

ALL TREES, SHRUBS AND SOD SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. SUBMIT THE DPI CERTIFICATION TO THE ENGINEER WITH A COPY OF THE CERTIFICATION MAINTAINED ONSITE WITH THE CONSTRUCTION RECORDS.

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This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

SPECIFIC SITE NOTES

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.4

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 1.80 AC
OFFSITE WORK INCLUDES CONNECTIONS TO EXISTING UTILITIES LOCATED IN THE NORTHERN ROW OF US HWY 98.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT VERIFY:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART 3.2 OF THE GENERIC PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERIC PERMIT.

1. DISCHARGES FROM FIREFIGHTING ACTIVITIES.
2. FIRE HYDRANT FLUSHINGS.
3. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
4. WATERS USED TO CONTROL DUST.
5. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
6. LANDSCAPE IRRIGATION WATER AND DRAINAGE.
7. ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
8. PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
9. AIR CONDITIONING CONDENSATE.
10. SPRING WATER.
11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
12. NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

13.DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-320-0519, HTTP://DEP.STATE.FL.US/OER/REPORTABLE_INCIDENT.HTM))

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62-780.210

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62-780.560(1), F.A.C., SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO, OR EXCEEDING, 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FDEP OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE EPA LISTS AT HTTP://WWW2.EPA.GOV/EPCRA/CONSOLIDATED-LIST-LISTS.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT THINNERS, SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

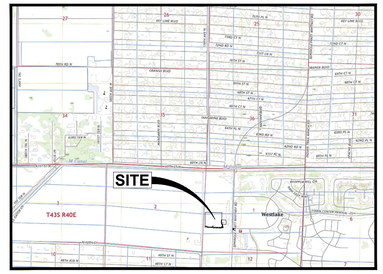
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

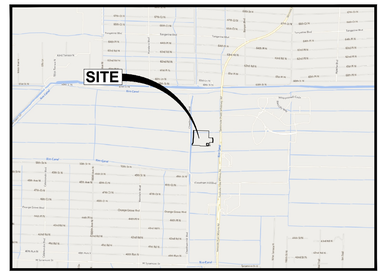
4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



USGS QUADRANGLE MAP
NTS



SITE LOCATION MAP
NTS

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Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

SWPPP NOTES

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

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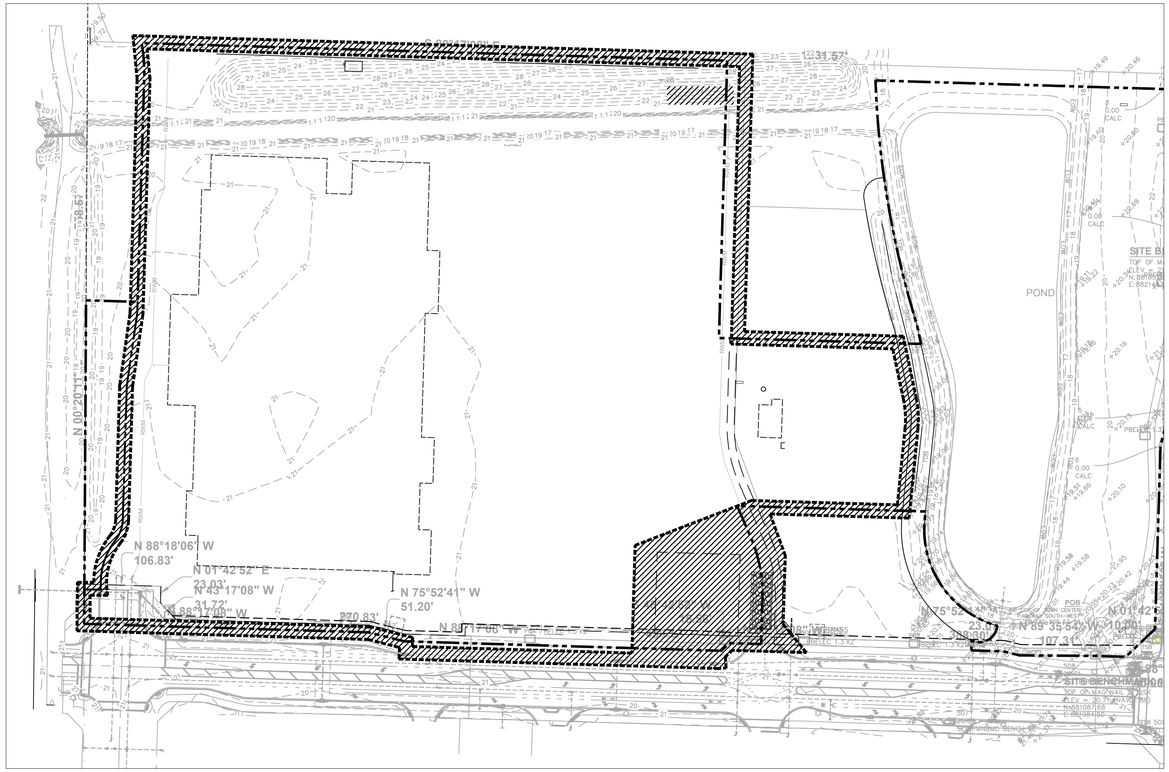
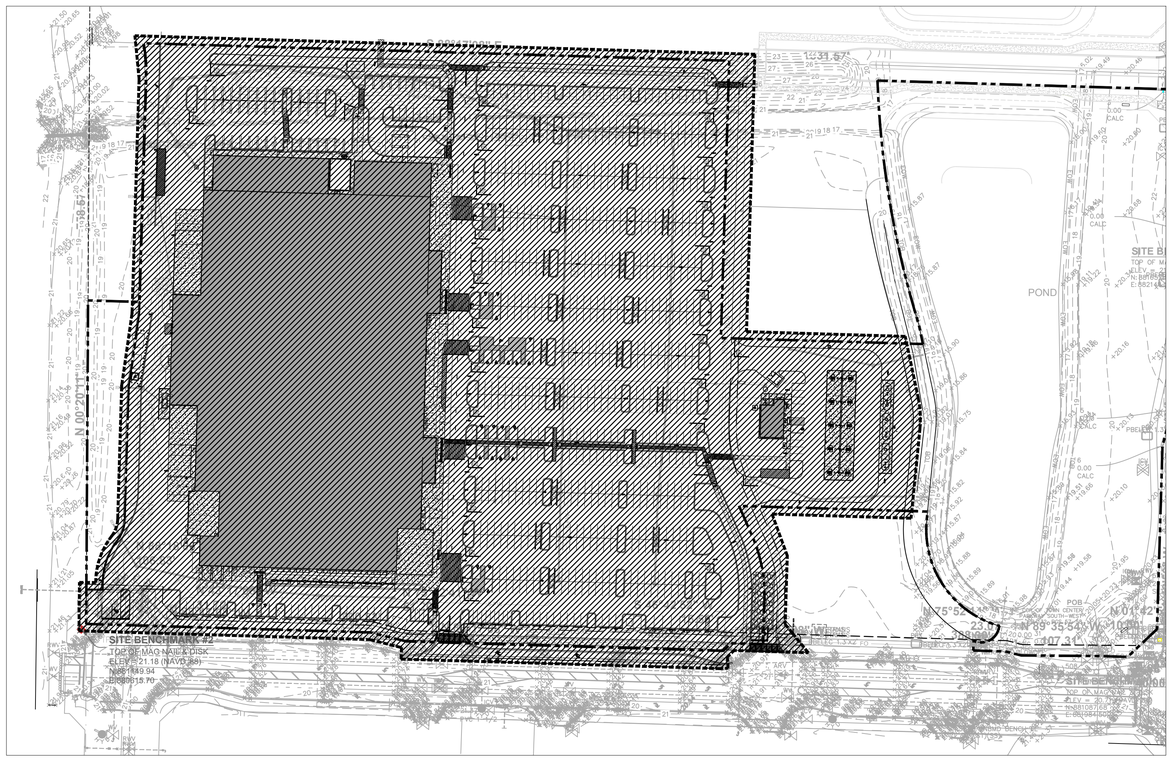
Sheet No.
C1.0



PHASE 1 LIMITS OF WORK



PHASE 2 LIMITS OF WORK

LEGEND

LIMITS OF DISTURBANCE:

- PERMITTED LIMITS OF DISTURBANCE
- LIMITS OF WORK

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.**
3. **INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. **INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS, AND SET THE PROJECT OFFICE TRAILER.**
5. **INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS.**
6. **PREPARE TEMPORARY PARKING AND STORAGE AREA.**
7. **HALT ALL ACTIVITIES**

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.

8. INSTALL AND STABILIZE SEDIMENT TRAP.

PHASE 2

1. **BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)**
2. **BEGIN GRADING THE SITE.**
3. **START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.**
4. **TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.**
5. **IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.**
6. **INSTALL ROCK CHECK DAMS AND WEIGHTED WADDLES AS REQUIRED AS CONSTRUCTION PROGRESSES.**
7. **INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.**
8. **INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.**
9. **INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.**
10. **PREPARE SITE FOR PAVING.**
11. **PAVE SITE.**
12. **INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.**
13. **COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND PONDS.**
14. **OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:**
    - **A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),**
    - **B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND**
    - **C. ASK THE CM TO CONTACT THE CEC TO COMPLETE THE CEC PRE-NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).**
15. **CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.**

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENATION CONTROL OPERATION TIME SCHEDULE ON SHEET C-7.

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MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

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Drawn: D. COLLAZO
Checked J. LOCKHART
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SWPPP IMPLEMENTATION AND LIMITS OF WORK

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

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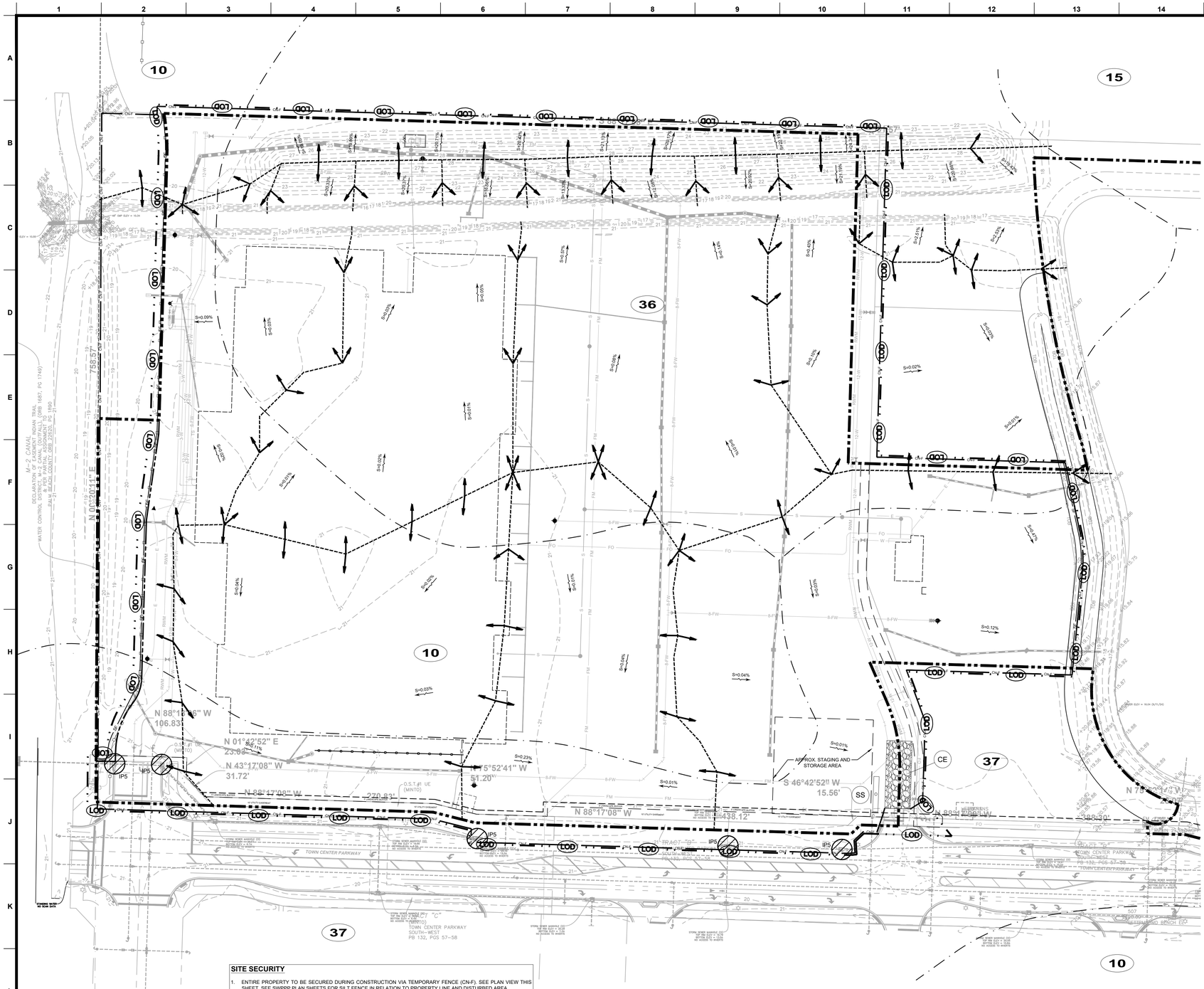
Sheet No.
C1.2



N

GRID

60 0 60 120

Scale: 1" = 60'

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF MAG NAIL & DISC LOCATED OFF THE EXISTING PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROPERTY
NORTHING: 881149.94
EASTING: 880615.70
ELEV. = 21.18 (NAVD 88')

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

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AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

LEGEND

SITE FEATURES:

- PROPERTY LINE
- LEASE LINE
- RIGHT OF WAY LINE
- LOD — LIMITS OF DISTURBANCE
- 77 — EXISTING CONTOUR
- EXISTING STORM PIPE
- X.XX% — DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- SOIL BOUNDARY

EROSION DETAILS:

- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- SS — SWPPP INFORMATION SIGN
- ST — TEMPORARY SEDIMENT TRAP
- IP5 — INLET PROTECTION GUTTER BUDDY

EROSION NOTES:

- 10 — SOIL TYPE: CYPRESS LAKE FINE SAND, 0 TO 2% SLOPES
- 15 — SOIL TYPE: FLORIDANA FINE SAND, 0 TO 1% SLOPES
- 36 — SOIL TYPE: RIVIERA FINE SAND, 0 TO 2% SLOPES
- 37 — SOIL TYPE: RIVIERA FINE SAND, 0 TO 1% SLOPES
- TS — TEMPORARY SEEDING AND MULCH

SITE SECURITY:

- CN-F — TEMPORARY CONSTRUCTION FENCE

SITE SECURITY

1. ENTIRE PROPERTY TO BE SECURED DURING CONSTRUCTION VIA TEMPORARY FENCE (CN-F). SEE PLAN VIEW THIS SHEET. SEE SWPPP PLAN SHEETS FOR SILT FENCE IN RELATION TO PROPERTY LINE AND DISTURBED AREA.

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Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
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PH 1 EROSION AND SEDIMENTATION CONTROL PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

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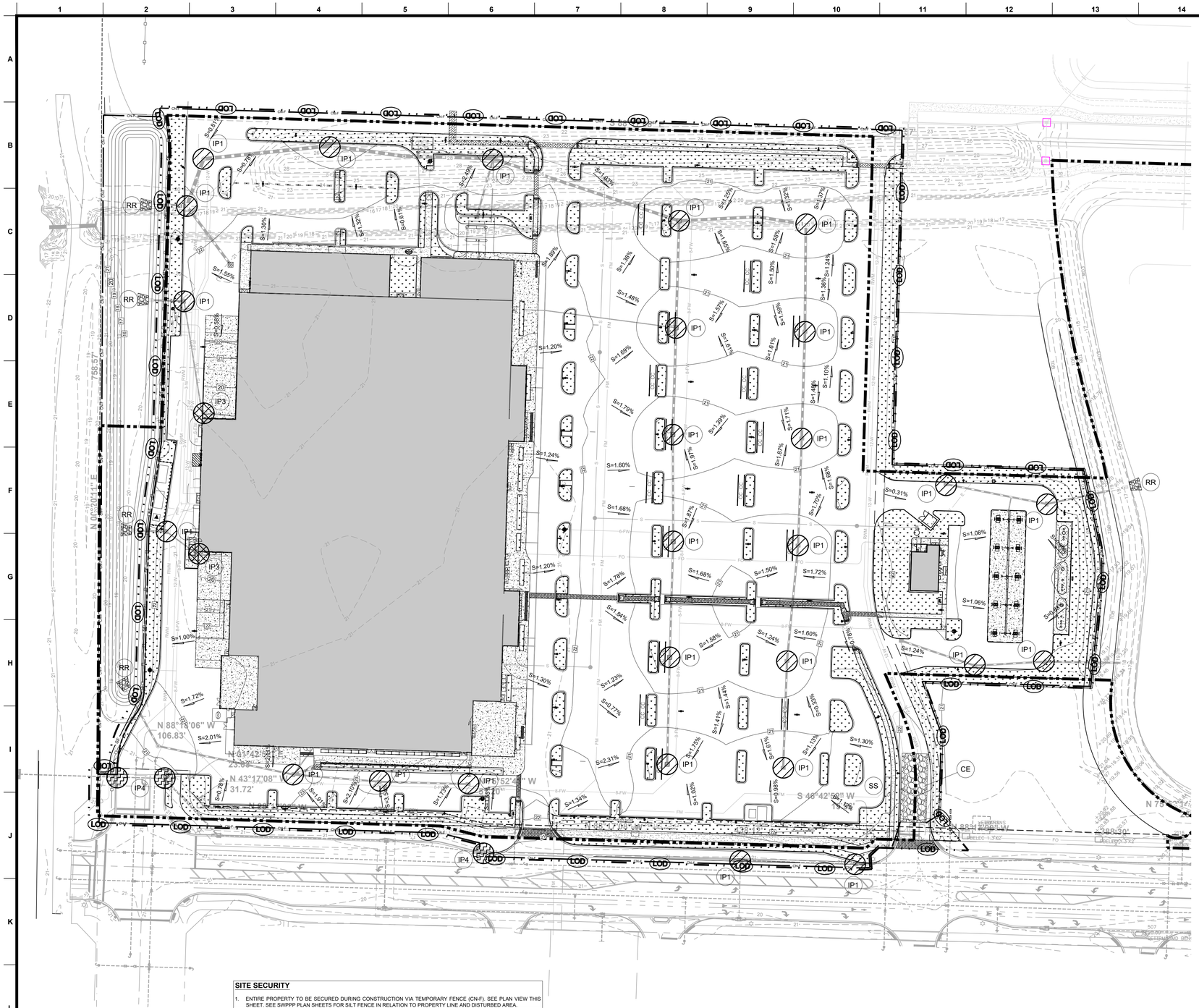

N

GRAPHIC SCALE

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LEGEND

SITE FEATURES:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE (LOD)
- 77 EXISTING CONTOUR
- PROPOSED STORM PIPE
- S=0.0% DIRECTION OF OVERLAND FLOW
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- CURB INLETS

EROSION DETAILS:

- CE TEMPORARY CONSTRUCTION EXIT
- SF SEDIMENTATION SILT FENCE WITH WIRE BACKING
- SS SWPPP INFORMATION SIGN
- IP1 INLET PROTECTION FILTER SACK
- IP2 CURB INLET PROTECTION
- IP3 TRUCK WELL DRAIN PROTECTION
- IP4 FILTER SACK (GRATED CURB INLETS)
- RR RIP RAP PAD
- CD CHECK DAM

EROSION NOTES:

- PS PERMANENT SEEDING, SOD OR MULCHING (SEE LANDSCAPE PLANS)

SITE SECURITY

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PH 2 EROSION AND SEDIMENTATION CONTROL PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

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Sheet No.
C1.4

J:\W131372\Civil\DWG__Current_Plan_Set\W131372 - SWPPP.dwg, 2/4/2026 11:42:53 AM, Robert C. Carpentier,

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED: APRIL 30, 2011 | STANDARD DETAIL

ACREAGE SUMMARY
(IN ACRES)

1	RETAIL PROPERTY AREA	24.29
2	PERMITTED AREA WITHIN RETAIL PROPERTY	24.29
3	PERMITTED AREA OUTSIDE OF RETAIL PROPERTY	0.25
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	24.29
5	IMPERVIOUS AREA BEFORE PROJECT	3.34
6	IMPERVIOUS AREA AT COMPLETION	17.65
7	PERVIOUS AREA AT COMPLETION	6.64

LAST REVISED: JUNE 2013 | STANDARD DETAIL

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 72.0
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 93.0

LAST REVISED: JUNE 2012 | STANDARD DETAIL

SITE LOCATION SUMMARY

ADDRESS:	NORTHWEST CORNER OF SEMINOLE PRATT WHITNEY ROAD AND TOWN CENTER PKWY S WESTLAKE FL 33470
CENTER OF SITE:	
LATITUDE:	26°45'25.48"W
LONGITUDE:	80°18'37.54"W
ADJACENT SURROUNDING PROPERTIES:	PROPERTY IS SURROUNDED BY FUTURE DEVELOPMENTS SPLIT BY A SHARED ACCESS DRIVE TO THE NORTH AND TOWN CENTER PKWY S TO THE SOUTH. PRETREATMENT DETENTION AREA AND SID M2 CANAL TO THE WEST AND FUTURE DEVELOPMENTS AND WET POND FOLLOWED BY SEMINOLE PRATT WHITNEY ROAD TO THE EAST.

LAST REVISED: JUNE 2012 | STANDARD DETAIL

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	10.33' (NAVD 88)
HIGHEST ELEVATION OF PROJECT SITE:	29.17' (NAVD 88)
PERCENT SLOPE VARIATION:	--
TOPOGRAPHY CHANGES:	0-2' ON AVERAGE BUT WILL MAINTAIN GENERAL SLOPE OF LAND.
VEGETATION:	EXISTING SITE HAS BEEN CLEARED
AVERAGE SLOPE:	1-2% FROM NORTH CENRAL SIDE OF SITE TO SOUTHWEST AND SOUTHEAST

LAST REVISED: JUNE 2013 | STANDARD DETAIL

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	10 - CYPRESS LAKE FINE SAND, 0 TO 2% SLOPES 15 - FLORIDANA FINE SAND, 0 TO 1% SLOPES 36 - RIVIERA FINE SAND, 0 TO 2% SLOPES 37 - RIVIERA FINE SAND, 0 TO 1% SLOPES PER USDA NRCS SOIL SURVEY OF PALM BEACH COUNTY
AVERAGE DEPTH OF TOPSOIL:	--.
AVERAGE DEPTH TO GROUNDWATER:	--.

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES, CONSTRUCTION COSTS OR ESTIMATING.

LAST REVISED: JUNE 2012 | STANDARD DETAIL

HHTPS://WWW.SFWMD.GOV/WEATHER-RADAR/RAINFALL-HISTORICAL/NORMAL
HHTPS://WWW.SFWMD.GOV/WEATHER-RADAR/RAINFALL-HISTORICAL/MONTHLY

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	0.86"	0.68"	1.06"	4.51"	4.64	6.59"	6.05"	6.28"	7.18"	1.71"	4.60"	3.31"

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 3.96 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: 10YR-24HR

LAST REVISED: JUNE 2012 | STANDARD DETAIL

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

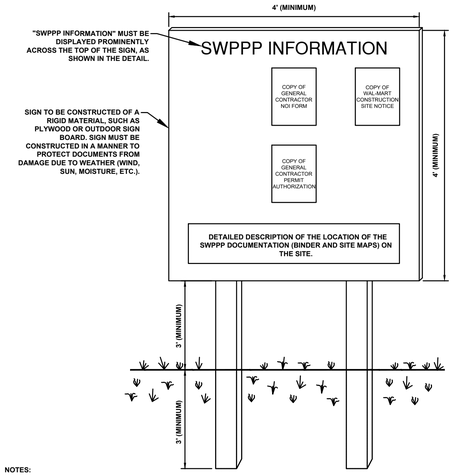
SWPPP DETAILS

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.5

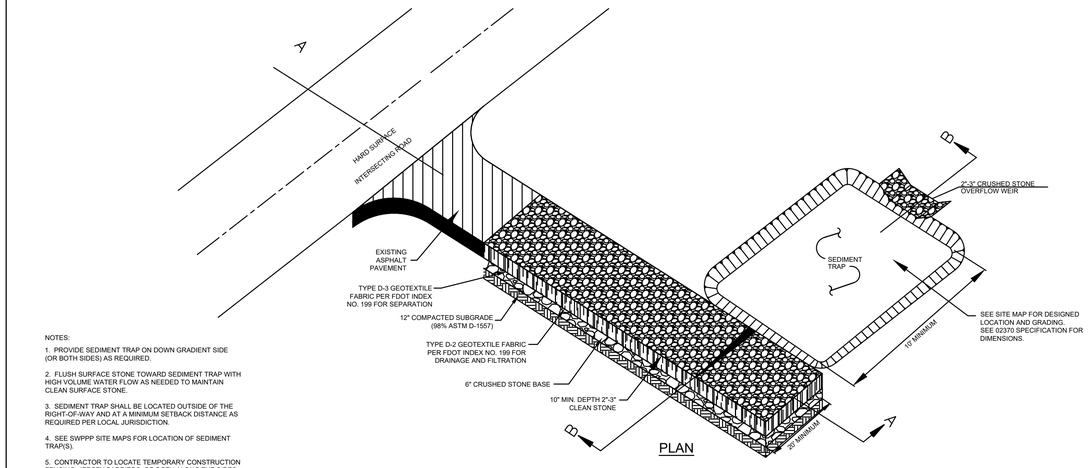


NOTES:

1. **THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.**
2. **ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.**
3. **ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.**
4. **CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.**
5. **SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.**
6. **SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.**
7. **CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.**

SS SWPPP INFORMATION SIGN
N.T.S.

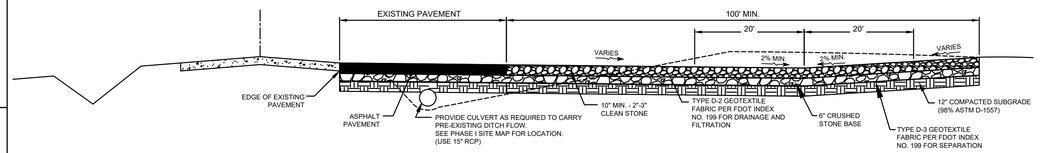
LAST REVISED:	STANDARD DETAIL
JUNE 2012	

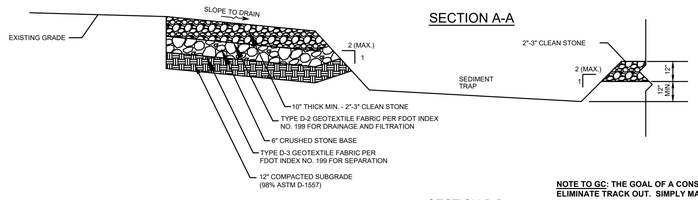


NOTES:

1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.

PLAN



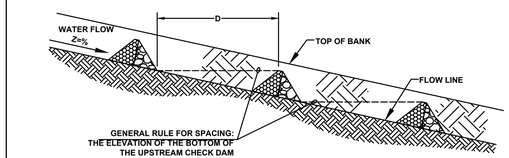


NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

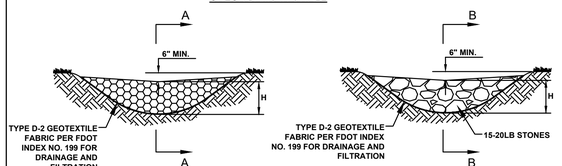
LAST REVISED:	MODIFIED DETAIL
JUNE 2012	

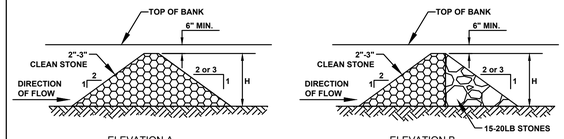
CE CONSTRUCTION EXIT
N.T.S.

NOTE: SEE SITE MAP(S) FOR LOCATION OF CHECK DAM(S).



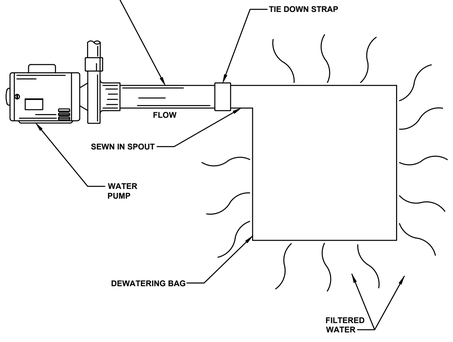
CHECK DAMS IN SWALE

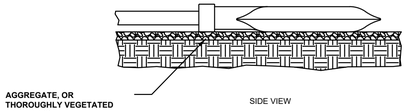




LAST REVISED:	STANDARD DETAIL
JUNE 2012	

CD ROCK CHECK DAM
N.T.S.

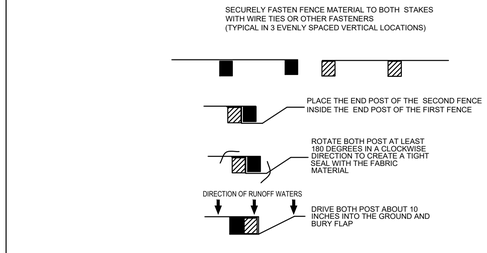




NOTE:
DEWATERING BAG SHALL BE PLACED ON A LEVEL SURFACE.

DEWATERING BAG DETAIL
N.T.S.

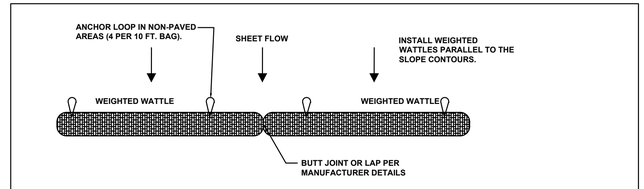
CPH STANDARD DETAIL



ATTACHING TWO SILT FENCES
N.T.S.

SOURCE BOX

LAST REVISED:	CPH DETAIL
3/20/06	



WW WEIGHTED WATTLE DETAIL
N.T.S.

SOURCE BOX

LAST REVISED:	CPH DETAIL
OCT 2014	

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
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A Full Service A & E Firm

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1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

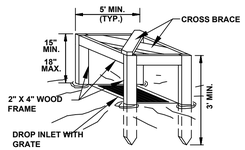
SWPPP DETAILS

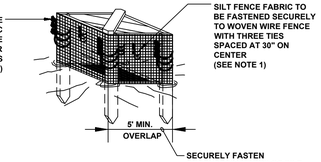
BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

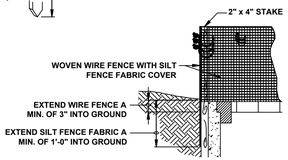
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.6

J:\W131372\Civil\DWG_Current_Plan_Set\W131372 - SWPPP.dwg, 2/4/2026 11:43:02 AM, Robert C. Carpenter,







POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION

NOTES:

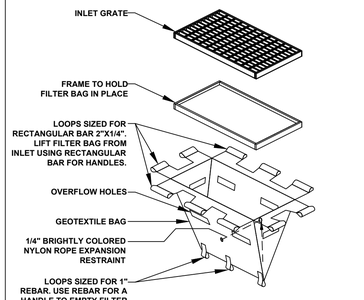
1. ATTACH THE WOVEN WIRE FENCE AND THE GEOTEXTILE TO EACH POST (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-THIRD THE HEIGHT OF THE FABRIC.
4. ALL SILT FENCE INLET PROTECTIONS SHALL INCLUDE WIRE SUPPORT.

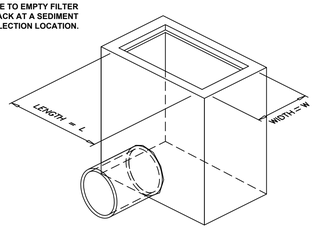
MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

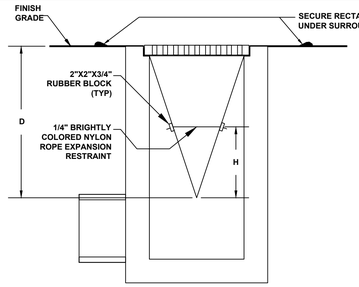
IP2 SILT FENCE INLET PROTECTION
N.T.S.

LAST REVISED:	STANDARD DETAIL
APRIL 30, 2011	





ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

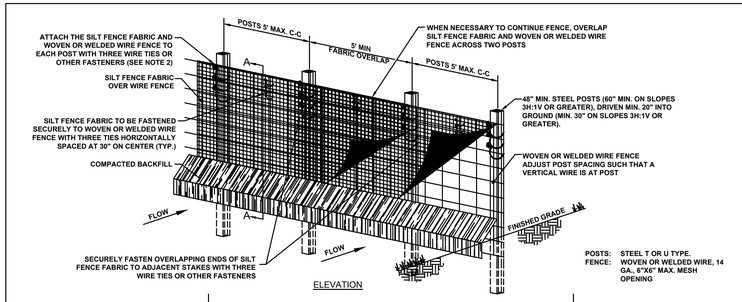
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IP1 INLET PROTECTION FILTER SACK
N.T.S.

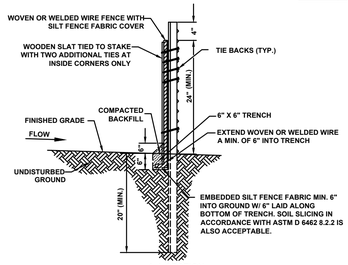
FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

LAST REVISED:	STANDARD DETAIL
APRIL 30, 2011	

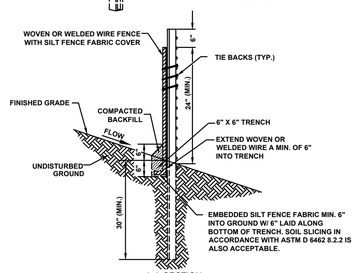


ELEVATION

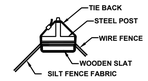
POSTS: STEEL T OR U TYPE.
FENCE: WOVEN OR WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING



A-A-SECTION
(FOR SLOPES LESS THAN 3:1)



A-A-SECTION
(FOR SLOPES 3:1 AND GREATER)



INSIDE CORNER - PLAN VIEW

SILT FENCE				
SILT FENCE SECTION	TYPE (WIRE BACK OR SLICED)	SECTION LENGTH (FT)	DRAINAGE AREA (ACRES)	AVERAGE SLOPE OF AREA
N. PROP. LINE ADJACENT TO CLARCONA OCOEE RD	WIRE	--	2.00	--
E. PROP. LINE ADJACENT TO WESTBRIDGE RD	WIRE	--	2.00	--
S. PROP. LINE ADJACENT TO BANYAN COVE BLVD.	WIRE	--	2.00	--
W. PROP. LINE ADJACENT TO N. LAKEWOOD AVE	WIRE	--	1.99	--

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported [A] Silt Fence	Unsupported [A] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X-Machine Direction			400 (90)	450 (90)	MARV
Permittivity [B]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size [B]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV [C]
Ultraviolet Stability		ASTM D 4355	% Retained Strength	70% after 500 hr of exposure	70% after 500 hr of exposure	Typical

[A] Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
[B] These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
[C] As measured in accordance with Test Method D 4632.
TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)

SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
N.T.S.

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SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL, "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

MAINTENANCE NOTES

1. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.
2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
3. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

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NOTES:

1. CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
2. SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE 02900 PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
3. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.
4. VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
5. THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
6. RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.
7. ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

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NOTES:

1. THE QC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
2. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.
7. ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

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NOTES:

1. PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.
2. THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 14 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.
3. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
4. SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SOIL PREPARATION.
5. AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).
6. SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH, HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.
7. ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS.
8. FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

PS PERMANENT SEEDING, SOD OR MULCHING
N.T.S.

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This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/20/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

SWPPP DETAILS

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.7

J:\W131372\Civil\DWG_Current_Plan_Set\W131372 - SWPPP.dwg, 2/4/2026 11:43:07 AM, Robert C. Carpentier,

NOTES:

1. SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER US EPA CGP.
2. DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEM/BMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

SK — SKIMMER

LAST REVISED:	STANDARD DETAIL
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NOTES:

1. IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY CEC. FLOCCULANTS MUST BE USED ONLY IN LOCATIONS SHOWN ON THE SWPPP MAPS, AT RATES AND METHODS SPECIFIED AND AS APPROVED BY CEC. CEC SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
2. FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
3. ALL SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE AS LONG AS POSSIBLE.
4. FLOC BLOCKS, FLOCCULANT-IMPREGNATED WATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED, AS ARE ALL OTHER CONTROL MEASURES.
5. STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

CES — CHEMICALLY–ENHANCED SETTLEING PASSIVE TREATMENT SYSTEMS

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NOTES:

1. VERIFY WITH CEC WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS TABLE BELOW. GC MUST COMPLETE COLUMNS 3 AND 4.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS

1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE)
NPDES STORMWATER NOTICES CENTER MS #3585 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION SITES		
PALM BEACH COUNTY	DEVELOPMENT ORDER APPROVAL		
SOUTH FLORIDA WATER MANAGEMENT DISTRICT	ENVIRONMENTAL RESOURCE PERMIT		

DW — DEWATERING

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NOTES:

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEC).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

SP — STOCKPILES

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NOTES:

1. USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
2. CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DEWATERING PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
3. GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

ID — IRRIGATION OR DISPERSION

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NOTES:

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CEC.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

DC — DUST CONTROL

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NOTES:

1. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
2. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
3. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
4. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
5. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

IP — INLET PROTECTION

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NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD — SOLID WASTE DISPOSAL

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NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HWD — HAZARDOUS WASTE DISPOSAL

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NOTES:

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

SAF — SANITARY FACILITIES

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NOTES:

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

TP — TEMPORARY PARKING

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NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA — MATERIAL LAYDOWN AND STORAGE AREA

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NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. THE STATE OF FLORIDA PROHIBITS CONCRETE WASH OUT ONSITE
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW — CEMENT AND CONCRETE WASHOUT

LAST REVISED:	STANDARD DETAIL
JUNE 2013	

NOTES:

1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PSW — PAINT AND STUCCO WASHOUT

LAST REVISED:	STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

MA — MASONS' AREA

LAST REVISED:	STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FPSU — FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED:	STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA — EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED:	STANDARD DETAIL
JUNE 2013	

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025

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SWPPP DETAILS

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.8

80 0 80 160

Graphic Scale in Feet

N

cph

LEGEND

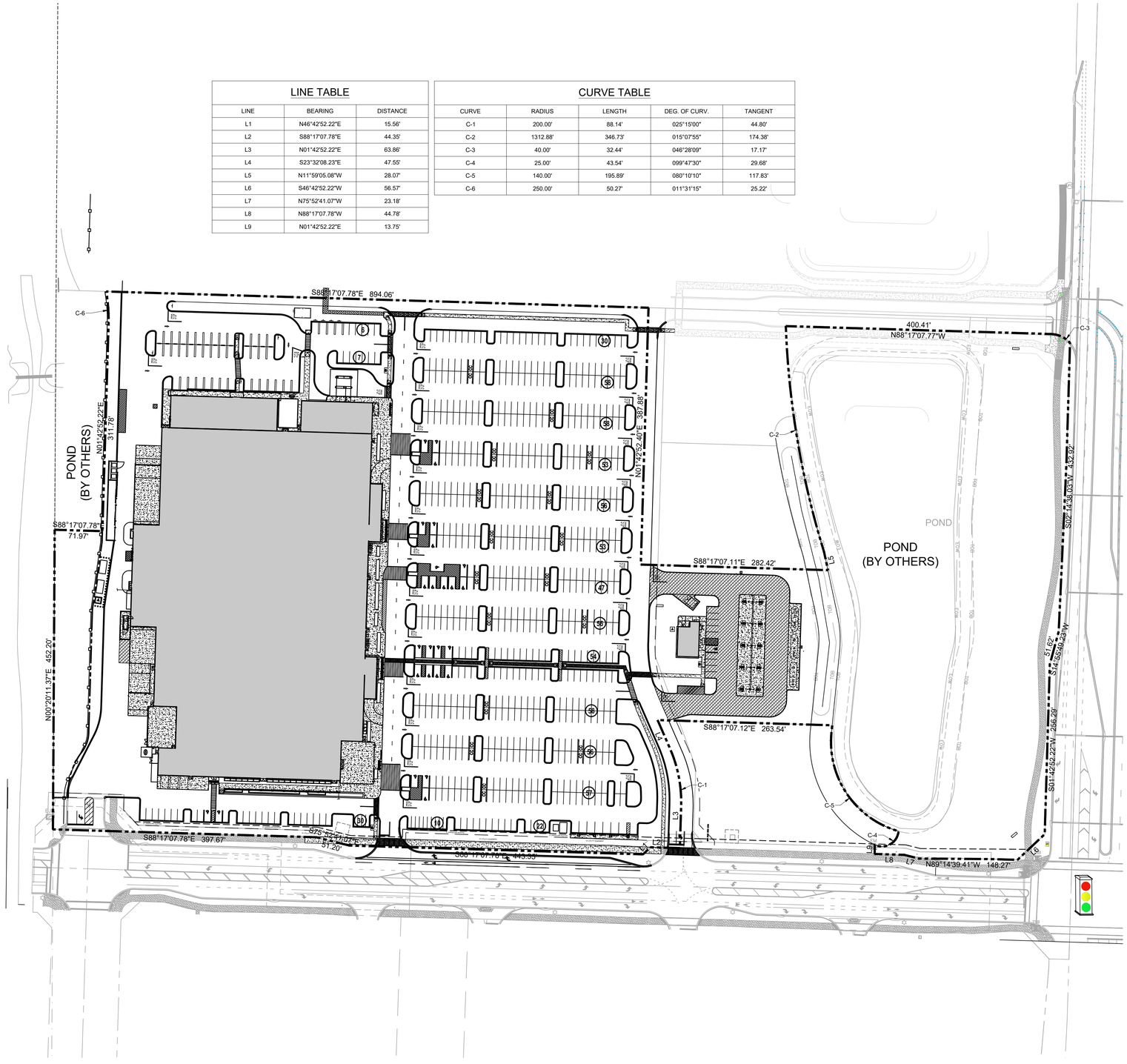
- SIDEWALK: PER DETAIL SHEET C5.0
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- (10) PARKING SPACE COUNT
- CC CC CART CORRAL
- TRANSFORMER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°42'52.22"E	15.56'
L2	S88°17'07.78"E	44.35'
L3	N01°42'52.22"E	63.86'
L4	S23°32'08.23"E	47.55'
L5	N11°59'05.08"W	28.07'
L6	S46°42'52.22"W	56.57'
L7	N75°52'41.07"W	23.18'
L8	N88°17'07.78"W	44.78'
L9	N01°42'52.22"E	13.75'

CURVE TABLE

CURVE	RADIUS	LENGTH	DEG. OF CURV.	TANGENT
C-1	200.00'	88.14'	025°15'00"	44.80'
C-2	1312.88'	346.73'	015°07'55"	174.38'
C-3	40.00'	32.44'	046°28'09"	17.17'
C-4	25.00'	43.54'	099°47'30"	29.68'
C-5	140.00'	195.89'	080°10'10"	117.83'
C-6	250.00'	50.27'	011°31'15"	25.22'



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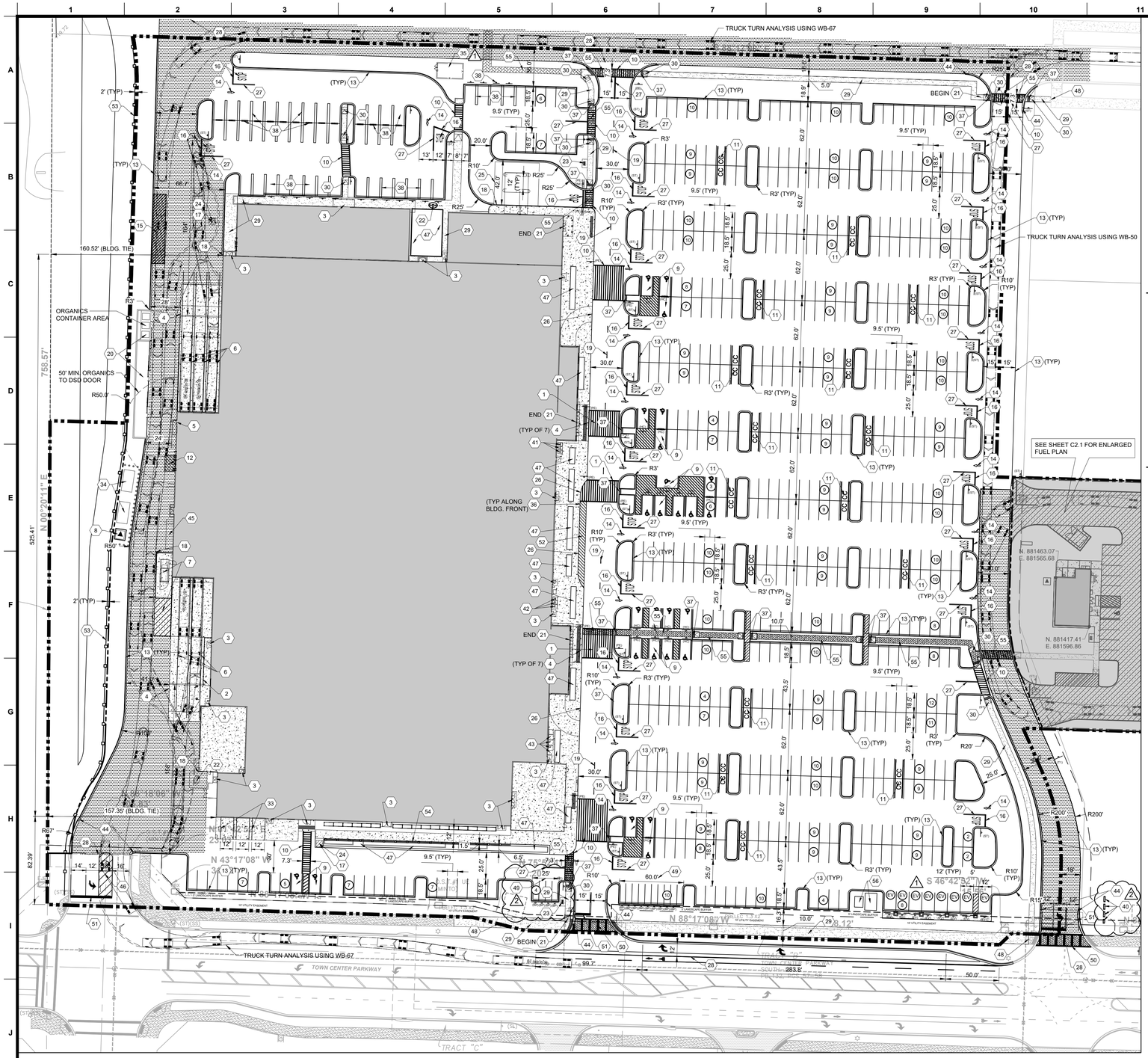
OVERALL SITE PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.9



PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- GUIDE RAIL
- FENCE (AS NOTED ON PLAN)
- (10) PARKING SPACE COUNT
- CC CC CART CORRAL
- TRANSFORMER
- HANDICAP RAMP 1:12 SLOPE (MAX)
- UTILITY POLE
- SITE LIGHTING
- (1) (EV) ELECTRIC VEHICLE PARKING

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE
SWDL	SINGLE WHITE DASHED LINE
SBYL	SINGLE BROKEN YELLOW LINE

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET C5.0
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET C5.0
- HEAVY DUTY PAVEMENT: PER DETAIL SHEET C5.0
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET C5.0

SIGN LEGEND

(DNE)	DO NOT ENTER (R5-1)
(FL)	NO PARKING - FIRE LANE (R7-94)
(ST)	STOP (R1-1)
(P1)	PICK UP SIGN (ARROW STRAIGHT)
(P2)	PICK UP SIGN (ARROW LEFT)
(P3)	PICK UP SIGN (ARROW RIGHT)
(T1)	TRUCK ENTRY SIGN (ARROW LEFT)
(T2)	TRUCK EXIT SIGN (ARROW LEFT)
(T3)	TRUCK EXIT SIGN (ARROW RIGHT)
(T4)	TRUCK ENTRY SIGN (ARROW STRAIGHT)
(PE)	STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)
2 (EV)	ELECTRIC VEHICLE CHARGING SPACE
2 (EV1)	ADA ELECTRIC VEHICLE CHARGING SPACE
2 (BP)	LSEV BIKE AND GOLF CART PARKING SPACE

SITE LEGEND

1. CROSSWALK MARKINGS AT GROCERY VESTIBULE ENTRY. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
2. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
3. EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
4. 6"Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
5. AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
6. 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES 10' APART CENTERED ON DOCK DOORS TYPICAL.
7. CONCRETE COMPACTOR PAD AND HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
8. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
9. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-001 AND SIGNAGE PER FDOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET.
10. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.4.
11. CART CORRAL. SEE DETAIL SHEET.
12. 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
13. 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
14. ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
15. LIQUOR BOX LOADING ZONE.
16. STOP BAR AND STOP TEXT. SEE DETAIL SHEET.
17. 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
18. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
19. 6' LONG STRIPE WITH 18' GAPS, SBYL/4" - TYPICAL.
20. BALE AND PALLET RECYCLE AREA WITH ENCLOSURE, SEE ARCH PLANS.
21. ACCESSIBLE SITE ARRIVAL POINT.
22. 1,500 GAL. GREASE INTERCEPTOR, SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
23. PROPOSED BIKE RACKS, TOTAL CAPACITY OF 8 BICYCLES, RE. LANDSCAPE PLANS.
24. SIPHONIC MANHOLE, SEE DETAIL SHEET.
25. 41.33' X 40' CONCRETE PAD AT PHARMACY DRIVE THRU, SEE ARCH. PLANS FOR DETAILS.
26. FLUSH PAVEMENT AND SIDEWALK AREA.
27. PROPOSED DYSL / 4" (EXTENDED 20' FROM THE STOP BAR OR CROSSWALK).
28. NEATLY SAWCUT AND CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
29. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
30. PROPOSED HANDICAP RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS, PER FDOT INDEX 522-002.
31. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
32. SECURITY CAMERA LOCATIONS RE: LIGHT VENDOR PLANS.
33. PROPOSED SYSL / 4" 12' APART, CENTERED ON OVERHEAD DOORS FOR ACC.
34. PROPOSED PAD MOUNTED GENERATOR. SEE ARCH/MEP PLANS.
1 35. PROPOSED LIFT STATION W/ CHAIN LINK FENCE AND DOUBLE GATE, RE: SHEETS LS-1 AND C5.0 .
36. PROPOSED FIRE LANE MARKING, SEE SHEET C5.3 FOR DETAIL.
37. PROPOSED 2' DEEP DETECTABLE WARNINGS, PER FDOT INDEX 522-002.
38. PROPOSED ODP PARKING AND SERVICE AREA, SEE SHEET C5.2 FOR STRIPING, ISLAND CONTROL DIMENSIONS AND DETAILS.
39. PROPOSED FLAG POLE WITH GROUND LIGHT, SEE ARCH PLANS FOR DETAILS.
40. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
41. PROPOSED VENDING MACHINE LOCATION.
42. PROPOSED WATER RETURN BIN LOCATION.
43. PROPOSED PROPANE DISPENSER LOCATION.
44. PROPOSED CURB TRANSITION FROM 2' FDOT CURB TO 18" STANDARD CURB.
45. PROPOSED SWITCHGEAR PAD.
46. PROPOSED SYSL 6" @ 45°, 5' O.C. BOUNDED BY SYSL 6".
47. PROPOSED FOUNDATION LANDSCAPING. SEE SHEET CXX.X FOR DETAILS.
48. NEATLY SAWCUT AND CONSTRUCT SMOOTH TRANSITION TO EXISTING SIDEWALK.
49. PROPOSED MOTOR CYCLE / GOLF CART LSEV PARKING 6' X 18.5'.
50. PROPOSED SPECIAL EMPHASIS CROSS WALK PER FDOT 711-001.
51. PROPOSED 12" WIDE WHITE THERMOPLASTIC STOP BAR.
52. STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT NO PARKING ZONE.
53. PROPOSED 6' HIGH SCREENING WALL.
54. PROPOSED SCREENING WALL, SEE ARCH. PLANS.
55. PROPOSED 5' WIDE WALKWAY PAVERS, SEE LANDSCAPE. PLANS.
1 56. PROPOSED EV CHARGER AND TRANSFORMER, SEE ARCH MEP PLANS AND SHEET C5.4.

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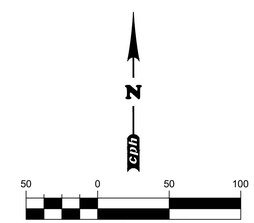
LIGHTING NOTES:
1. SEE SHEETS C1.13 AND C1.14 FOR SPACING DIMENSIONS OF LIGHT POLES.

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

2 PROPOSED PARKING RATIO

STANDARD PARKING (9.5' X 18.5') =	674
MOTOR CYCLE LSEV PARKING (6' X 18.5') =	14
ADA PARKING- 1 EV (12' X 18.5') =	27
EV PARKING (10' X 18.5') =	8
PICKUP PARKING =	47
TOTAL FOR BIG BOX RATIO =	706 / 173,782 S.F. = 4.06
TOTAL FOR AHJ RATIO =	751 / 178,915 = 4.20

NOTE: ⚠
BUILDING/CO ISSUANCE IS CONTINGENT UPON COMPLETION OF THE MASTER DRAINAGE FACILITY.



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1	02/02/26	PER DEVELOPER COMMENTS
2	01/06/26	PER CITY COMMENTS

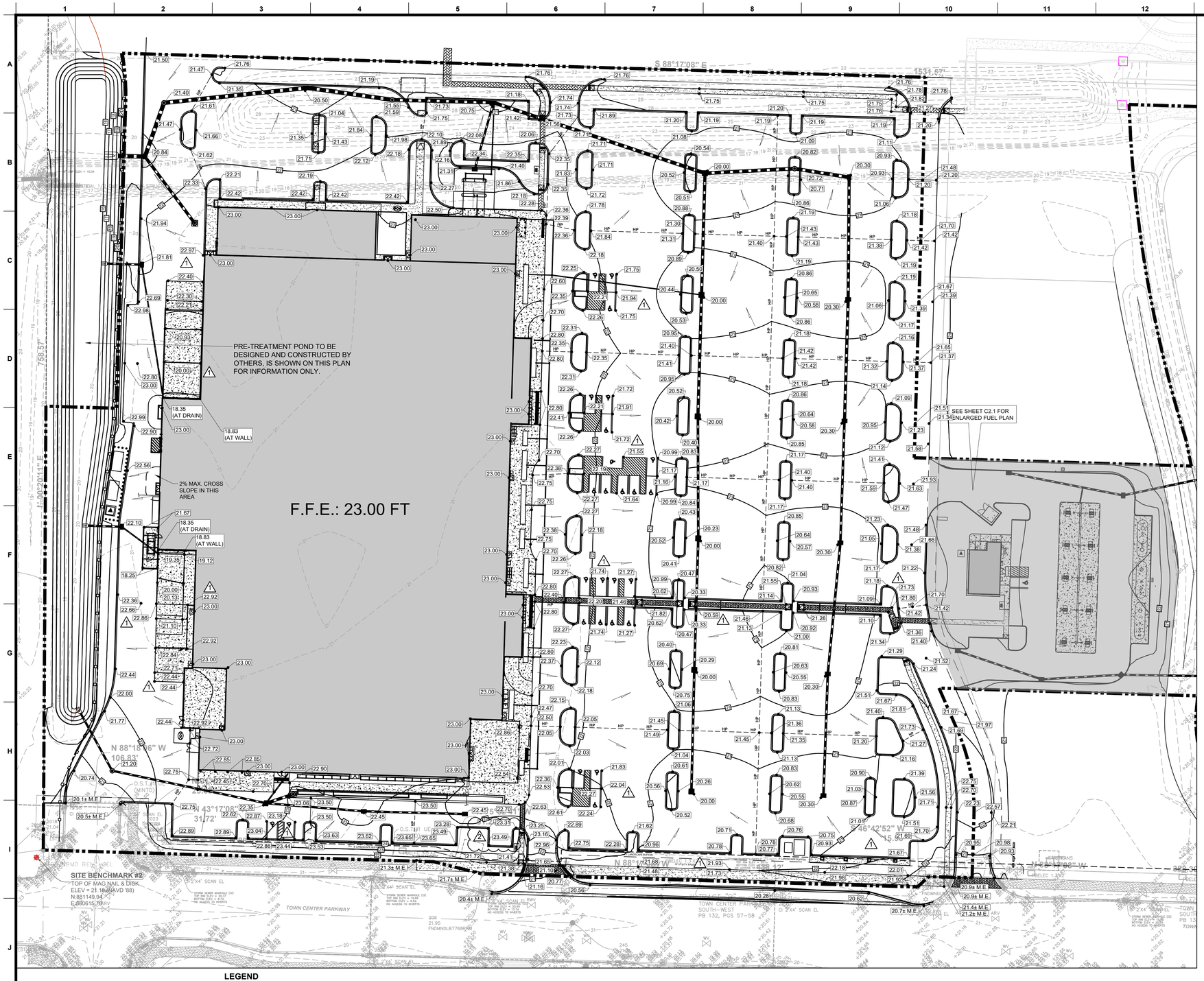
Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

SITE DIMENSION PLAN

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.10



LEGEND

- PROPERTY LINE
- BUFFER LINE
- GUIDE RAIL
- FENCE (AS NOTED ON PLAN)
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- TOW XX.XX / FG XX.XX — TOP OF WALL ELEV. / FINISH GRADE ELEV.
- XX.XX / XX.XX — TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION

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NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

N

Graphic Scale in Feet
50 0 50 100

PRELIMINARY SUBSURFACE PAD PREPERATION

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

SPECIFIERS NOTE: WHEN THE BUILDING AND APPURTENANCES ARE LOCATED WITHIN A DISTANCE EQUAL TO THE HEIGHT OF AN ESCARPMENT CREATED BY PLACING FILL OR A RETAINING WALL, THE LIMITS OF THE BUILDING PAD SHALL BE INCREASED BY THE HEIGHT OF THE ESCARPMENT.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB-ON-GRADE BASE

AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

SPECIFIER'S NOTE: Delete the sentence: "The Base and Subbase shall be provided by the building contractor in joint projects." in the following paragraph for all projects except "joint" projects. Refer to the PWO under the general heading for the project type to determine whether or not the project is a "joint" project.

NOTE TO CEC/GEOTECH: If the site does NOT require an additional subbase to improve structural properties of the subgrade, delete all references to subbase in the paragraph below. CEC/Geotech's are to evaluate the cost effectiveness and use of granular materials compared with other earthwork options to provide the required floor slab subgrade properties. The below base in the final pad prep note will be a densely graded DOT Specified material as chosen by the Wal-Mart concrete slab consultant (minimum 6" thick for Sams Clubs and minimum 4" thick for all other stores). Specific language shall include thickness of subbase, material type, and gradation requirements.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB, BASE, AND SUBBASE (IF SUBBASE IS REQUIRED BELOW). REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE, THE N/A" THICK BASE MATERIAL SHALL CONFORM TO [*Insert Wal-Mart Assigned Concrete Consultants Recommended State Dot RoadBase. This will not be filled out in the initial geotech report. Only fill this in after the required coordination with the AOR/Wal-Mart assigned concrete consultant*]. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 4" THICK BASE MATERIAL SHALL CONFORM TO [*Insert CEC/Geotechnical Specified Material corresponding to standard or heavy duty paving*]. THE N/A" SUBBASE MATERIAL SHALL BE [*Insert CEC/Geotechnical Specified Material*]. THE BASE AND SUBBASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE OR SUBBASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SPECIFIER'S NOTE: Revise specific requirements as needed including special soil preparation (remove and replace, disk and re-compact, soil treatment, etc.) required below footings or slab.

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, BELOW UPPER 4 FEET	<20 MAX.>	<50 MAX.>
BUILDING AREA, UPPER 4 FEET	<12 MAX.>	<40 MAX.>

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AT A MOISTURE CONTENT WITHIN 10.2 PERCENT BELOW TO 10.7 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES , DATED October 29, 2024 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

(SPECIFIER'S NOTE: Specific language should be included when preparing a pad prep for a special foundation, chemical modification, settlement monitoring, or special materials. Design requirements/assumptions should be provided by the Geotechnical Engineer for inclusion in Civil and Structural documents)

- **Shot rock (include specific language)**
- **Lime Stabilization (include specific language)**
- **Surcharge (include specific language**
- **Settlement plates (include specific direction for construction, WM provided plan sheet, details for plates, number and locations) (Reference CEC Special Observation for associated professional responsibilities for this work)**

SPECIFIER'S NOTE:
An E-Mail address for the Geotechnical Engineer ELeonAguilar@teamues.com

Additional Requirements:
1. **A final review of the pad prep before the construction documents are completed is required.**
2. **The email address of the Geotechnical Engineer shall not show on the final pad prep note on the construction documents.**

cph
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Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	01/06/26	PER CITY COMMENTS
2	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

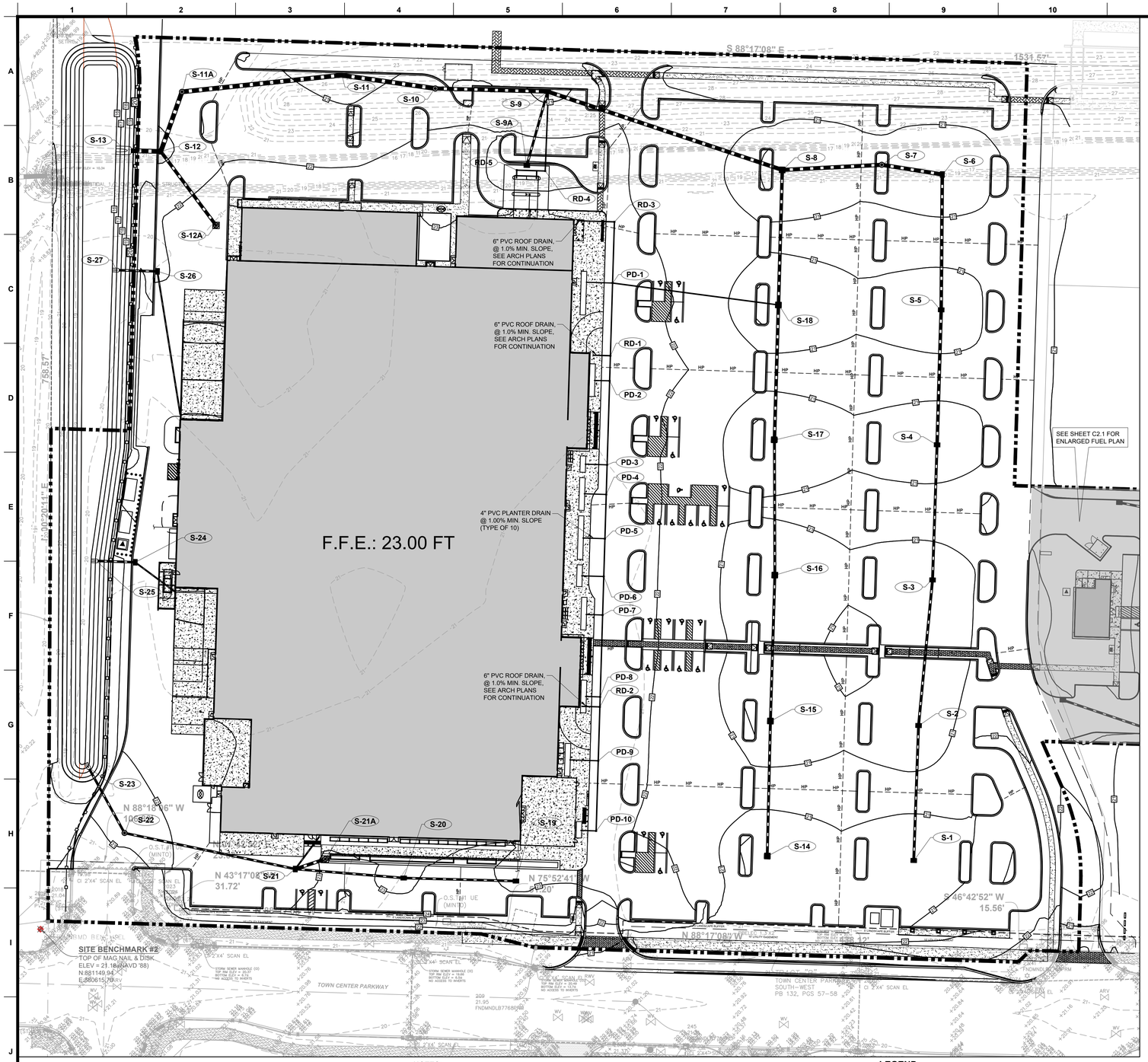
SITE GRADING PLAN

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.11

J:\W131372\Civil\DWG_Current_Plan_Set\W131372 - Site Grading Plan.dwg, 2/4/2026 11:45:00 AM, Robert C. Carpenter



NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

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DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:
   a. ASPHALT PAVEMENT: MIN. 1% SLOPE
   b. CONCRETE PAVEMENT: MIN. 1% SLOPE
   c. GUTTERS: MIN 0.5%
2. STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.
4. SEE SHEET C0.3 FOR BUILDING PAD PREPARATION NOTE.
5. ALL PROPOSED INLET GRATES ARE TO BE RETICULINE STEEL.
6. PIPE LENGTHS ASSOCIATED WITH MITER END SECTIONS DO NOT INCLUDE THE SEGMENT TO BE INCLUDED UNDER THE UNIT PRICE FOR MES (AKA DIMENSION F, FDOT INDEX NO'S. 430-021 AND 430-022).

LEGEND

- PROPERTY LINE
- BUFFER LINE
- GUIDE RAIL
- FENCE (AS NOTED ON PLAN)
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/TOP ELEVATION
S-1	N. 881213.01 E. 881417.14	TYPE E INLET PER FDOT 425-052	18.03 N	20.30
S-2	N. 881336.93 E. 881421.59	TYPE E INLET PER FDOT 425-052	17.86 S 17.86 N	20.30
S-3	N. 881470.58 E. 881434.42	TYPE E INLET PER FDOT 425-052	17.66 S 17.66 N	20.30
S-4	N. 881594.63 E. 881438.60	TYPE E INLET PER FDOT 425-052	17.48 S 17.48 N	20.30
S-5	N. 881718.53 E. 881442.35	TYPE E INLET PER FDOT 425-052	17.31 S 17.31 N	20.30
S-6	N. 881842.78 E. 881443.36	TYPE E INLET PER FDOT 425-052	17.12 S 17.12 W	20.30
S-7	N. 881851.66 E. 881387.78	STORM MANHOLE PER FDOT 425-010	17.04 E 17.04 W	21.23
S-8	N. 881846.95 E. 881296.52	TYPE E INLET PER FDOT 425-052	16.91 E 16.90 W 16.92 S	20.00
S-9	N. 881918.94 E. 881081.09	TYPE E INLET PER FDOT 425-052	16.60 E 16.60 W 16.66 S 16.65 S	20.75
S-9A	N. 881851.08 E. 881062.04	TYPE E INLET PER FDOT 425-052	17.00 N	21.32
S-10	N. 881921.74 E. 880978.00	STORM MANHOLE PER FDOT 425-001	16.45 E 16.45 W	21.44
S-11	N. 881933.97 E. 880891.81	TYPE E INLET PER FDOT 425-052	16.33 E 16.33 W	20.50
S-11A	N. 881918.66 E. 880745.50	STORM MANHOLE PER FDOT 425-001	16.13 E 16.13 S	21.40
S-12	N. 881863.93 E. 880726.09	TYPE E INLET PER FDOT 425-052, W/ J BOTTOM	16.04 W 16.04 N 16.04 SE	20.80
S-12A	N. 881796.06 E. 880776.81	SIPHONIC MANHOLE	16.16 NW	22.57
S-13	N. 881864.71 E. 880695.38	MITERED END SECTION PER FDOT 430-021	16.00 E	N/A
S-14	N. 881217.03 E. 881282.69	TYPE E INLET PER FDOT 425-052	17.80 N	20.00
S-15	N. 881340.98 E. 881285.65	TYPE E INLET PER FDOT 425-052	17.62 S 17.62 N	20.00
S-16	N. 881475.01 E. 881289.70	TYPE E INLET PER FDOT 425-052	17.44 S 17.44 N	20.00
S-17	N. 881599.05 E. 881289.31	TYPE E INLET PER FDOT 425-052	17.26 S 17.26 N	20.00
S-18	N. 881723.00 E. 881293.02	TYPE E INLET PER FDOT 425-052	17.09 S 17.09 N 17.50 W	20.00
S-19	N. 881194.12 E. 881052.03	TYPE E INLET PER FDOT 425-052	17.98 W	22.45
S-20	N. 881196.93 E. 880949.01	TYPE E INLET PER FDOT 425-052	17.45 E 17.45 W	22.45
S-21	N. 881205.16 E. 880849.52	TYPE E INLET PER FDOT 425-052, W/ J BOTTOM	16.92 E 16.92 W 19.00 E 17.00 NE	22.35
S-21A	N. 881214.29 E. 880877.09	SIPHONIC MANHOLE	19.04 W	23.10
S-22	N. 881238.23 E. 880692.79	STORM MANHOLE PER FDOT 425-010	16.34 E 16.34 NW	21.20
S-23	N. 881298.28 E. 880659.78	MITERED END SECTION PER FDOT 430-021	16.00 SE	N/A
S-24	N. 881486.79 E. 880702.54	TYPE E INLET PER FDOT 425-052	16.20 W 16.20 SE	22.10
S-25	N. 881488.03 E. 880666.76	MITERED END SECTION PER FDOT 430-021	16.00 E	N/A
S-26	N. 881753.85 E. 880722.92	TYPE E INLET PER FDOT 425-052	16.11 W 16.20 S	21.80
S-27	N. 881754.94 E. 880686.27	MITERED END SECTION PER FDOT 430-021	16.00 E	N/A

* - REFER TO GRADING PLAN FOR EOP ELEVATION.

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-1 TO S-2	122'	18" STORM PIPE	0.14%
S-2 TO S-3	132'	18" STORM PIPE	0.15%
S-3 TO S-4	122'	18" STORM PIPE	0.15%
S-4 TO S-5	121'	24" STORM PIPE	0.14%
S-5 TO S-6	121'	24" STORM PIPE	0.15%
S-6 TO S-7	53'	30" STORM PIPE	0.14%
S-7 TO S-8	88'	30" STORM PIPE	0.14%
S-8 TO S-9	223'	30" STORM PIPE	0.13%
S-9 TO S-9A	68'	15" STORM PIPE	0.50%
S-9 TO S-10	99'	30" STORM PIPE	0.15%
S-10 TO S-11	83'	36" STORM PIPE	0.14%
S-11 TO S-11A	143'	36" STORM PIPE	0.14%
S-11A TO S-12	54'	36" STORM PIPE	0.15%
S-12 TO S-13	26'	36" STORM PIPE	0.15%
S-12A TO S-12	80'	24" STORM PIPE	0.14%
S-14 TO S-15	121'	18" STORM PIPE	0.14%
S-15 TO S-16	132'	18" STORM PIPE	0.14%
S-16 TO S-17	122'	18" STORM PIPE	0.14%
S-17 TO S-18	122'	24" STORM PIPE	0.14%
S-18 TO S-8	122'	24" STORM PIPE	0.14%
S-19 TO S-20	99'	15" STORM PIPE	0.52%
S-20 TO S-21	95'	15" STORM PIPE	0.53%
S-21 TO S-22	156'	15" STORM PIPE	0.36%
S-21A TO S-21	26'	24" STORM PIPE	0.14%
S-22 TO S-23	66'	15" STORM PIPE	0.50%
S-24 TO S-25	33'	15" STORM PIPE	0.55%
S-26 TO S-27	34'	15" STORM PIPE	0.30%

ROOF AND PLANTER CLEANOUT TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/TOP ELEVATION
PD-1	N. 881743.13 E. 881140.74	PLANTER DRAIN	18.27 E 18.27 S 18.27 W 18.37 N	22.50
PD-2	N. 881653.33 E. 881138.05	PLANTER DRAIN	18.72 N 18.72 S 18.72 W	22.69
PD-3	N. 881576.24 E. 881135.74	PLANTER DRAIN	19.10 N 19.10 S 19.10 W	22.66
PD-4	N. 881549.04 E. 881134.93	PLANTER DRAIN	19.24 N 19.24 S 19.24 W	22.61
PD-5	N. 881508.46 E. 881133.72	PLANTER DRAIN	19.44 N 19.44 S 19.44 W	22.60
PD-6	N. 881473.71 E. 881132.68	PLANTER DRAIN	19.61 N 19.61 S 19.61 W	22.60
PD-7	N. 881438.37 E. 881131.62	PLANTER DRAIN	19.79 N 19.79 S 19.79 W	22.65
PD-8	N. 881363.17 E. 881129.37	PLANTER DRAIN	20.17 N 20.17 S 20.17 W	22.68
PD-9	N. 881304.55 E. 881127.61	PLANTER DRAIN	20.46 N 20.46 S 20.46 W	22.52
PD-10	N. 881240.15 E. 881125.68	PLANTER DRAIN	20.78 N 20.78 W	22.39
RD-1	N. 881676.40 E. 881138.74	ROOF DRAIN	18.60 N 18.60 S 18.60 W	22.68
RD-2	N. 881354.01 E. 881129.09	ROOF DRAIN	20.22 N 20.22 S 20.22 W	22.68
RD-3	N. 881799.29 E. 881142.42	ROOF DRAIN	18.65 S 18.65 W	22.36
RD-4	N. 881845.98 E. 881078.91	ROOF DRAIN	17.39 N 17.39 W	21.46
RD-5	N. 881846.77 E. 881052.80	ROOF DRAIN	17.65 E 17.65 S	21.46

ROOF AND PLANTER PIPE TABLE

NO.	LENGTH	SIZE	SLOPE
PD-1 TO RD-1	63'	6" STORM PIPE	0.49%
PD-1 TO RD-3	53'	6" STORM PIPE	0.50%
PD-2 TO PD-3	74'	6" STORM PIPE	0.50%
PD-3 TO PD-4	24'	6" STORM PIPE	0.51%
PD-4 TO PD-5	37'	6" STORM PIPE	0.49%
PD-5 TO PD-6	31'	6" STORM PIPE	0.49%
PD-6 TO PD-7	32'	6" STORM PIPE	0.51%
PD-7 TO PD-8	72'	6" STORM PIPE	0.51%
PD-8 TO RD-2	6'	6" STORM PIPE	0.55%
PD-9 TO PD-10	62'	6" STORM PIPE	0.50%
RD-1 TO PD-2	20'	6" STORM PIPE	0.50%
RD-2 TO PD-9	46'	6" STORM PIPE	0.49%
RD-4 TO TEE	6'	6" STORM PIPE	1.00%
S-9 TO RD-4	70'	6" STORM PIPE	1.01%
S-18 TO PD-1	150'	6" STORM PIPE	0.50%
TEE TO RD-5	17'	6" STORM PIPE	1.00%

N

50 0 50 100

Graphic Scale in Feet

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LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	01/06/26	PER CITY COMMENTS
2	02/02/26	PER DEVELOPER COMMENTS

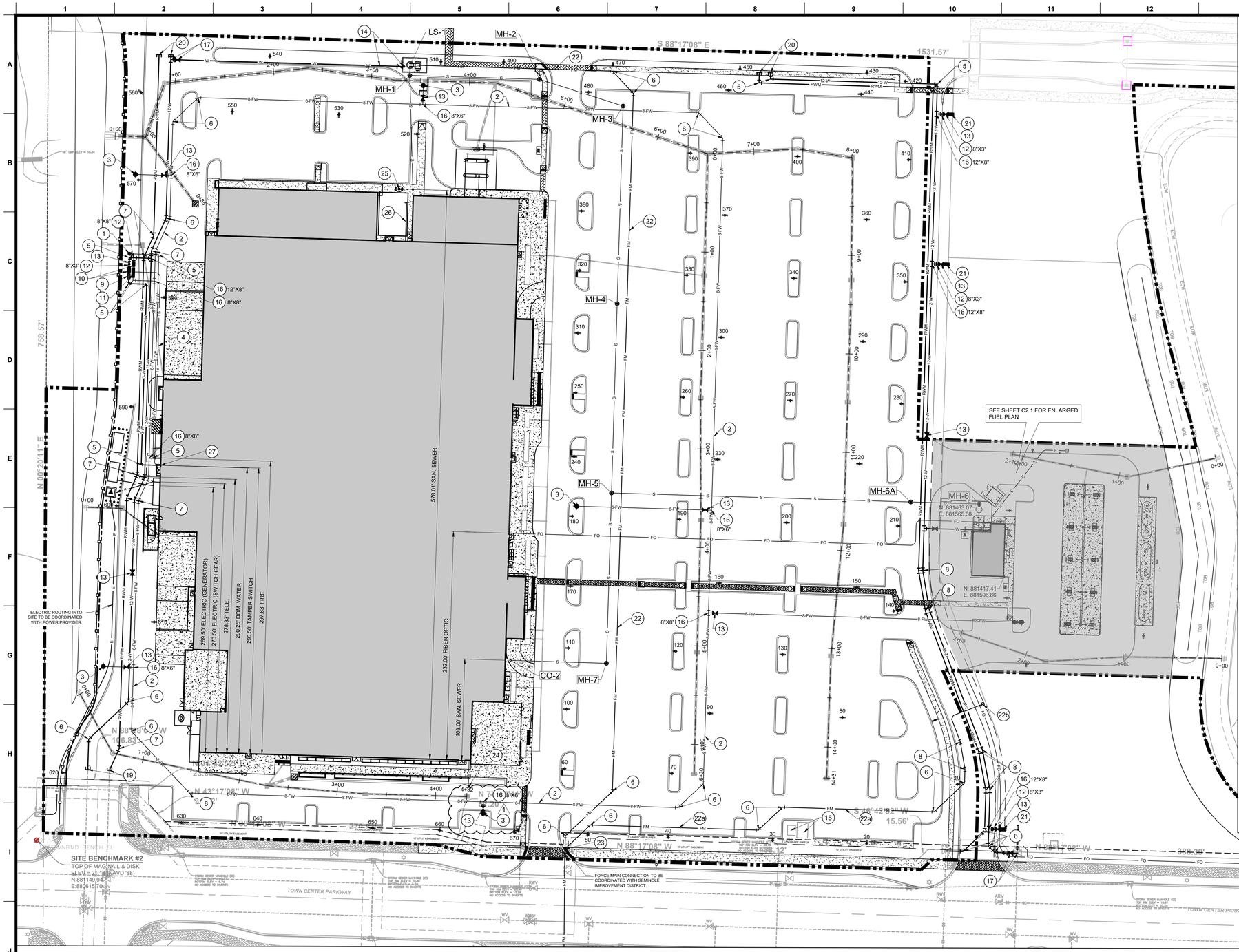
Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

STORM INLET SCHEDULE

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.12



LEGEND

- PROPERTY LINE
- EASEMENT
- E — ELECTRIC LINE
- FO — FIBER OPTIC
- 8-FW — SIZE IN INCHES-FIRE WATER
- FM — FORCE MAIN
- G — GAS LINE
- S — SANITARY SEWER
- TS — TAMPER SWITCH
- T — TELEPHONE LINE
- 3-W — SIZE IN INCHES-WATER MAIN
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- PC1 — PIPE CROSSING
- 15 — SITE LIGHTING AND LOCATION POINT

UTILITIES LEGEND

1. PROPOSED FIRE DEPARTMENT CONNECTION.
2. PROPOSED DIP FIRE LINE.
3. PROPOSED FIRE HYDRANT ASSEMBLY.
4. PROPOSED TAMPER SWITCH CONDUIT.
5. PROPOSED 90 DEGREE BEND MATCHING LINE SIZE.
6. PROPOSED 45 DEGREE BEND MATCHING LINE SIZE.
7. PROPOSED 22.5 DEGREE BEND MATCHING LINE SIZE,
8. PROPOSED 11.25 DEGREE BEND MATCHING LINE SIZE.
9. PROPOSED BACKFLOW PREVENTER LOCATION.
10. PROPOSED METER PER PROVIDER REQUIREMENTS.
11. PROPOSED DDCV LOCATION PER FIRE DEPARTMENT REQUIREMENTS.
12. PROPOSED REDUCER, SEE PLAN VIEW FOR LINE SIZE.
13. PROPOSED VALVE MATCHING LINE SIZE.
14. PROPOSED LIFT STATION WATER SUPPLY LINE.
15. PROPOSED EV TRANSFORMER PAD AND SWITCHGEAR PAD.
16. PROPOSED TEE, SEE PLAN VIEW FOR LINE SIZE.
17. PROPOSED TAPPING SLEEVE AND GATE VALVE CONNECTION TO EXISTING STUB-OUT (FIELD VERIFY).
18. PROPOSED LINE BLOW-OFF PER LOCAL REQUIREMENTS.
19. PROPOSED CONNECTION TO EXISTING WATER MAIN STUB-OUT (FIELD VERIFY). REMOVE EXISTING CAP AND ESTABLISH MJ CONNECTION PER LOCAL REQUIREMENTS.
20. PROPOSED CONNECTION TO WATER MAINS PROVIDED BY OTHERS AS PART OF ADJACENT DEVELOPMENT.
21. PROPOSED WATER STUB-OUT TO OUTPARCEL.
22. PROPOSED SANITARY FORCE MAIN.
- 22a. PROPOSED SANITARY FORCE MAIN FEED TO OUTPARCELS, ALTERNATE DESIGN TO PROVIDING GRAVITY SERVICE.
- 22b. PROPOSED SANITARY FORCE MAIN STUB-OUT TO OUTPARCEL, ALTERNATE DESIGN TO PROVIDING GRAVITY SERVICE.
23. PROPOSED CONNECTION TO EXISTING SANITARY FORCE MAIN STUB-OUT (FIELD VERIFY).
24. PROPOSED (2) 1" CONDUITS TO SITE IRRIGATION CONTROLLER, SEE LANDSCAPE PLANS FOR CONTINUATION.
25. PROPOSED GREASE INTERCEPTOR, SEE ARCH/MEP PLANS.
26. PROPOSED (2) 1" CONDUITS TO LIFT STATION FOR POWER AND ALARM.
27. PROPOSED DOMESTIC WATER BOOSTER PUMP, SEE ARCH/MEP PLANS.

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

Graphic Scale in Feet
50 0 50 100

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FL.P.E. # 74611

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No.	Date	Revision
1	02/02/26	PER CPH REVIEW AND DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

COMPOSITE UTILITY PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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SANITARY STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/TOP ELEVATION
CO-1	N. 881810.67 E. 880997.42	6" CLEANOUT	15.17 N	22.96
CO-2	N. 881332.48 E. 881096.41	6" CLEANOUT	14.58 E	22.96
LS-1	N. 881937.04 E. 880994.54	SEWER LIFT STATION	7.16 S	21.76
MH-1	N. 881926.34 E. 880994.28	SANITARY MANHOLE	7.26 E 7.26 N 10.75 S	21.99
MH-2	N. 881922.40 E. 881125.89	SANITARY MANHOLE	8.05 W 8.05 E	21.94
MH-3	N. 881895.34 E. 881210.66	SANITARY MANHOLE	8.58 W 8.58 S	21.58
MH-4	N. 881694.65 E. 881204.65	SANITARY MANHOLE	9.78 N 9.78 S	21.85
MH-5	N. 881502.46 E. 881198.90	SANITARY MANHOLE	10.93 N 10.93 S 11.25 E	21.75
MH-6	N. 881491.29 E. 881571.99	SANITARY MANHOLE	13.73 W 13.83 S	22.27
MH-6A	N. 881493.37 E. 881502.58	SANITARY MANHOLE	13.03 E 13.03 W	21.64
MH-7	N. 881329.57 E. 881193.72	SANITARY MANHOLE	11.97 N 12.35 W	21.76

SANITARY PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
CO-1 TO MH-1	114'	6" PVC	3.82%
CO-2 TO MH-7	96'	6" PVC	2.29%
MH-1 TO LS-1	8'	8" PVC	0.93%
MH-1 TO MH-2	129'	8" PVC	0.60%
MH-2 TO MH-3	86'	8" PVC	0.60%
MH-3 TO MH-4	198'	8" PVC	0.60%
MH-4 TO MH-5	189'	8" PVC	0.60%
MH-5 TO MH-7	170'	8" PVC	0.60%
MH-6 TO MH-6A	66'	8" PVC	1.00%

LIGHT POLE LOCATIONS

NO.	NORTHING	EASTING
10	881206.6567	881549.7308
20	881146.8053	881457.8524
30	881149.6632	881362.3951
40	881152.8354	881256.4426
50	881155.2743	881174.9791
60	881222.5292	881151.4813
70	881217.7464	881260.3869
80	881274.6013	881433.1657
90	881278.6263	881298.7260
100	881282.9806	881153.2911
110	881344.9528	881155.1466
120	881341.6909	881264.0977
130	881338.4439	881372.5491
140	881382.5947	881485.1258
150	881406.6763	881447.6247
160	881410.8484	881308.1871
170	881407.7933	881157.0280
180	881478.8928	881159.1566
190	881475.6309	881268.1078
200	881472.3839	881376.5592
210	881469.0172	881489.0088
220	881532.2015	881450.3824
230	881536.5108	881306.4469

LIGHT POLE LOCATIONS

NO.	NORTHING	EASTING
240	881539.2344	881160.9632
250	881604.3544	881162.9129
260	881599.5753	881271.8186
270	881596.3284	881380.2700
280	881592.9617	881492.7196
290	881656.1459	881454.0932
300	881660.4553	881310.1577
310	881664.8095	881164.7229
320	881728.3180	881166.6243
330	881723.5198	881275.5294
340	881720.2728	881383.9809
350	881716.9061	881496.4305
360	881780.0904	881457.8040
370	881784.3997	881313.8685
380	881788.7539	881168.4337
390	881847.4642	881279.2403
400	881844.2173	881387.6917
410	881840.8506	881500.1413
420	881920.4935	881496.9234
430	881929.0902	881458.0679
440	881907.3178	881452.1089
450	881932.9727	881329.3323
460	881911.3428	881317.6691

LIGHT POLE LOCATIONS

NO.	NORTHING	EASTING
470	881936.8281	881200.3560
480	881909.4007	881175.5473
490	881940.1296	881089.5767
500	881851.3137	881069.5949
510	881940.2677	881025.8746
520	881866.9237	881001.5063
530	881886.5771	880922.2509
540	881945.4641	880852.3103
550	881889.8091	880814.2992
560	881909.3975	880721.3598
570	881820.2348	880718.8055
580	881700.8213	880744.9346
590	881590.1803	880711.2431
600	881489.5838	880696.6031
610	881371.5193	880734.9306
620	881218.4538	880642.0424
630	881167.7905	880762.5023
640	881165.4712	880839.9676
650	881161.9258	880956.5804
660	881159.8908	881024.5499
670	881157.6165	881100.5159

DATA CONDUIT AND PULL BOX SPECIFICATIONS:

1. ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.

2. ONE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.

3. ONE 2" CONDUIT SHALL BE CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT. THE 2" LP CAMERA CONDUIT SHALL BE SEPARATED FROM THE 480VAC LIGHT FIXTURE POWER BY A DIVIDER PLACED IN THE LIGHT POLE BASE JUNCTION BOX.

4. TWO 2" CONDUITS FOR FIBER OPTIC CABLES AND TELEPHONE LINES REQUIRED FROM BUILDING TO FUEL STATION. 300' MAX BETWEEN PULL BOXES WITH NO ELLS AND NO MORE THAN TWO 90° TURNS IN A 100' CONDUIT RUN WITHOUT PULL BOXES. THE CONDUITS SHALL BE 2" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 2" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24".INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED FIBER OPTIC CABLE" WORDING, 12" ABOVE THE CONDUITS.

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

SANITARY AND LIGHTING SCHEDULE

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.14

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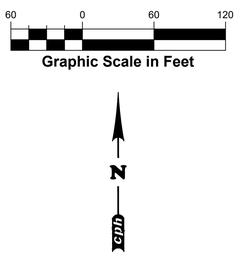
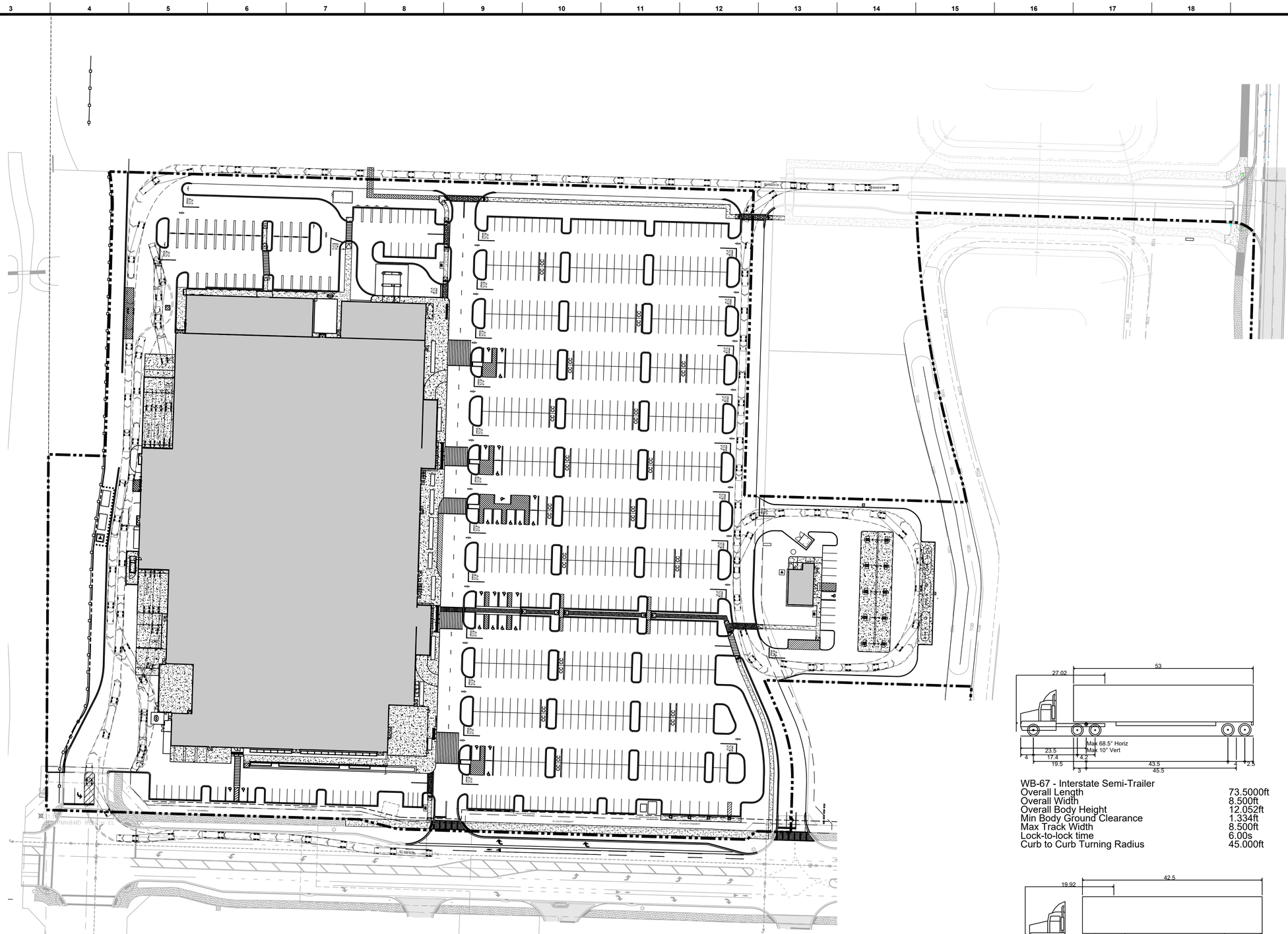
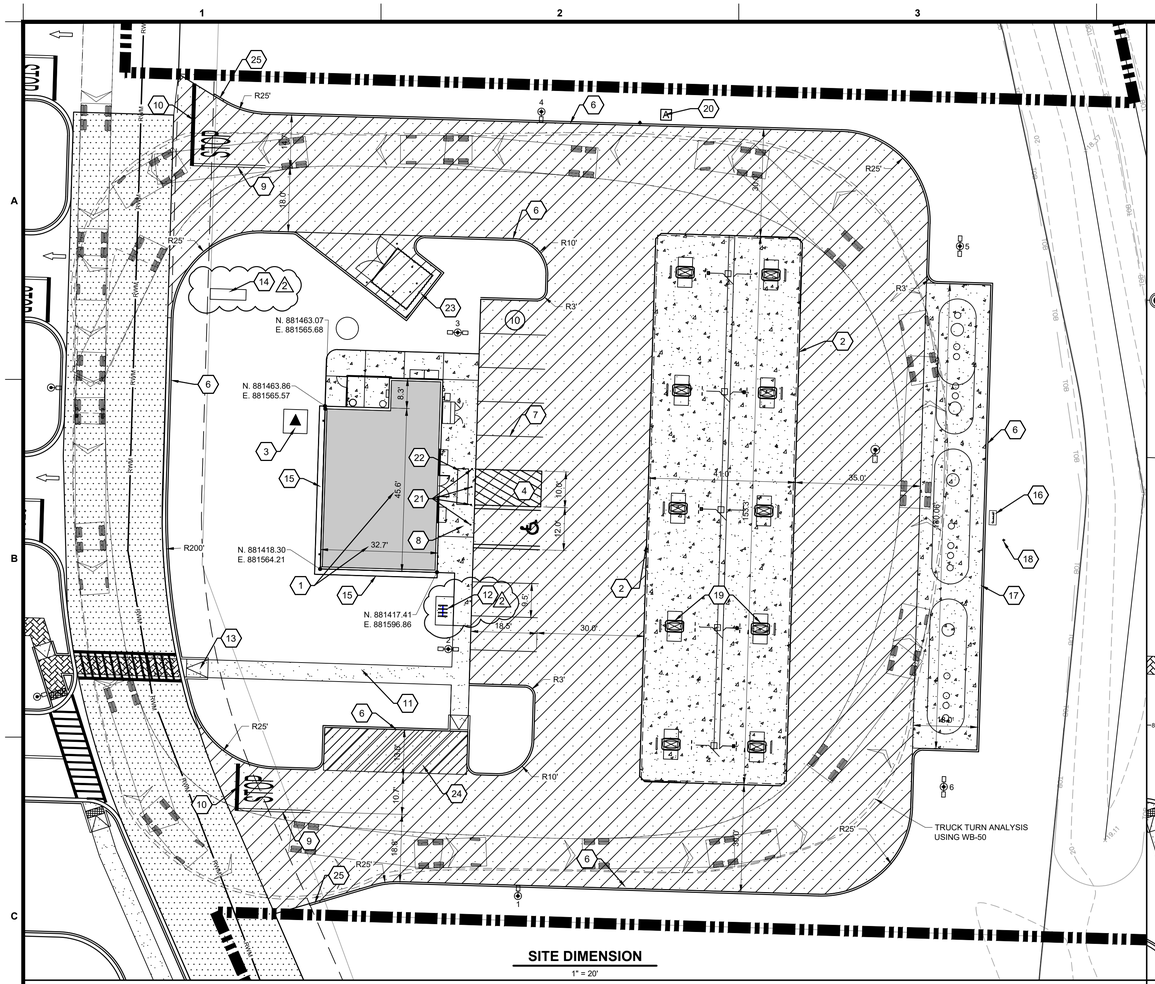
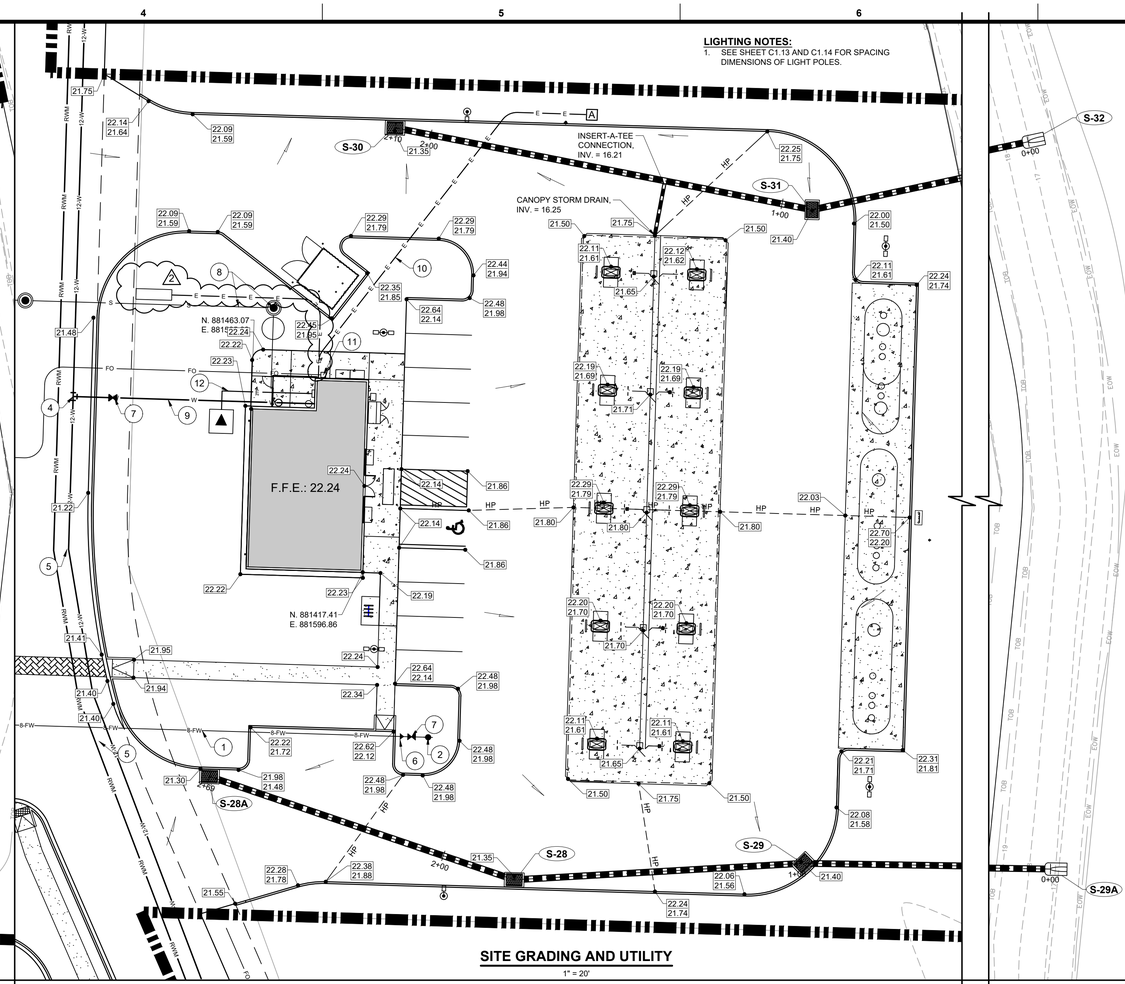



EXISTING 6" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 8



SITE DIMENSION

1" = 20'



SITE GRADING AND UTILITY

1" = 20'

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- GUIDE RAIL
- FENCE (AS NOTED ON PLAN)
- (10) PARKING SPACE COUNT
- TRANSFORMER
- HANDICAP RAMP 1:12 SLOPE (MAX)
- UTILITY POLE
- SITE LIGHTING

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- HEAVY DUTY PAVEMENT: PER DETAIL SHEET
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET

SIGN LEGEND

(DNE)	DO NOT ENTER (R5-1)
(FL)	NO PARKING - FIRE LANE (R7-94)
(ST)	STOP (R1-1)

LIGHT POLE LOCATIONS

NO.	NORTHING	EASTING
1	881326.8960	881619.4976
2	881395.9162	881600.0223
3	881484.4021	881602.6716
4	881546.1311	881626.0613
5	881508.5535	881743.0345
6	881357.4084	881738.5094

SITE LEGEND

1. SEE ARCH PLANS FOR BUILDING DETAILS AND MEASUREMENTS.
2. SEE STRUCTURAL PLANS FOR GAS STATION CANOPY DETAILS.
3. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
4. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-001 AND SIGNAGE PER FDOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET C5.2.
5. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.2.
6. CONCRETE INTEGRAL CURB, TYPICAL. SEE DETAIL SHEET C5.0.
7. PROPOSED SWSL / 4".
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST, SEE DETAIL SHEET C5.3.
9. PROPOSED DYSL / 4" (LINES TO BE EXTENDED 20' FROM THE STOP BAR OR CROSSWALK), SEE DETAIL SHEET C5.1.
10. 12" WIDE STOP BAR AND STOP MESSAGE PAINTED ON PAVEMENT. SEE DETAIL SHEET C5.1.
11. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
12. (1) PROPOSED BIKE RACK. TOTAL CAPACITY OF 8 BICYCLES.
13. PROPOSED HANDICAP RAMP TYPE CR-G, 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS, PER FDOT INDEX 522-002.
14. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
15. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
16. PROPOSED TANK VENT SYSTEM, REF. FUEL PLANS FOR DETAILS.
17. PROPOSED UNDERGROUND FUEL STORAGE TANKS, REF. FUEL PLANS FOR DETAILS.
18. PROPOSED E-STOP, REF. ARCH. PLANS FOR DETAILS.
19. PROPOSED FUEL DISPENSER (TYP.), REF. FUEL PLANS FOR DETAILS.
20. PROPOSED AIR STATION, REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED PIPE BOLLARD, REF. ARCH PLANS.
22. PROPOSED TACTILE WARNING, REF. ARCH PLANS.
23. PROPOSED CMU TRASH ENLCOSURE.
24. PROPOSED C-STORE LOADING ZONE.
25. PROPOSED NOSE DOWN CURB.

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/TOP ELEVATION
S-28	N. 881331.42 E. 881639.19	TYPE E INLET PER FDOT 425-052	16.95 E 16.95 W	21.35
S-28A	N. 881360.30 E. 881554.04	TYPE E INLET PER FDOT 425-052	17.43 E	21.30
S-29	N. 881336.03 E. 881719.99	TYPE E INLET PER FDOT 425-052	16.51 W 16.51 E	21.40
S-29A	N. 881334.42 E. 881818.13	MITERED END SECTION PER FDOT 430-021	16.00 W	N/A
S-30	N. 881541.63 E. 881605.89	TYPE E INLET PER FDOT 425-052	16.39 E	21.35
S-31	N. 881518.72 E. 881722.46	TYPE E INLET PER FDOT 425-052	16.24 E 16.22 W	21.40
S-32	N. 881537.75 E. 881811.90	MITERED END SECTION PER FDOT 430-021	16.00 W	N/A

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-28 TO S-29	77'	15" STORM PIPE	0.54%
S-28A TO S-28	86'	15" STORM PIPE	0.53%
S-29 TO S-29A	95'	15" STORM PIPE	0.52%
S-30 TO S-31	115'	15" STORM PIPE	0.14%
S-31 TO S-32	89'	15" STORM PIPE	0.26%

UTILITIES LEGEND

1. PROPOSED 8" DIP FIRE LINE.
2. PROPOSED FIRE HYDRANT ASSEMBLY.
3. PROPOSED 90 DEGREE BEND MATCHING LINE SIZE.
4. PROPOSED TEE MATCHING LINE SIZE.
5. PROPOSED 11.25 DEGREE BEND MATCHING LINE SIZE.
6. PROPOSED 8" X 6" REDUCER.
7. PROPOSED VALVE.
8. SEE SHEETS C1.13 AND C1.14 FOR SANITARY SEWER.
9. PROPOSED 2" DOMESTIC WATER LINE.
10. PROPOSED (1) 1" CONDUIT TO AIR STATION.
11. PROPOSED FIBER OPTIC PULL BOX.
12. PROPOSED (2) 2" CONDUITS FROM TRANSFORMER TO EXTERIOR 400A SERVICE SWITCH.

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NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

LEGEND

- PROPERTY LINE
- HP HIGH POINT
- STORM PIPE
- E ELECTRIC LINE
- FO FIBER OPTIC
- FW FIRE WATER
- FM FORCE MAIN
- S SANITARY SEWER
- W WATER MAIN
- C.O. CLEAN OUT
- D.S. DOWN SPOUT
- XX.XX / XX.XX TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX PAVEMENT ELEV.
- DIRECTION OF FLOW
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION

N

GRID

20 0 20 40

Graphic Scale in Feet

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No.	Date	Revision
1	01/06/26	PER CITY COMMENTS
2	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: R. CARPENTIER
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

ENLARGED FUEL PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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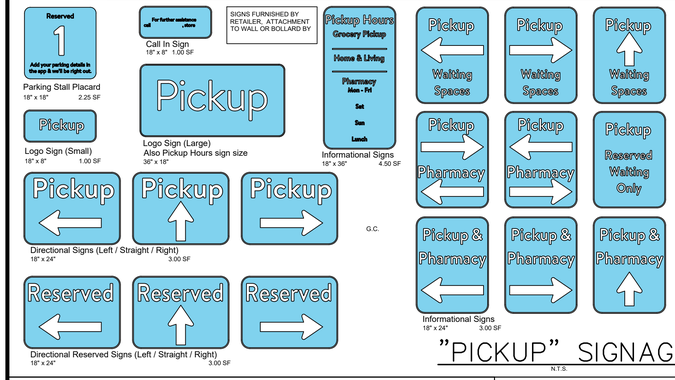
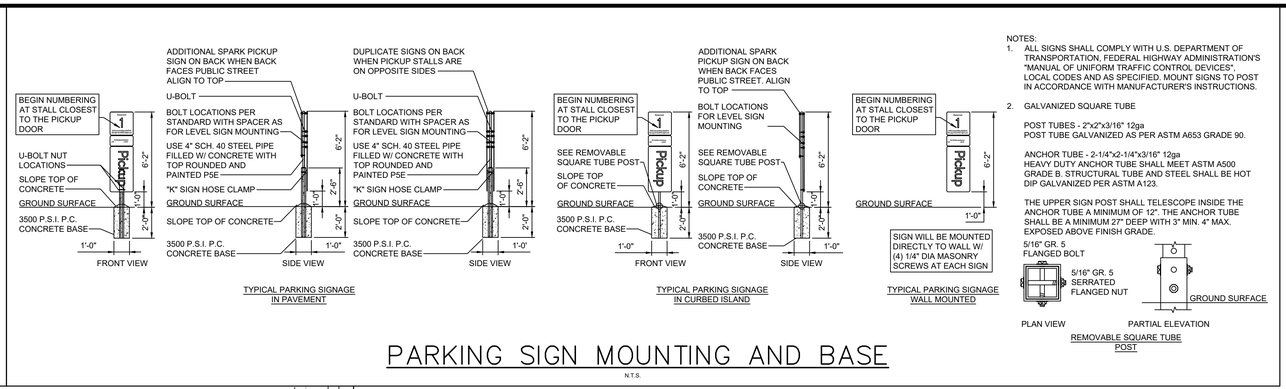


"PICKUP" SIGNAGE

N.T.S.



PARKING SIGN MOUNTING AND BASE

N.T.S.

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

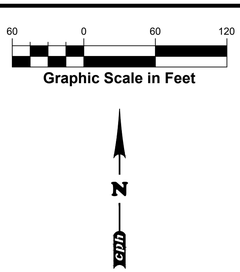
   POST TUBES - 2"x2"x3/16" 12ga
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

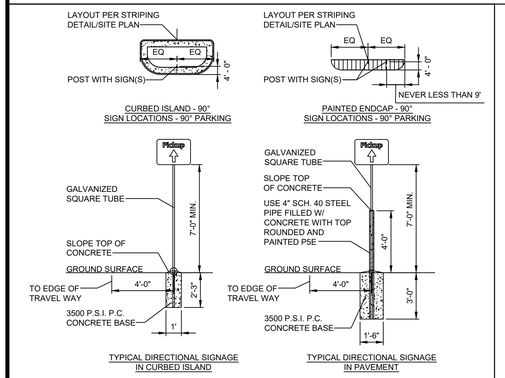
   ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B. STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

REMOVABLE SQUARE TUBE POST

NOTE:
1. ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.
2. CONSTRUCTION OF WESTBRIDGE COURT AND BANYON COVE DONE BY OTHERS.





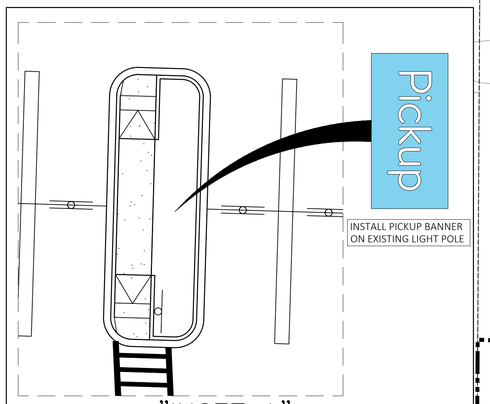
DIRECTIONAL SIGN MOUNTING AND BASE

N.T.S.

FINISH LEGEND

P101	GUSTO GOLD SW #6904
P76	RETAIL BLUE SW#076
P5E	SAFETY YELLOW

ALL PICKUP WAYFINDING AND STALL SIGNS ARE SUPPLIED BY RETAILER AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA THE QUICKBASE APP. REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.

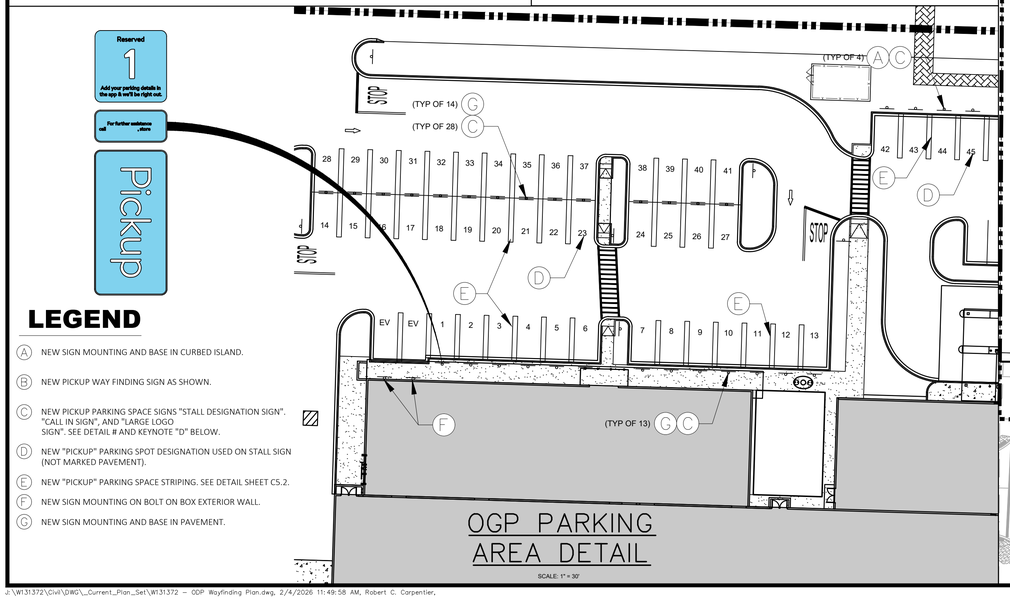


"INSET A" PICKUP BANNER PLACEMENT

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
PICKUP LEFT	18 X 24	2
PICKUP AHEAD	18 X 24	4
PICKUP RIGHT	18 X 24	2
PICKUP LOGO SIGN	18 X 36	--
PICKUP LOGO SIGN - NO SPARK	18 X 36	45
STALL DESIGNATION SIGN	18 X 18	45
CALL IN SIGN	8 X 18	45
INFORMATIONAL SIGN	18 X 36	--

CALL IN # FOR "PHONE NUMBER" AND "TEMPORARY" SIGNS

___-___-____

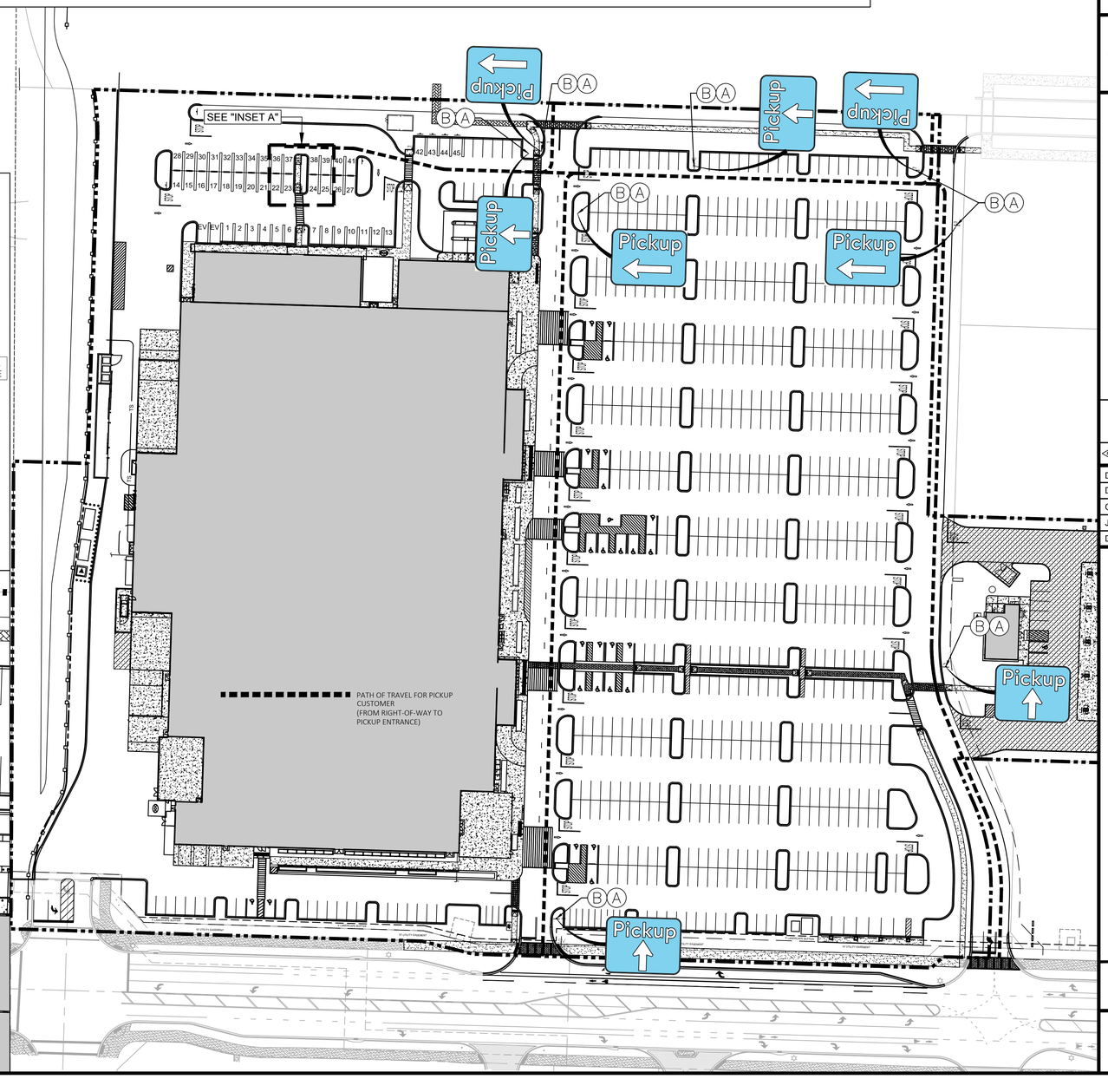


LEGEND

- (A) NEW SIGN MOUNTING AND BASE IN CURBED ISLAND.
- (B) NEW PICKUP WAY FINDING SIGN AS SHOWN.
- (C) NEW PICKUP PARKING SPACE SIGNS "STALL DESIGNATION SIGN", "CALL IN SIGN", AND "LARGE LOGO SIGN". SEE DETAIL # AND KEYNOTE "D" BELOW.
- (D) NEW "PICKUP" PARKING SPOT DESIGNATION USED ON STALL SIGN (NOT MARKED PAVEMENT).
- (E) NEW "PICKUP" PARKING SPACE STRIPING. SEE DETAIL SHEET C5.2.
- (F) NEW SIGN MOUNTING ON BOLT ON BOX EXTERIOR WALL.
- (G) NEW SIGN MOUNTING AND BASE IN PAVEMENT.

OGP PARKING AREA DETAIL

SCALE: 1" = 30'



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Designed: M. LOMELI
Drawn: R. CARPENTIER
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

ODP WAYFINDING PLAN

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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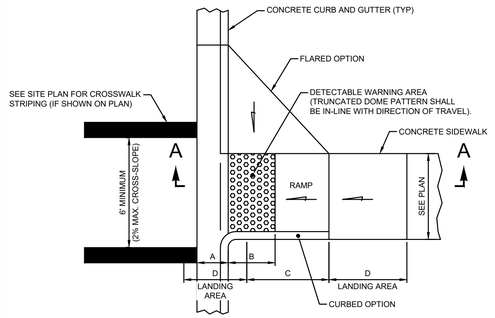
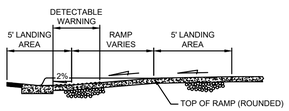


PLAN



SECTION A-A

KEYNOTE LEGEND

A CONCRETE CURB (SEE PLAN)

B LIMITS OF DETECTABLE WARNING AREA 3' PER ADA ON-SITE

C LIMITS OF RAMPED SIDEWALK, 1: 12 (8.33%) MAXIMUM RUNNING SLOPE; 1:50 (2.0%) MAXIMUM CROSS SLOPE

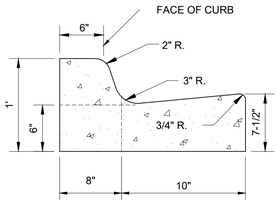
D LIMITS OF LANDING AREA (5' X 5' ON-SITE OR AS REQUIRED BY FDOT INDEX #304 WITHIN R/W); 1:50 (2.0%) MAXIMUM SLOPE IN ALL DIRECTIONS

NOTES

1. ADA RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH FDOT INDEX 304 (LATEST EDITION)
2. DETECTABLE WARNING AREA (INCLUDING COLOR, TRUNCATED DOMES, SPECIFICATIONS, ETC.) SHALL BE IN ACCORDANCE WITH FDOT INDEX #304 LATEST EDITION
3. ACCEPTANCE CRITERIA FOR DETECTABLE WARNINGS:
   - (A) THE RAMP DETECTABLE WARNING SURFACE SHALL BE COMPLETE AND UNIFORM IN COLOR AND TEXTURE
   - (B) 90% OF THE INDIVIDUAL TRUNCATED DOMES MUST COMPLY WITH THE DESIGN CRITERIA
   - (C) THERE MAY BE NO MORE THAN 4 NON-COMPLYING DOMES IN ANY ONE SQUARE FOOT OF SURFACE
   - (D) NO TWO ADJACENT DOMES MAY BE NON-COMPLIANT
   - (E) SURFACE MAY NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLAN

ADA RAMP DETAIL
(NOT FOR USE WITHIN THE PUBLIC RIGHT-OF-WAY)

N.T.S.

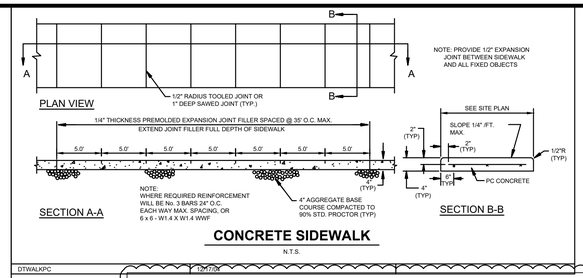


GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

STANDARD CONCRETE CURB AND GUTTER DETAIL

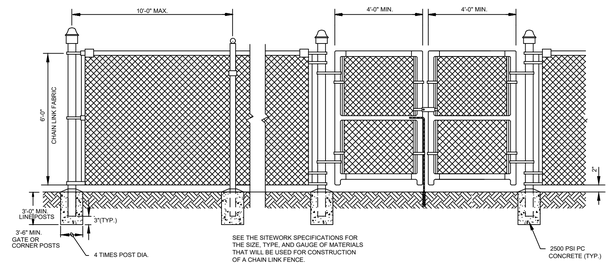
N.T.S.



CONCRETE SIDEWALK

N.T.S.

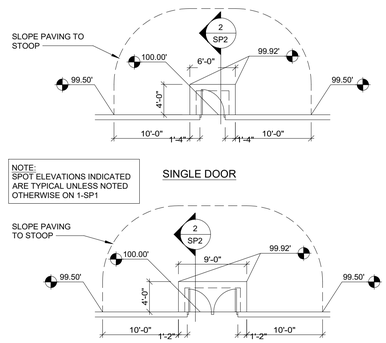
DTWALKPC | 12/17/08



⚠ CHAIN LINK FENCE W/4' DOUBLE GATE

N.T.S.

DTCHLFENDBLG | 04/16/03



NOTE:
SPOT ELEVATIONS INDICATED ARE TYPICAL UNLESS NOTED OTHERWISE ON 1-SP1

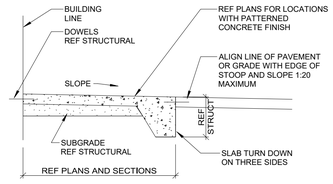
SINGLE DOOR

NOTE:
THIS DETAIL PROVIDED FOR INFORMATION ONLY, SEE ARCH PLANS FOR FULL DETAILS.

DOUBLE DOOR

DOOR STOOP DETAIL

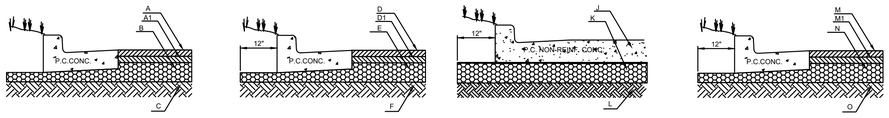
N.T.S.



NOTE:
THIS DETAIL PROVIDED FOR INFORMATION ONLY, SEE ARCH PLANS FOR FULL DETAILS.

DOOR STOOP SLAB DETAIL

N.T.S.



- (A) 3" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED) COMPACTED TO 93% LABORATORY MAXIMUM DENSITY (Gmm).
- (A1) 1.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED) COMPACTED TO 93% LABORATORY MAXIMUM DENSITY (Gmm).
- (B) 6" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRB, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 204, FDOT SSRBC.
- (C) 12" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) (FREE DRAINING FOR CRUSHED CONCRETE BASE). WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914.

STANDARD DUTY ASPHALT PAVING

- (D) 4" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED) COMPACTED TO 93% LABORATORY MAXIMUM DENSITY (Gmm).
- (D1) 2.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED) COMPACTED TO 93% LABORATORY MAXIMUM DENSITY (Gmm).
- (E) 8" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRB, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 204, FDOT SSRBC.
- (F) 12" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED 12" PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) (FREE DRAINING FOR CRUSHED CONCRETE BASE). WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914.

HEAVY DUTY ASPHALT PAVING

- (J) 8" HEAVY DUTY CONCRETE SURFACE COURSE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI. 12' X 12' MAX. CONTROL JOINT SPACING @ 1 1/2 INCH DEPTH. FDOT PORTLAND CEMENT CONCRETE.
- (K) 4" MINIMUM FREE DRAINING (K > 1 X 10-3 CM/SEC) BASE COURSE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100.
- (L) 12" MINIMUM FREE DRAINING (K > 1 X 10-3 CM/SEC) STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) (FREE DRAINING FOR CRUSHED CONCRETE BASE). WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914.

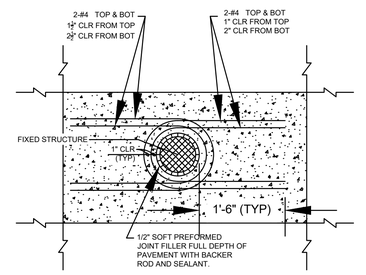
HEAVY DUTY CONCRETE PAVING

- (M) 3" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED) COMPACTED TO 93% LABORATORY MAXIMUM DENSITY (Gmm).
- (N) 15" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRB, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 204, FDOT SSRBC.
- (O) 12" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED 12" PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) (FREE DRAINING FOR CRUSHED CONCRETE BASE). WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914.

FDOT ROW ASPHALT PAVING

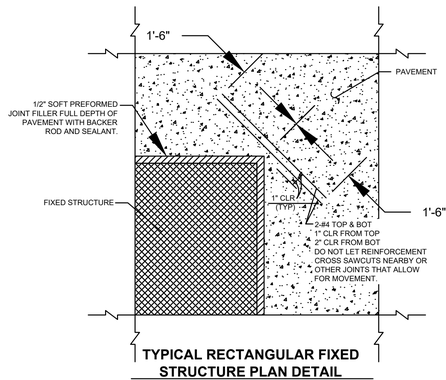
PAVEMENT SECTIONS
(CPH DETAIL)

N.T.S.



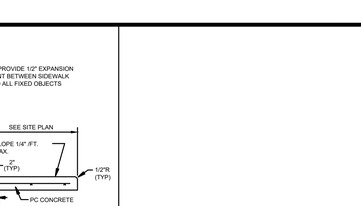
TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

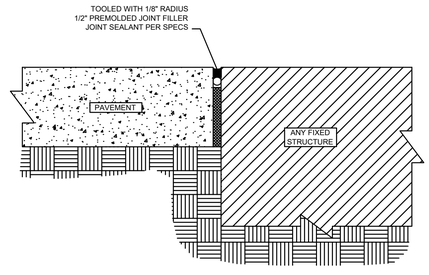


TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS

N.T.S.

DTISOJNT | 12-04-08

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	01/06/26	PER CITY COMMENTS
2	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

PARKING PAVEMENT DETAILS

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

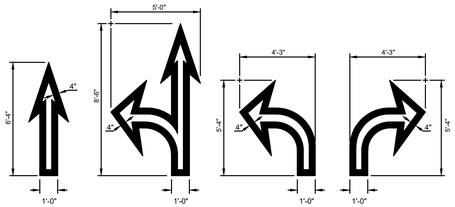
Sheet No.
C5.0

J:\W131372\Civil\DWG__Current_Plan_Set\W131372 – Details.dwg, 2/4/2026 11:50:15 AM, Robert C. Carpentier,

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

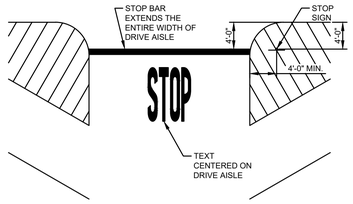


OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

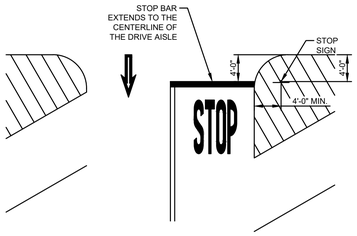
OPEN ARROW PAVEMENT MARKINGS

N.T.S.

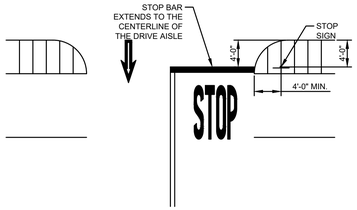
DTRLTURN	04/28/14	



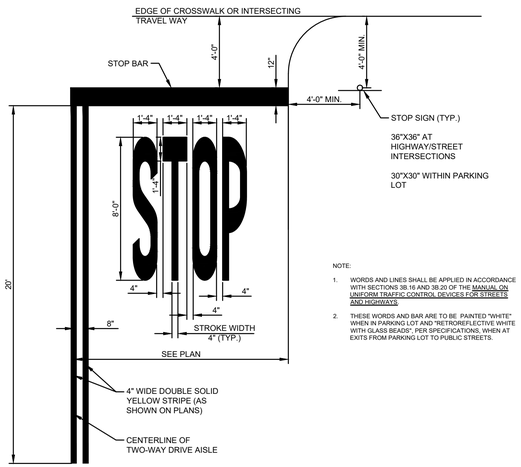
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING



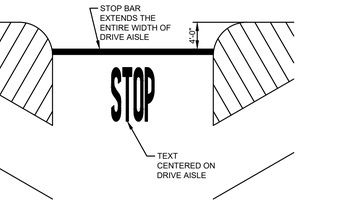
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

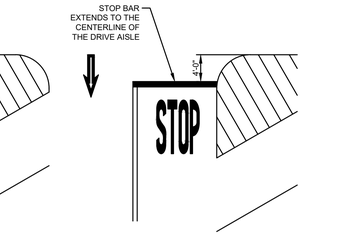
STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

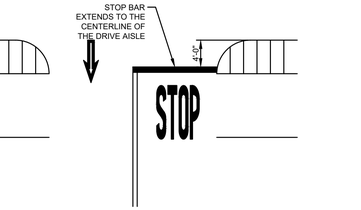
03/16/20



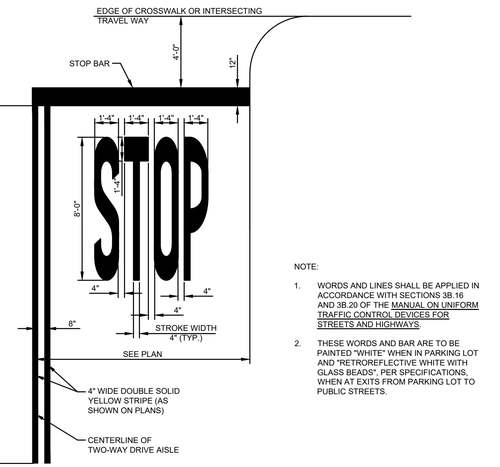
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING



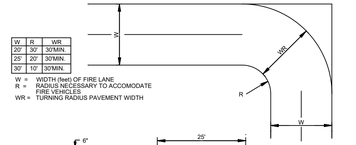
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/20



FIRE LANE MARKING

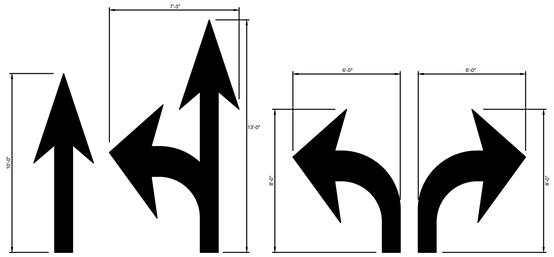
N.T.S.

DTFIRELN	12/17/04	

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

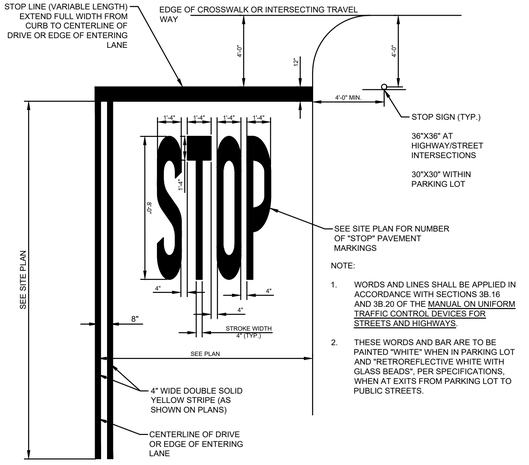


SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.

DTRLTURN	04/28/14	



NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - STREETS AND ROADS

N.T.S.

03/16/20

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
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JOSHUA D. LOCKHART, P.E.
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No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

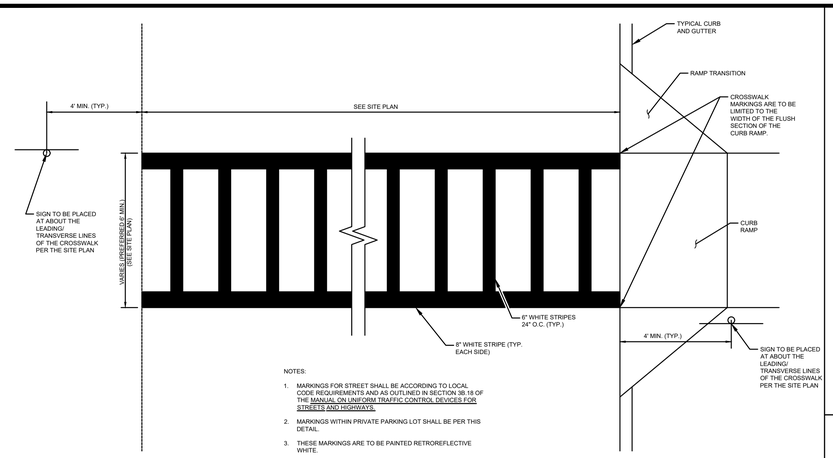
PAVEMENT MARKINGS DETAILS

BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.1

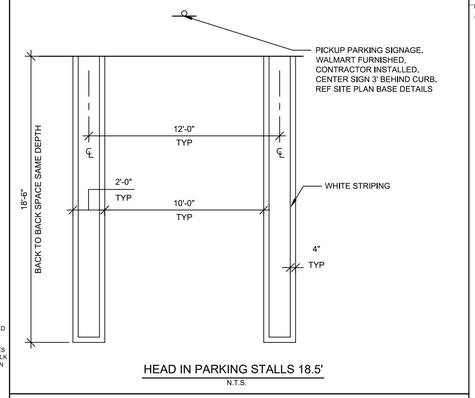


NOTES:

1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

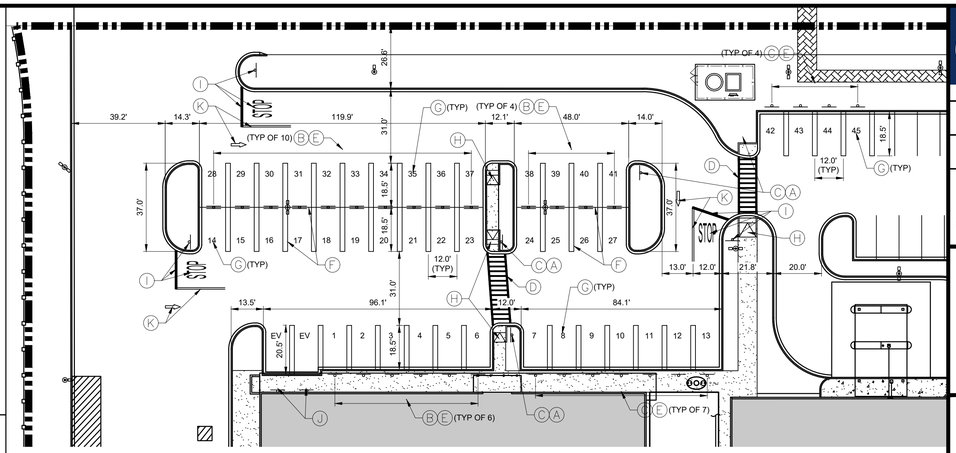
CROSSWALK MARKING W/ LONGITUDINAL STRIPES

N.T.S.



HEAD IN PARKING STALLS 18.5'

N.T.S.



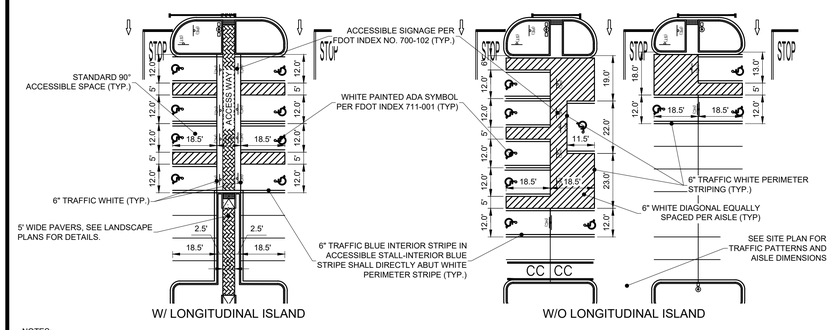
KEYNOTE LEGEND

- (A) "STOP HERE FOR PEDESTRIANS" SIGN, SEE SHEET C5.3 FOR DETAIL.
- (B) SIGN MOUNTING AND BASE WITH BOLLARD, SEE SHEET C5.3 FOR DETAIL.
- (C) SIGN MOUNTING AND BASE WITH BREAK AWAY POST, SEE SHEET C5.3 FOR DETAIL.
- (D) CROSSWALK MARKINGS - 7.33' WIDE PER DETAIL ON THIS SHEET.
- (E) PICKUP PARKING SPACE SIGNS "STALL DESIGNATION SIGN", "CALL IN SIGN" AND "LARGE LOGO SIGN", SEE SHEET C2.2 AND KEYNOTE G BELOW. 2 SIGNS FOR BACK TO BACK SPACES.
- (F) PICKUP SPACE STRIPING, SEE SHEET DETAIL THIS SHEET.
- (G) "PICKUP" PARKING SPOT DESIGNATION USED ON STALL SIGN (NOT MARKED ON PAVEMENT).
- (H) ADA RAMP TYPE CR-E PER FDOT 522-002.
- (I) STOP SIGN, STOP PAVEMENT MARKING AND STOP BAR, SEE SHEET C5.1 FOR DETAILS.
- (J) DELIVERY VAN PARKING SPACE SIGN ATTACHED TO BUILDING WALL, SEE ARCH PLANS FOR DETAILS.
- (K) LANE PAVEMENT MARKINGS, SEE SHEET C5.1 FOR DETAILS.

OPD AREA STRIPING AND SIGNAGE

N.T.S.

02/15/19

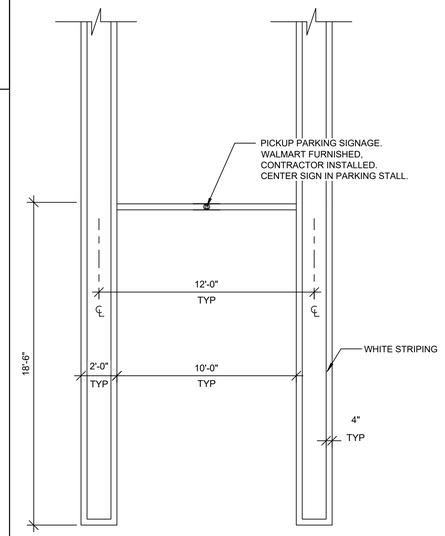


NOTES:

1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

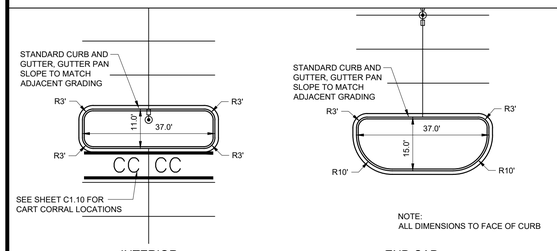
60° STRIPING DETAIL ACCESSIBLE STALLS PARKING STRIPING

N.T.S.



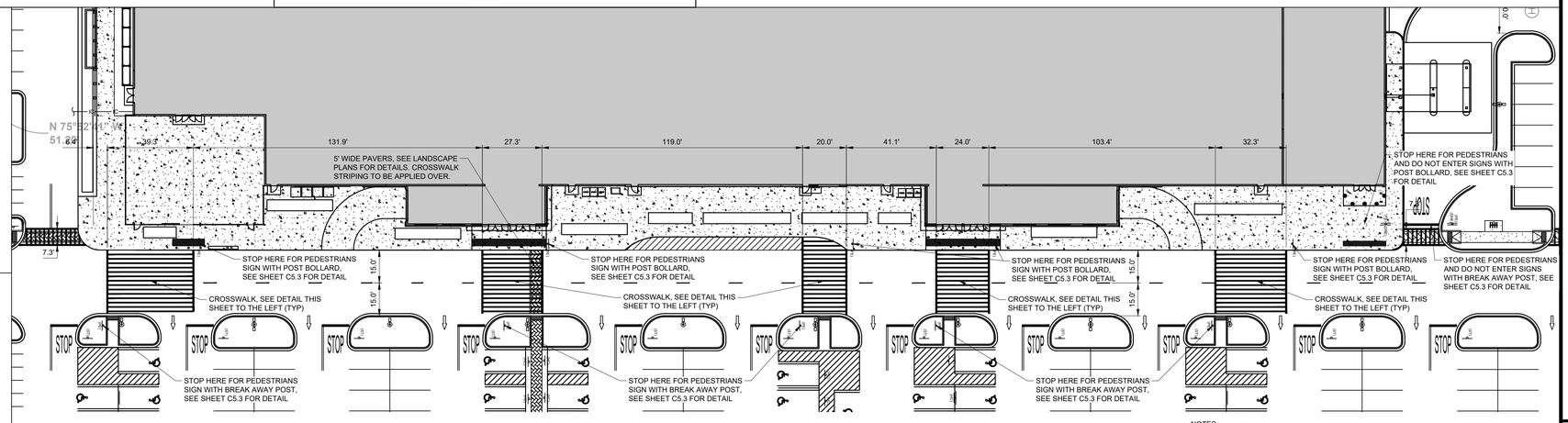
PARKING STALLS 18.5' BACK TO BACK

N.T.S.



TYPICAL ISLAND GEOMETRY

N.T.S.



NOTES:

1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

CROSSWALK AND PEDESTRIAN CROSSING SIGNS

N.T.S.

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL.P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
7	02/02/26	PER DEVELOPER COMMENTS
6		
5		
4		
3		
2		
1		

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

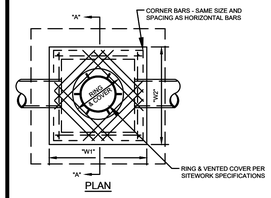
PAVEMENT MARKINGS DETAILS

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

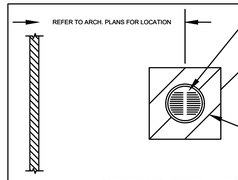
Sheet No.
C5.2

J:\W131372\Civil\DWG_Current_Plan_Set\W131372 - Details.dwg, 2/4/2026 11:52:01 AM, Robert C. Carpentier,



PLAN

CORNER BAR



STRIPING DETAIL FOR THE SIPHONIC BREAK MANHOLE

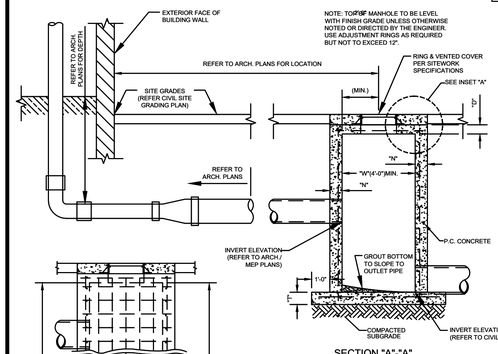
N.T.S.

GENERAL NOTES:

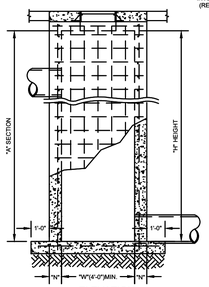
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. REFER GRADING PLAN FOR PIPE SIZES, LOCATIONS, AND INVERTS.
3. A SQUARE OR RECTANGULAR MANHOLE MAY BE USED IN LIEU OF A ROUND MANHOLE. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE MANHOLE. CONNECTION SHALL NOT BE MADE AT CORNERS OF MANHOLE.
4. ALL REINFORCING BARS TO BE GRADE 60.
5. ALL REINFORCING BARS TO HAVE 2" COVER.
6. OPENINGS FOR INLET & OUTLET PIPES ARE LOCATED AS REQUIRED PER GRADING PLAN.
7. A 6'x6' PAINTED STRIPED AREA SHALL BE CENTERED ON THE SIPHONIC BREAK STORM MANHOLE TO PREVENT ANY PARKING OR COVERING OF THE VENTED GRATE WITH ANY OBJECTS. THIS STRIPED AREA SHALL BE PAINTED WITH 4" SOLID TRAFFIC YELLOW STRIPES WITH 18" SPACING AT 45° ANGLE.
8. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

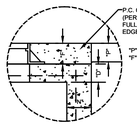
ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET



SECTION "A"-"A"



ELEVATION



INSET "A"

SIPHONIC BREAK CONCRETE STORM MANHOLE DETAIL

N.T.S.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.

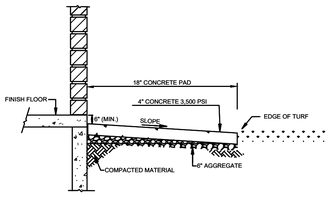
TABLE OF "W" DIMENSIONS				
PIPE SIZE	SKEW OF CROSS DRAIN			
	SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-6"	4'-10"
30"	4'-0"	4'-7"	5'-3"	5'-8"
36"	4'-0"	5'-3"	5'-11"	6'-5"
42"	5'-3"	5'-11"	6'-7"	7'-3"
48"	5'-10"	6'-7"	7'-3"	8'-0"
60"	7'-0"	7'-10"	8'-7"	9'-8"
DOUBLE	FOR "A" SECTION ONLY			
24"	7'-0"	7'-10"	8'-7"	9'-5"
30"	8'-2"	9'-2"	10'-0"	11'-0"
36"	9'-4"	10'-6"	11'-6"	12'-6"
42"	10'-6"	11'-10"	13'-0"	14'-2"
48"	11'-8"	13'-2"	14'-5"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4"	#4's @ 6"	#4's @ 10"
	BETWEEN 4" & 7"	#6's @ 9"	#4's @ 10"
	GREATER THAN 7"	#5's @ 4 1/2"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"S"
"A"	BETWEEN 4" & 7"	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7"	6" + PIPE THICKNESS	8"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 7" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 7" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 4" E.W.	DIAGONAL @ COVER

DTSPHNCMH	02-16-15



VEGETATION FREE ZONE

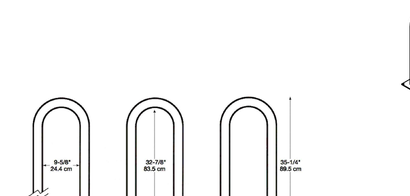
N.T.S.

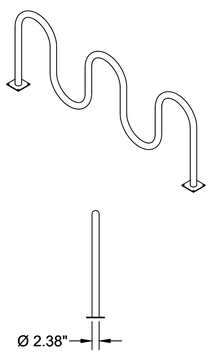
DTVFZDT	01/24/03

1. SIGN TO BE 18"x24" W/GREEN LETTERING ON WHITE BACKGROUND.
2. SIGN TO BE POSTED 7' (MIN.) / 8' (MAX.) ABOVE FINISHED GRADE.

⚠1 LSEV PARKING SIGN

N.T.S.





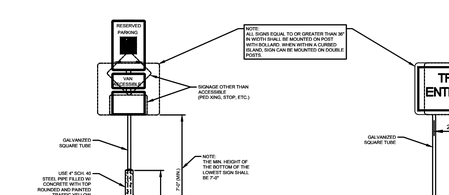
1 - RB - 05 - I - S
ASTM A53/A500 SCHD 40

2X 6" X 6" X 0.25" SQUARE FLANGE MOUNTING PLATE WITH 4 Ø 5/8" MOUNTING HOLES

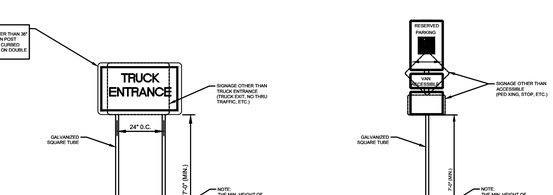
BIKE RACK

N.T.S.

DTVFZDT	01/24/03



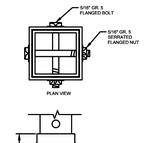
SINGLE POST WITH BOLLARD



DOUBLE POST WITH BREAK AWAY POSTS

(ALTERNATE TO MOUNTING SIGNS EQUAL TO OR GREATER THAN 36" ON POST WITH BOLLARD WHEN SIGNS ARE WITHIN A CURBED ISLAND OR GREEN SPACE)

SINGLE POST WITH BREAK AWAY POST



SQUARE TUBE BREAK AWAY POST

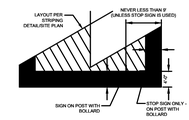
NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

POST TUBES - 2"x2"x0.14" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

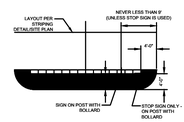
POST TUBES - 2"x2"x0.14" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 4" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE



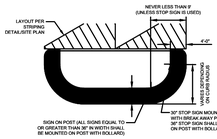
PAINTED ENDCAP - 60"

SIGN LOCATIONS - 60" PARKING



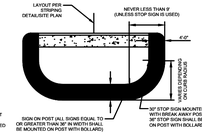
PAINTED ENDCAP - 90"

SIGN LOCATIONS - 90" PARKING



CURBED ISLAND - 60"

SIGN LOCATIONS - 60" PARKING

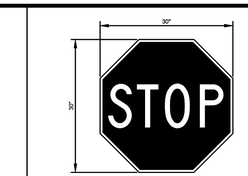


CURBED ISLAND - 90"

SIGN LOCATIONS - 90" PARKING

SIGN MOUNTING AND BASE

N.T.S.

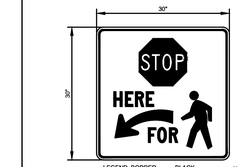


R1-1

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

30"X30" "STOP" SIGN WITHIN PARKING LOT

N.T.S.



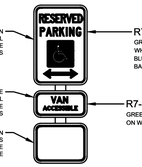
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"STOP HERE FOR PEDESTRIANS" SIGN

N.T.S.



18"X12" SIGN TYPICAL AT ALL ACCESSIBLE PARKING SPACES

R7-8 GREEN LEGEND WHITE SYMBOL ON BLUE ON WHITE BACKGROUND

12"X6" PLAQUE TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES

R7-8P GREEN LEGEND ON WHITE BACKGROUND

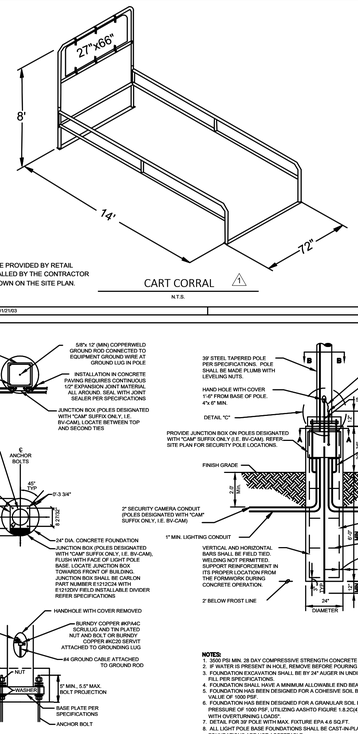
12"X9" PENALTY SIGN WITH WORKING AS REQUIRED BY STATE OR PER LOCAL CODE

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

ACCESSIBLE PARKING SIGN

N.T.S.

05/06/16	



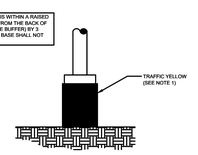
CART CORRALS WILL BE PROVIDED BY RETAIL AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE SITE PLAN.

CART CORRAL ⚠1

N.T.S.

DTCARTSG	01/21/03

IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR MORE, THE BASE SHALL NOT BE PAINTED.



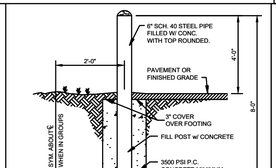
ELEVATION

NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

LIGHT BASE DETAIL

N.T.S.

04/19/16	LIGHT BASE

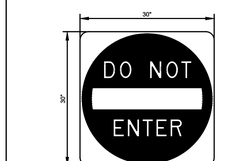


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD

N.T.S.

DTGRDPST	08/17/09



STANDARD RED AND WHITE SIGN

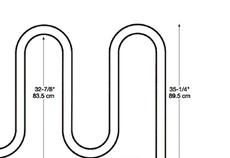
R5-1

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

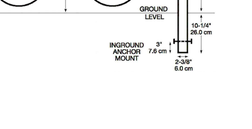
"DO NOT ENTER" SIGN

N.T.S.

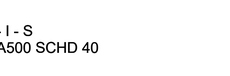
SECTION "A-A"



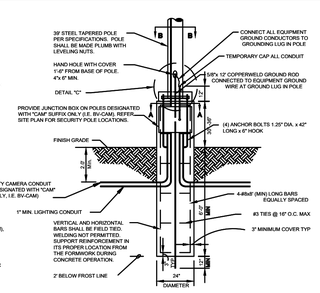
SECTION "B-B"



DETAIL "C"



TYPICAL ANCHOR BOLT SPACING

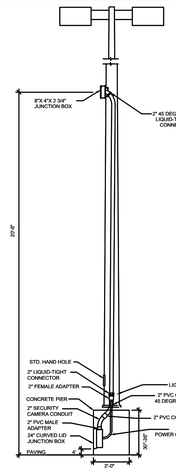


NOTES:
1. 3000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE STRENGTH OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

TYPICAL LIGHTING POLE BASE DETAIL

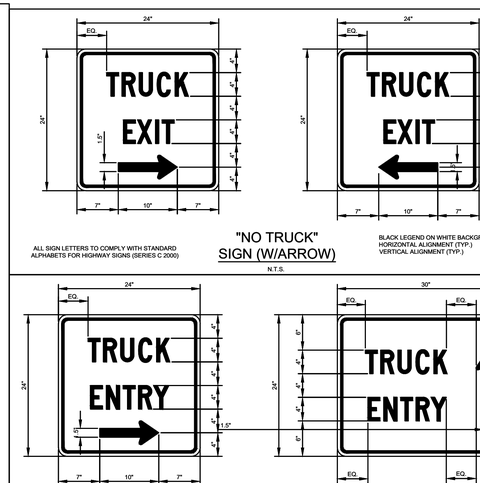
N.T.S.

TYPICAL LIGHTING POLE BASE DETAIL	04/19/16



POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.



cph
www.cphcorp.com
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1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
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JOSHUA D. LOCKHART, P.E.
FL P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
1	02/02/26	PER DEVELOPER COMMENTS

Designed: M. LOMELI
Drawn: D. COLLAZO
Checked J. LOCKHART
Job No.: W131372
Date: 01/2025 © 2026

GENERAL DETAILS

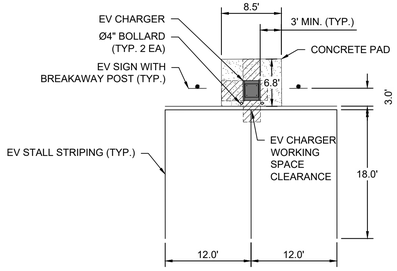
BIG BOX RETAIL AND FUEL STATION

WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

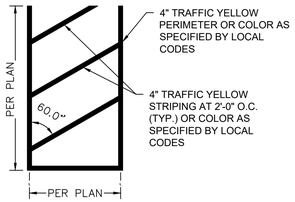
Sheet No.
C5.3

J:\W131372\Civil\DWG__Current_Plan_Set\W131372 - Details.dwg, 2/4/2026 11:52:08 AM, Robert C. Carpenter,



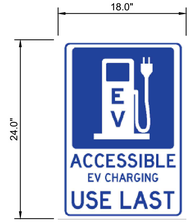
EV STALL LAYOUT 1 (HEAD IN LANDSCAPE)

SCALE N.T.S. | 8



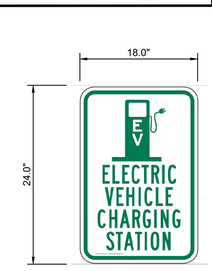
NO PARKING AREA STRIPING

SCALE N.T.S. | 7



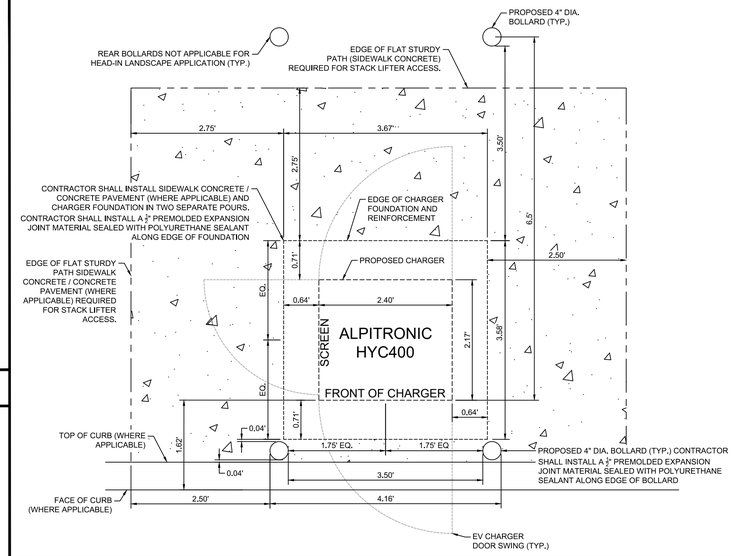
ADA EV CHARGING SIGN

SCALE N.T.S. | 6



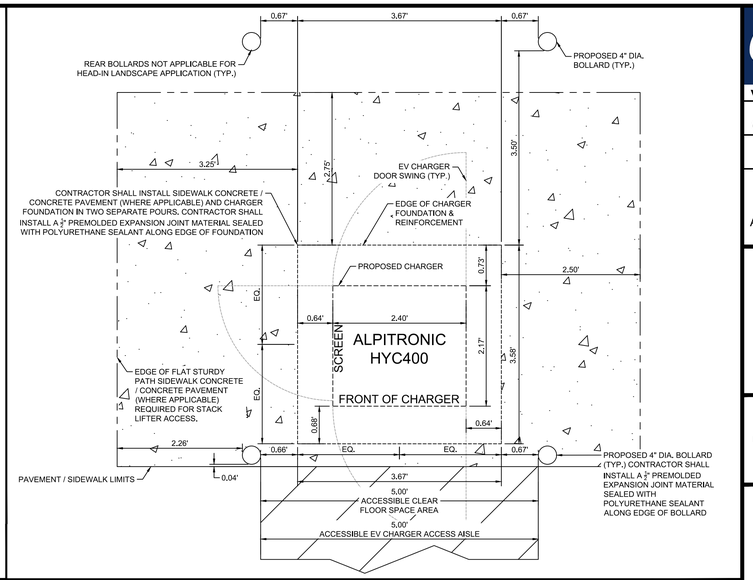
EV CHARGING SIGN

SCALE N.T.S. | 9



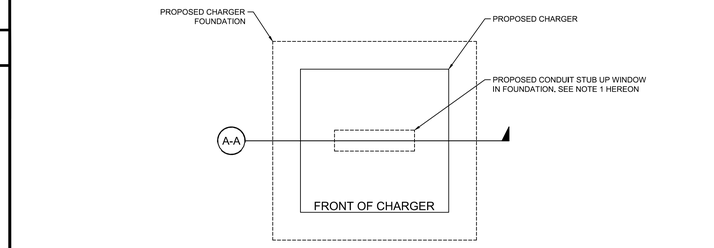
STANDARD EV CHARGER BOLLARD PLACEMENT DETAIL (ALPITRONIC)

SCALE N.T.S. | 5



ACCESSIBLE EV CHARGER BOLLARD PLACEMENT DETAIL (ALPITRONIC)

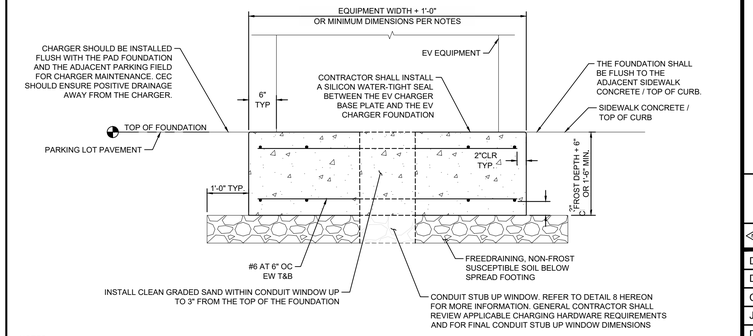
SCALE N.T.S. | 3



NOTE:
1. GENERAL CONTRACTOR SHALL REVIEW EV CHARGING HARDWARE INSTALLATION MANUAL TO CONFIRM FINAL PLACEMENT AND SIZE OF REQUIRED CONDUIT STUB UP WINDOW WITHIN THE EV CHARGER FOUNDATION. GENERAL CONTRACTOR SHALL SUBMIT FINAL CONDUIT STURB UP WINDOW LOCATION FOR REVIEW BY CEC PRIOR TO CONSTRUCTION OF EV CHARGER FOUNDATION.

CONDUIT STUB UP WINDOW DETAIL

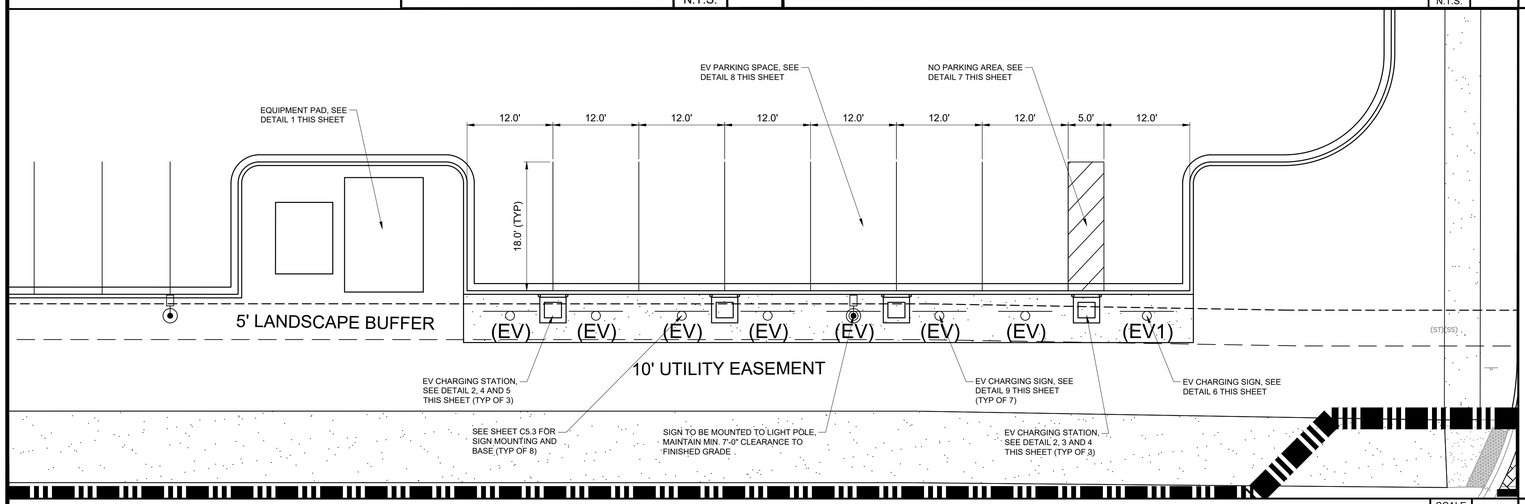
SCALE N.T.S. | 4



NOTES:
1. CHARGER FOUNDATION DIMENSIONS ARE PER DETAILS 3 & 6
2. CONCRETE FOUNDATIONS INSTALLED BEHIND THE CURB SHALL BE DOWELED INTO EXISTING CONCRETE USING 1/2" DIAMETER DOWELS. DOWELS TO BE 10" LONG CENTERED WITH JOINT SPACED AT 18" ON CENTER. DOWEL TO BE INSTALLED IN FORM WITH AN APPROVED DOWEL BASKET. LIGHTLY OIL FULL LENGTH OF DOWEL.
3. WHEN TRANSITIONING CONDUCTORS FROM CONDUIT TO FREE AIR INSIDE ELECTRICAL EQUIPMENT, AN APPROVED SELF-LEVELING FOAM DUCT SEALANT SHALL BE USED TO SEAL CONDUIT AROUND CONDUCTORS. CONTRACTOR SHALL SUBMIT PRODUCT SPECIFICATIONS FOR APPROVAL BY EOR PRIOR TO PROCUREMENT AND INSTALLATION.

EV CHARGER FOUNDATION (SECTION A-A)

SCALE N.T.S. | 2

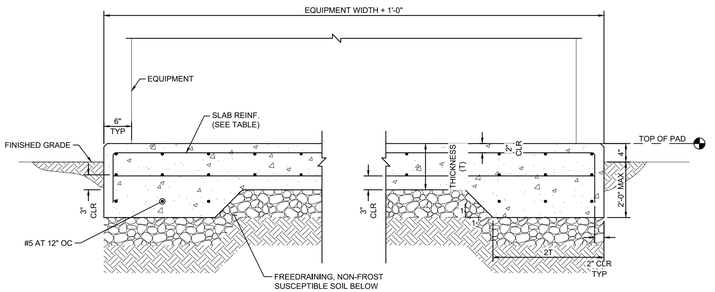


SITE PLAN

SCALE 1"=10' | 1A

EQUIPMENT PADS		
EQUIPMENT	THICKNESS (T)*	REINFORCING
SWITCHGEAR	1'-0"	#5 AT 12" OC EW, T&B

*CONTRACTOR TO CONFIRM EQUIPMENT ANCHOR EMBEDMENT PRIOR TO REINF FABRICATION.



NOTE:
TOP OF EQUIPMENT PAD IS INTENDED TO BE LEVEL. GC TO COORDINATE PAD EMBEDMENT DEPTH WITH ACTUAL SITE GRADING PLANS.

EQUIPMENT PAD

SCALE N.T.S. | 1

cph
www.cphcorp.com
Building Stronger Communities Together
1125 BARTOW RD
LAKELAND, FL 33801
Ph: 863-252-2761

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSHUA D. LOCKHART, P.E.
FL P.E. # 74011

This item has been digitally signed and sealed by Joshua D. Lockhart, PE on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Date	Revision
3	02/02/26	PER DEVELOPER COMMENTS
2	01/06/26	PER CITY COMMENTS
1		

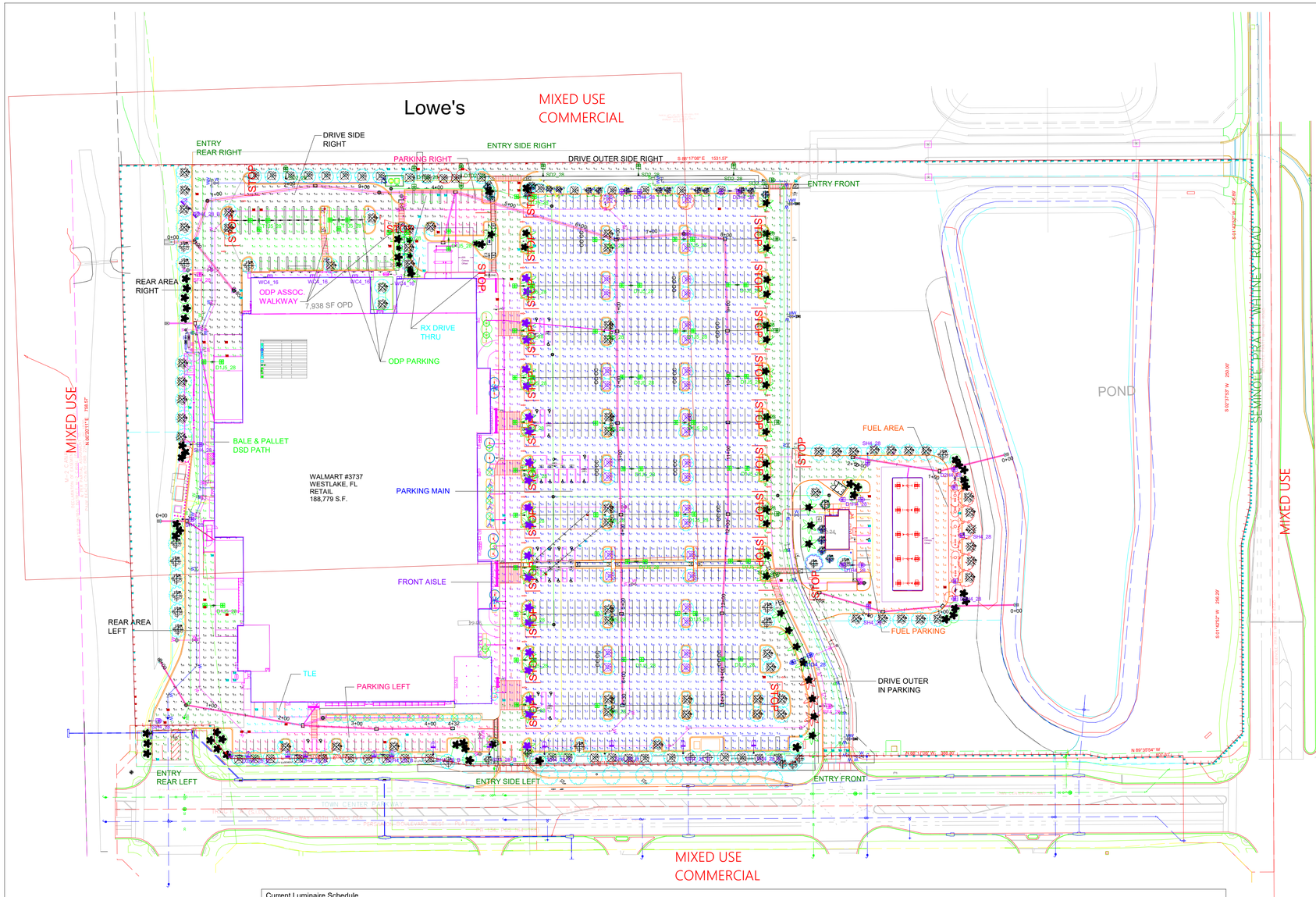
Designed: --
Drawn: --
Checked J. LOCKHART
Job No.: W131372
Date: 01/2026 © 2026

EV CHARGER DETAILS

BIG BOX RETAIL AND FUEL STATION
WESTLAKE / PALM BEACH COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.4



LED STATISTICS SHOWN ARE AT 50000 HOURS L93, L96 & L97 RATING (~12 YEARS @ 12 HRS/DAY)

L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L96 = OPERATING HOURS AT WHICH AN AVERAGE OF 4% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 96% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L97 = OPERATING HOURS AT WHICH AN AVERAGE OF 3% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 97% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF 850, WHERE 850 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

Notes:
New acad site plan W131372 - Westlake - Base on 1-23-26 not bound & no landscape included.
Previous landscape shown here.

City ordinance applied: 28ft mounting height poles, full cutoff, 0.95 LLF max, Parking 12fc max, 1fc min and 12 max/min, Spill Residential or ROW adjacent 0.33fc max Horz. and 6ft Vertical, otherwise other areas 3fc max spill.

No residential areas adjacent to this site.

This calculation includes trees modeled as approved Walmart objects at 10yr mature size average provided.

Trees require more poles & fixtures to get light around all the clustered trees and can have an adverse effect on uniformity.

Walmart latest spec applied beyond City ordinance noted above.

City spill shown Horz (black) and 6ft Vert. (red) shown as pt x pt here.

Property line on right goes down the center of a drive lane lighted area and will always exceed the spill limits to have safe lighting.

Shielded fixtures on roadway side of property to reduce spill in roadway.

Showing wall packs in ODP & RX required for Assoc walkway and this requires coordination of the architectural building plans & civil lighting plan throughout design completion of OTB and the construction documents.

Calculation Summary Illuminance Foot-candles						
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
5ft Vert Spill Propline Front	0.00	0.0	0.0	N.A.	N.A.	84
5ft Vert Spill Propline Left	0.43	4.5	0.0	N.A.	N.A.	151
5ft Vert Spill Propline Rear	0.08	0.7	0.0	N.A.	N.A.	76
5ft Vert Spill Propline Right	1.26	4.9	0.0	N.A.	N.A.	154
City 6ft Vert Spill PL Front	0.00	0.0	0.0	N.A.	N.A.	84
City 6ft Vert Spill PL Left	0.36	2.9	0.0	N.A.	N.A.	148
City 6ft Vert Spill PL Rear	0.07	0.6	0.0	N.A.	N.A.	76
City 6ft Vert Spill PL Right	1.23	4.9	0.0	N.A.	N.A.	154
City Horz Spill PL All	0.68	4.6	0.0	N.A.	N.A.	461
5ft Vert Parking IN	2.21	4.5	1.3	1.70	3.46	11
5ft Vert Parking OUT	1.13	2.6	0.4	2.83	6.50	10
Bale & Pallet DSD Path	3.10	5.5	1.4	2.21	3.93	138
Drive Outer In Parking	1.61	2.7	0.5	3.22	5.40	50
Drive Outer Right Side	2.89	6.1	0.8	3.61	7.63	74
Drive Side Right	4.28	7.5	1.6	2.68	4.69	86
Entry Front	2.39	5.5	0.4	5.98	13.75	342
Entry Rear Left	2.00	4.2	0.7	2.86	6.00	51
Entry Rear Right	3.66	7.4	1.2	3.05	6.17	76
Entry Side Left	3.05	5.1	0.8	3.81	6.38	29
Entry Side Right	3.78	5.8	1.7	2.22	3.41	49
Front Aisle	4.84	7.2	3.0	1.61	2.40	171
Front Sidewalk	2.96	3.7	2.3	1.29	1.61	57
Fuel Area	3.99	8.6	1.8	2.22	4.78	101
Fuel Parking	4.24	5.3	3.1	1.37	1.71	22
ODP Assoc Walkway	4.42	8.3	2.0	2.21	4.15	40
ODP Parking	5.60	9.5	2.5	2.24	3.80	170
Parking Left	3.81	8.1	1.2	3.18	6.75	110
Parking Main	3.78	7.7	1.0	3.78	7.70	2227
Parking Right	3.55	6.2	1.9	1.87	3.26	38
Rear Area Left	1.32	3.4	0.3	4.40	11.33	120
Rear Area Right	1.92	3.5	0.6	3.20	5.83	77
RX Drive Thru	3.38	6.8	1.7	1.99	4.00	22
TLE Area	2.80	4.3	1.3	2.15	3.31	30

Current Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Lum. Watts
	2	D1D2_28	Back-Back	0.873	2-EALS045D2AN750NDD1BLCKF 25ft pole on 3ft base	126	21800	B2-U0-G2	63
	1	D1D4_28	Back-Back	0.873	2-EALS045D4AF750NDD1BLCKF 25ft pole on 3ft base	126	20600	B2-U0-G2	63
	2	D1H4_28	Back-Back	0.864	2-EALS045H4AF750NDD1BLCKF 25ft pole on 3ft base	246	41202	B3-U0-G3	123
	25	D1J5_28	Back-Back	0.864	2-EALS045J5SM750NDD1BLCKF 25ft pole on 3ft base	312	51498	B5-U0-G3	156
	4	D2H4_28	ROTATED OPTICS	0.864	1-EALS045H4AF750NDD1BLCKFS1 & 1-EALS045H4AF750NDD1BLCKFS2 25ft pole on 3ft base	246	41202	B3-U0-G3	123
	4	D2H4_28_B	ROTATED OPTICS	0.864	1-EALS045H4AF750NDD1BLCKFS1 & 1-EALS045H4AF750NDD1BLCKFS2 w/ 2- ELS-EAL-FBL-BLCK 25ft pole on 3ft base	246	38000	B2-U0-G3	123
	10	SD2_28	Single	0.873	1-EALS045D2AN750NDD1BLCKF 25ft pole on 3ft base	63	10900	B2-U0-G2	63
	2	SF4_28	SINGLE	0.873	1-EALS045F4AF750NDD1BLCKF 25ft pole on 3ft base	96	15450	B3-U0-G3	96
	6	SH4_28	SINGLE	0.864	1-EALS045H4AF750NDD1BLCKF 25ft pole on 3ft base	123	20601	B3-U0-G3	123
	6	SH4_28_B	Single	0.864	1-EALS045H4AF750NDD1BLCKF w/ 1- ELS-EAL-FBL-BLCK 25ft pole on 3ft base	123	19000	B2-U0-G3	123
	11	SJ5_28	Single	0.864	1-EALS045J5SM750NDD1BLCKF 25ft pole on 3ft base	156	25749	B5-U0-G3	156
	2	T1J5_28	3 @ 90 Degrees	0.864	3-EALS045J5SM750NDD1BLCKF 25ft pole on 3ft base	468	77247	B5-U0-G3	156
	4	WC4_16	Single	0.837	1-EWAS010C4AF740N1FMBLCK mounted at 16ft	56	7500	B1-U0-G2	56

Scale: 1 inch= 80 Ft.
THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and Its Effects

Provided for:
Linkon Bhattacharjee - CPH
Patick Kelly- Current

Provided BY:
Application Solution Center
apps@currentlighting.com
1-828-393-3774

3010 Spartanburg Hwy.,
East Flat Rock, NC 28726

Designer: Debbie Johnson
Date:2/3/2026
Drawing #: A242450F.AGI

WALMART SC #3737
WESTLAKE, FL
Evolve LED Area EALS04 5000K @ 28ft
Evolve LED Wall Pack EWAS 4000K at 16ft
Horizontal FC's at grade & vert at 5ft & 6ft
Values at 50000 hours
Per City Ordinance & Walmart Latest Spec

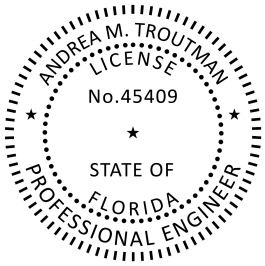
WESTLAKE
FREE-STANDING DISCOUNT SUPERSTORE
CONCURRENCY TRAFFIC IMPACT ANALYSIS

Prepared for

CPH CONSULTING LLC

Prepared by

PINDER TROUTMAN CONSULTING, INC.
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698



Digitally signed by Andrea M Troutman
Date: 2025.11.20 09:40:10 -05'00'

#PTC24-072
October 8, 2024
Revised January 15, 2025
Revised November 20, 2025

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 11/20/25 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic

WESTLAKE FREE-STANDING DISCOUNT SUPERSTORE

CONCURRENCY TRAFFIC IMPACT ANALYSIS

LIST OF EXHIBITS and APPENDICES

Exhibit 1	Project Location
Exhibit 2	Trip Generation
Exhibit 3	Project Traffic Distribution
Exhibit 4A	Project Traffic Assignment Test 1 – AM Peak Hour
Exhibit 4B	Project Traffic Assignment Test 1 – PM Peak Hour
Exhibit 5	Test 1 Intersection Analysis
Exhibit 6A	Test 1 Link Analysis - AM Peak Hour
Exhibit 6B	Test 1 Link Analysis – PM Peak Hour
Exhibit 7A	Project Traffic Assignment Test 2 – AM Peak Hour
Exhibit 7B	Project Traffic Assignment Test 2 – PM Peak Hour
Exhibit 8A	Test 2 Link Analysis – AM Peak Hour
Exhibit 8B	Test 2 Link Analysis – PM Peak Hour
Exhibit 9A	Proportionate Share Analysis
Exhibit 9B	Proportionate Share Cost Estimates
Exhibit 10	Project Driveway Volumes
Exhibit 11	Project Phasing

Appendix A	Conceptual Site Plan and ITE Excerpts
Appendix B	Traffic Counts
Appendix C	Committed Development Data
Appendix D	Intersection Analyses
Appendix E	Proportionate Share Cost Data

WESTLAKE
FREE-STANDING DISCOUNT SUPERSTORE
CONCURRENCY TRAFFIC IMPACT ANALYSIS

INTRODUCTION

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development in the City of Westlake. The purpose of this study is to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC).

SITE DATA

The site is located in the northwest quadrant of the intersection of Seminole Pratt-Whitney Road and Town Center Parkway South in the City of Westlake, as shown on **Exhibit 1**. It is proposed to build a 188,779 SF free-standing discount superstore, a 20 fueling position gas station with a 1,618 SF convenience store. The Conceptual Site Plan is included in **Appendix A.**

Issues related to driveway location, turn lanes and geometrics will be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. Year 2028 conditions were examined. The site is located on a portion of the Parcel Control Number (PCN) 77-40-43-01-00-000-1010.

EXISTING TRAFFIC CONDITIONS

The most recent (2024) peak season daily and peak hour directional volumes for the surrounding roadway links and intersections as compiled by the Palm Beach County Traffic Division were utilized in this report. All traffic count data is included in **Appendix B**.

PROJECT TRAFFIC

Trip Generation

The daily and peak hour trip generation rates were obtained from Palm Beach County and ITE, Trip Generation, *11th Edition*. Excerpts from ITE for the proposed free standing discount superstore are

included in **Appendix A**. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. For Traffic Performance Standards purposes, based on the net new peak hour trip generation of 656, the radius of development influence is three (3) miles.

Trip Distribution and Assignment

A directional distribution was developed based upon the approved Minto West (City of Westlake) traffic study, this Site's location, and a review of land uses in the area and is shown on **Exhibit 3.** For this analysis, the proposed extension of Persimmon Boulevard from Town Center Parkway to 140th Avenue was not considered to be in place. **Exhibits 4A and 4B** show the assignment of AM and PM peak hour Project traffic, as well as the Project impact percentage (% of peak hour directional service volume).

FUTURE TRAFFIC CONDITIONS

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. There are no roadway improvements within the radius of development influence that is programmed for construction within the buildout year (2028) of this Project.

Background Traffic

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Because the study area is affected by major committed developments with significant traffic, an areawide growth rate was not considered. Therefore, the background growth is considered to be committed development traffic plus 1% growth.

Committed development data, compiled by Palm Beach County, was reviewed. Adjustments were made to include the recently approved The Terraces and Silver Lake projects and the new Westlake West project. Additionally, insignificant committed development traffic was removed. Committed development data is provided in **Appendix C**.

TRAFFIC PERFORMANCE STANDARDS ANALYSIS

Test 1 (Intersection Analysis)

Major intersections at the termini of the significantly impacted Project-accessed link and major intersections for which a proposed development adds more than 10% of the total traffic on any link connecting a major intersection are required to be analyzed. The intersections of Seminole Pratt Whitney Road with 60th Street and Persimmon Boulevard were analyzed in the AM and PM peak hours. Additionally, the intersection of Seminole Pratt-Whitney Road with Town Center Parkway South was analyzed as requested by the City of Westlake. The analyses are summarized on **Exhibit 5** and included in **Appendix D**. The intersection of 60th Street and Seminole Pratt-Whitney Road is not projected to meet the adopted standards with or without Project traffic. According to Florida Statute 163.3180, the intersection is considered to be a "transportation deficiency". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". Potential improvements for this backlogged intersection are provided in **Appendix D** and described on **Exhibit 5**. The intersection requirements of Test 1 are met.

Test 1 (Link Analysis)

The second part of Test 1 examines if any roadway links required to be analyzed are projected to operate below the adopted level of service standards. Roadway links with a Project impact greater than 1% of the LOS D are required to be analyzed. **Exhibit 6A and 6B** show future peak hour directional traffic conditions for the analyzed roadway links for AM and PM peak hour, respectively. Some links are projected to meet the adopted standards with the existing lanes. Several links do not meet the adopted standards. However, the background traffic on several of these links is higher than the capacity. Therefore, these links are considered "transportation deficiencies". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". The proposed lanes and service volumes shown in the table will enable these roadway links to meet the demands of the backlogged traffic and proposed Project traffic. Therefore, the link requirements of Test 1 are met.

Test 2 (Five Year Analysis)

This test examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program. A Test 2 analysis is required for any roadway link within the radius of development influence where the Project impact is greater than 3% of LOS E, and outside the radius where the Project impact is greater than 5% of LOS E. **Exhibits 7A and 7B** show that there are several roadway links that are significantly impacted for Test 2. **Exhibits 8A and 8B** include a Year 2030 analysis of the impacted links for the AM and PM peak hour, respectively. Many of the roadway links are considered transportation deficiencies. There is one link of Seminole Pratt Whitney Road, which is not considered a transportation deficiency. A development project may satisfy the transportation concurrency requirements of the local comprehensive plan and the government's concurrency management system by payment of a proportionate share contribution for local and regionally significant traffic impacts. With this payment (described in Proportionate Share section of this report), the link requirements of Test 2 are met.

Proportionate Share

Exhibits 9A and 9B provide the proportionate share analysis for the Test 2 roadway link. The preliminary proportionate share cost estimates are shown on **Exhibit 9B**. These estimates are based on the FDOT Long Range Estimates dated October 2024 for the roadway links. Additional costs, such as mast arms and design costs, are included in the calculations, per Palm Beach County guidelines. The resultant proportionate share amount for the Developer is $258,479, which is impact fee creditable. See **Appendix E** for proportionate share cost data.

DRIVEWAY VOLUMES

Daily and peak hour Project driveway volumes are provided on **Exhibit 10**. Right turn lanes are warranted at the east and central driveways along Town Center Parkway South.

PROJECT PHASING

A proportionate share payment must be made for the failing roadway link. Therefore, a phasing analysis was conducted to determine how much of the property could be developed prior to the proportionate share payment. **Exhibit 11** provides the phasing calculations. The phasing is summarized on the next page:

1. No building permits for development generating more than 175 AM peak hour inbound directional trips (which allows the development of the gas station with convenience store) shall be issued until the Property Owner makes a proportionate share payment in the amount of $258,479.

CONCLUSIONS

This analysis shows that with the proportionate share payment, this commercial development meets the requirements of the Palm Beach County Traffic Performance Standards.

EXHIBITS

Exhibit 1 Project Location
Westlake Free-Standing Discount Superstore

Exhibit 2
Westlake Free-Standing Discount Superstore
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Free Standing Discount Superstore	813	188,779 SF	50.52 / 1000 SF	50%	9,537	388	4.07%	9,149	2,653	29%	6,496
Gas Station w/ C-Store (FP/ SF)	FDOT	20 1,618	T = 14.3 X PM Trips	50%	3,875	388	10%	3,487	2,127	61%	1,360
TOTAL					13,412	776	5.8%	12,636	4,780		7,856

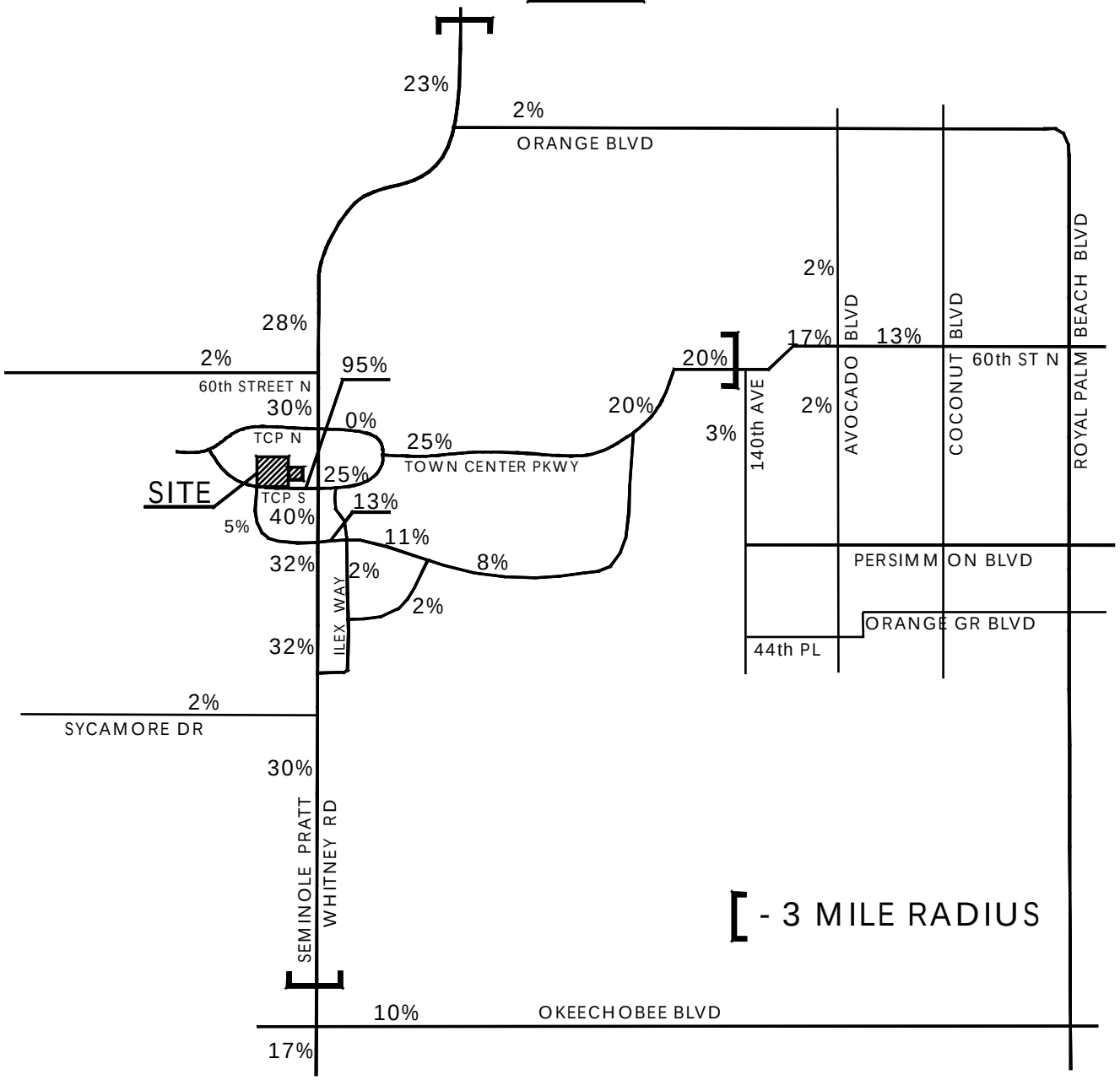
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Free Standing Discount Superstore	813	188,779 SF	1.86 / 1000 SF	56%	197	154	351	16	4.7%	189	146	335	97	29%	134	104	238
Gas Station w/ C-Store (FP/ SF)	FDOT	20 1,618	T = 12.3(FP) + 15.5(X)	50%	136	135	271	16	6%	128	127	255	156	61%	50	49	99
TOTAL					333	289	622	32	5.1%	317	273	590	253		184	153	337

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Free Standing Discount Superstore	813	188,779 SF	4.33 / 1000 SF	49%	400	417	817	27	3.3%	386	404	790	229	29%	274	287	561
Gas Station w/ C-Store (FP/ SF)	FDOT	20 1,618	T = 12.3(FP) + 15.5(X)	50%	136	135	271	27	10%	123	121	244	149	61%	48	47	95
TOTAL					536	552	1,088	54	5.0%	509	525	1,034	378		322	334	656

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*. See Appendix B for Trip Generation Manual excerpts.



24-088
8/30/24

WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 4A
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	4	0.45%	880	No
				WB	2.0%	3	0.34%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	31	3.52%	880	**YES**
				WB	20.0%	37	4.20%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	26	2.95%	880	No
				WB	17.0%	31	3.52%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	24	2.73%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	6	0.68%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	4	0.45%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	4	0.45%	880	(2)
				SB	2.0%	3	0.34%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	15	1.32%	1140	No
				WB	10.0%	18	1.58%	1140	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	4	0.45%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	8	0.91%	880	(2)
				WB	5.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	20	1.02%	1960	**YES**
				WB	13.0%	24	1.22%	1960	**YES**
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	17	1.93%	880	**YES**
				WB	11.0%	20	2.27%	880	**YES**
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	31	1.58%	1960	No
				SB	17.0%	26	1.33%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	55	1.66%	3320	**YES**
				SB	30.0%	46	1.39%	3320	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	59	3.01%	1960	**YES**
				SB	32.0%	49	2.50%	1960	**YES**
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	74	4.18%	1770	**YES**
				SB	40.0%	61	3.45%	1770	**YES**
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	46	2.60%	1770	**YES**
				SB	30.0%	55	3.11%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	43	2.19%	1960	**YES**
				SB	28.0%	52	2.65%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	35	1.05%	3320	**YES**
				SB	23.0%	42	1.27%	3320	**YES**

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	7	0.80%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	67	7.61%	880	**YES**
				WB	20.0%	64	7.27%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	57	6.48%	880	**YES**
				WB	17.0%	55	6.25%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	43	4.89%	880	No
				WB	13.0%	42	4.77%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	10	1.14%	880	(2)
				SB	3.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	7	0.80%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	6	0.68%	880	(2)
				SB	2.0%	7	0.80%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	33	2.89%	1140	No
				WB	10.0%	32	2.81%	1140	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	7	0.80%	880	No
				WB	2.0%	6	0.68%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	17	1.93%	880	(2)
				WB	5.0%	16	1.82%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	43	2.19%	1960	**YES**
				WB	13.0%	42	2.14%	1960	**YES**
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	37	4.20%	880	**YES**
				WB	11.0%	35	3.98%	880	**YES**
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	55	2.81%	1960	No
				SB	17.0%	57	2.91%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	97	2.92%	3320	**YES**
				SB	30.0%	100	3.01%	3320	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	103	5.26%	1960	**YES**
				SB	32.0%	107	5.46%	1960	**YES**
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	129	7.29%	1770	**YES**
				SB	40.0%	134	7.57%	1770	**YES**
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	100	5.65%	1770	**YES**
				SB	30.0%	97	5.48%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	94	4.80%	1960	**YES**
				SB	28.0%	90	4.59%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	77	2.32%	3320	**YES**
				SB	23.0%	74	2.23%	3320	**YES**

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 5
Westlake Free-Standing Discount Superstore
Test 1 Intersection Analysis [1]

Intersection	Year 2028			
	AM Peak Hour		PM Peak Hour	
	Critical Volume	Capacity Level	Critical Volume	Capacity Level
60th St & Seminole Pratt Whitney Rd				
Existing Lanes				
WITHOUT Project	1570	OVER	1390	NEAR
With Project	1603	OVER	1560	OVER
Minimal Improvements (2)				
WITHOUT Project	1067	UNDER	1067	UNDER
With Project	1096	UNDER	1377	NEAR
Town Center Pkwy S & Seminole Pratt-Whitney Rd				
Existing Lanes w/Project	1118	UNDER	1367	NEAR
Persimmon Blvd & Seminole Pratt Whitney Rd				
Existing Lanes w/Project	1247	NEAR	1353	NEAR

(1) See Appendix D for intersection capacity analyses.
(2) Includes EB Right Turn Lane.

Exhibit 6A
Westlake Free-Standing Discount Superstore
Test 1 Link Analysis - AM Peak Hour

Roadway	Link	Dir	Lanes	AM PEAK HOUR												
				Existing[1]	Count Year	Committed Dev. Analysis[2]			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2028)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	103	2024	329	4	333	76	512	Yes	31	543	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	26	2024	186	1	187	19	232	Yes	37	269	1,960	Yes
Persimmon Blvd	Seminole Pratt to Ilex Way	EB	4LD	98	2024	107	4	111	-	209	Yes	20	229	1,960	Yes
	Seminole Pratt to Ilex Way	WB	4LD	328	2024	214	13	227	-	555	Yes	24	579	1,960	Yes
	Ilex Way to Town Center Pkwy N	EB	2L	98	2024	160	4	164	-	262	Yes	17	279	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	328	2024	262	13	276	-	604	Yes	20	624	880	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	NB	4LD	1,089	2024	424	44	468	-	1,557	Yes	55	1,612	3,320	Yes
	Okeechobee Blvd to Sycamore Dr	SB	4LD	2,302	2024	708	93	801	-	3,103	Yes	46	3,149	3,320	Yes
	Sycamore Dr to Persimmon Blvd	NB	4LD	1,235	2024	427	50	477	-	1,712	Yes	59	1,771	1,960	Yes
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,408	2024	717	57	774	-	2,182	**NO**	49	2,231	1,960	**NO** Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,235	2024	567	50	617	-	1,852	**NO**	74	1,926	1,770	**NO** Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,408	2024	473	57	530	-	1,938	**NO**	61	1,999	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,235	2024	567	50	617	-	1,852	**NO**	46	1,898	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,408	2024	473	57	530	-	1,938	**NO**	55	1,993	1,770	**NO** Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	1,163	2024	437	47	484	(76)	1,571	Yes	43	1,614	1,960	Yes
	60th St to Orange Blvd	SB	4LD	1,179	2024	296	48	344	(19)	1,504	Yes	52	1,556	1,960	Yes
	Orange Blvd to Temple Blvd	NB	4LD	843	2024	448	34	482	(152)	1,173	Yes	35	1,208	3,320	Yes
	Orange Blvd to Temple Blvd	SB	4LD	702	2024	256	29	285	(38)	949	Yes	42	991	3,320	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 6B
Westlake Free-Standing Discount Superstore
Test 1 Link Analysis - PM Peak Hour

				PM PEAK HOUR											
					Count	Committed Dev. Analysis[2]			SR 7	Total	Meets		Total	Service	Meets
Roadway	Link	Dir	Lanes	Existing[1]	Year	Projects	Growth	Total	Divers.	Bkgd.	Std?	Project	(2028)	Volume	Std?
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	32	2024	338	1	339	29	400	Yes	67	467	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	64	2024	433	3	436	67	567	Yes	64	631	1,960	Yes
	140th to Avocado Blvd	EB	2L	32	2024	296	1	297	29	358	Yes	57	415	880	Yes
	140th to Avocado Blvd	WB	2L	64	2024	378	3	380	67	511	Yes	55	566	880	Yes
Persimmon Blvd	Seminole Pratt to Ilex Way	EB	4LD	247	2024	290	10	300	-	547	Yes	43	590	1,960	Yes
	Seminole Pratt to Ilex Way	WB	4LD	243	2024	201	10	211	-	454	Yes	42	496	1,960	Yes
	Ilex Way to Town Center Pkwy N	EB	2L	247	2024	344	10	354	-	601	Yes	37	638	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	243	2024	238	10	248	-	491	Yes	35	526	880	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	NB	4LD	1,587	2024	807	64	871	-	2,458	Yes	97	2,555	3,320	Yes
	Okeechobee Blvd to Sycamore Dr	SB	4LD	1,112	2024	647	45	692	-	1,804	Yes	100	1,904	3,320	Yes
	Sycamore Dr to Persimmon Blvd	NB	4LD	1,337	2024	783	54	837	-	2,174	**NO**	103	2,277	1,960	**NO** Trans.Def; Needs 6L, 2940
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,178	2024	617	48	665	-	1,843	Yes	107	1,950	1,960	Yes
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,337	2024	610	54	664	-	2,001	**NO**	129	2,130	1,770	**NO** Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,178	2024	662	48	710	-	1,888	**NO**	134	2,022	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,337	2024	610	54	664	-	2,001	**NO**	100	2,101	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,178	2024	662	48	710	-	1,888	**NO**	97	1,985	1,770	**NO** Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	819	2024	416	33	449	(29)	1,239	Yes	94	1,333	1,960	Yes
	60th St to Orange Blvd	SB	4LD	866	2024	507	35	542	(67)	1,341	Yes	90	1,431	1,960	Yes
	Orange Blvd to Northlake Blvd	NB	4LD	714	2024	351	29	380	(57)	1,037	Yes	77	1,114	3,320	Yes
	Orange Blvd to Northlake Blvd	SB	4LD	725	2024	508	29	537	(133)	1,129	Yes	74	1,203	3,320	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 7A
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 2

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	4	0.45%	880	No
				WB	2.0%	3	0.34%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	31	3.52%	880	**YES**
				WB	20.0%	37	4.20%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	26	2.95%	880	No
				WB	17.0%	31	3.52%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	24	2.73%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	6	0.68%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	4	0.45%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	4	0.45%	880	(2)
				SB	2.0%	3	0.34%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	15	1.04%	1440	No
				WB	10.0%	18	1.25%	1440	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	4	0.45%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	8	0.91%	880	(2)
				WB	5.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	20	1.02%	1960	No
				WB	13.0%	24	1.22%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	17	1.93%	880	No
				WB	11.0%	20	2.27%	880	No
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	31	1.58%	1960	No
				SB	17.0%	26	1.33%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	55	1.46%	3760	No
				SB	30.0%	46	1.22%	3760	No
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	59	3.01%	1960	**YES**
				SB	32.0%	49	2.50%	1960	No
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	74	3.96%	1870	**YES**
				SB	40.0%	61	3.26%	1870	**YES**
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	46	2.46%	1870	No
				SB	30.0%	55	2.94%	1870	No
	60th Street to Orange Blvd	4LD	I	NB	28.0%	43	2.19%	1960	No
				SB	28.0%	52	2.65%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	35	0.93%	3760	No
				SB	23.0%	42	1.12%	3760	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 7B
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 2

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	7	0.80%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	67	7.61%	880	**YES**
				WB	20.0%	64	7.27%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	57	6.48%	880	**YES**
				WB	17.0%	55	6.25%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	43	4.89%	880	No
				WB	13.0%	42	4.77%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	10	1.14%	880	(2)
				SB	3.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	7	0.80%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	6	0.68%	880	(2)
				SB	2.0%	7	0.80%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	33	2.29%	1440	No
				WB	10.0%	32	2.22%	1440	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	7	0.80%	880	No
				WB	2.0%	6	0.68%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	17	1.93%	880	(2)
				WB	5.0%	16	1.82%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	43	2.19%	1960	No
				WB	13.0%	42	2.14%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	37	4.20%	880	**YES**
				WB	11.0%	35	3.98%	880	**YES**
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	55	2.81%	1960	No
				SB	17.0%	57	2.91%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	97	2.58%	3760	No
				SB	30.0%	100	2.66%	3760	No
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	103	5.26%	1960	**YES**
				SB	32.0%	107	5.46%	1960	**YES**
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	129	6.90%	1870	**YES**
				SB	40.0%	134	7.17%	1870	**YES**
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	100	5.35%	1870	**YES**
				SB	30.0%	97	5.19%	1870	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	94	4.80%	1960	**YES**
				SB	28.0%	90	4.59%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	77	2.05%	3760	No
				SB	23.0%	74	1.97%	3760	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 8A
Westlake Free-Standing Discount Superstore
Test 2 Link Analysis - AM Peak Hour

				AM PEAK HOUR											
					Count	Committed Dev. Analysis[2]			SR 7	Total	Meets		Total	Service	Meets
Roadway	Link	Dir	Lanes	Existing[1]	Year	Projects	Growth	Total	Divers.	Bkgd.	Std?	Project	(2030)	Volume	Std?
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	103	2024	478	6	484	76	663	Yes	31	694	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	26	2024	273	2	274	19	319	Yes	37	356	1,960	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	NB	4LD	1,235	2024	626	76	702	-	1,937	Yes	59	1,996	1,960	**NO** Prop Share Required
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,235	2024	830	76	906	-	2,141	**NO**	74	2,215	1,870	**NO** Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,408	2024	703	87	790	-	2,198	**NO**	61	2,259	1,870	**NO** Trans.Def; Needs 6L, 2680

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 8B
Westlake Free-Standing Discount Superstore
Test 2 Link Analysis - PM Peak Hour

				PM PEAK HOUR											
					Count	Committed Dev. Analysis[2]			SR 7	Total	Meets		Total	Service	Meets
Roadway	Link	Dir	Lanes	Existing[1]	Year	Projects	Growth	Total	Divers.	Bkgd.	Std?	Project	(2030)	Volume	Std?
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	32	2024	380	2	382	29	443	Yes	67	510	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	64	2024	505	4	509	67	640	Yes	64	704	1,960	Yes
	140th to Avocado Blvd	EB	2L	32	2024	331	2	333	29	394	Yes	57	451	880	Yes
	140th to Avocado Blvd	WB	2L	64	2024	438	4	442	67	573	Yes	55	628	880	Yes
Persimmon Blvd	Ilex Way to Town Center Pkwy N	EB	2L	247	2024	382	15	398	-	645	Yes	37	682	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	243	2024	267	15	282	-	525	Yes	35	560	880	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	NB	4LD	1,337	2024	1,135	82	1,217	-	2,554	**NO**	103	2,657	1,960	**NO** Trans.Def; Needs 6L, 2940
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,178	2024	898	72	970	-	2,148	**NO**	107	2,255	1,960	**NO** Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,337	2024	894	82	976	-	2,313	**NO**	129	2,442	1,870	**NO** Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,178	2024	965	72	1,037	-	2,215	**NO**	134	2,349	1,870	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,337	2024	894	82	976	-	2,313	**NO**	100	2,413	1,870	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,178	2024	965	72	1,037	-	2,215	**NO**	97	2,312	1,870	**NO** Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	819	2024	603	50	653	(29)	1,443	Yes	94	1,537	1,960	Yes
	60th St to Orange Blvd	SB	4LD	866	2024	734	53	787	(67)	1,586	Yes	90	1,676	1,960	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 9A
Westlake Free-Standing Discount Superstore
Proportionate Share Analysis (1)

								AM PEAK HOUR - TEST 2					
Roadway	Link	Exist/ Bkgd Lanes	Dir	Service Volume	Prop. Lanes	New Service Volume	Capacity Created	2027 Bkgd Traffic	Bkgd Def.	Project Traffic	2027 Total Traffic	Req'd Project Mitig. (2)	Project Share Of Cost
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	NB	1960	6LD	2940	980	1937	-23	59	1996	36	3.7%
			SB	1960		2940	980	0	0	0	0	0	0.0%

				PEAK HOUR SUMMARY	
Roadway	Link	Exist/ Bkgrd Lanes	Dir	Highest Share of Cost	Project Share of Link Improvement
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	NB	3.7%	**1.8%**
			SB	0.0%	

(1) See Exhibit 8A for traffic volume data.
(2) This will be '0' for insignificant impact, undercapacity links, or Transportation Deficiencies.

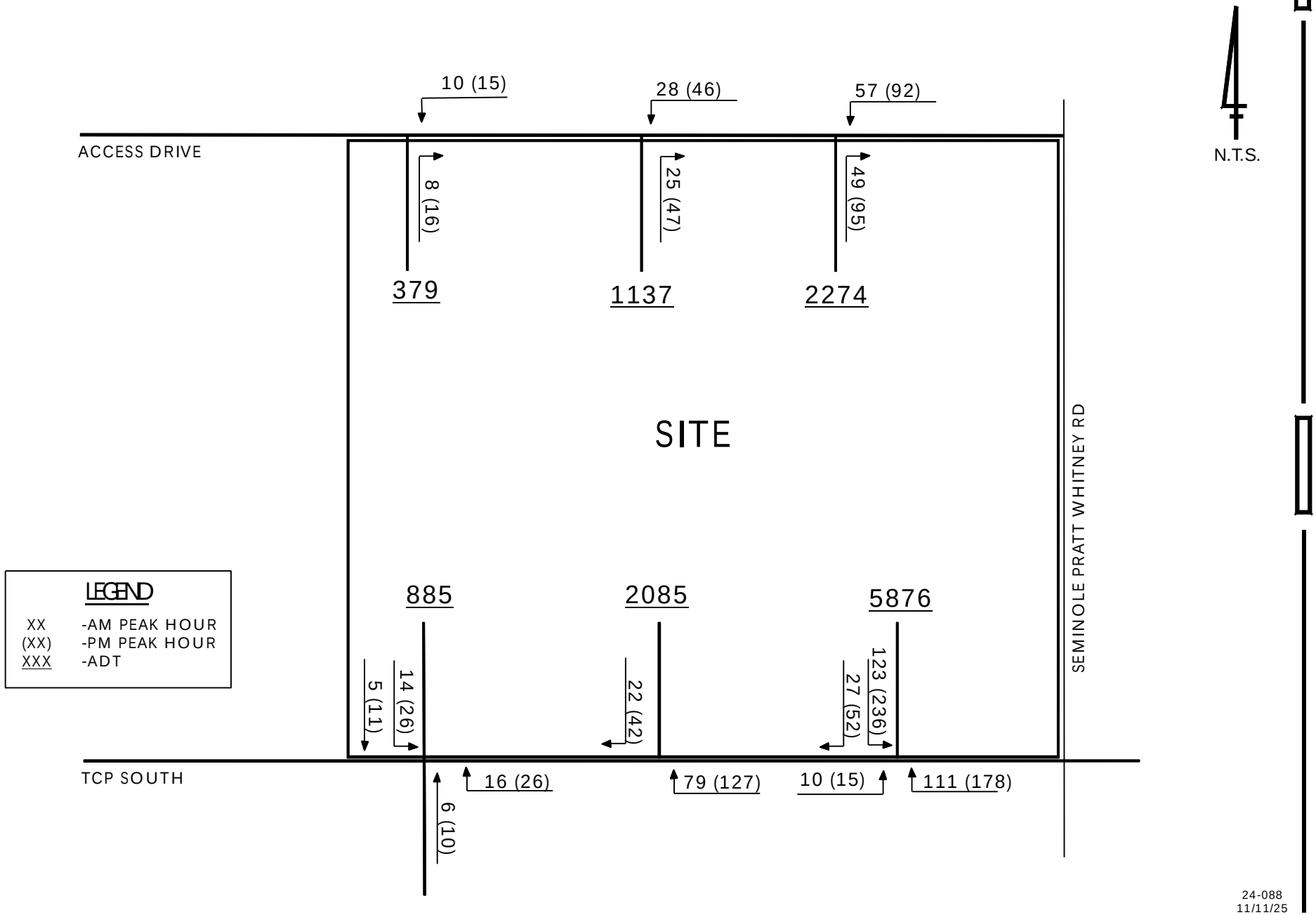
Exhibit 9B
Westlake Free-Standing Discount Superstore
Proportionate Share Cost Estimates

Roadway	Link	Exist/ Bkgrd Lanes	Prop Lanes	Length (feet)	Source/ Road Type	Estimated Cost of Improvement								Project Share Of Cost	Project Cost
						Link Constr.(1)	Mast Arms	Design 20%	PBC Des. 20%	CEI 11%	R/W	Permits	Total		
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	6LD	5660	Urban	$ 9,972,389	$ 600,000	$ 1,994,478	$ 398,896	$ 1,096,963	N/A	$ 10,000	$ 14,072,726	**1.8%**	$ 258,479

Total:	**$ 258,479**

(1) FDOT Long Range Estimates (LRE) dated October 2024:

Road Improvement	Construction Cost Per Mile
Urban: 4LD to 6LD	$ 9,302,865



24-088
11/11/25

WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

EXHIBIT 10
PROJECT DRIVEWAY VOLUMES

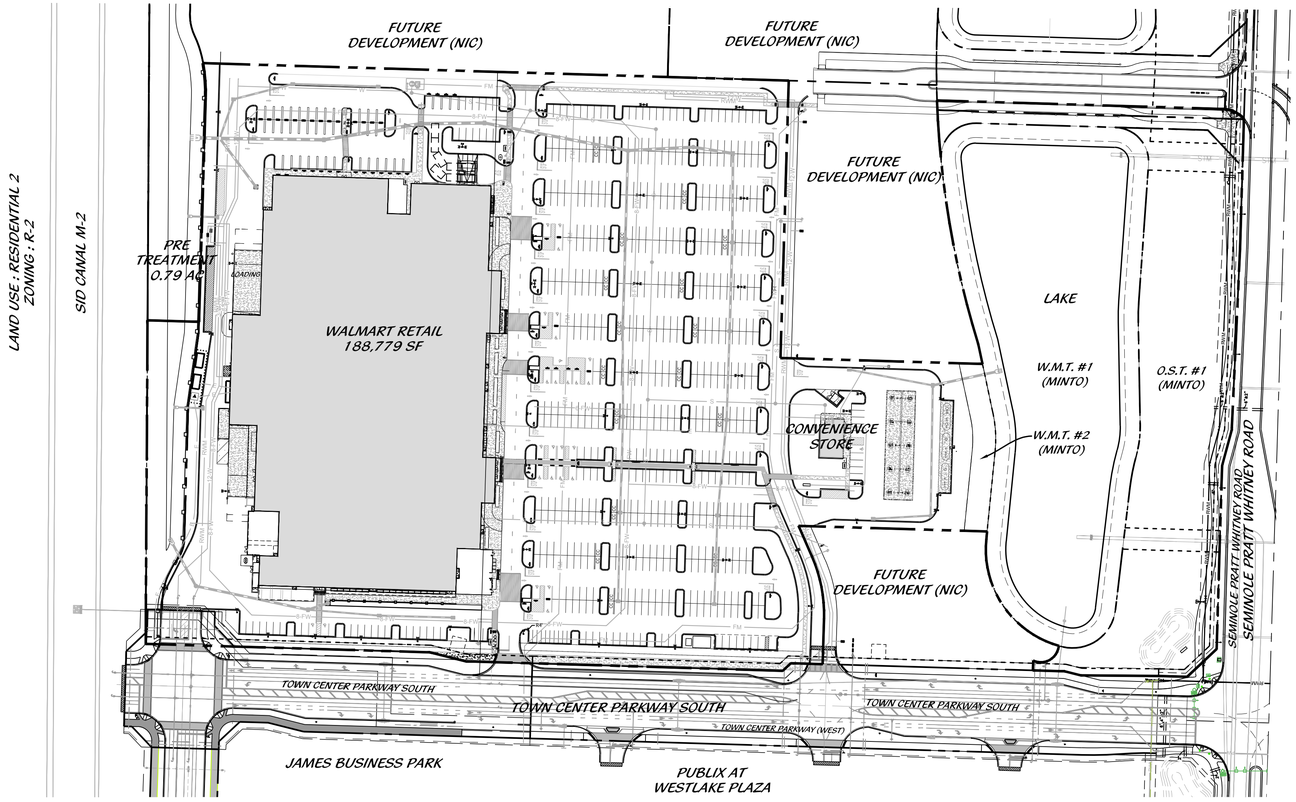
PTC

Exhibit 11
Westlake Free-Standing Discount Superstore
Project Phasing

	Prop Share - Seminole Pratt Whitney Rd from Sycamore Dr to Persimmon Blvd (4LD to 6LD)					Potential Development Scenarios (1)		
Based on Impact	% Assignment to Link	32.0%				Gas Station w/ C-Store	20	FP
	Phased Volume Allowed on Link (1% of 1960)	19					1,618	SF
	Phased New External Peak Hour Directional Trips Allowed	59						
Based on capacity		**AM - NB**	**AM - SB**	**Test 1 PM - NB**	**Test 2 PM - SB**			
	Existing	1,235						
	Year 2030	1,996						
	Reserve (1960 - Existing)	725						
	Total Growth	761				**PHASING CONDITION**		
	% Growth Allowed (Reserve/Total Growth)	95%						
	Net New External Peak Hour Directional Trips Generated	184						
	Phased New External Peak Hour Directional Trips Allowed	**175**						

APPENDIX A

WALMART AT WESTLAKE



SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	CONTEXT PLAN
SHEET 3	DETAILED SITE PLAN
SHEET 4	DETAILED SITE PLAN
SHEET 5	SITE DETAILS

PROJECT TEAM

PROPERTY OWNER:
MINTO PBLH LLC
4400 W SAMPLE RD, STE 200
POMPANO BEACH, FL 33073
PH: 951-935-6511

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

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

ARCHITECT:
HFA-AE, LTD.
3246 EAST RIDGEVIEW ST.
SPRINGFIELD, MO 65804
C 479-721-9049
D 479-360-6265
O 479-273-7780,130

CIVIL ENGINEER:
CPH ENGINEERS
200 BELFORT ROAD, SUITE 220,
JACKSONVILLE, FL, 32256
PHONE: 904-332-0999

SURVEYOR:
CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 10
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-750-1452

TRAFFIC ENGINEER:
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY,
SUITE 111
WEST PALM BEACH, FL 33411-6700
PHONE: 561-296-9698

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

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

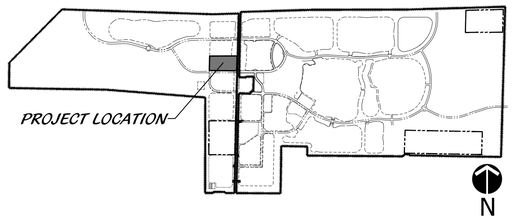
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

LEGAL DESCRIPTION

DESCRIPTION: POD G NORTH PARCEL G AND PARCEL H BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°20'11"W., ALONG THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, ALSO BEING THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS, A DISTANCE OF 814.19 FEET; THENCE S.89°39'49"E., DEPARTING SAID WEST BOUNDARY LINE OF WESTLAKE POD G - NORTHAND SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 75.61 FEET TO THE POINTOF BEGINNING; THENCE S.88°17'08"E., ALONG THE SOUTH BOUNDARY LINE OFWESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND125, OF SAID PUBLIC RECORDS AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF818.62 FEET; THENCE S.01°42'52"W., DEPARTING SAID SOUTH BOUNDARY LINE AND SAIDEASTERLY EXTENSION, A DISTANCE OF 387.77 FEET; THENCE S.88°17'08"E., A DISTANCEOF 282.42 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT DRAINAGEEASEMENT 6, AS RECORDED IN OFFICIAL RECORDS BOOK 32693, PAGE 784, OF SAIDPUBLIC RECORDS; THENCE N.11°59'06"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 26.07 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OFN.72°49'35"E., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLYBOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF15°07'55", A DISTANCE OF 346.73 FEET TO A POINT OF A NON-TANGENT INTERSECTION;THENCE S.88°17'08"E., DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF400.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST,HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAIDCURVE, THROUGH A CENTRAL ANGLE OF 46°28'09", A DISTANCE OF 32.44 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND A POINT ON THE WEST LINE OF THAT EXISTING
RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSE BEING ALONG SAID WEST LINE: 1) S.01°42'52"W., A DISTANCE OF 182.93 FEET; 2) THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; 4) THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; 5) THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; 6) THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; 7) THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.89°35'54"W., A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W., A DISTANCE OF 44.78 FEET; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", A DISTANCE OF 13.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.25°23'58"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°47'30", A DISTANCE OF 43.54 FEET TO A POINT OF TANGENCY; THENCE N.15°36'27"E., A DISTANCE OF 4.86 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID DRAINAGE EASEMENT 6 AND TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF N.15°36'27"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°10'10", A DISTANCE OF 195.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.05°41'48"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 11.02 FEET; THENCE N.88°17'08"W., DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 263.54 FEET; THENCE S.23°32'08"E., A DISTANCE OF 47.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 88.14 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 63.86 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.88°17'08"W., A DISTANCE OF 44.35 FEET; 2) THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.88°17'08"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), PERSIMMON BOULEVARD WEST - PLAT 2, AS RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), A DISTANCE OF 397.67 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH; THENCE N.00°20'11"E., ALONG SAID WEST BOUNDARY LINE WESTLAKE POD G - NORTH, A DISTANCE OF 452.20 FEET; THENCE S.88°17'08"E., DEPARTING SAID WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, A DISTANCE OF 71.97 FEET; THENCE N.01°42'52"E., A DISTANCE OF 311.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING.
CONTAINING: 1,057,874 SQUARE FEET OR 24.285 ACRES, MORE OR LESS.

LOCATION MAP



Cover Page

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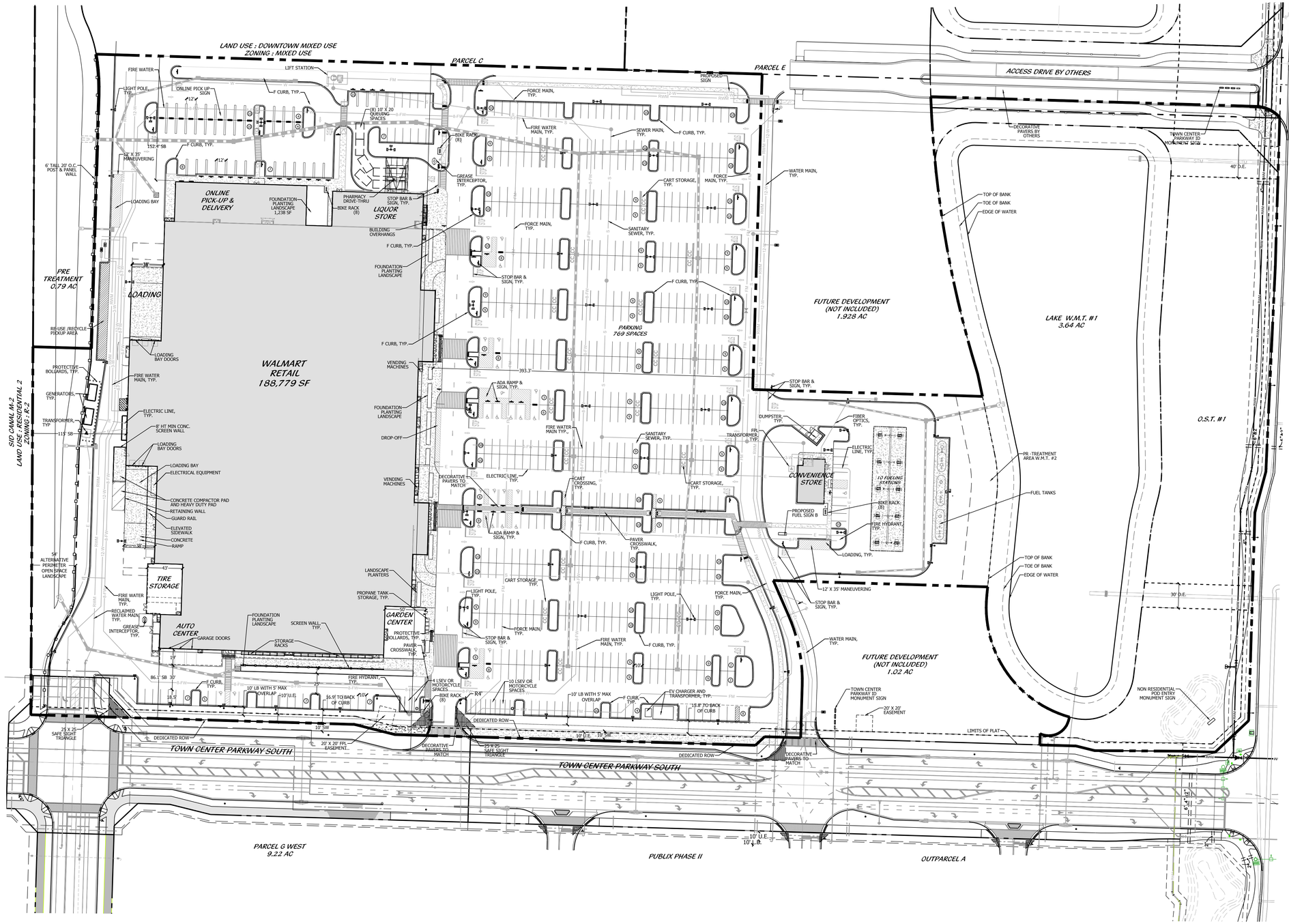
No.	Date	Revision

Designed:	DEH
Drawn:	JCO
Checked:	
Job No.:	24-0905
Date: 11-14-2025	© 2025

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.0



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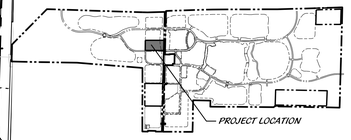
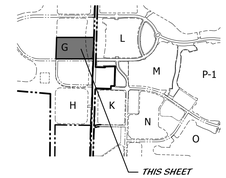


KEY MAP



LEGEND

SID:	SEMINOLE IMPROVEMENT DISTRICT
ROW:	RIGHT OF WAY
AC:	ACRES
UE:	UTILITY EASEMENT
DE:	DRAINAGE EASEMENT
LAE:	LIMITED ACCESS EASEMENT
TTD:	TRADITIONAL TOWN DEVELOPMENT
ESMT:	EASEMENT
CL:	CENTER LINE
SW:	SIDEWALK
PBC:	PALM BEACH COUNTY
LME:	LAKE MAINTENANCE EASEMENT
CC:	CART CORRAL
TCP:	TOWN CENTER PARKWAY
TYP:	TYPICAL
LB:	LANDSCAPE BUFFER
LS:	LANDSCAPE AREA
FH:	FIRE HYDRANT
CB:	DRAINAGE CATCH BASIN
PROP:	PROPOSED
OH:	VEHICULAR OVER HANG
RPE:	RURAL PARKWAY EASEMENT
SPW:	SEMINOLE PRATT WHITNEY
WMT:	WATER MANAGEMENT TRACT
NIC:	NOT INCLUDED

Context Plan

0' 60' 120' 180' 240'

Scale: 1" = 60'

North

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Plans Prepared By:
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Land Planners
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-26000535

No.	Date	Revision

Designed:	DEH
Drawn:	JCO
Checked:	
Job No.:	24-0905
Date: 11-14-2025	© 2025

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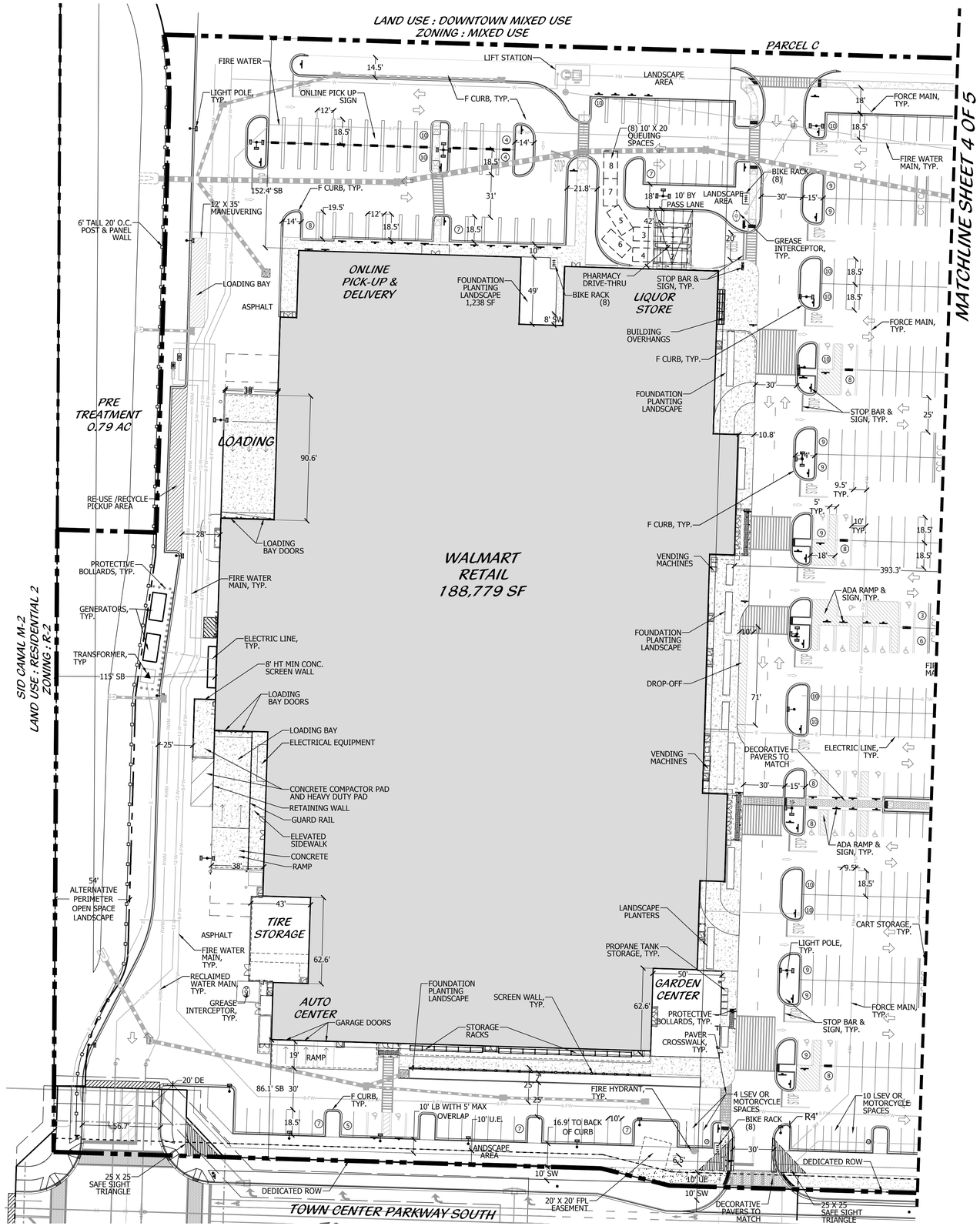
Sheet No.
C1.1



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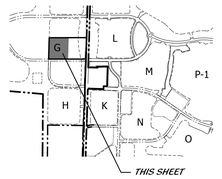

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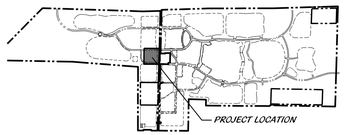

SITE DATA

NAME OF APPLICATION	WESTLAKE WALMART
APPLICATION NUMBER	SPR-2025-01
PROJECT NUMBER	CH 24-0905
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE/	
01 43 40	
PROPERTY CONTROL NUMBER	77-40-43-01-00-0001010
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	COMMERCIAL / RETAIL CENTER

PARCEL G SITE DATA — **24.29 AC** — **1,057,854.65 SF**

SITE DATA	**SF**	**AC.**	**%**	
TOTAL SITE AREA	1,057,855	24.29	100	
TOTAL BUILDING LOT COVERAGE	204,212	4.69	19%	*Note 2

BUILDING DATA		
WALMART SUPER CENTER	188,779	SF
CONVENIENCE STORE WITH GAS(10 PUMPS)	1,618	SF
TOTAL BUILDING AREA	**190,397**	**SF**
NO OF FLOORS	**1**	
PROPOSED BUILDING HEIGHT	**30'-8"**	**FEET**
MAX BUILDING HEIGHT FOR MU	**120**	**FEET**
BUILDING LOT COVERAGE	**4.69**	**ACRES** **19.30%**
MAXIMUM LOT COVERAGE	**45%**	
PERVIOUS SITE AREA	**35.94%**	
MINIMUM PERVIOUS AREA	**25%**	
MINIMUM BUILDING SEPERATION	**20**	**FEET**

PARKING DATA	**REQ(SPACES)**	**PROV(SPACES)**	
GENERAL RETAIL SALES (1/300SF)	629	760	
CONVENIENCE STORE WITH GAS (1/240 SF + 1 PER PUMP ISLAND)	12	10	
SUB TOTAL PARKING SPACES	**641**	**770**	
ADA (INCLUDED IN TOTAL)		*19*	
ONLINE PICK-UP & DELIVERY	*0*	*43*	
LSEV GOLF CART PARKING 2% OF REQUIRED	*13*	*14*	
EV CHARGING STATIONS 2% OF REQUIRED	*0*	*8*	
LOADING (12' x 35')	4	7	*NOTE 4
QUEING SPACES		8	*NOTE 5
BIKE PARKING 5% OF REQUIRED	*31*	*32*	

AREA CALCULATION	**SF**	**AC**	**%**
BUILDING FOOTPRINT	190,397	4.37	18.00%
VEHICULAR USE AREA	438,930	10.08	41.49%
SIDEWALKS & PLAZAS	34,545	0.79	3.27%
FOUNDATION PLANTING AREA	4,016	0.09	0.38%
DRY PRETREATMENT AREA	28,342	0.65	2.68%
LAKE SURFACE AREA	110,271	2.53	10.42%
INTERIOR LANDSCAPE AREA	251,355	5.77	23.76%
TOTAL	**1,057,855**	**24.29**	**100%**

SETBACKS	**Required**	**PROV**
FRONT (EAST)	20'	99.3'
REAR (WEST)	10'	115'
SIDE (SOUTH)	10'	86.1'
SIDE (NORTH)	10'	154.4'

1. NOTE: SITE PLAN BASED ON SURVEY BY GEOPOINT PSM
2. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30" ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS
3. NOTE: GREEN SPACE CALCULATION EXCEED THE 25% MIN REQUIREMENT.
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5. NOTE: THE MINIMUM NUMNER OF 10' X 20' QUEUING SPACES FOR PHARMACY IS 3 SPACES
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LEGEND

SID:	SEMINOLE IMPROVEMENT DISTRICT	TCP:	TOWN CENTER PARKWAY
ROW:	RIGHT OF WAY	TYP:	TYPICAL
AC:	ACRES	LB:	LANDSCAPE BUFFER
UE:	UTILITY EASEMENT	LS:	LANDSCAPE AREA
DE:	DRAINAGE EASEMENT	FH:	FIRE HYDRANT
LAE:	LIMITED ACCESS EASEMENT	CB:	DRAINAGE CATCH BASIN
TTD:	TRADITIONAL TOWN DEVELOPMENT	PROP:	PROPOSED
ESMT:	EASEMENT	OH:	VEHICULAR OVER HANG
CL:	CENTER LINE	RPE:	RURAL PARKWAY EASEMENT
SW:	SIDEWALK	SPW:	SEMINOLE PRATT WHITNEY
PBC:	PALM BEACH COUNTY	WMT:	WATER MANAGEMENT TRACT
LME:	LAKE MAINTENANCE EASEMENT	NIC:	NOT INCLUDED
CC:	CART CORRAL		

PDR CHART

TABLE 3-12: MU District Non- Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%	25%
Medical Uses	43560	20	10	10	20	45%	25%

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

Site Plan

0' 40' 80' 120' 160'

Scale: 1" = 40'

North

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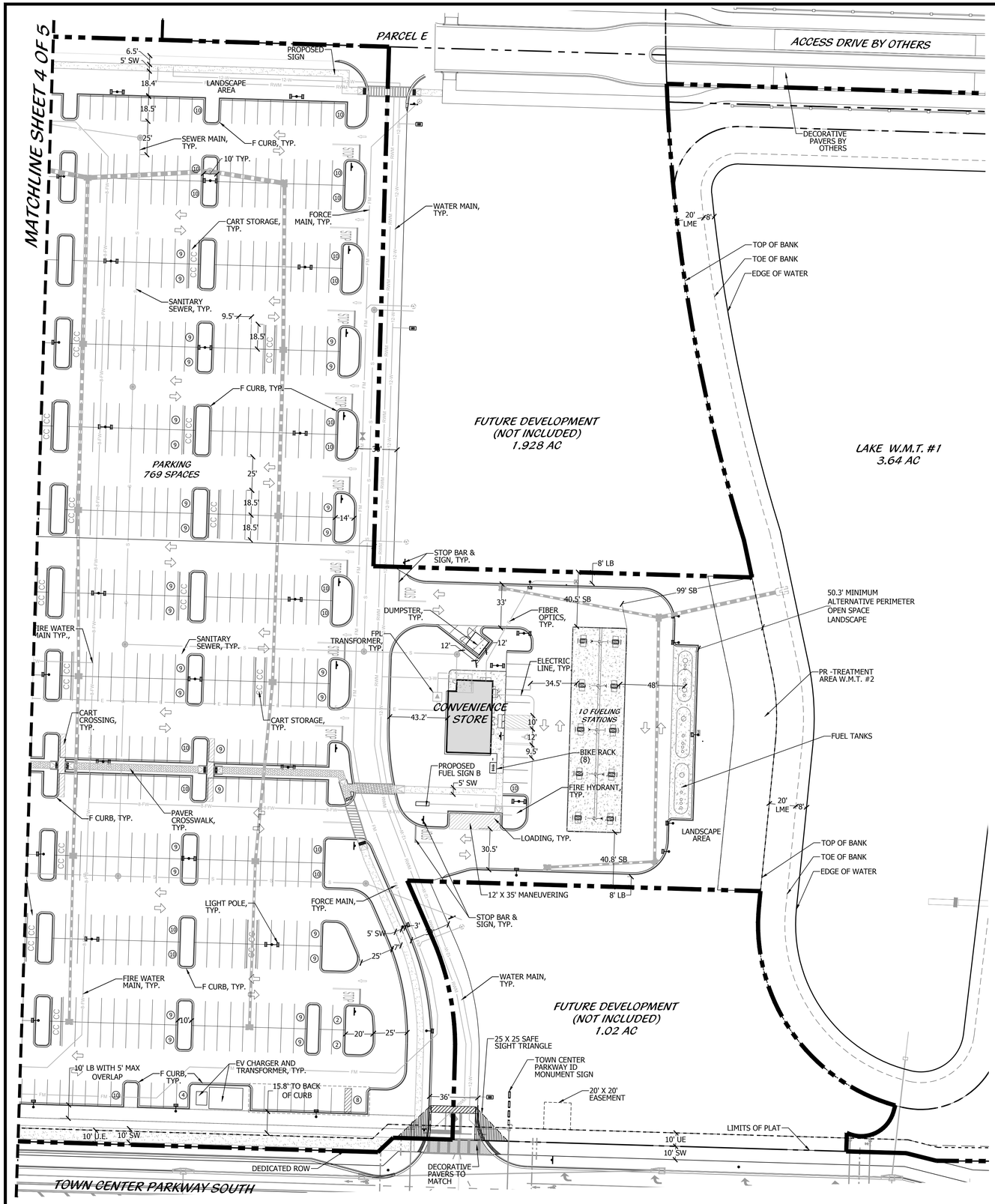

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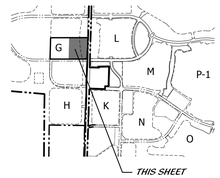

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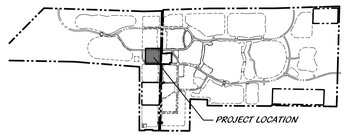

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TTD:	TRADITIONAL TOWN DEVELOPMENT	PROP:	PROPOSED
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CL:	CENTER LINE	RPE:	RURAL PARKWAY EASEMENT
SW:	SIDEWALK	SPW:	SEMINOLE PRATT WHITNEY
PBC:	PALM BEACH COUNTY	WMT:	WATER MANAGEMENT TRACT
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PDR CHART

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

Site Plan

0' 40' 80' 120' 160'

Scale: 1" = 40'

North

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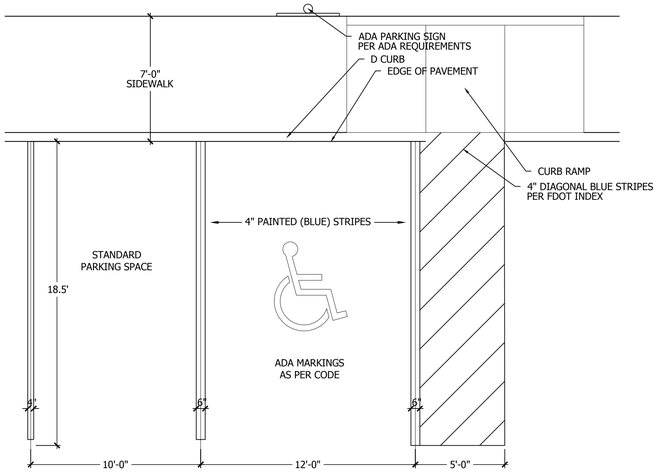
Sheet No.
C1.3

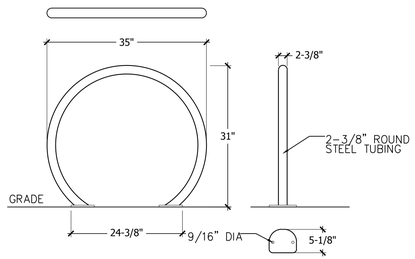
STANDARD AND ADA PARKING DETAIL

NTS



BIKE RACK DETAIL

NTS

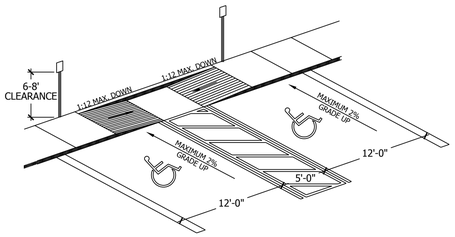


CIRCULAR BIKE RACK, EMBEDDED (OR EQUAL)

BELSON OUTDOORS
MODEL - CBBR-2CR-SS
STAINLESS STEEL, SURFACE MOUNT
WWW.BELSON.COM

ADA RAMP DETAIL

NTS



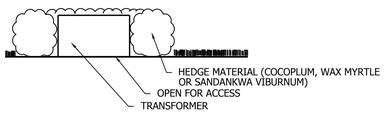
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

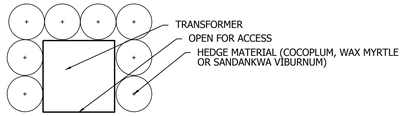
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



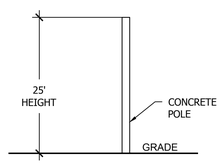
PLAN VIEW



PARKING LOT LIGHT DETAIL

BEACON- VIPER L STRIKE

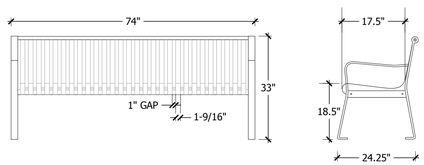
NTS



BENCH DETAIL

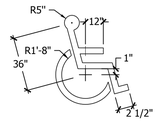
NTS

BELSON OUTDOORS
MODEL - CBPB-6SB-BK
WWW.BELSON.COM



ADA SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

ADA SIGN DETAIL

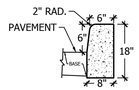
NTS

COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

D CURB DETAIL

NTS



F CURB DETAIL

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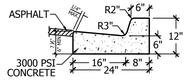
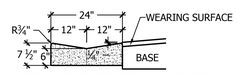


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB DETAIL

NTS

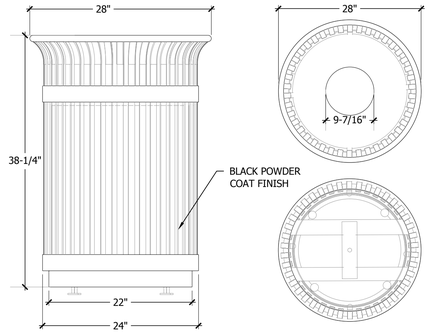


NOTE: SAWCUTS REQUIRED AT 10' CENTERS

TRASH CAN DETAIL

NTS

BELSON #CBTR-FT-BK
ALL STEEL TRASH RECEPTACLE,
WWW.BELSON.COM



Site Details

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Sheet No.
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Land Use: 813
Free-Standing Discount Superstore

Description

A discount superstore is similar to a free-standing discount store described in Land Use 815 with the exception that it also contains a full-service grocery department under the same roof that shares entrances and exits with the discount store area. These stores usually offer a variety of customer services, centralized cashiering, and a wide range of products. They typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center or service station, or as a part of a shopping center, with or without their own dedicated parking area. Freestanding discount store (Land Use 815) is a related use.

Additional Data

A garden center contained within the principal outside faces of the exterior building walls is included in the reported gross floor area. An outdoor or fenced-in area outside the principal faces of the exterior walls is excluded. Several sites included in this land use indicate the presence of fenced/covered space.

A Texas Transportation Institute study titled “Nationwide Discount Supercenter Study” published in 2008 provides information on trip generation rates for what the study defines as “typical” and “peak” seasons. The peak season is defined as the period between the week after Thanksgiving and the week prior to Christmas. The typical season is defined as September through mid-November when sales transactions are close to the annual average. The following are their key findings:

- Weekday trip generation rates are similar in both seasons
- Saturday trip generation rates are 13 to 20 percent higher during the peak season than the typical season
- Sunday trip generation rates are 6 to 10 percent higher during the peak season

The weighted average truck trip generation rates from approximately 30 sites surveyed for this land use are summarized in the table below. The average gross floor area of these facilities is 206,000 square feet.

Day/Time Period	Weighted Average Truck Trip Generation Rate (Trip ends per 1,000 square feet)
Weekday	0.87
Weekday AM Peak Hour of Adjacent Street Traffic	0.05
Weekday PM Peak Hour of Adjacent Street Traffic	0.03
Weekday AM Peak Hour of Generator	0.06
Weekday PM Peak Hour of Generator	0.04
Saturday	0.59
Saturday Peak Hour of Generator	0.04
Sunday	0.43
Sunday Peak Hour of Generator	0.02

To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space, and service stations in trip generation data submissions.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alabama, Arkansas, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Massachusetts, Minnesota, Missouri, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Texas, Virginia, West Virginia, and Wisconsin.

Source Numbers

354, 522, 577, 595, 607, 609, 612, 618, 625, 630, 636, 651, 652, 661, 731, 735, 851, 866, 946, 960, 1067, 1071, 1072

Free-Standing Discount Superstore
(813)

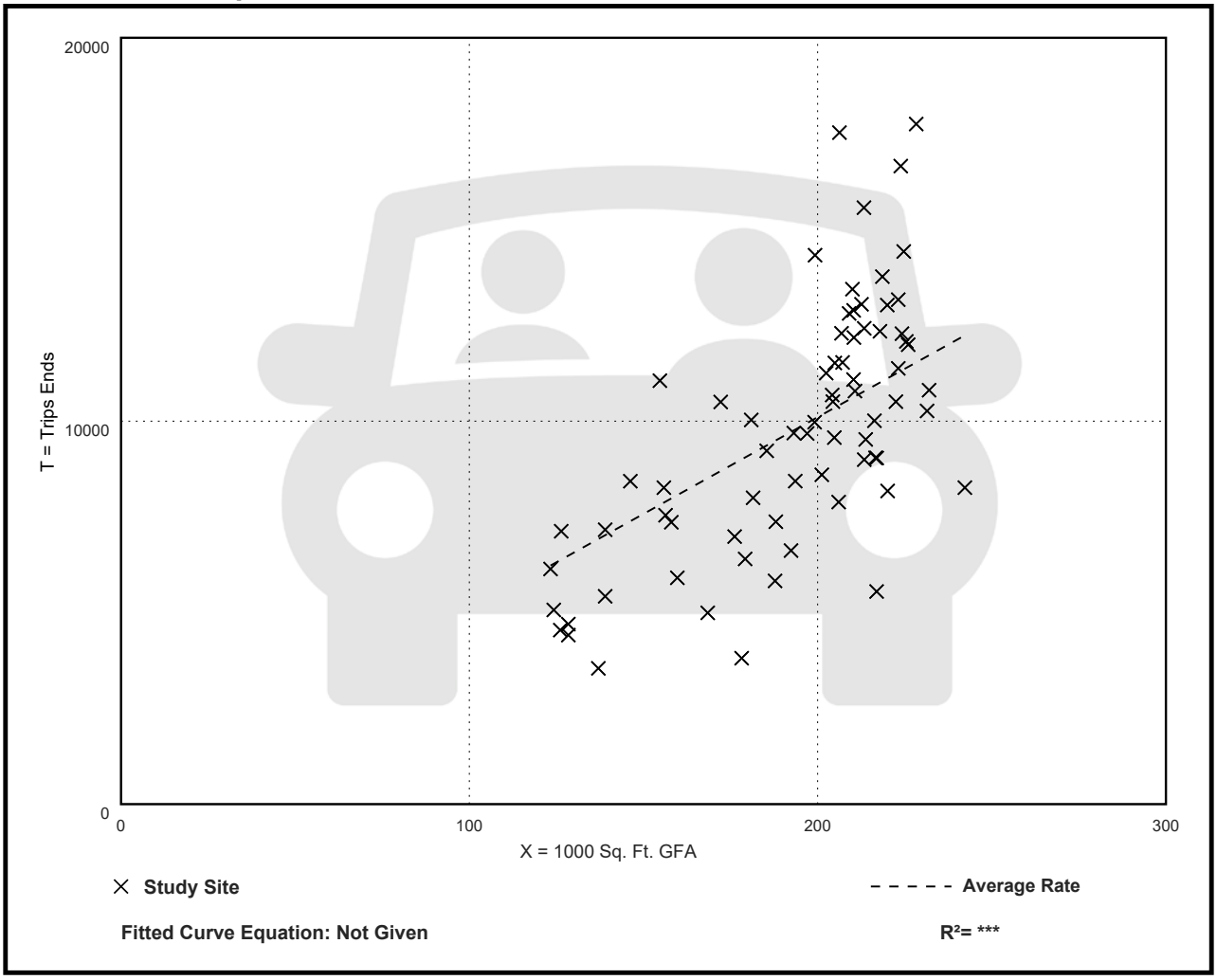
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 72
Avg. 1000 Sq. Ft. GFA: 193
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.52	21.39 - 85.01	12.61

Data Plot and Equation



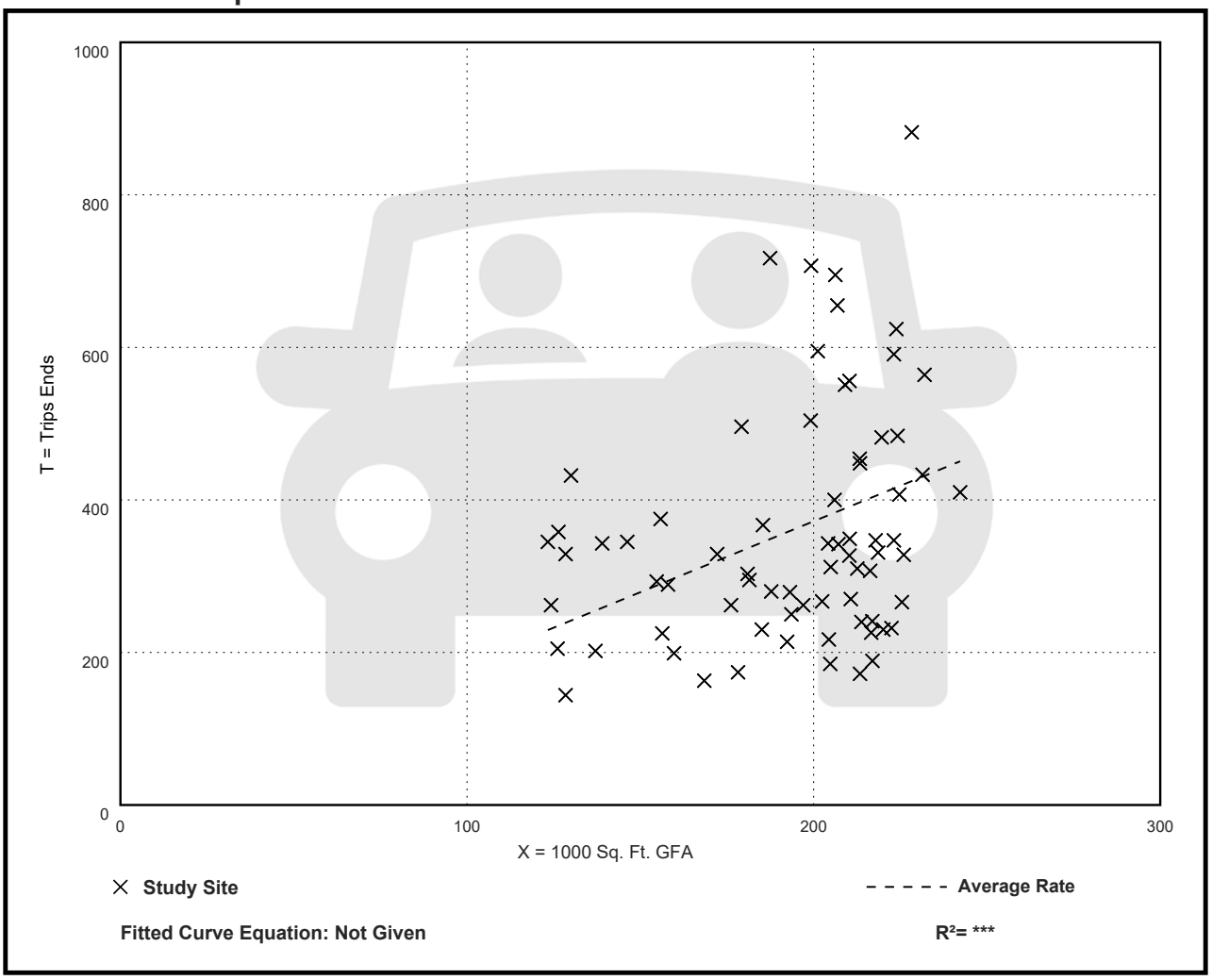
Free-Standing Discount Superstore
(813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 72
Avg. 1000 Sq. Ft. GFA: 193
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.86	0.81 - 3.86	0.75

Data Plot and Equation



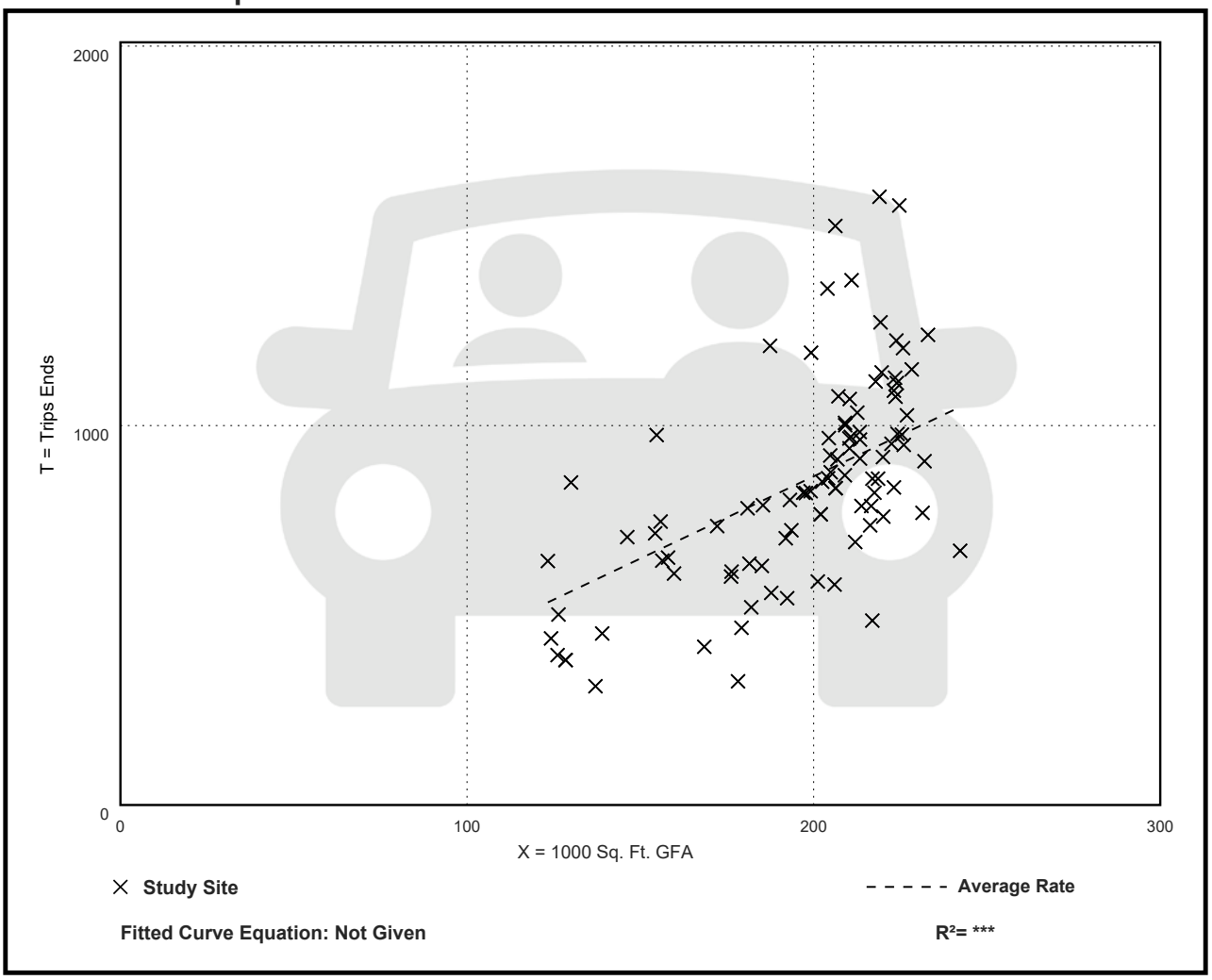
Free-Standing Discount Superstore
(813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 197
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.33	1.83 - 7.40	1.10

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	813
Land Use	Free-Standing Discount Superstore
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	19
Average Pass-By Rate	29%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
102	Ohio	1996	100	37	—	—	63	737	20
102	Ohio	1996	137	44	—	—	56	1714	20
130	Ohio	1996	204	43	—	—	57	1066	20
146	Ohio	1996	210	35	—	—	65	3346	20
167	Ohio	1996	172	32	—	—	68	1165	20
167	Ohio	1996	205	26	—	—	74	1771	20
173	Ohio	1996	158	17	—	—	83	1622	20
185	Illinois	2007	182	13	—	—	87	3957	28
199	Florida	2010	341	29	—	—	71	1360	9
204	Colorado	2007	180	14	—	—	86	3524	28
205	Kentucky	2007	196	32	—	—	68	7048	28
213	Iowa	2007	197	36	—	—	64	8411	28
213	Texas	2007	621	29	—	—	71	12523	28
216	Texas	2007	404	26	—	—	74	10832	28
217	Wisconsin	2007	490	25	—	—	75	8835	28
218	Ohio	1996	185	29	—	—	71	1764	20
220	Pennsylvania	2007	119	34	—	—	66	5809	28
222	California	2007	686	34	—	—	66	6910	28
226	Virginia	2007	286	24	—	—	76	13026	28

APPENDIX B

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES 2019	2020	2021	2022	2023	2024 DAILY VOL	DATE	DIR LOS STD	AM PEAK HOUR 2-WAY	NB/EB	SB/WB	PM PEAK HOUR 2-WAY	NB/EB	SB/WB
2802	PROSPERITY FARMS RD	Hood Rd	PGA Blvd	4D	20599	20348	17169	19045	18823	19493	2/6/2024	1960	1357	598	759	1784	990	828
2804	PROSPERITY FARMS RD	PGA Blvd	Burns Rd	5	27495	27697	24873	25837	26332	25929	2/6/2024	1770	1867	971	948	2291	1072	1261
2836	PROSPERITY FARMS RD	Burns Rd	Lighthouse Dr	2	17968	18111	16336	17245	17162	17286	2/20/2024	1102	1359	705	683	1465	691	791
2806	PROSPERITY FARMS RD	Lighthouse Dr	Northlake Blvd	2	17958		15339	16354	15008	16367	2/20/2024	1102	1231	546	697	1329	621	725
4637	PURDY LN	Jog Rd	Haverhill Rd	2	7814	9053	8751	8769	9186	8912	2/7/2024	880	665	212	471	814	453	507
4639	PURDY LN	Haverhill Rd	Military Tr	2	9810		9246		10873	10625	4/16/2024	880	779	529	268	946	392	554
2831	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	10186	10434	7267	8470	8401	8772	2/6/2024	880	661	454	263	807	344	469
3681	ROEBUCK RD	Haverhill Rd	Military Trail	2	9931	10231			11902	12538	4/16/2024	810	1187	696	540	1206	527	687
3414	SANSBURYS WAY	Belvedere Rd	Southern Blvd	2			15965	14390	15814	15430	2/13/2024	880	1301	807	522	1577	795	782
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	13423		11935		13769	14841	2/6/2024	1960	971	600	388	1402	876	581
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	13586	13009	11557		13078	12700	1/29/2024	1960	1026	387	639	1219	760	465
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	13636		11204		12486	12783	1/29/2024	1960	1086	444	648	1203	690	561
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	21693	21887	18695		20413	20102	1/22/2024	1860	1667	659	1008	1653	968	725
2406	SEMINOLE PRATT-WHIT	Northlake Blvd	Orange Bl	2	13848		14997	14714	17336	17938	4/2/2024	1140	1516	843	702	1402	714	725
2408	SEMINOLE PRATT-WHIT	Orange Bl	60Th St N	4D	17708	18316	20107	19608	20500	21956	4/2/2024	1960	2314	1163	1179	1677	819	866
3442	SEMINOLE PRATT-WHIT	60Th St N	Sycamore Dr E	4D	19875		21677	23921	29968	25934	4/8/2024	1960	2643	1235	1408	2515	1337	1178
3424	SEMINOLE PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	21565		23152	26778	31025	34983	2/28/2024	3320	3381	1089	2302	2680	1587	1112
3420	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	20676	21431	22543	23165	29368	30350	2/28/2024	1960	2451	862	1598	2357	1405	964
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	8237	7925	8110	7908	8340	8572	2/7/2024	880	733	403	330	794	350	447

Do not use 2021 counts in traffic analysis. However, Dec 2021 counts may be used as peak 2022 counts.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
22350	45th St	Village Bl	12/4/2023	12:00 PM	0	104	20	276	1	130	54	125	12	91	1226	97	5	348	1302	52	3843
22350	45th St	Village Bl	12/4/2023	4:45 PM	0	130	29	531	0	154	126	192	16	87	1377	296	3	829	1897	33	5700
22350	45th St	Village Bl	12/3/2020	7:30 AM	0	98	53	628	0	43	3	26	4	105	1374	76	0	238	1023	60	3731
22350	45th St	Village Bl	12/3/2020	12:00 PM	0	78	29	266	0	110	52	92	10	94	1050	113	10	326	1342	60	3632
22350	45th St	Village Bl	12/3/2020	4:45 PM	0	129	29	406	0	121	75	126	17	71	1303	157	2	455	1410	31	4332
22340	45th St	Walmart	6/30/2020	8:15 AM	0	2	0	5	0	150	0	47	2	22	1187	4	29	3	920	108	2479
22340	45th St	Walmart	6/30/2020	12:00 PM	0	5	0	6	0	254	0	74	3	51	1052	6	32	10	1128	171	2792
22340	45th St	Walmart	6/30/2020	4:45 PM	0	5	0	4	0	381	2	79	5	44	1153	0	55	3	1673	213	3617
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	7:15 AM	0	161	1391	59	0	41	912	111	0	111	0	142	0	27	0	10	2965
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	1:45 PM	0	77	626	18	0	16	786	49	0	52	0	89	0	34	0	38	1785
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	4:45 PM	0	27	843	21	0	13	1874	12	0	16	2	20	0	62	1	36	2927
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	7:45 AM	15	143	1895	0	0	0	2733	92	0	75	0	154	0	0	0	0	5107
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	11:00 AM	6	80	1898	0	2	0	1744	57	0	130	0	71	0	0	0	0	3988
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	4:45 PM	1	196	2464	0	0	0	2822	67	0	169	0	144	0	0	0	0	5863
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	7:45 AM	14	106	1787	0	0	0	2192	71	0	93	0	161	0	0	0	0	4424
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	11:00 AM	5	70	1200	0	0	0	1169	64	0	107	0	86	0	0	0	0	2701
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	4:45 PM	7	145	2348	0	3	0	2005	68	0	105	0	116	0	0	0	0	4797
21400	54th St	US-1/Broadway	10/30/2024	4:45 AM	0	12	827	8	0	23	1087	16	3	14	5	13	1	10	7	25	2051
21400	54th St	US-1/Broadway	10/30/2024	7:45 AM	0	1	740	8	0	12	941	4	2	6	2	8	0	15	3	19	1761
21400	54th St	US-1/Broadway	1/26/2021	7:45 AM	0	9	679	4	0	18	862	2	2	11	2	16	0	9	0	14	1628
21400	54th St	US-1/Broadway	1/26/2021	4:45 PM	0	28	1055	17	0	17	1016	16	8	37	4	15	0	13	4	38	2268
22075	60th St N	Royal Palm Beach Bl	12/18/2024	7:30 AM	0	16	429	8	0	926	646	1	0	3	91	9	0	2	9	316	2456
22075	60th St N	Royal Palm Beach Bl	12/18/2024	12:00 PM	0	2	545	6	0	361	592	1	0	8	24	2	1	6	11	378	1937

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
22075	60th St N	Royal Palm Beach Bl	12/18/2024	5:00 PM	0	15	855	8	0	843	1123	11	0	1	25	6	0	8	38	980	3913
22075	60th St N	Royal Palm Beach Bl	1/13/2022	7:30 AM	0	4	366	7	0	581	232	2	0	0	28	6	0	3	4	199	1432
22075	60th St N	Royal Palm Beach Bl	1/13/2022	5:00 PM	0	2	304	8	0	350	365	3	0	2	7	4	0	4	31	549	1629
22075	60th St N	Royal Palm Beach Bl	12/9/2020	7:00 AM	0	4	365	8	0	663	226	2	0	1	19	4	0	1	4	152	1449
22075	60th St N	Royal Palm Beach Bl	12/9/2020	4:00 PM	0	13	393	6	0	334	426	2	0	4	5	6	1	12	21	764	1987
22050	60th St N	Seminole Pratt Whitne	1/9/2024	7:00 AM	2	206	1038	0	2	0	862	8	2	21	0	311	0	0	0	0	2452
22050	60th St N	Seminole Pratt Whitne	1/9/2024	2:00 PM	4	152	655	0	1	0	714	16	0	14	0	273	0	0	0	0	1829
22050	60th St N	Seminole Pratt Whitne	1/9/2024	5:00 PM	4	267	874	0	2	0	768	29	0	12	0	234	0	0	0	0	2190
22050	60th St N	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	199	950	0	1	0	915	9	0	10	0	313	0	0	0	0	2397
22050	60th St N	Seminole Pratt Whitne	4/17/2023	2:00 PM	1	158	619	0	0	0	679	9	0	9	0	192	0	0	0	0	1667
22050	60th St N	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	235	848	0	1	2	763	16	1	12	0	164	0	0	0	0	2042
22050	60th St N	Seminole Pratt Whitne	9/29/2021	6:45 AM	0	175	956	0	2	0	1002	11	0	23	0	319	0	0	0	0	2488
22050	60th St N	Seminole Pratt Whitne	9/29/2021	2:00 PM	1	138	527	0	1	0	620	9	0	19	0	228	0	0	0	0	1543
22050	60th St N	Seminole Pratt Whitne	9/29/2021	5:00 PM	0	257	824	0	0	0	712	31	0	12	0	224	0	0	0	0	2060
22050	60th St N	Seminole Pratt Whitne	2/5/2020	6:45 AM	0	200	680	0	0	0	1002	21	0	19	0	349	0	0	0	0	2271
22050	60th St N	Seminole Pratt Whitne	2/5/2020	2:30 PM	0	106	622	0	0	0	360	11	0	15	0	83	0	0	0	0	1197
22050	60th St N	Seminole Pratt Whitne	2/5/2020	5:00 PM	0	181	802	0	0	0	631	11	0	21	0	206	0	0	0	0	1852
37875	6th Ave S	A St	10/11/2023	7:15 AM	0	197	203	35	0	57	144	301	1	182	890	82	1	17	1118	33	3261
37875	6th Ave S	A St	10/11/2023	2:45 PM	0	148	132	12	0	84	143	215	1	189	705	18	4	21	724	62	2458
37875	6th Ave S	A St	10/11/2023	4:45 PM	0	137	162	29	0	73	173	202	1	315	1354	40	1	35	888	42	3452
37850	6th Ave S	I 95 East	3/9/2020	7:15 AM	0	395	0	445	0	0	0	0	0	715	513	0	0	0	1139	440	3647
37850	6th Ave S	I 95 East	3/9/2020	12:00 PM	0	429	0	433	0	0	0	0	0	284	578	0	0	0	539	268	2531
37850	6th Ave S	I 95 East	3/9/2020	4:45 PM	0	917	0	667	0	0	0	0	3	615	872	0	0	0	950	364	4388

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	7:00 AM	3	40	1195	62	2	23	1649	33	0	21	13	37	0	264	11	53	3406
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	2:00 PM	1	57	950	68	9	54	996	50	0	23	31	90	0	121	19	35	2504
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	5:00 PM	0	95	1525	105	6	88	1404	42	0	47	54	129	0	165	37	41	3738
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	32	918	122	11	47	1072	51	1	33	13	45	0	239	13	99	2696
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	2:00 PM	0	22	779	100	22	89	743	60	0	30	10	55	1	124	17	42	2094
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	19	997	151	17	109	703	59	0	20	14	63	0	136	11	43	2342
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	6:45 AM	4	33	931	181	16	47	1170	63	0	35	9	24	0	292	20	85	2910
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	2:00 PM	0	18	638	119	13	88	694	63	1	21	9	47	0	133	14	53	1911
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	4:45 PM	0	14	1015	183	19	108	920	73	0	36	12	65	0	223	9	60	2737
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	6:45 AM	2	4	856	95	10	50	1031	6	0	0	0	3	0	224	3	25	2309
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	2:00 PM	0	4	538	76	11	52	593	20	0	0	1	4	0	102	0	35	1436
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	4:45 PM	0	2	971	80	14	47	675	1	0	1	0	7	0	163	0	50	2011
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	6:45 AM	1	9	837	199	10	57	1273	3	0	1	0	1	0	49	0	19	2459
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	5:00 PM	1	0	1372	86	19	36	862	4	0	2	1	9	0	181	0	21	2594
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	6:30 AM	0	2	831	63	23	39	1295	3	0	0	0	0	0	43	0	4	2303
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	2:30 PM	2	0	760	81	23	46	655	5	0	2	1	2	0	84	1	21	1683
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	5:00 PM	0	0	966	58	21	62	801	0	0	1	0	2	0	74	0	27	2012
27657	Persimmon Bl	SR 7	10/6/2022	7:00 AM	0	98	229	0	0	0	713	1	0	0	0	371	0	0	0	0	1412
27657	Persimmon Bl	SR 7	10/6/2022	5:00 PM	0	302	715	0	0	0	398	3	0	0	1	149	0	0	0	0	1568
27657	Persimmon Bl	SR 7	4/27/2021	7:00 AM	0	100	213	0	0	0	676	0	0	1	0	339	0	0	0	0	1329
27657	Persimmon Bl	SR 7	4/27/2021	5:00 PM	0	249	659	0	0	0	337	3	0	3	0	167	0	0	0	0	1418
14280	PGA Bl	Ave of the Champions	1/16/2024	7:30 AM	0	7	80	27	0	385	56	35	1	52	319	16	49	209	372	340	1948
14280	PGA Bl	Ave of the Champions	1/16/2024	12:00 PM	0	10	109	50	0	305	90	37	0	67	318	12	81	196	361	271	1907

APPENDIX C

14

CMA INTERSECTION ANALYSIS
INDIAN TRAILS GROVE
SEMINOLE PRATT WHITNEY ROAD AND PERSIMMON BOULEVARD

INPUT DATA

Comments: Lane Configuration per Minto West. 6LD from link Prop Share

Growth Rate = 0.50% Peak Season = 1.00 Current Year = 2017 Buildout Year = 2035

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

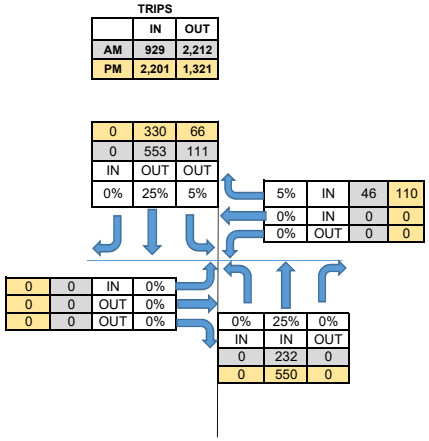
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	0	632	0	0	694	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	59	0	0	65	0	0	0	0	0	0	0
Minto Trips	59	521	113	80	658	43	26	39	26	344	59	242
Avenir Trips	0	199	0	0	179	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-40	0	0	-36	0	0	0	0	0	0	0
Major Projects Traffic	0	233	0	0	155	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	59	972	113	80	1021	43	26	39	26	344	59	242
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	232	0	111	553	0	0	0	0	0	0	46
Total	**59**	**1836**	**113**	**191**	**2268**	**43**	**26**	**39**	**26**	**344**	**59**	**288**
Approach Total		**2,008**			**2,502**			**91**			**691**	
CRITICAL VOLUME ANALYSIS												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	59	612	113	191	756	43	26	39	26	172	59	288
Right on Red			60			60			60			60
Overlaps Left			172			26			59			191
Adj. Per Lane Volume	59	612	0	191	756	0	26	39	0	172	59	37
Through/Right Volume		612			756			39			59	
Opposing Left Turns		191			59			172			26	
Critical Volume for Approach		803			815			211			85	
Critical Volume for Direction		815						211				
Intersection Critical Volume	**1,026**											
STATUS?	**UNDER**											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	0	847	0	0	587	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	80	0	0	55	0	0	0	0	0	0	0
Minto Trips	50	727	245	174	637	35	98	178	75	168	66	105
Avenir Trips	0	187	0	0	274	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-37	0	0	-55	0	0	0	0	0	0	0
Major Projects Traffic	0	234	0	0	258	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	50	1191	245	174	1169	35	98	178	75	168	66	105
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	550	0	66	330	0	0	0	0	0	0	110
Total	**50**	**2588**	**245**	**240**	**2086**	**35**	**98**	**178**	**75**	**168**	**66**	**215**
Approach Total		**2,883**			**2,361**			**351**			**449**	
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	50	863	245	240	695	35	98	178	75	84	66	215
Right on Red			60			60			60			60
Overlaps Left			84			98			50			240
Adj. Per Lane Volume	50	863	101	240	695	0	98	178	0	84	66	0
Through/Right Volume		863			695			178			66	
Opposing Left Turns		240			50			84			98	
Critical Volume for Approach		1103			745			262			164	
Critical Volume for Direction		1103						262				
Intersection Critical Volume	**1,365**											
STATUS?	**NEAR**											

Note:
Major project traffic based on link analysis
NB and SB from Link Analysis



04/06/2018
Revised 05/24/2018
Revised 06/25/2018
Revised 08/10/2018

TABLE 9
AM PEAK HOUR - TEST 1

2035 BUILD OUT
5 MILE RADIUS
AREAWIDE GROWTH RATE = **0.50%**
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = **929**
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = **2212**

ROADWAY	FROM	TO	DIR.	2017 AM PEAK HOUR TRAFFIC	PROJ. DIST.	AM PEAK HOUR PROJ. TRIPS	MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED LANES	BCGKD. IMPROV. REQUIRED SERV. VOL.	PROP. IMPROV. LANES	PROP. IMPROV. SERV. VOL.	TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC	TEST 1 - PART 1 10% OR MORE OF TOTAL TRAFFIC
60TH STREET	SITE	SEMINOLE PRATT WHITNEY[1]	EB	270	54%	1195	0		0	0	0	0		25	25	295	1490	2	I	880	NO			4D	1960	80.2%	YES
			WB	164	54%	502	0		0	0	0	0		15	15	179	681	2	I	880	YES					73.7%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	376	0		76	0	0	0		0	76	76	452	2	I	1140	YES					83.2%	YES
			WB	0	17%	158	0		19	0	0	0		0	19	19	177	2	I	1140	YES					89.3%	YES
	140TH AVENUE	ROYAL PALM BEACH BOULEVARD[1]	EB	20	15%	332	0		76	364	34	-7		2	469	489	821	2	I	880	YES					40.4%	YES
			WB	7	15%	139	0		19	381	37	-7		1	431	438	577	2	I	880	YES					24.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	526	10%	221	0		76	182	56	-11		49	352	878	1100	2	I	880	NO			4D	1960	20.1%	YES
			WB	128	10%	93	0		19	191	62	-12		12	272	400	493	2	I	880	YES					18.8%	YES
140TH STREET	NORTHLAKE BOULEVARD	ORANGE BOULEVARD[1]	NB	117	2%	44	0			11	100	-2		11	120	237	281	2	I	704	YES					15.7%	YES
			SB	198	2%	19	0			12	90	-2		19	119	317	335	2	I	704	YES					5.5%	NO
	ORANGE BOULEVARD	60TH STREET[1]	NB	83	2%	19	0			11	0	0		8	19	102	120	2	I	704	YES					15.4%	YES
			SB	135	2%	44	0			12	0	0		13	25	160	204	2	I	704	YES					21.7%	YES
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	JOG ROAD	EB	1650	7%	155	860			103	448	-21		155	1545	3195	3350	4D	I	1960	NO	8D	3940	8D	3940	4.6%	NO
COCONUT BOULEVARD	NORTHLAKE BOULEVARD	TEMPLE BOULEVARD	NB	1152	2%	44	342		-320	114	199	-23		108	420	1572	1616	2	I	880	NO	4D	1960	4D	1960	2.7%	NO
			SB	286	2%	19	79		-80	119	179	-24		27	300	586	604	2	I	880	YES					3.1%	NO
	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	757	2%	44	386		-320	103	187	-21		71	406	1163	1207	2	I	880	NO	4D	1960	4D	1960	3.7%	NO
			SB	410	2%	19	112		-80	107	168	-21		39	325	735	753	2	I	880	YES					2.5%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	206	3%	28	0			11	100	-2		19	128	334	362	2	I	880	YES					7.7%	NO
			SB	190	3%	66	0			12	90	-2		18	118	308	374	2	I	880	YES					17.7%	YES
	PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	SB	190	3%	66	0			80	0	0		18	98	288	354	2	I	880	YES					18.7%	YES
HAMLIN BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	223	18%	398	0			0	0	0		21	21	244	642	2	I	704	YES					62.0%	YES
			WB	43	18%	167	0			0	0	0		4	4	47	214	2	I	704	YES					78.0%	YES
NORTHLAKE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	921	23%	509	304		-152	364	299	-60		87	842	1763	2271	4D	I	1960	NO			6D	2940	22.4%	YES
			WB	281	23%	214	109		-38	381	269	-54		26	693	974	1188	4D	I	1960	YES					18.0%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	1414	19%	420	424		-152	364	412	-73	-302	133	806	2220	2640	4D	I	1960	NO	6D	2940	6D	2940	15.9%	YES
			WB	351	19%	176	176		-38	381	523	-76	-75	33	924	1275	1451	4D	I	1960	YES					12.2%	YES
	COCONUT BOULEVARD	IBIS ROAD	EB	2602	16%	354	883		-472	456	1334	-91	-758	244	1596	4198	4552	4D	I	1960	NO	8D+	4940	8D+	4940	7.8%	NO
			WB	538	16%	149	203		-118	477	1482	-95	-172	51	1828	2366	2514	4D	I	1960	NO	8D+	4940	8D+	4940	5.9%	NO
	IBIS ROAD	SR 7	EB	2861	15%	332	883		-472	433	1289	-87	-758	269	1557	4418	4750	4D	I	1960	NO	8D+	4940	8D+	4940	7.0%	NO
			WB	748	15%	139	203		-118	453	1432	-91	-172	70	1777	2525	2664	4D	I	1960	NO	8D+	4940	8D+	4940	5.2%	NO
	SR 7	BEELINE HIGHWAY	EB	2861	19%	420	2097			(4)	(4)	0	-758	269	1608	4469	4889	4D	UNI	3320	NO	6D	4980	6D	4980	8.6%	NO
			WB	748	19%	176	1745			(4)	(4)	0	-172	70	1643	2391	2568	4D	UNI	3320	YES					6.9%	NO
	BEELINE HIGHWAY	RYDER CUP BOULEVARD	EB	1560	12%	265	69			342	617	-68		147	1107	2667	2932	6D	I	2940	YES					9.1%	NO
	RYDER CUP BOULEVARD	STEEPLECHASE	EB	2088	8%	177	158			228	426	-46		196	962	3050	3227	6D	II	2680	NO	8D	3590	8D	3590	5.5%	NO
	STEEPLECHASE DRIVE	MILITARY TRAIL	EB	2463	7%	155	175			205	404	-41		231	974	3437	3592	6D	I	2940	NO	8D	3590	8D	3940	4.3%	NO
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	EB	515	7%	155	87			228	67	-13		48	417	932	1087	2	I	880	NO	4D	1960	4D	1960	14.2%	YES
			WB	453	7%	65	59			238	75	-15		43	400	853	918	2	I	880	NO	4D	1960	4D	1960	7.1%	NO
	B ROAD	F ROAD	EB	515	6%	133	84			216	67	-13		48	402	917	1050	2	I	880	NO	4D	1960	4D	1960	12.7%	YES
			WB	453	6%	56	67			226	75	-15		43	396	849	905	2	I	880	NO	4D	1960	4D	1960	6.2%	NO
	F ROAD	FOLSOM ROAD	EB	658	6%	133	108			205	45	-9		62	411	1069	1202	2	I	880	NO	4D	1960	4D	1960	11.0%	YES
			WB	556	6%	56	101			215	50	-10		52	408	964	1020	2	I	880	NO	4D	1960	4D	1960	5.5%	NO
	FOLSOM ROAD	CRESTWOOD BOULEVARD	EB	658	2%	44	63			194	0	0		62	319	977	1021	4D	II	1770	YES					4.3%	NO
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	104	22%	487	0			0	0	0		10	10	114	600	2	I	704	YES					81.1%	YES
			WB	41	22%	204	0			0	0	0		4	4	45	249	2	I	704	YES					82.0%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	408	7%	155	57			68	12	-2		38	173	581	736	2	I	880	YES					21.0%	YES
			WB	260	7%	65	47			72	11	-2		24	152	412	477	2	I	880	YES					13.6%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	542	5%	111	60			57	67	-11		51	224	766	877	2	I	880	YES					12.6%	YES
			WB	237	5%	46	25			60	75	-12		22	170	407	454	2	I	880	YES					10.2%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	616	2%	44	29		-80	0	135	0		58	142	758	802	2	I	880	YES					5.5%	NO
			WB	576	2%	19	140		-320	0	149	0		54	23	599	618	2	I	880	YES					3.0%	NO
ORANGE GROVE BOULEVARD	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD[1]	EB	286	3%	66	0			80	0	0		27	107	393	459	2	I	880	YES					14.5%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	263	3%	66	0			91	0	0		25	116	379	445	2	I	880	YES					14.9%	YES
PERSIMMON BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE[3]	EB	0	5%	111	0			445	0	0		0	445	445	556	4D	I	1960	YES					19.9%	YES
			WB	0	5%	46	0			741	0	0		0	741	741	787	4D	I	1960	YES					5.9%	NO
	140TH AVENUE	COCONUT BOULEVARD[2]	EB	274	5%	111	0			376	12	-2		26	412	686	796	2	I	880	YES					13.9%	YES
			WB	149	5%	46	0			393	11	-2		14	416	565	611	2	I	880	YES					7.6%	NO
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	549	5%	111	3			273	11	-2		52	337	886	996	2	I	880	NO	4D	1960	4D	1960	11.1%	YES
			WB	190	5%	46	10			286	12	-2		18	324	514	560	2	I	880	YES					8.3%	NO
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	362	3%	66	11			239	11	-2		34	293	655	721	2	I	880	YES					9.2%	NO
ROYAL PALM BEACH BOULEVARD	ORANGE BOULEVARD	60TH STREET	NB	542	2%	19	20		-320	11	137	-2		51	-103	439	457	5	I	1960	YES					4.1%	NO
			SB	856	2%	44	25		-80	12	123	-2		80	158	1014	1059	5	I	1960	YES					4.2%	NO
	60TH STREET	PERSIMMON BOULEVARD	SB	659	3%	66	26		-80	60	90	-12		62	146	805	871	2	I	880	YES					7.6%	NO
	OKEECHOBEE BOULEVARD	SOUTHERN BOULEVARD	SB	557	2%	44	124		0	23	0	0		52	199	756	801	2	II	810	YES					5.5%	NO

TABLE 10
PM PEAK HOUR - TEST 1

2035 BUILD OUT
5 MILE RADIUS
AREAWIDE GROWTH RATE = **0.50%**
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = **2201**
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = **1321**

ROADWAY	FROM	TO	DIR.	2017 PM PEAK HOUR TRAFFIC	PROJ. DIST.	PM PEAK HOUR PROJ. TRIPS	MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED LANES	BCGKD. IMPROV. REQUIRED SERV. VOL.	PROP. IMPROV. LANES	PROP. IMPROV. SERV. VOL.	TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC	TEST 1 - PART 1 10% OR MORE OF TOTAL TRAFFIC
60TH STREET	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	156	54%	713	0			0	0	0		15	15	171	884	2	I	880	NO			4D	1960	80.7%	YES
			WB	209	54%	1189	0			0	0	0		20	20	229	1417	2	I	880	NO			4D	1960	83.9%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	225	0		29	0	0	0		0	29	29	254	2	I	1140	YES					88.6%	YES
			WB	0	17%	374	0		67	0	0	0		0	67	67	441	2	I	1140	YES					84.8%	YES
	140TH AVENUE	ROYAL PALM BEACH BOULEVARD[1]	EB	26	15%	198	0		29	424	51	-10		2	496	522	721	2	I	880	YES					27.5%	YES
			WB	31	15%	330	0		67	365	35	-7		3	463	494	824	2	I	880	YES					40.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	223	10%	132	0		29	212	86	-17		21	331	554	686	2	I	880	YES					19.3%	YES
			WB	432	10%	220	0		67	182	59	-12		41	337	769	989	2	I	880	NO			4D	1960	22.2%	YES
140TH AVENUE	NORTHLAKE BOULEVARD	ORANGE BOULEVARD[1]	NB	88	2%	26	0			13	94	-3		8	112	200	227	2	I	704	YES					11.7%	YES
			SB	128	2%	44	0			11	37	-2		12	58	186	230	2	I	704	YES					19.1%	YES
	ORANGE BOULEVARD	60TH STREET[1]	NB	107	2%	44	0			13	0	0		10	23	130	174	2	I	704	YES					25.3%	YES
			SB	77	2%	26	0			11	0	0		7	18	95	121	2	I	704	YES					21.5%	YES
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	JOG ROAD	EB	886	7%	92	293			119	686	-24		83	1157	2043	2136	4D	I	1960	NO	8D	3940	8D	3940	4.3%	NO
			WB	1366	7%	154	1002			103	469	-21		128	1681	3047	3201	4D	I	1960	NO	8D	3940	8D	3940	4.8%	NO
COCONUT BOULEVARD	NORTHLAKE BOULEVARD	TEMPLE BOULEVARD	NB	378	2%	26	131		-120	133	187	-27		36	340	718	744	2	I	880	YES					3.5%	NO
			SB	867	2%	44	411		-280	114	274	-23		81	577	1444	1488	2	I	880	NO	4D	1960	4D	1960	3.0%	NO
	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	430	2%	26	200		-120	119	176	-24		40	391	821	847	2	I	880	YES	4D	1960	4D	1960	3.1%	NO
			SB	658	2%	44	488		-280	103	257	-21		62	609	1267	1311	2	I	880	NO	4D	1960	4D	1960	3.4%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	112	3%	66	0			13	23	-3		11	44	156	222	2	I	880	YES					29.8%	YES
			SB	190	3%	40	0			11	34	-2		18	61	251	290	2	I	880	YES					13.6%	YES
	PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	NB	112	3%	66	0			80	0	0		11	91	203	269	2	I	880	YES					24.6%	YES
HAMLIN BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	118	19%	251	0			0	0	0		11	11	129	380	2	I	704	YES					66.0%	YES
			WB	251	19%	418	0			0	0	0		24	24	275	693	2	I	704	YES					60.4%	YES
NORTHLAKE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	354	23%	304	182		-57	424	281	-56		33	807	1161	1465	4D	I	1960	YES					20.7%	YES
			WB	685	23%	506	391		-133	365	412	-73		64	1026	1711	2218	4D	I	1960	NO			6D	2940	22.8%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	454	19%	251	302		-57	424	513	-85	-104	43	1036	1490	1741	4D	I	1960	YES					14.4%	YES
			WB	1366	19%	418	556		-133	365	624	-73	-365	128	1102	2468	2887	4D	I	1960	NO	6D	1940	6D	2940	14.5%	YES
	COCONUT BOULEVARD	IBIS ROAD	EB	801	16%	211	337		-177	530	2041	-106	-244	75	2456	3257	3468	4D	I	1960	NO	8D	3940	8D+	4940	6.1%	NO
			WB	2155	16%	352	1051		-413	456	1394	-91	-911	202	1688	3843	4195	4D	I	1960	NO	8D	3940	8D+	4940	8.4%	NO
	IBIS ROAD	SR 7	EB	1047	15%	198	337		-177	504	1973	-101	-244	98	2390	3437	3635	4D	I	1960	NO	8D+	4940	8D+	4940	5.5%	NO
			WB	2482	15%	330	1051		-413	433	1347	-87	-911	233	1653	4135	4465	4D	I	1960	NO	8D+	4940	8D+	4940	7.4%	NO
	SR 7	BEELINE HIGHWAY	EB	1047	19%	251	2335			(4)	(4)	0	-244	98	2189	3236	3487	4D	UNI	3320	NO	6D	4980	6D	4980	7.2%	NO
			WB	2482	19%	418	2347			(4)	(4)	0	-911	233	1669	4151	4569	4D	UNI	3320	NO	6D	4980	6D	4980	9.2%	NO
	BEELINE HIGHWAY	RYDER CUP BOULEVARD	EB	706	12%	159	373			398	944	-80		66	1701	2407	2566	6D	I	2940	YES					6.2%	NO
			WB	1375	12%	264	96			342	644	-68		129	1143	2518	2782	6D	I	2940	YES					9.5%	NO
	RYDERCUP BOULEVARD	STEEPLECHASE DRIVE	EB	1246	8%	106	187			265	652	-53		117	1168	2414	2520	6D	II	2680	YES					4.2%	NO
			WB	1852	8%	176	190			228	445	-46		174	991	2843	3019	6D	II	2680	NO	8D	3590	8D	3590	5.8%	NO
	STEEPLECHASE DRIVE	MILITARY TRAIL	WB	2206	7%	154	195			205	422	-41		207	988	3194	3348	6D	I	2940	NO	8D	3940	8D	3940	4.6%	NO
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	EB	395	7%	92	94			265	103	-21		37	478	873	966	2	I	880	NO			4D	1960	9.6%	NO
			WB	413	7%	154	98			228	70	-14		39	421	834	988	2	I	880	NO			4D	1960	15.6%	YES
	B ROAD	F ROAD	EB	395	6%	79	103			252	103	-21		37	474	869	948	2	I	880	NO			4D	1960	8.3%	NO
			WB	413	6%	132	102			217	70	-14		39	414	827	959	2	I	880	NO			4D	1960	13.8%	YES
	F ROAD	FOLSOM ROAD	EB	590	6%	79	198			239	69	-14		55	547	1137	1217	2	I	880	NO	4D	1960	4D	1960	6.5%	NO
			WB	650	6%	132	191			205	47	-9		61	495	1145	1277	2	I	880	NO	4D	1960	4D	1960	10.3%	YES
	FOLSOM ROAD	CRESTWOOD BOULEVARD	EB	590	6%	79	192			225	0	0		55	472	1062	1142	4D	II	1770	YES					6.9%	NO
			WB	650	6%	132	168			194	0	0		61	423	1073	1205	4D	II	1770	YES					11.0%	YES
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	97	23%	304	0			0	0	0		9	9	106	410	2	I	704	YES					74.1%	YES
			WB	141	23%	506	0			0	0	0		13	13	154	660	2	I	704	YES					76.6%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	410	7%	92	51			80	12	-2		39	180	590	682	2	I	880	YES					13.6%	YES
			WB	486	7%	154	52			68	17	-3		46	180	666	820	2	I	880	YES					18.8%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	321	5%	66	56			66	103	-13		30	242	563	629	2	I	880	YES					10.5%	YES
			WB	451	5%	110	93			57	70	-11		42	251	702	812	2	I	880	YES					13.5%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	579	2%	26	170		-280	0	206	0		54	150	729	756	2	I	880	YES					3.5%	NO
			WB	629	2%	44	55		-120	0	141	0		59	135	764	808	2	I	880	YES					5.4%	NO
ORANGE GROVE BOULEVARD	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD[1]	WB	242	3%	66	0			80	0	0		23	103	345	411	2	I	880	YES					16.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	WB	221	3%	66	0			91	0	0		21	112	333	399	2	I	880	YES					16.6%	YES
PERSIMMON BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE[3]	EB	0	5%	66	0			758	0	0		0	758	758	824	4D	I	1960	YES					8.0%	NO
			WB	0	5%	110	0			491	0	0		0	491	491	601	4D	I	1960	YES					18.3%	YES
	140TH AVENUE	COCONUT BOULEVARD[2]	EB	134	5%	66	0			437	12	-2		13	460	594	660	2	I	880	YES					10.0%	YES
			WB	272	5%	110	0			376	17	-3		26	416	688	798	2	I	880	YES					13.8%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	217	5%	66	10			318	17	-3		20	362	579	645	2	I	880	YES					10.2%	YES
			WB	388	5%	110	5			274	12	-2		36	325	713	823	2	I	880	YES					13.4%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	WB	272	3%	66	13			240	12	-2		26	289	561	627	2	I	880	YES					10.5%	YES
ROYAL PALM BEACH BOULEVARD	ORANGE BOULEVARD	60TH STREET	NB	926	2%	44	29		-120	13	129	-3		87	135	1061	1105	4D	I	1960	YES					4.0%	NO
			SB	701	2%	26	25		-280	11	189	-2		66	9	710	736	4D	I	1960	YES					3.6%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	699	3%	66	21		-120	66	94	-13		66	114	813	879	2	I	880	YES					7.5%	NO
	OKEECHOBEE BOULEVARD	SOUTHERN BOULEVARD	NB	722	2%	44	193			23	0	0		68	284	1006	1050	2	II	810	NO			(5)		4.2%	NO

INTERSECTION ANALYSIS SHEET

Minto West

Persimmon Blvd & Seminole Pratt-Whitney Rd

(Proposed Geometrics w/Project)

Growth Rate =	0.50%
Peak Season =	1.07
Buildout Year =	2035
Years =	22

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/11/13)	0	551	9	0	728	0	0	0	0	1	0	3
Peak Season Volume	0	590	10	0	779	0	0	0	0	1	0	3
Bkgd (Growth + Exist)	0	658	11	0	869	0	0	0	0	1	0	4
Approved Projects	0	201	0	0	113	0	0	0	0	0	0	0
Project Traffic *	59	521	113	80	658	43	26	39	26	344	59	242
Total	**59**	**1,380**	**124**	**80**	**1,640**	**43**	**26**	**39**	**26**	**345**	**59**	**246**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Approach Volume		1,563			1,763			91			650	
Per Lane Volume	59	460	124	80	547	43	26	39	26	173	59	246
Right Turn on Red			60			43			26			60
Right Turn Resultant			-109			-26			-59			106
North-South Critical	NB LT + SB TH =			606			SB LT + NB TH =			540		
East-West Critical	EB LT + WB RT =			132			WB LT + EB TH =			212		
Maximum Critical Sum	**606**			**+**	**212**		**=**		**818**			
STATUS ?	**UNDER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/11/13)	0	639	40	5	498	0	0	0	0	32	0	13
Peak Season Volume	0	684	43	5	533	0	0	0	0	34	0	14
Bkgd (Growth + Exist)	0	763	48	6	595	0	0	0	0	38	0	16
Approved Projects	0	166	0	0	222	0	0	0	0	0	0	0
Project Traffic *	50	727	245	174	637	35	98	178	75	168	66	105
Total	**50**	**1,656**	**293**	**180**	**1,454**	**35**	**98**	**178**	**75**	**206**	**66**	**121**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Approach Volume		1,999			1,669			351			393	
Per Lane Volume	50	552	293	180	485	35	98	178	75	103	66	121
Right Turn on Red			60			35			60			60
Right Turn Resultant			130			-98			-35			-119
North-South Critical	NB LT + SB TH =			535			SB LT + NB TH =			732		
East-West Critical	EB LT + WB TH =			164			WB LT + EB TH =			281		
Maximum Critical Sum	**732**			**+**	**281**		**=**		**1,013**			
STATUS ?	**UNDER**											

* Project Traffic was based on Driveway Volume Distributions, therefore Percent Project Traffic Turning Movements not shown in this table.

Exhibit 6A
Minto West
Test 1 Link Analysis - AM Peak Hour - 4546 Dus + 2M w/o Orange Grove

Roadway	Link	Lanes	Dir	AM PEAK HOUR													Prop. Improvements	
				Existing	Committed Dev. Analysis (2)			SR 7	Roebuck	Total	Service	Meets		Total	Meets		
				(2013) (1)	TPS	0.5% Growth	Total	Div. (3)	Div. (3)	Bkgd.	Volume	Std?	Project	(2035)	Std?	Lanes	Service Volume
60th Street North	Seminole Pratt-Whitney Rd to 140th Ave (4)	2L	EB	13	-	2	2	76		91	880	Yes	410	501	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	429	463	Yes		
	140th Ave to Avocado Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	364	455	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	381	415	Yes		
	Avocado Blvd to Coconut Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	296	387	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	310	343	Yes		
	Coconut Blvd to Royal Palm Beach Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	251	341	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	262	296	Yes		
	Royal Palm Beach Blvd to SR 7 (4)	2L	EB	6	-	1	1	152		159	880	Yes	182	341	Yes		
		2L	WB	9	-	1	1	38		48	880	Yes	191	239	Yes		
Coconut Blvd	Orange Grove Blvd to Persimmon Blvd	2L	NB	181	-	21	21			202	880	Yes	83	285	Yes		
		2L	SB	73	-	8	8			81	880	Yes	80	161	Yes		
	Persimmon Blvd to 60th St	2L	NB	181	-	21	21			202	880	Yes	11	213	Yes		
		2L	SB	73	-	8	8			81	880	Yes	12	93	Yes		
	60th St to Orange Blvd	2L	NB	181	114	21	135			316	880	Yes	46	362	Yes		
		2L	SB	73	40	8	48			121	880	Yes	48	169	Yes		
	Orange Blvd to Temple Blvd	2L	NB	741	363	86	449	(320)		870	880	Yes	103	972	**NO**	4LD	1960
		2L	SB	351	99	41	140	(80)		411	880	Yes	107	518	Yes		
	Temple Blvd to Northlake Blvd	2L	NB	1,018	320	118	438	(320)		1,136	880	**NO**	114	1,250	**NO**	4LD	1960
		2L	SB	231	68	27	95	(80)		246	880	Yes	119	365	Yes		
Jog Road	Turnpike Entrance to Okeechobee Blvd	6LD	NB	1,353	167	157	324			1,677	2,680	Yes	143	1,820	Yes		
		6LD	SB	1,044	119	121	240			1,284	2,680	Yes	137	1,421	Yes		
	Turnpike Entrance to Northlake Blvd (5)	4LD	NB	564	-	44	44			608	1,770	Yes	95	703	Yes		
		4LD	SB	998	-	78	78			1,076	1,770	Yes	91	1,167	Yes		
Northlake Boulevard	Sem. Pratt Whitney Rd to Hall Blvd (6)	4LD	EB	814	301	94	395	(152)		1,057	1,960	Yes	353	1,410	Yes		
		4LD	WB	235	89	27	116	(38)		313	1,960	Yes	370	683	Yes		
	Hall Blvd to 140th Ave (6)	4LD	EB	814	301	94	395	(152)		1,057	1,960	Yes	364	1,422	Yes		
		4LD	WB	235	89	27	116	(38)		313	1,960	Yes	381	695	Yes		
	140th Ave to Coconut Blvd (6)	4LD	EB	1,345	404	156	560	(152)		1,753	1,960	Yes	364	2,117	**NO**	6LD	2940
		4LD	WB	311	139	36	175	(38)		448	1,960	Yes	381	830	Yes		
	Coconut Blvd to Ibis Blvd	4LD	EB	2,359	819	274	1,093	(472)		2,980	1,960	**NO**	456	3,435	**NO**	8LD	3940
		4LD	WB	459	153	53	206	(118)		547	1,960	Yes	477	1,024	Yes		
	Ibis Blvd to SR 7	4LD	EB	2,541	819	295	1,114	(472)		3,183	1,960	**NO**	433	3,616	**NO**	8LD	3940
		4LD	WB	615	153	71	224	(118)		721	1,960	Yes	453	1,174	Yes		
	SR 7 to Beeline Hwy	4LD	EB	2,541	842	295	1,137			3,678	3,320	**NO**	513	4,190	**NO**	6LD	4980
		4LD	WB	615	132	71	203			818	3,320	Yes	536	1,355	Yes		
	Beeline Hwy to Ryder Cup Blvd	6LD	EB	1,426	1	165	166			1,592	2,940	Yes	342	1,934	Yes		
		6LD	WB	491	330	57	387			878	2,940	Yes	358	1,236	Yes		
	Ryder Cup Blvd to Steeplechase Dr.	6LD	EB	1,846	81	214	295			2,141	2,680	Yes	228	2,369	Yes		
		6LD	WB	702	84	81	165			867	2,680	Yes	238	1,106	Yes		
	Steeplechase Dr. to Military Trail	6LD	EB	2,316	81	269	350			2,666	2,940	Yes	205	2,871	Yes		
		6LD	WB	1,122	84	130	214			1,336	2,940	Yes	215	1,551	Yes		

Exhibit 6B
Minto West
Test 1 Link Analysis - PM Peak Hour - 4546 DUs + 2M w/o Orange Grove

Roadway	Link	Lanes	Dir	PM PEAK HOUR													Prop. Improvements	
				Existing	Committed Dev. Analysis (2)			SR 7	Roebuck	Total	Service	Meets		Total	Meets		
				(2013) (1)	TPS	0.5% Growth	Total	Div. (3)	Div. (3)	Bkgd.	Volume	Std?	Project	(2035)	Std?	Lanes	Service Volume
60th Street North	Seminole Pratt-Whitney Rd to 140th Ave (4)	2L	EB	6	-	1	1	29		36	880	Yes	477	513	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	411	500	Yes		
	140th Ave to Avocado Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	424	460	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	365	454	Yes		
	Avocado Blvd to Coconut Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	345	380	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	297	386	Yes		
	Coconut Blvd to Royal Palm Beach Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	292	327	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	251	340	Yes		
	Royal Palm Beach Blvd to SR 7 (4)	2L	EB	6	-	1	1	57		64	880	Yes	212	276	Yes		
		2L	WB	10	-	1	1	133		144	880	Yes	182	327	Yes		
Coconut Blvd	Orange Grove Blvd to Persimmon Blvd	2L	NB	108	-	13	13			121	880	Yes	80	200	Yes		
		2L	SB	173	-	20	20			193	880	Yes	93	286	Yes		
	Persimmon Blvd to 60th St	2L	NB	108	-	13	13			121	880	Yes	13	134	Yes		
		2L	SB	173	-	20	20			193	880	Yes	11	204	Yes		
	60th St to Orange Blvd	2L	NB	108	75	13	88			196	880	Yes	53	249	Yes		
		2L	SB	173	154	20	174			347	880	Yes	46	393	Yes		
	Orange Blvd to Temple Blvd	2L	NB	435	181	50	231	(120)		546	880	Yes	119	666	Yes		
		2L	SB	639	456	74	530	(280)		889	880	**NO**	103	992	**NO**	4LD	1960
	Temple Blvd to Northlake Blvd	2L	NB	325	114	38	152	(120)		357	880	Yes	133	489	Yes		
		2L	SB	820	380	95	475	(280)		1,015	880	**NO**	114	1,129	**NO**	4LD	1960
Jog Road	Turnpike Entrance to Okeechobee Blvd	6LD	NB	1,198	156	139	295			1,493	2,680	Yes	137	1,630	Yes		
		6LD	SB	1,154	207	140	347			1,501	2,680	Yes	159	1,660	Yes		
	Turnpike Entrance to Northlake Blvd (5)	4LD	NB	1,156	-	90	90			1,246	1,770	Yes	91	1,337	Yes		
		4LD	SB	1,180	-	92	92			1,272	1,770	Yes	106	1,378	Yes		
Northlake Boulevard	Sem. Pratt Whitney Rd to Hall Blvd (6)	4LD	EB	294	154	34	188	(57)		425	1,960	Yes	411	836	Yes		
		4LD	WB	620	380	72	452	(133)		939	1,960	Yes	354	1,292	Yes		
	Hall Blvd to 140th Ave (6)	4LD	EB	294	154	34	188	(57)		425	1,960	Yes	424	849	Yes		
		4LD	WB	620	380	72	452	(133)		939	1,960	Yes	365	1,304	Yes		
	140th Ave to Coconut Blvd (6)	4LD	EB	378	255	44	299	(57)		620	1,960	Yes	424	1,044	Yes		
		4LD	WB	1,181	542	137	679	(133)		1,727	1,960	Yes	365	2,092	**NO**	6LD	2940
	Coconut Blvd to Ibis Blvd	4LD	EB	669	273	78	351	(177)		843	1,960	Yes	530	1,373	Yes		
		4LD	WB	2,034	961	236	1,197	(413)		2,818	1,960	**NO**	456	3,274	**NO**	8LD	3940
	Ibis Blvd to SR 7	4LD	EB	820	273	95	368	(177)		1,011	1,960	Yes	504	1,515	Yes		
		4LD	WB	2,117	961	246	1,207	(413)		2,911	1,960	**NO**	433	3,344	**NO**	8LD	3940
	SR 7 to Beeline Hwy	4LD	EB	820	236	95	331			1,151	3,320	Yes	596	1,748	Yes		
		4LD	WB	2,117	951	246	1,197			3,314	3,320	Yes	513	3,827	**NO**	6LD	4980
	Beeline Hwy to Ryder Cup Blvd	6LD	EB	690	362	80	442			1,132	2,940	Yes	398	1,530	Yes		
		6LD	WB	1,299	95	151	246			1,545	2,940	Yes	342	1,887	Yes		
	Ryder Cup Blvd to Steeplechase Dr.	6LD	EB	1,034	99	120	219			1,253	2,680	Yes	265	1,518	Yes		
		6LD	WB	1,682	107	195	302			1,984	2,680	Yes	228	2,212	Yes		
	Steeplechase Dr. to Military Trail	6LD	EB	1,467	136	170	306			1,773	2,940	Yes	239	2,012	Yes		
		6LD	WB	2,170	157	252	409			2,579	2,940	Yes	205	2,784	Yes		

INTERSECTION ANALYSIS SHEET
The Terraces

Persimmon Blvd & Seminole Pratt Whitney Rd
(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2029
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99
Peak Season Volume	**32**	**918**	**122**	**58**	**1072**	**51**	**34**	**13**	**45**	**239**	**13**	**99**
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6
Approved Projects	12	82	23	23	80	11	0	0	0	0	0	0
Westlake	19	164	36	25	207	14	8	12	8	108	19	76
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13
Background Traffic	**64**	**1286**	**189**	**142**	**1583**	**79**	**44**	**26**	**56**	**362**	**33**	**194**
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**1**	**19**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**66**	**1,305**	**189**	**142**	**1,589**	**79**	**44**	**26**	**56**	**362**	**33**	**194**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			56			60
Per Lane Volume - RTOR	66	653	129	142	795	19	44	26	0	181	33	134
RT - LT Overlap			-52			-25			-66			-8
North-South Critical	NB LT + SB TH =			861			SB LT + NB TH =			795		
East-West Critical	EB LT + WB TH =			77			WB LT + EB TH =			207		
Maximum Critical Sum	**861**			**+**	**207**		**=**	**1,068**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43
Peak Season Volume	**19**	**997**	**151**	**126**	**703**	**59**	**20**	**14**	**63**	**136**	**11**	**43**
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3
Approved Projects	27	186	53	49	170	24	0	0	0	0	0	0
Westlake	16	229	77	55	201	11	31	56	24	53	21	33
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31
Background Traffic	**62**	**1630**	**290**	**256**	**1211**	**98**	**52**	**71**	**91**	**197**	**33**	**111**
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**1**	**12**	**0**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**63**	**1,642**	**290**	**256**	**1,231**	**98**	**52**	**71**	**91**	**197**	**33**	**111**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	63	821	230	256	616	38	52	71	31	99	33	51
RT - LT Overlap			131			-14			-32			-205
North-South Critical	NB LT + SB TH =			679			SB LT + NB TH =			1077		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			170		
Maximum Critical Sum	**1077**			**+**	**170**		**=**	**1,247**				
STATUS ?	**NEAR**											

Exhibit 4A
The Terraces
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	22	2.50%	880	**YES**
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	19	2.16%	880	**YES**
				WB	13.0%	6	0.68%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	16	1.82%	880	**YES**
				WB	11.0%	5	0.57%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	13	1.48%	880	No
				WB	9.0%	4	0.45%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	12	1.36%	880	No
				WB	8.0%	4	0.45%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	1	0.11%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	4	0.45%	880	(2)
				SB	3.0%	1	0.11%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	1	0.11%	880	(2)
				WB	2.0%	3	0.34%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	1	0.05%	1960	No
				WB	2.0%	3	0.15%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	22	2.50%	880	**YES**
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	20	1.02%	1960	**YES**
				SB	43.0%	62	3.16%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	20	1.02%	1960	**YES**
				SB	43.0%	62	3.16%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	39	2.20%	1770	**YES**
				SB	27.0%	12	0.68%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	23.0%	33	1.68%	1960	**YES**
				SB	23.0%	11	0.56%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	26	1.33%	1960	No
				SB	18.0%	8	0.41%	1960	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
The Terraces
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	14	1.59%	880	**YES**
				WB	15.0%	23	2.61%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	12	1.36%	880	**YES**
				WB	13.0%	20	2.27%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	10	1.14%	880	**YES**
				WB	11.0%	17	1.93%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	8	0.91%	880	No
				WB	9.0%	14	1.59%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	7	0.80%	880	No
				WB	8.0%	12	1.36%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	2	0.23%	880	(2)
				SB	2.0%	3	0.34%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	3	0.34%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	3	0.34%	880	(2)
				WB	2.0%	2	0.23%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	3	0.15%	1960	No
				WB	2.0%	2	0.10%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	14	1.59%	880	**YES**
				WB	15.0%	23	2.61%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	2	0.23%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	66	3.37%	1960	**YES**
				SB	43.0%	39	1.99%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	66	3.37%	1960	**YES**
				SB	43.0%	39	1.99%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	24	1.36%	1770	**YES**
				SB	27.0%	41	2.32%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	23.0%	21	1.07%	1960	**YES**
				SB	23.0%	35	1.79%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	16	0.82%	1960	No
				SB	18.0%	28	1.43%	1960	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET
Silver Lake

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2029
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99
Peak Season Volume	**32**	**918**	**122**	**58**	**1072**	**51**	**34**	**13**	**45**	**239**	**13**	**99**
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6
Approved Projects	8	55	16	10	34	5	0	0	0	0	0	0
Westlake	19	164	36	25	207	14	8	12	8	108	19	76
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13
The Terraces	1	19	0	6	0	0	0	0	0	0	0	0
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19
Background Traffic	**66**	**1329**	**181**	**151**	**1580**	**72**	**44**	**29**	**60**	**362**	**36**	**213**
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%
Direction	in	in	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**10**	**3**	**0**	**0**	**0**	**3**	**0**	**28**	**9**	**9**
Total	**66**	**1,329**	**191**	**154**	**1,580**	**72**	**44**	**33**	**60**	**390**	**45**	**223**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	66	665	131	154	790	12	44	33	0	195	45	163
RT - LT Overlap			-64			-32			-66			9
North-South Critical	NB LT + SB TH =			856			SB LT + NB TH =			819		
East-West Critical	EB LT + WB TH =			89			WB LT + EB TH =			228		
Maximum Critical Sum	**856**			**+**	**228**		**=**	**1,084**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43
Peak Season Volume	**19**	**997**	**151**	**126**	**703**	**59**	**20**	**14**	**63**	**136**	**11**	**43**
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3
Approved Projects	11	76	22	18	63	9	0	0	0	0	0	0
Westlake	16	229	77	55	201	11	31	56	24	53	21	33
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	53
Background Traffic	**57**	**1619**	**259**	**260**	**1214**	**83**	**52**	**77**	**100**	**197**	**39**	**164**
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%
Direction	in	in	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**32**	**11**	**0**	**0**	**0**	**11**	**0**	**19**	**6**	**6**
Total	**57**	**1,619**	**291**	**270**	**1,214**	**83**	**52**	**88**	**100**	**216**	**45**	**170**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	57	810	231	270	607	23	52	88	40	108	45	110
RT - LT Overlap			123			-29			-17			-160
North-South Critical	NB LT + SB TH =			664			SB LT + NB TH =			1080		
East-West Critical	EB LT + WB TH =			97			WB LT + EB TH =			196		
Maximum Critical Sum	**1080**			**+**	**196**		**=**	**1,276**				
STATUS ?	**NEAR**											

1/13/2025 14:15

Exhibit 4A
Silver Lake
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	58	6.59%	880	**YES**
				WB	25.0%	21	2.39%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	53	6.02%	880	**YES**
				WB	23.0%	19	2.16%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	44	5.00%	880	**YES**
				WB	19.0%	16	1.82%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	16.0%	37	4.20%	880	No
				WB	16.0%	13	1.48%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	13.0%	30	3.41%	880	No
				WB	13.0%	11	1.25%	880	No
140th Avenue N	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	7	0.80%	880	(2)
				SB	3.0%	2	0.23%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	5	0.57%	880	(2)
				SB	2.0%	2	0.23%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	3	0.34%	880	(2)
				WB	4.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	16	0.82%	1960	No
				WB	20.0%	46	2.35%	1960	**YES**
	Ilex Way to Site	2L	I	EB	55.0%	45	5.11%	880	**YES**
				WB	55.0%	128	14.55%	880	**YES**
	Site to Town Center Parkway N	2L	I	EB	25.0%	58	6.59%	880	(2)
				WB	25.0%	21	2.39%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	1	0.11%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	5	0.57%	880	No
				WB	2.0%	2	0.23%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	3.0%	7	0.80%	880	No
				WB	3.0%	2	0.23%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	9	1.02%	880	No
				WB	4.0%	3	0.34%	880	No
Royal Palm Beach Blvd	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	4	0.20%	1960	No
				SB	4.5%	10	0.51%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	2	0.10%	1960	No
				SB	2.5%	6	0.31%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
	60th Street N to Orange Blvd	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	27	1.38%	1960	No
				SB	33.0%	77	3.93%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	27	1.38%	1960	**YES**
				SB	33.0%	77	3.93%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	42	2.37%	1770	**YES**
				SB	18.0%	15	0.85%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	18.0%	42	2.14%	1960	**YES**
				SB	18.0%	15	0.77%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	37	1.89%	1960	No
				SB	16.0%	13	0.66%	1960	No
SR 7	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	21	1.84%	1140	No
				SB	9.0%	7	0.61%	1140	No
	60th Street N to Northlake Blvd	2L	Unint.	NB	4.0%	9	0.79%	1140	No
				SB	4.0%	3	0.26%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Silver Lake
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	39	4.43%	880	**YES**
				WB	25.0%	66	7.50%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	36	4.09%	880	**YES**
				WB	23.0%	61	6.93%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	30	3.41%	880	**YES**
				WB	19.0%	50	5.68%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	16.0%	25	2.84%	880	No
				WB	16.0%	42	4.77%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	34	3.86%	880	No
140th Avenue N	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	5	0.57%	880	(2)
				SB	3.0%	8	0.91%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	5	0.57%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	11	1.25%	880	(2)
				WB	4.0%	6	0.68%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	53	2.70%	1960	**YES**
				WB	20.0%	31	1.58%	1960	**YES**
	Ilex Way to Site	2L	I	EB	55.0%	146	16.59%	880	**YES**
				WB	55.0%	86	9.77%	880	**YES**
	Site to Town Center Parkway N	2L	I	EB	25.0%	39	4.43%	880	(2)
				WB	25.0%	66	7.50%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	3	0.34%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	5	0.57%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	3.0%	5	0.57%	880	No
				WB	3.0%	8	0.91%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	6	0.68%	880	No
				WB	4.0%	11	1.25%	880	No
Royal Palm Beach Blvd	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	12	0.61%	1960	No
				SB	4.5%	7	0.36%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	7	0.36%	1960	No
				SB	2.5%	4	0.20%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
	60th Street N to Orange Blvd	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	87	4.44%	1960	No
				SB	33.0%	51	2.60%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	87	4.44%	1960	**YES**
				SB	33.0%	51	2.60%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	28	1.58%	1770	**YES**
				SB	18.0%	48	2.71%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	18.0%	28	1.43%	1960	**YES**
				SB	18.0%	48	2.45%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	25	1.28%	1960	No
				SB	16.0%	42	2.14%	1960	No
SR 7	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
				SB	13.0%	20	1.75%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
				SB	13.0%	20	1.75%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	14	1.23%	1140	No
				SB	9.0%	24	2.11%	1140	No
	60th Street N to Northlake Blvd	2L	Unint.	NB	4.0%	6	0.53%	1140	No
				SB	4.0%	11	0.96%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4A
Westlake West Residential
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	135	15.34%	880	YES
				WB	15.0%	47	5.34%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	90	4.59%	1960	YES
				WB	10.0%	31	1.58%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	144	7.35%	1960	YES
				WB	16.0%	50	2.55%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	117	13.30%	880	YES
				WB	13.0%	41	4.66%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	99	11.25%	880	YES
				WB	11.0%	34	3.86%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	72	8.18%	880	YES
				WB	8.0%	25	2.84%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	5.0%	45	5.11%	880	YES
				WB	5.0%	16	1.82%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	18	2.05%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	172	5.85%	2940	YES
				WB	19.0%	59	2.01%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	135	11.84%	1140	YES
				WB	15.0%	47	4.12%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	86	9.77%	880	YES
				WB	9.5%	30	3.41%	880	No
	Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	72	3.67%	1960	No
				WB	8.0%	25	1.28%	1960	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	36	4.09%	880	YES
				WB	4.0%	12	1.36%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	27	3.07%	880	YES
				WB	3.0%	9	1.02%	880	YES
	140th Ave N to Avocado Blvd	2L	I	EB	3.0%	27	3.07%	880	YES
				WB	3.0%	9	1.02%	880	YES
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	62	7.05%	880	(2)
				WB	20.0%	181	20.57%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	9	0.46%	1960	No
				WB	3.0%	27	1.38%	1960	YES
	Ilex Way to River Bend	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	18	2.05%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	87	4.44%	1960	YES
				SB	28.0%	253	12.91%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	134	4.04%	3320	YES
				SB	43.0%	388	11.69%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	140	7.14%	1960	YES
				SB	45.0%	406	20.71%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	280	15.82%	1770	YES
				SB	31.0%	97	5.48%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	25.0%	226	11.53%	1960	YES
				SB	25.0%	78	3.98%	1960	YES
	Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	190	5.72%	3320	YES
				SB	21.0%	66	1.99%	3320	YES
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	16	0.54%	2940	No
				WB	5.0%	45	1.53%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	208	7.07%	2940	YES
				WB	23.0%	72	2.45%	2940	No
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	190	6.46%	2940	YES
				WB	21.0%	66	2.24%	2940	No
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	172	6.42%	2680	YES
				WB	19.0%	59	2.20%	2680	No
	Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	163	6.08%	2680	YES
				WB	18.0%	56	2.09%	2680	No
	Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	126	4.29%	2940	No
				WB	14.0%	44	1.50%	2940	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake West Residential
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	90	10.23%	880	YES
				WB	15.0%	153	17.39%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	60	3.06%	1960	YES
				WB	10.0%	102	5.20%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	96	4.90%	1960	YES
				WB	16.0%	163	8.32%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	78	8.86%	880	YES
				WB	13.0%	133	15.11%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	66	7.50%	880	YES
				WB	11.0%	112	12.73%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	48	5.45%	880	YES
				WB	8.0%	82	9.32%	880	YES
	Royal Palm Beach Blvd to SR 7	2L	I	EB	5.0%	30	3.41%	880	No
				WB	5.0%	51	5.80%	880	YES
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	12	1.36%	880	(2)
				SB	2.0%	20	2.27%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	114	3.88%	2940	YES
				WB	19.0%	194	6.60%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	90	7.89%	1140	YES
				WB	15.0%	153	13.42%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	57	6.48%	880	YES
				WB	9.5%	97	11.02%	880	YES
	Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	48	2.45%	1960	No
				WB	8.0%	82	4.18%	1960	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	24	2.73%	880	YES
				WB	4.0%	41	4.66%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	18	2.05%	880	YES
				WB	3.0%	31	3.52%	880	YES
	140th Ave N to Avocado Blvd	2L	I	EB	3.0%	18	2.05%	880	YES
				WB	3.0%	31	3.52%	880	YES
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	204	23.18%	880	(2)
				WB	20.0%	120	13.64%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	31	1.58%	1960	YES
				WB	3.0%	18	0.92%	1960	No
	Ilex Way to River Bend	2L	I	EB	2.0%	20	2.27%	880	YES
				WB	2.0%	12	1.36%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	286	14.59%	1960	YES
				SB	28.0%	167	8.52%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	439	13.22%	3320	YES
				SB	43.0%	257	7.74%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	459	23.42%	1960	YES
				SB	45.0%	269	13.72%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	185	10.45%	1770	YES
				SB	31.0%	316	17.85%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	25.0%	150	7.65%	1960	YES
				SB	25.0%	255	13.01%	1960	YES
	Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	126	3.80%	3320	YES
				SB	21.0%	214	6.45%	3320	YES
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	51	1.73%	2940	No
				WB	5.0%	30	1.02%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	138	4.69%	2940	No
				WB	23.0%	235	7.99%	2940	YES
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	126	4.29%	2940	No
				WB	21.0%	214	7.28%	2940	YES
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	114	4.25%	2680	No
				WB	19.0%	194	7.24%	2680	YES
	Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	108	4.03%	2680	No
				WB	18.0%	184	6.87%	2680	YES
	Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	84	2.86%	2940	No
				WB	14.0%	143	4.86%	2940	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET

Westlake West Residential

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	102	605	0	33	512	8	20	80	241	0	33	14
Background Traffic	**323**	**1707**	**0**	**35**	**1427**	**16**	**44**	**80**	**571**	**0**	**33**	**14**
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%
Direction	in	out	out	in	in	in	out	out	out	in	in	out
Project Traffic	**9**	**163**	**45**	**0**	**56**	**22**	**63**	**45**	**27**	**16**	**16**	**0**
Total	**332**	**1,870**	**45**	**35**	**1,483**	**38**	**107**	**125**	**598**	**16**	**49**	**14**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			38			10			10
Per Lane Volume - RTOR	332	953	n/a	35	742	0	107	713	n/a	16	53	n/a
RT - LT Overlap			-16			-107			-332			-35
North-South Critical	NB LT + SB TH =			1074			SB LT + NB TH =			988		
East-West Critical	EB LT + WB TH =			160			WB LT + EB TH =			729		
Maximum Critical Sum	**1074**			**+**	**729**		**=**	**1,803**				
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	243	690	0	20	689	20	12	48	148	0	79	33
Background Traffic	**531**	**1618**	**0**	**22**	**1504**	**51**	**25**	**48**	**396**	**0**	**79**	**33**
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%
Direction	in	out	out	in	in	in	out	out	out	in	in	out
Project Traffic	**31**	**108**	**30**	**0**	**184**	**71**	**42**	**30**	**18**	**51**	**51**	**0**
Total	**562**	**1,726**	**30**	**22**	**1,688**	**122**	**67**	**78**	**414**	**51**	**130**	**33**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			60			10			10
Per Lane Volume - RTOR	562	873	n/a	22	844	62	67	482	n/a	51	153	n/a
RT - LT Overlap			-51			-5			-562			-22
North-South Critical	NB LT + SB TH =			1406			SB LT + NB TH =			895		
East-West Critical	EB LT + WB TH =			220			WB LT + EB TH =			533		
Maximum Critical Sum	**1406**			**+**	**533**		**=**	**1,939**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

10/1/2025 12:22

INTERSECTION ANALYSIS SHEET
Westlake West Residential

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2030
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	8	55	16	11	38	5	0	0	0	0	0	0
Westlake	20	179	39	27	226	15	9	13	9	118	20	83
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**80**	**1572**	**131**	**84**	**2062**	**55**	**31**	**33**	**52**	**426**	**44**	**167**
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**44**	**97**	**0**	**0**	**280**	**0**	**0**	**27**	**126**	**0**	**9**	**0**
Total	**124**	**1,669**	**131**	**84**	**2,342**	**55**	**31**	**60**	**178**	**426**	**54**	**167**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			55			60			60
Per Lane Volume - RTOR	124	835	71	84	1171	0	31	60	118	213	54	107
RT - LT Overlap			-142			-31			-6			23
North-South Critical	NB LT + SB TH =			1295			SB LT + NB TH =			919		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			273		
Maximum Critical Sum	**1295**			**+**	**273**		**=**		**1,568**			
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	51	15	21	74	11	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	33
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**135**	**2019**	**242**	**226**	**1892**	**68**	**84**	**135**	**172**	**252**	**74**	**119**
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**143**	**316**	**0**	**0**	**185**	**0**	**0**	**18**	**84**	**0**	**31**	**0**
Total	**278**	**2,335**	**242**	**226**	**2,078**	**68**	**84**	**153**	**255**	**252**	**104**	**119**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	278	1168	182	226	1039	8	84	153	195	126	104	59
RT - LT Overlap			56			-76			-83			-167
North-South Critical	NB LT + SB TH =			1317			SB LT + NB TH =			1394		
East-West Critical	EB LT + WB TH =			188			WB LT + EB TH =			279		
Maximum Critical Sum	**1394**			**+**	**279**		**=**		**1,673**			
STATUS ?	**OVER**											

10/1/2025 12:22

TEST 1

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: AM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
PSF: 1

Report Created
11/17/2025

ORIGINAL

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments													Type	% Complete
City of Westlake	0	0	0	0	0	0	0	136	0	0	143	0	NR	39%
Silver Lake	0	0	0	0	0	0	0	65	0	0	23	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	18	0	0	0	0	0	0	18	0	0	42	42	Res	0%
Avenir	0	0	0	0	0	0	0	65	0	0	58	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	21	0	0	7	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	3	0	0	13	0	NR	0%
Total Committed Developments	18	0	0	0	0	0	0	319	0	0	296	42		
Total Committed Residential	18	0	0	0	0	0	0	169	0	0	130	42		
Total Committed Non-Residential	0	0	0	0	0	0	0	150	0	0	166	0		
Double Count Reduction	0	0	0	0	0	0	0	30	0	0	33	0		
Total Discounted Committed	18	0	0	0	0	0	0	289	0	0	263	42		

Input Data

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: PM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
PSF: 1

Report Created
11/17/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments													Type	% Complete
City of Westlake	0	0	0	0	0	0	0	159	0	0	137	0	NR	39%
Silver Lake	0	0	0	0	0	0	0	44	0	0	74	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	42	0	0	0	0	0	0	42	0	0	25	25	Res	0%
Avenir	0	0	0	0	0	0	0	61	0	0	89	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	12	0	0	21	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	13	0	0	4	0	NR	0%
Total Committed Developments	42	0	0	0	0	0	0	356	0	0	376	25		
Total Committed Residential	42	0	0	0	0	0	0	159	0	0	209	25		
Total Committed Non-Residential	0	0	0	0	0	0	0	197	0	0	167	0		
Double Count Reduction	0	0	0	0	0	0	0	39	0	0	33	0		
Total Discounted Committed	42	0	0	0	0	0	0	317	0	0	343	25		

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: AM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
PSF: 1

Report Created
11/17/2025

MODIFIED

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments													Type	% Complete
City of Westlake	0	0	0	0	0	0	0	167	0	0	148	0	NR	37%
Silver Lake	0	0	0	0	0	0	0	34	0	0	12	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	13	53	159	0	22	9	67	11	0	22	27	6	Res	0%
Avenir	0	0	0	0	0	0	0	65	0	0	58	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
The Terraces	0	0	0	0	0	0	0	31	0	0	9	0	Res	0%
Westlake West	6	109	30	0	37	15	42	30	18	11	11	0	Res	0%
Arden PUD	0	0	0	0	0	0	0	21	0	0	7	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	3	0	0	13	0	NR	0%
Total Committed Developments	19	162	189	0	59	24	109	373	18	33	294	6		
Total Committed Residential	19	162	189	0	59	24	109	192	18	33	123	6		
Total Committed Non-Residential	0	0	0	0	0	0	0	181	0	0	171	0		
Double Count Reduction	0	0	0	0	0	0	0	36	0	0	31	0		
Total Discounted Committed	19	162	189	0	59	24	109	337	18	33	263	6		

Input Data

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: PM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
PSF: 1

Report Created
11/17/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments													Type	% Complete
City of Westlake	0	0	0	0	0	0	0	194	0	0	141	0	NR	37%
Silver Lake	0	0	0	0	0	0	0	22	0	0	38	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	8	32	95	0	53	22	158	26	0	13	16	13	Res	0%
Avenir	0	0	0	0	0	0	0	61	0	0	89	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
The Terraces	0	0	0	0	0	0	0	19	0	0	28	0	Res	0%
Westlake West	21	72	20	0	123	47	28	20	12	34	34	0	Res	0%
Arden PUD	0	0	0	0	0	0	0	12	0	0	21	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	13	0	0	4	0	NR	0%
Total Committed Developments	28.7	104	115	0	176	69.3	186	393	12	47	397.4	13		
Total Committed Residential	28.7	104	115	0	176	69.3	186	161	12	47	226.4	13		
Total Committed Non-Residential	0	0	0	0	0	0	0	232	0	0	171	0		
Double Count Reduction	0	0	0	0	0	0	0	40	0	0	34	0		
Total Discounted Committed	29	104	115	0	176	69	186	353	12	47	363	13		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 3424
FROM: Okeechobee Blvd
TO: Sycamore Dr
COUNT DATE: 2/28/2024
PSF: 1

Report Created
11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3381	1089	2302	2680	1587	1112
Peak Volume	3381	1089	2302	2680	1587	1112
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3381	1089	2302	2680	1587	1112

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	341	175	167	361	167	194	NR	39%
Groves Town Center	61	25	36	139	76	64	NR	6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	120	36	85	135	84	51	Res	0%
Okeechobee Folsom Commercial	8	3	5	22	11	11	NR	0%
Central Park of Commerce	25	5	20	27	20	7	NR	0%
Silver Lake	113	30	84	152	95	56	Res	0%
Lakehaven PUD	17	11	6	23	9	14	Res	0%
Avenir	114	60	54	140	57	83	Res	5%
Total Committed Developments	848	377	474	1084	556	527		
Total Committed Residential	391	158	236	483	257	225		
Total Committed Non-Residential	457	219	238	601	299	302		
Double Count Reduction	91	40	48	120	60	56		
Total Discounted Committed Developments	757	337	426	964	496	471		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 3424
FROM: Okeechobee Blvd
TO: Sycamore Dr
COUNT DATE: 2/28/2024
PSF: 1

Report Created
11/17/2025

MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3381	1089	2302	2680	1587	1112
Peak Volume	3381	1089	2302	2680	1587	1112
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3381	1089	2302	2680	1587	1112

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	341	175	167	361	167	194	NR	39%
Groves Town Center	61	25	36	139	76	64	NR	6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	120	36	85	135	84	51	Res	0%
Okeechobee Folsom Commercial	8			22			NR	0%
Central Park of Commerce	25		20	27	20		NR	0%
Silver Lake		22	62		70	41	Res	0%
The Terraces		16	50		53	31	Res	0%
Westlake West		89	259		293	179	Res	0%
Lakehaven PUD	17	11	6	23	9	14	Res	0%
Avenir	114	60	54	140	57	83	Res	5%
Total Committed Developments	735	466	755	932	865	704		
Total Committed Residential	278	255	522	331	577	420		
Total Committed Non-Residential	457	211	233	601	288	284		
Double Count Reduction	70	42	47	83	58	57		
Total Discounted Committed Developments		424	708		807	647		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%
STATION: 3442
FROM: Sycamore Dr
TO: Persimmon Blvd
COUNT DATE: 4/8/2024
PSF: 1

Report Created 11/17/2025

ORIGINAL

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type / % Complete
Arden PUD	27	21	7	33	12	21	Res / 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR / 80%
City of Westlake	393	201	192	416	192	223	NR / 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR / 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res / 100%
Indian Trails Grove DRI	137	40	96	153	96	57	Res / 0%
Central Park of Commerce	20	4	15	21	16	5	NR / 0%
All Star Kids 2	0	0	0	0	0	0	NR / 100%
7-Eleven Westlake	0	0	0	0	0	0	NR / 100%
Silver Lake	126	33	93	168	106	62	Res / 0%
Avenir	123	65	58	150	61	89	Res / 5%
Total Committed Developments	848	375	471	993	508	483	
Total Committed Residential	413	159	254	504	275	229	
Total Committed Non-Residential	435	216	217	489	233	254	
Double Count Reduction	87	40	43	98	47	51	
Total Discounted Committed Developments	761	335	428	895	461	432	

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%
STATION: 3442
FROM: Persimmon Blvd
TO: 60th St N
COUNT DATE: 4/8/2024
PSF: 1

Report Created 11/17/2025

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type / % Complete
Arden PUD	27	21	7	33	12	21	Res / 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR / 80%
City of Westlake	393	192	201	416	223	192	NR / 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR / 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res / 100%
Indian Trails Grove DRI	229	68	162	257	161	96	Res / 0%
Central Park of Commerce	20	4	15	21	16	5	NR / 0%
All Star Kids 2	0	0	0	0	0	0	NR / 100%
7-Eleven Westlake	0	0	0	0	0	0	NR / 100%
Silver Lake	126	93	33	168	62	106	Res / 0%
Avenir	123	65	58	150	61	89	Res / 5%
Total Committed Developments	940	454	486	1097	560	535	
Total Committed Residential	505	247	260	608	296	312	
Total Committed Non-Residential	435	207	226	489	264	223	
Double Count Reduction	87	41	45	98	53	45	
Total Discounted Committed Developments	853	413	441	999	507	490	

Input Data

ROAD NAME:	Seminole Pratt	STATION:	3442		Report Created
CURRENT YEAR:	2024	FROM:	Sycamore Dr		11/17/2025
ANALYSIS YEAR:	2028	TO:	Persimmon Blvd		
GROWTH RATE:	0%	COUNT DATE:	4/8/2024		
		PSF:	1		**MODIFIED**

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type % Complete
Arden PUD	27	21	7	33	12	21	Res 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR 80%
City of Westlake	393	201	192	416	192	223	NR 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res 100%
Indian Trails Grove DRI	137	40	96	153	96	57	Res 0%
Central Park of Commerce	20		15	21	16		NR 0%
All Star Kids 2	0	0	0	0	0	0	NR 100%
7-Eleven Westlake	0	0	0	0	0	0	NR 100%
Silver Lake		22	62		70	41	Res 0%
The Terraces		16	50		53	31	Res 0%
Westlake West		93	271		306	179	Res 0%
Avenir	123	65	58	150	61	89	Res 5%
Total Committed Developments	722	469	760	825	830	667	
Total Committed Residential	287	257	543	336	597	418	
Total Committed Non-Residential	435	212	217	489	233	249	
Double Count Reduction	72	42	43	84	47	50	
Total Discounted Committed Developments	650	427	717	741	783	617	

Input Data

ROAD NAME:	Seminole Pratt	STATION:	3442		Report Created
CURRENT YEAR:	2024	FROM:	Persimmon Blvd		11/17/2025
ANALYSIS YEAR:	2028	TO:	60th St N		
GROWTH RATE:	0%	COUNT DATE:	4/8/2024		
		PSF:	1		

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type % Complete
Arden PUD	27	21	7	33	12	21	Res 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR 80%
City of Westlake	393	192	201	416	223	192	NR 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res 100%
Indian Trails Grove DRI	229	68	162	257	161	96	Res 0%
Central Park of Commerce	20		15	21	16		NR 0%
All Star Kids 2	0	0	0	0	0	0	NR 100%
7-Eleven Westlake	0	0	0	0	0	0	NR 100%
Silver Lake		34			22	38	Res 0%
The Terraces		31			19	33	Res 0%
Westlake West		187	65		123	211	Res 0%
Avenir	123	65	58	150	61	89	Res 5%
Total Committed Developments	814	608	518	929	663	706	
Total Committed Residential	379	405	292	440	399	488	
Total Committed Non-Residential	435	203	226	489	264	218	
Double Count Reduction	87	41	45	98	53	44	
Total Discounted Committed Developments	727	567	473	831	610	662	

Input Data

ROAD NAME:	Seminole Pratt Whitney Rd	STATION:	2408	Report Created
CURRENT YEAR:	2024	FROM:	60th St N	11/17/2025
ANALYSIS YEAR:	2028	TO:	Orange Blvd	
GROWTH RATE:	0%	COUNT DATE:	4/2/2024	
		PSF:	1	**ORIGINAL**

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	279	136	143	295	159	137	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	60	18	42	67	42	25	Res	0%
Central Park of Commerce	16	3	13	17	13	4	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	88	65	23	118	44	74	Res	0%
Avenir	131	69	62	160	65	95	Res	5%
Total Committed Developments	623	323	300	742	360	382		
Total Committed Residential	306	173	134	378	163	215		
Total Committed Non-Residential	317	150	166	364	197	167		
Double Count Reduction	63	30	33	73	39	33		
Total Discounted Committed Developments	560	293	267	669	321	349		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 2408
FROM: 60th St N
TO: Orange Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	279	136	143	295	159	137	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	60	18	42	67	42	25	Res	0%
Central Park of Commerce	16		13	17	13		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		34			22	38	Res	0%
The Terraces		26			17	28	Res	0%
Westlake West		151	52		100	170	Res	0%
Avenir	131	69	62	160	65	95	Res	5%
Total Committed Developments	535	466	329	624	455	540		
Total Committed Residential	218	319	163	260	258	377		
Total Committed Non-Residential	317	147	166	364	197	163		
Double Count Reduction	55	29	33	65	39	33		
Total Discounted Committed Developments	480	437	296	559	416	507		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 2406
FROM: Orange Blvd
TO: Midpoint
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	207	101	106	219	118	101	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	75	56	20	101	37	64	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	606	350	256	709	312	398		
Total Committed Residential	370	234	136	447	173	275		
Total Committed Non-Residential	236	116	120	262	139	123		
Double Count Reduction	47	23	24	52	28	25		
Total Discounted Committed Developments	559	327	232	657	284	373		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 2406
FROM: Midpoint
TO: Northlake Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	165	81	85	175	94	81	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	75	56	20	101	37	64	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	564	330	235	665	288	378		
Total Committed Residential	370	234	136	447	173	275		
Total Committed Non-Residential	194	96	99	218	115	103		
Double Count Reduction	39	19	20	44	23	21		
Total Discounted Committed Developments	525	311	215	621	265	357		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%
STATION: 2406
FROM: Orange Blvd
TO: Midpoint
COUNT DATE: 4/2/2024
PSF: 1

Report Created 11/17/2025

MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	207	101	106	219	118	101	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		30			20	34	Res	0%
The Terraces		21				22	Res	0%
Westlake West		127	44		84	143	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	531	471	280	608	379	533		
Total Committed Residential	295	355	160	346	240	410		
Total Committed Non-Residential	236	116	120	262	139	123		
Double Count Reduction	47	23	24	52	28	25		
Total Discounted Committed Developments	484	448	256	556	351	508		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%
STATION: 2406
FROM: Midpoint
TO: Northlake Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created 11/17/2025

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	165	81	85	175	94	81	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		30			20	34	Res	0%
The Terraces		21				22	Res	0%
Westlake West		127	44		84	143	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	489	451	259	564	355	513		
Total Committed Residential	295	355	160	346	240	410		
Total Committed Non-Residential	194	96	99	218	115	103		
Double Count Reduction	39	19	20	44	23	21		
Total Discounted Committed Developments	450	432	239	520	332	492		

TEST 2

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Sycamore Dr
TO: Persimmon Blvd
COUNT DATE: 4/8/2024
PSF: 1

Report Created 11/17/2025

ORIGINAL

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type / % Complete
Arden PUD	41	31	10	49	18	31	Res / 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR / 80%
City of Westlake	589	301	288	624	288	335	NR / 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR / 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res / 100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res / 0%
Central Park of Commerce	29	6	23	31	24	8	NR / 0%
All Star Kids 2	0	0	0	0	0	0	NR / 100%
7-Eleven Westlake	0	0	0	0	0	0	NR / 100%
Silver Lake	157	41	116	211	133	78	Res / 0%
Avenir	184	97	87	224	91	133	Res / 5%
Total Committed Developments	1227	548	678	1421	723	697	
Total Committed Residential	587	230	357	714	386	328	
Total Committed Non-Residential	640	318	321	707	337	369	
Double Count Reduction	128	58	64	141	67	74	
Total Discounted Committed Developments	1099	490	614	1280	656	623	

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Persimmon Blvd
TO: 60th St N
COUNT DATE: 4/8/2024
PSF: 1

Report Created 11/17/2025

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2643	1235	1408	2515	1337	1178	
Peak Volume	2643	1235	1408	2515	1337	1178	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2643	1235	1408	2515	1337	1178	
Committed Developments							Type / % Complete
Arden PUD	41	31	10	49	18	31	Res / 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR / 80%
City of Westlake	589	288	301	624	335	288	NR / 39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR / 80%
Stonybrook on The Lake	0	0	0	0	0	0	Res / 100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res / 0%
Central Park of Commerce	29	6	23	31	24	8	NR / 0%
All Star Kids 2	0	0	0	0	0	0	NR / 100%
7-Eleven Westlake	0	0	0	0	0	0	NR / 100%
Silver Lake	157	116	41	211	78	133	Res / 0%
Avenir	184	97	87	224	91	133	Res / 5%
Total Committed Developments	1366	651	714	1577	812	764	
Total Committed Residential	726	346	380	870	428	442	
Total Committed Non-Residential	640	305	334	707	384	322	
Double Count Reduction	128	61	67	141	77	64	
Total Discounted Committed Developments	1238	590	647	1436	735	700	

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%

STATION: 3442
FROM: Sycamore Dr
TO: Persimmon Blvd
COUNT DATE: 4/8/2024
PSF: 1

Report Created
11/17/2025

MODIFIED

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	301	288	624	288	335	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		27	77		87	51	Res	0%
The Terraces		20	62		66	39	Res	0%
Westlake West		140	406		459	269	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1070	688	1107	1210	1202	970		
Total Committed Residential	430	376	786	503	865	609		
Total Committed Non-Residential	640	312	321	707	337	361		
Double Count Reduction	108	62	64	126	67	72		
Total Discounted Committed Developments		626	1043		1135	898		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%

STATION: 3442
FROM: Persimmon Blvd
TO: 60th St N
COUNT DATE: 4/8/2024
PSF: 1

Report Created
11/17/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	288	301	624	335	288	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42			28	48	Res	0%
The Terraces		39			24	41	Res	0%
Westlake West		280	97		185	316	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1209	890	770	1366	971	1028		
Total Committed Residential	569	591	436	659	587	714		
Total Committed Non-Residential	640	299	334	707	384	314		
Double Count Reduction	128	60	67	141	77	63		
Total Discounted Committed Developments		830	703		894	965		

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%

STATION: 2408
FROM: 60th St N
TO: Orange Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

ORIGINAL

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24	5	19	26	19	6	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	110	81	29	147	55	93	Res	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	902	463	438	1057	515	541		
Total Committed Residential	437	242	195	536	233	304		
Total Committed Non-Residential	465	221	243	521	282	237		
Double Count Reduction	93	44	49	104	56	47		
Total Discounted Committed Developments	809	419	389	953	459	494		

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%

STATION: 2408
FROM: 60th St N
TO: Orange Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24		19	26	19		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42			28	48	Res	0%
The Terraces		33			21	35	Res	0%
Westlake West		226	78		150	255	Res	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	792	678	487	910	659	780		
Total Committed Residential	327	462	244	389	377	549		
Total Committed Non-Residential	465	216	243	521	282	231		
Double Count Reduction	82	43	49	97	56	46		
Total Discounted Committed Developments	710	635	438	813	603	734		

APPENDIX D

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	**325**	**1417**	**18**	**35**	**1160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**325**	**1,417**	**18**	**35**	**1,160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			14			10			10
Per Lane Volume - RTOR	325	713	n/a	35	580	0	43	665	n/a	0	73	n/a
RT - LT Overlap			0			-43			-325			-35
North-South Critical	NB LT + SB TH =			905			SB LT + NB TH =			748		
East-West Critical	EB LT + WB TH =			116			WB LT + EB TH =			665		
Maximum Critical Sum	**905**			**+**	**665**		**=**	**1,570**				
STATUS ?	**OVER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	235	848	0	3	763	16	13	0	164	0	0	0
Peak Season Volume	**235**	**848**	**0**	**3**	**763**	**16**	**13**	**0**	**164**	**0**	**0**	**0**
Nominal Growth	10	34	0	0	31	1	1	0	7	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	**431**	**1235**	**12**	**50**	**1157**	**30**	**43**	**104**	**286**	**0**	**176**	**69**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**431**	**1,235**	**12**	**50**	**1,157**	**30**	**43**	**104**	**286**	**0**	**176**	**69**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			30			10			10
Per Lane Volume - RTOR	431	619	n/a	50	579	0	43	380	n/a	0	235	n/a
RT - LT Overlap			0			-43			-431			-50
North-South Critical	NB LT + SB TH =			1010			SB LT + NB TH =			669		
East-West Critical	EB LT + WB TH =			278			WB LT + EB TH =			380		
Maximum Critical Sum	**1010**			**+**	**380**		**=**	**1,390**				
STATUS ?	**NEAR**											

(1) Programmed Lanes per ITG study.

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	**325**	**1417**	**18**	**35**	**1160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**325**	**1,417**	**18**	**35**	**1,160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			14			60			10
Per Lane Volume - RTOR	325	713	n/a	35	580	0	43	162	453	0	73	n/a
RT - LT Overlap			0			-43			128			-35
North-South Critical	NB LT + SB TH =			905			SB LT + NB TH =			748		
East-West Critical	EB LT + WB TH =			116			WB LT + EB TH =			162		
Maximum Critical Sum	**905**			**+**	**162**		**=**	**1,067**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	**468**	**1262**	**12**	**49**	**1162**	**43**	**41**	**104**	**359**	**0**	**176**	**69**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**468**	**1,262**	**12**	**49**	**1,162**	**43**	**41**	**104**	**359**	**0**	**176**	**69**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			43			60			10
Per Lane Volume - RTOR	468	632	n/a	49	581	0	41	104	299	0	235	n/a
RT - LT Overlap			0			-41			-169			-49
North-South Critical	NB LT + SB TH =			1049			SB LT + NB TH =			681		
East-West Critical	EB LT + WB TH =			276			WB LT + EB TH =			104		
Maximum Critical Sum	**1049**			**+**	**276**		**=**	**1,325**				
STATUS ?	**NEAR**											

(1) Programmed Lanes per ITG study.

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	**325**	**1417**	**18**	**35**	**1160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**3**	**43**	**0**	**0**	**52**	**0**	**0**	**0**	**4**	**0**	**0**	**0**
Total	**328**	**1,460**	**18**	**35**	**1,212**	**14**	**43**	**162**	**517**	**0**	**59**	**24**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			14			10			10
Per Lane Volume - RTOR	328	734	n/a	35	606	0	43	669	n/a	0	73	n/a
RT - LT Overlap			0			-43			-328			-35
North-South Critical	NB LT + SB TH =			934			SB LT + NB TH =			769		
East-West Critical	EB LT + WB TH =			116			WB LT + EB TH =			669		
Maximum Critical Sum	**934**			**+**	**669**		**=**	**1,603**				
STATUS ?	**OVER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	**468**	**1262**	**12**	**49**	**1162**	**43**	**41**	**104**	**359**	**0**	**176**	**69**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**7**	**94**	**0**	**0**	**90**	**0**	**0**	**0**	**6**	**0**	**0**	**0**
Total	**475**	**1,356**	**12**	**49**	**1,252**	**43**	**41**	**104**	**365**	**0**	**176**	**69**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			43			10			10
Per Lane Volume - RTOR	475	679	n/a	49	626	0	41	459	n/a	0	235	n/a
RT - LT Overlap			0			-41			-475			-49
North-South Critical	NB LT + SB TH =			1101			SB LT + NB TH =			728		
East-West Critical	EB LT + WB TH =			276			WB LT + EB TH =			459		
Maximum Critical Sum	**1101**			**+**	**459**		**=**	**1,560**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	**325**	**1417**	**18**	**35**	**1160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**3**	**43**	**0**	**0**	**52**	**0**	**0**	**0**	**4**	**0**	**0**	**0**
Total	**328**	**1,460**	**18**	**35**	**1,212**	**14**	**43**	**162**	**517**	**0**	**59**	**24**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			14			60			10
Per Lane Volume - RTOR	328	734	n/a	35	606	0	43	162	457	0	73	n/a
RT - LT Overlap			0			-43			129			-35
North-South Critical	NB LT + SB TH =			934			SB LT + NB TH =			769		
East-West Critical	EB LT + WB TH =			116			WB LT + EB TH =			162		
Maximum Critical Sum	**934**			**+**	**162**		**=**	**1,096**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	**468**	**1262**	**12**	**49**	**1162**	**43**	**41**	**104**	**359**	**0**	**176**	**69**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**7**	**94**	**0**	**0**	**90**	**0**	**0**	**0**	**6**	**0**	**0**	**0**
Total	**475**	**1,356**	**12**	**49**	**1,252**	**43**	**41**	**104**	**365**	**0**	**176**	**69**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			43			60			10
Per Lane Volume - RTOR	475	679	n/a	49	626	0	41	104	305	0	235	n/a
RT - LT Overlap			0			-41			-170			-49
North-South Critical	NB LT + SB TH =			1101			SB LT + NB TH =			728		
East-West Critical	EB LT + WB TH =			276			WB LT + EB TH =			104		
Maximum Critical Sum	**1101**			**+**	**276**		**=**	**1,377**				
STATUS ?	**NEAR**											

(1) Programmed Lanes per ITG study.

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

Town Center Parkway South & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	**2**	**947**	**118**	**31**	**1106**	**61**	**4**	**3**	**0**	**101**	**8**	**16**
Nominal Growth	0	38	5	1	45	2	0	0	0	4	0	1
Approved Projects	0	188	0	0	207	0	0	0	0	0	0	0
Westlake	18	121	40	28	114	13	5	12	6	47	14	33
Westlake West	41	23	0	0	66	0	0	18	121	0	6	0
Background Traffic	**61**	**1316**	**163**	**60**	**1538**	**76**	**9**	**33**	**127**	**152**	**28**	**50**
% Project Traffic	35%	5%	0%	10%	20%	5%	30%	15%	20%	0%	25%	0%
Direction	in	in	in	out	out	in	out	out	out	in	in	in
Project Traffic	**64**	**9**	**0**	**15**	**31**	**9**	**46**	**23**	**31**	**0**	**46**	**0**
Total	**125**	**1,326**	**163**	**75**	**1,569**	**85**	**54**	**56**	**157**	**152**	**74**	**50**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			50
Per Lane Volume - RTOR	125	663	103	75	785	25	54	56	97	152	74	0
RT - LT Overlap			-49			-29			-28			-75
North-South Critical	NB LT + SB TH =			910			SB LT + NB TH =			738		
East-West Critical	EB LT + WB TH =			128			WB LT + EB TH =			208		
Maximum Critical Sum	**910**			**+**	**208**		**=**	**1,118**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	**5**	**1229**	**176**	**29**	**945**	**65**	**30**	**38**	**6**	**174**	**32**	**17**
Nominal Growth	0	50	7	1	38	3	1	2	0	7	1	1
Approved Projects	0	264	0	0	316	0	0	0	0	0	0	0
Westlake	12	123	42	28	114	13	16	13	21	43	13	30
Westlake West	136	75	0	0	44	0	0	12	80	0	21	0
Background Traffic	**153**	**1741**	**225**	**58**	**1457**	**81**	**47**	**65**	**107**	**224**	**66**	**48**
% Project Traffic	35%	5%	0%	10%	20%	5%	30%	15%	20%	0%	25%	0%
Direction	in	in	in	out	out	in	out	out	out	in	in	in
Project Traffic	**113**	**16**	**0**	**33**	**67**	**16**	**100**	**50**	**67**	**0**	**81**	**0**
Total	**266**	**1,757**	**225**	**92**	**1,524**	**97**	**147**	**115**	**174**	**224**	**147**	**48**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			48
Per Lane Volume - RTOR	266	879	165	92	762	37	147	115	114	224	147	0
RT - LT Overlap			-59			-110			-152			-92
North-South Critical	NB LT + SB TH =			1028			SB LT + NB TH =			971		
East-West Critical	EB LT + WB TH =			294			WB LT + EB TH =			339		
Maximum Critical Sum	**1028**			**+**	**339**		**=**	**1,367**				
STATUS ?	**NEAR**											

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2028
Years =	4

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	2	49	3	1	67	1	1	1	2	11	0	2
Nominal Growth	2	49	3	1	67	1	1	1	2	11	0	2
Approved Projects	6	39	11	9	32	5	0	0	0	0	0	0
Westlake	14	119	26	18	151	10	6	9	6	79	14	55
Indian Trails Grove	0	46	0	22	111	0	0	0	0	0	0	9
The Terraces	1	15	0	0	5	0	0	0	0	0	0	0
Silver Lake	0	0	8	2	0	0	0	2	0	22	7	7
Westlake West	29	65	0	0	187	0	0	18	84	0	6	0
Background Traffic	**65**	**1417**	**102**	**53**	**1903**	**48**	**28**	**23**	**45**	**354**	**25**	**110**
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**6**	**53**	**0**	**17**	**44**	**0**	**0**	**3**	**5**	**0**	**4**	**20**
Total	**70**	**1,470**	**102**	**70**	**1,947**	**48**	**28**	**26**	**50**	**354**	**28**	**131**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			48			50			60
Per Lane Volume - RTOR	70	735	42	70	974	0	28	26	0	177	28	71
RT - LT Overlap			-135			-28			-70			1
North-South Critical	NB LT + SB TH =			1044			SB LT + NB TH =			805		
East-West Critical	EB LT + WB TH =			56			WB LT + EB TH =			203		
Maximum Critical Sum	**1044**			**+**	**203**		**=**	**1,247**				
STATUS ?	**NEAR**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	4	62	4	4	57	2	2	2	5	7	2	2
Approved Projects	7	47	13	18	64	9	0	0	0	0	0	0
Westlake	11	167	56	40	146	8	22	41	17	38	15	24
Indian Trails Grove	0	110	0	13	66	0	0	0	0	0	0	22
The Terraces	1	10	0	0	16	0	0	0	0	0	0	0
Silver Lake	0	0	26	9	0	0	0	9	0	15	5	5
Westlake West	95	211	0	0	123	0	0	12	56	0	21	0
Background Traffic	**118**	**1810**	**179**	**156**	**1687**	**61**	**71**	**97**	**151**	**210**	**54**	**67**
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**10**	**93**	**0**	**37**	**97**	**0**	**0**	**7**	**10**	**0**	**6**	**35**
Total	**128**	**1,903**	**179**	**193**	**1,784**	**61**	**71**	**103**	**161**	**210**	**61**	**102**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	128	952	119	193	892	1	71	103	101	105	61	42
RT - LT Overlap			14			-70			-27			-151
North-South Critical	NB LT + SB TH =			1020			SB LT + NB TH =			1145		
East-West Critical	EB LT + WB TH =			132			WB LT + EB TH =			208		
Maximum Critical Sum	**1145**			**+**	**208**		**=**	**1,353**				
STATUS ?	**NEAR**											

APPENDIX E

FDOT Long Range Estimating System - Production

R4: Project Details Composite Report

By Version

Project: WDUA46-U-22-BB **Letting Date:** 01/2099

Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes

District: 09 **County:** 99 DISTRICT/STATE WIDE

Project Manager: Cost-Per-Mile Model

Version 22 Project Grand Total **$9,302,864.82**

Description: October 2024 Update

Pay Items

Pay Item	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
102-1	MAINTENANCE OF TRAFFIC	10.00			$761,219.61
101-1	MOBILIZATION	10.00			$837,341.57
104-10-3	SEDIMENT BARRIER	10,560.00	LF	$2.60	$27,456.00
104-11	FLOATING TURBIDITY BARRIER	100.00	LF	$11.00	$1,100.00
104-12	STAKED TURBIDITY BARRIER- NYL REINF PVC	100.00	LF	$10.00	$1,000.00
104-15	SOIL TRACKING PREVENTION DEVICE	1.00	EA	$4,800.00	$4,800.00
104-18	INLET PROTECTION SYSTEM	26.00	EA	$190.00	$4,940.00
107-1	LITTER REMOVAL	1.90	AC	$48.00	$91.20
107-2	MOWING	1.90	AC	$63.00	$119.70
110-1-1	CLEARING & GRUBBING	7.06	AC	$56,000.00	$395,360.00
120-1	REGULAR EXCAVATION	9,680.00	CY	$14.00	$135,520.00
120-2-2	BORROW EXCAVATION, TRUCK MEASURE	27,158.76	CY	$36.00	$977,715.36
160-4	TYPE B STABILIZATION	17,107.20	SY	$7.80	$133,436.16
285-709	OPTIONAL BASE,BASE GROUP 09	14,467.20	SY	$42.00	$607,622.40
327-70-5	MILLING EXIST ASPH PAVT, 2" AVG DEPTH	32,853.33	SY	$3.40	$111,701.32
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	4,646.40	TN	$150.00	$696,960.00
337-7-83	ASPH CONC FC,TRAFFIC C,FC-12.5,PG 76-22	3,754.67	TN	$180.00	$675,840.60
425-1-351	INLETS, CURB, TYPE P-5,	36.00	EA	$9,300.00	$334,800.00
425-1-451	INLETS, CURB, TYPE J-5,	10.00	EA	$15,000.00	$150,000.00
425-1-521	INLETS, DT BOT, TYPE C,	5.00	EA	$7,100.00	$35,500.00
425-1-541	INLETS, DT BOT, TYPE D,	1.00	EA	$8,400.00	$8,400.00
425-2-41	MANHOLES, P-7,	5.00	EA	$8,800.00	$44,000.00
425-2-71	MANHOLES, J-7,	1.00	EA	$16,000.00	$16,000.00
430-174-124	PIPE CULV, OPT MATL, ROUND,24"SD	5,000.00	LF	$200.00	$1,000,000.00
430-174-130	PIPE CULV, OPT MATL, ROUND,30"SD	200.00	LF	$300.00	$60,000.00
430-175-112	PIPE CULV, OPT MATL, ROUND, 12"S/CD	1,936.00	LF	$160.00	$309,760.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDUA46-U-22-BB				**Letting Date:** 01/2099	
Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes					
District: 09	**County:** 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 22 Project Grand Total					**$9,302,864.82**
Description: October 2024 Update					
430-175-142	PIPE CULV, OPT MATL, ROUND, 42"S/CD	56.00	LF	$380.00	$21,280.00
430-515-100	STRAIGHT CONC ENDW 15", SINGLE, 0 ROUND	1.00	EA	$6,200.00	$6,200.00
430-530-100	STRAIGHT CONC ENDW 30", SINGLE, 0 ROUND	2.00	EA	$8,800.00	$17,600.00
430-542-100	STRAIGHT CONC ENDW 42", SINGLE, 0 ROUND	2.00	EA	$12,000.00	$24,000.00
520-1-10	CONCRETE CURB & GUTTER, TYPE F	10,560.00	LF	$46.00	$485,760.00
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	5,866.67	SY	$73.00	$428,266.91
550-10-220	FENCING, TYPE B, 5.1-6.0', STANDARD	840.00	LF	$24.00	$20,160.00
550-60-234	FENCE GATE,TYP B,SLIDE/CANT,18.1-20'OPEN	1.00	EA	$7,500.00	$7,500.00
570-1-2	PERFORMANCE TURF, SOD	13,839.47	SY	$4.30	$59,509.72
630-2-11	CONDUIT, F& I, OPEN TRENCH	5,280.00	LF	$17.00	$89,760.00
630-2-12	CONDUIT, F& I, DIRECTIONAL BORE	1,048.00	LF	$40.00	$41,920.00
635-2-11	PULL & SPLICE BOX, F&I, 13" X 24"	35.00	EA	$1,600.00	$56,000.00
700-1-111	SINGLE COL GRND SIGN AS, F&I GM,	22.00	EA	$570.00	$12,540.00
700-1-112	SINGLE COL GRND SIGN AS, F&I GM, 12-20	2.00	EA	$2,000.00	$4,000.00
700-1-500	SINGLE COL GRND SIGN AS, RELOCATE	2.00	EA	$320.00	$640.00
700-1-600	SINGLE COL GRND SIGN AS, REMOVE	22.00	EA	$70.00	$1,540.00
700-2-114	MULTI- COLUMN SIGN, F&I GM, 30.1-50 SF	2.00	EA	$8,800.00	$17,600.00
700-2-600	MULTI- COLUMN GROUND SIGN, REMOVE	2.00	EA	$1,300.00	$2,600.00
706-1-3	RAISED PAVMT MARK, TYPE B	675.00	EA	$4.90	$3,307.50
710-11-101	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	8.00	GM	$1,400.00	$11,200.00
710-11-131	PAINTED PAVT MARK,STD,WHITE,SKIP, 6"	8.00	GM	$720.00	$5,760.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDUA46-U-22-BB					**Letting Date:** 01/2099
Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes					
District: 09	**County:** 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 22 Project Grand Total					**$9,302,864.82**
Description: October 2024 Update					
711-15-101	THERMOPLASTIC, STD-OP, WHITE, SOLID, 6"	4.00	GM	$6,800.00	$27,200.00
711-15-131	THERMOPLASTIC, STD-OP, WHITE, SKIP, 6"	4.00	GM	$2,300.00	$9,200.00
715-1-13	LIGHTING CONDUCTORS, F&I, INSUL, NO.4-2	19,284.00	LF	$3.80	$73,279.20
715-61-342	LIGHT POLE CMPLT,STD,F&I, 40'MH,12'ARM L	35.00	EA	$12,000.00	$420,000.00
715-500-1	POLE CABLE DIST SYS, CONVENTIONAL	35.00	EA	$950.00	$33,250.00
999-25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	$92,107.57	$92,107.57
Project Unknowns			0.00	%	$0.00
Design/Build			0.00	%	$0.00
Version 22 Project Grand Total					**$9,302,864.82**

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

"An Equal Opportunity Employer"

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February 23, 2026

Andrea M Troutman, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

RE: Westlake Free-Standing Discount Superstore
Project #: 241014
Traffic Performance Standards (TPS) Review

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 20, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated 02/09/2026, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Westlake
Location:	Northwest quadrant of the intersection of Seminole Pratt-Whitney Road and Town Center Parkway South
PCN:	77-40-43-01-00-000-1010
Access:	Access to the site will be via driveway connections to Access Drive and Town Center Parkway South (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Free-Standing Discount Superstore = 188,779 SF Gas station with Convenience Store = 20 Fueling Pump and 1,618 SF Convenience Store
New Daily Trips:	7,856
New Peak Hour Trips:	337 (184/153) AM; 656 (322/334) PM
Build-out:	December 31, 2028

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to the following conditions:

1. No Building Permits for the site may be issued after December 31, 2028, or as required by the City Code.

2. No building permits for the development generating more than 175 AM peak hour directional trips (which allows the development of the gas station with convenience store) shall be issued until the Property Owner makes a proportionate share payment in the amount of $258,479.

3. In recognition that construction prices may change over the life of the project, the proportionate share payments included in the above condition shall be subject to the following escalator calculation:

   Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor, Where,
   Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

   Cost Adjustment Factor =
   Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment)

   Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution)

   The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at http://data.bls.gov/timeseries/WPUIP2312301.

   If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

All of the conditions, numbered 1 thru 3 above, shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain condition exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

A Proportionate Share Agreement must be executed BEFORE the City can give final approval to this project. An approval without the executed Proportionate Share Agreement will render this TPS approval null and void.

In lieu of a Proportionate Share Agreement, the Developer/Property Owner may make a payment to Palm Beach County for the proportionate share included in condition 2 above. If such payment is received prior to the approval of the municipal Development Order, a Proportionate Share Agreement will not be required. Otherwise, a Proportionate Share Agreement must be fully executed as outlined in this letter. In the event the municipality approves the proposed development before this proportionate share agreement is fully executed, or the County has not received the payment, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

In addition to all the above, it is suggested that the Property Owner/Developer construct the following site related improvements, if and as approved by the roadway maintaining agency:

a. Construct westbound right turn lanes at Town Center Parkway South at the eastern and central access driveways. These right turn lanes shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the roadway maintaining agency.

b. Construct westbound left turn lanes on two eastern Access Drives on the northern boundary of the property. These left turn lanes shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the roadway maintaining agency.

These constructions shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner/Developer. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

Other access driveways analysis was not reviewed since adjacent and internal roads are under the City of Westlake's jurisdiction. It is recommended that the City review each site access during building site plan approvals. Municipal road and intersection analysis was also not included in this TPS review, as TPS standards do not apply, and the City is encouraged to conduct its own evaluation.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Ken Cassel (ken.cassel@inframark.com), City Manager , City of Westlake
Suzanne Dombrowski (sdombrowski@chenmoore.com), City Engineer, City of Westlake
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2026\251117 WESTLAKE FREE STANDING DISCOUNT SUPERSTORE.DOCX

Walmart Fence Detail – Aegis II “Majestic”

Aegis II

Rail | K-12 Schools | Water & Waste Water | Event Centers

Industrial & Security Steel Fence

Aegis II industrial and high security ornamental fence can be customized to match rail spacing of any existing fence. The flexibility of the ForeRunner rail provides Aegis II the ability to place the rail at any location on the fence panel, and the fence can be manufactured to any specified height or custom color. Balanced by the beauty of its design features, Aegis II matches the level of security demanded by any application.

Aegis II ornamental steel fences are the perfect choice for a industrial and high security ornamental fence application that requires non-standard heights, rail spacing or colors. Recommended applications include:

- Stadiums

Show more

Styles

Majestic | Classic | Genesis | Invincible

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

December 22, 2025

Mr. Linkon Bhattacharjee
CPH, LLC
500 W. Fulton St.
Sanford, FL 32771

Re: Westlake Free-Standing Discount Supercenter - #PTC24-088
Supplemental Traffic Report

Dear Mr. Bhattacharjee:

The purpose of this letter is to provide supplemental traffic analyses to the submitted Concurrency Traffic Impact Analysis dated November 20, 2025, for the referenced project. This supplemental analysis responds to comments from the City of Westlake.

The City has requested more detailed intersection analyses per Traffic Comment #28. A summary of the intersection analysis is provided on **Attachment 1** with the analyses provided in the **Appendix A** of this report.

The City has requested a roadway link analysis of Town Center Parkway S west of Seminole Pratt-Whitney Road per Traffic Comment #30. The link capacity analysis showing operation at adopted standards is provided on **Attachment 2**.

The City has requested a turn lane analysis of the Access Drive with Seminole Pratt-Whitney Road per Traffic Comment #31. The analysis is provided on **Attachment 3** with the backup included in **Appendix B**. A northbound left turn lane is warranted with a storage length of 280 feet with a 50 foot taper per County standards. A southbound right tun lane is warranted with a storage length of 320 feet with a 50 foot taper per County standards.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

ANDREA M. TROUTMAN LICENSE No.45409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrea M Troutman
Date: 2025.12.22 12:23:36 -05'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 12/22/25 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic

Attachment 1
Westlake Free-Standing Discount Superstore
Supplemental Intersection Analysis (1)

	Year 2028			
	AM Peak Hour		PM Peak Hour	
Intersection	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
60th Street / Seminole Pratt-Whitney Road				
Existing Lanes				
With Project	96.9	F	62.1	E
Improvements (2)				
With Project	32.2	C	32.0	C
Town Center Parkway South / Seminole Pratt-Whitney Road				
Existing Lanes (3)				
With Project	22.0	C	52.6	D
Persimmon Blvd / Seminole Pratt-Whitney Road				
Existing Lanes (3)				
With Project	32.2	C	46.7	D

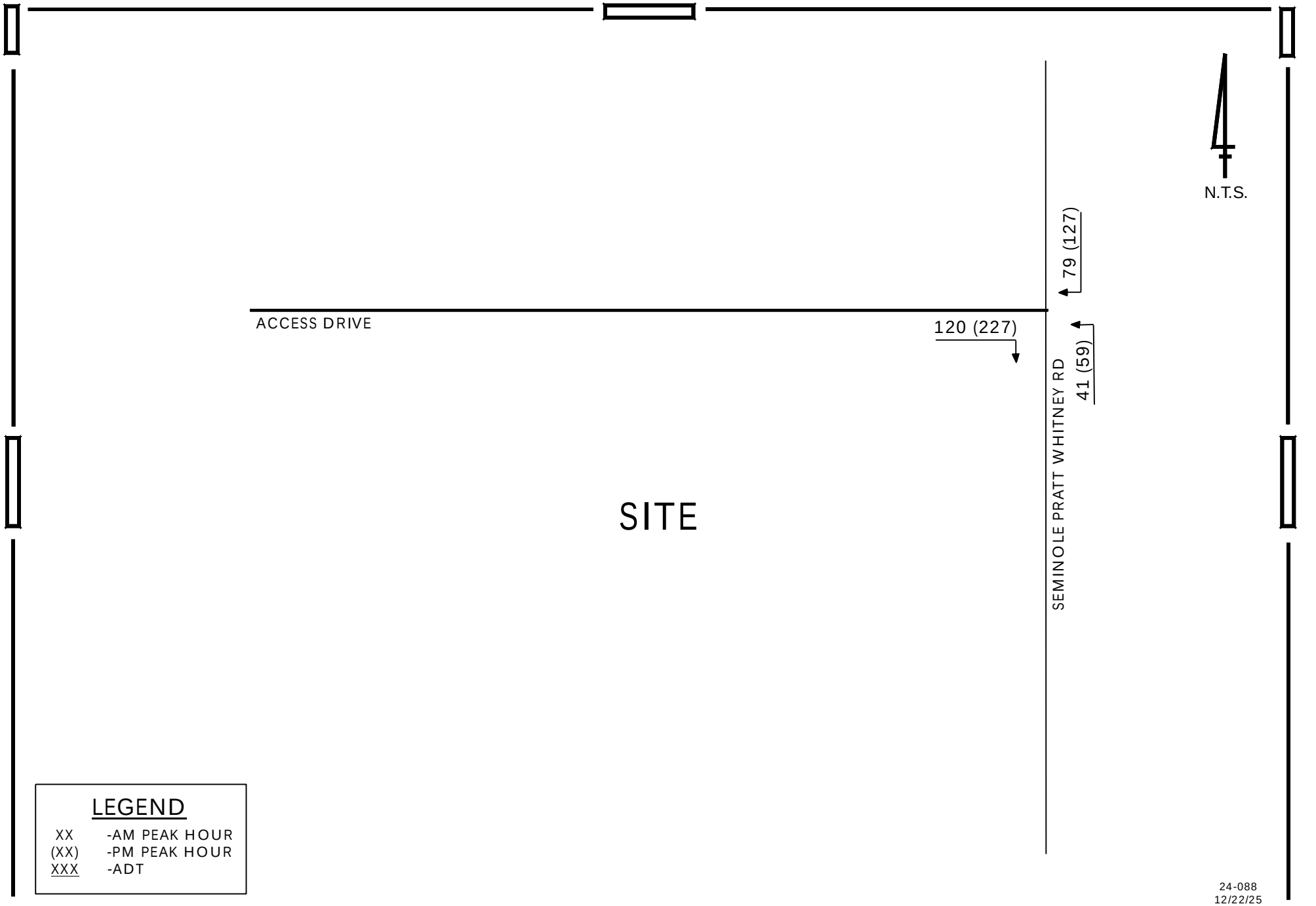
(1) See Appendix A for intersection capacity analyses.
(2) Includes EB right and second NB left turn lanes.
(3) Includes optimized timing.

Attachment 2
Westlake Free-Standing Discount Superstore
Town Center Parkway South Link Analysis

Roadway	Link	Dir	Lanes	AM PEAK HOUR				
				Total Bkgd. [1]	Project [1]	Total (2028)	Service Volume	Meets Std?
Town Center Parkway South	Site to Seminole Pratt Whitney Rd	EB	2L	169	100	269	880	Yes
	Site to Seminole Pratt Whitney Rd	WB	2L	165	217	382	880	Yes

Roadway	Link	Dir	Lanes	PM PEAK HOUR				
				Total Bkgd. [1]	Project [1]	Total (2028)	Service Volume	Meets Std?
Town Center Parkway South	Site to Seminole Pratt Whitney Rd	EB	2L	219	217	436	880	Yes
	Site to Seminole Pratt Whitney Rd	WB	2L	300	210	510	880	Yes

(1) Traffic volumes from intersection analysis with Seminole Pratt-Whitney Road included in November 20th traffic analysis.



24-088
12/22/25

WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

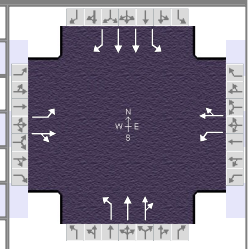
ATTACHMENT 3
ACCESS DRIVE VOLUMES

PTC

APPENDIX A

HCS Signalized Intersection Results Summary

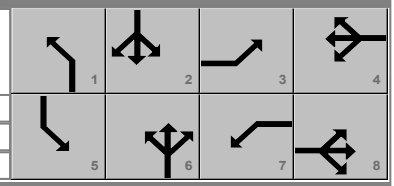
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	60th Street & SPW Rd	File Name	60th AM Total.xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	162	517	0	59	24	328	1460	18	35	1212	14

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.9	7.7	56.3	3.7	24.3	0.0	
Yellow	5.0	5.0	5.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.5	3.5	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.2	42.0	0.0	31.8	24.7	78.1	9.9	63.3
Change Period, (*Y+R c*), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	0.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	4.6	36.4		7.5	17.6		3.5	
Green Extension Time (*g e*), s	0.0	0.0	0.0	1.8	0.3	0.0	0.0	0.0
Phase Call Probability	0.80	1.00		1.00	1.00		0.74	
Max Out Probability	1.00	1.00		0.01	0.15		0.05	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	45	715		0	87		345	779	777	37	1276	15
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1480		1781	1778		1781	1870	1862	1781	1781	1585
Queue Service Time (*g s*), s	2.6	34.4		0.0	5.5		15.6	33.0	33.1	1.5	37.4	0.5
Cycle Queue Clearance Time (*g c*), s	2.6	34.4		0.0	5.5		15.6	33.0	33.1	1.5	37.4	0.5
Green Ratio (*g/C*)	0.23	0.27		0.14	0.19		0.59	0.55	0.55	0.46	0.43	0.43
Capacity (*c*), veh/h	294	392		57	331		363	1023	1019	189	1552	691
Volume-to-Capacity Ratio (*X*)	0.154	1.822		0.000	0.264		0.951	0.761	0.763	0.195	0.822	0.021
Back of Queue (*Q*), ft/ln (95 th percentile)	52	2147		0	109		329	396	396	28	504	9
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	84.5		0.0	4.3		13.0	15.6	15.6	1.1	19.8	0.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	39.7	47.8		0.0	45.3		28.3	12.4	12.4	21.0	23.2	15.5
Incremental Delay (*d 2*), s/veh	0.1	379.8		0.0	0.2		26.3	5.3	5.4	0.2	5.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.8	427.5		0.0	45.4		54.6	17.8	17.9	21.2	28.2	15.5
Level of Service (LOS)	D	F			D		D	B	B	C	C	B
Approach Delay, s/veh / LOS	404.5	F		45.4	D		24.5	C		27.9	C	
Intersection Delay, s/veh / LOS	96.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.46	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.74	B	0.63	A	2.06	B	1.58	B

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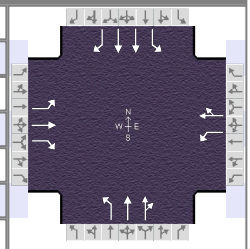
HCS Signalized Intersection Results Summary

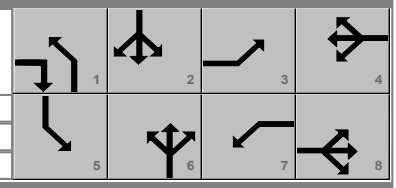
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total w/Impr.	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	60th Street & SPW Rd	File Name	60th AM Total w-Impr.xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	162	517	0	59	24	328	1460	18	35	1212	14

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.9	7.7	56.4	3.7	24.3	0.0	
Yellow	5.0	5.0	5.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.5	3.5	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.2	42.0	0.0	31.8	24.6	78.1	9.9	63.4
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	0.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	4.6	36.4		7.5	17.6		3.5	
Green Extension Time (g_e), s	0.0	0.0	0.0	1.6	0.3	0.0	0.0	0.0
Phase Call Probability	0.80	1.00		1.00	1.00		0.74	
Max Out Probability	1.00	1.00		0.00	0.15		0.05	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	45	171	544	0	87		345	779	777	37	1276	15
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1778		1781	1870	1862	1781	1781	1585
Queue Service Time (g_s), s	2.6	9.6	34.4	0.0	5.5		15.6	33.0	33.1	1.5	37.3	0.5
Cycle Queue Clearance Time (g_c), s	2.6	9.6	34.4	0.0	5.5		15.6	33.0	33.1	1.5	37.3	0.5
Green Ratio (*g/C*)	0.23	0.27	0.40	0.14	0.19		0.59	0.55	0.55	0.46	0.43	0.43
Capacity (*c*), veh/h	293	496	568	268	331		363	1023	1019	189	1554	692
Volume-to-Capacity Ratio (*X*)	0.154	0.344	0.958	0.000	0.264		0.951	0.761	0.763	0.195	0.821	0.021
Back of Queue (*Q*), ft/ln (95 th percentile)	52	197	702	0	109		329	396	396	28	502	9
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	7.7	27.7	0.0	4.3		12.9	15.6	15.6	1.1	19.8	0.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.7	38.6	38.0	0.0	45.3		28.2	12.4	12.4	21.0	23.1	15.4
Incremental Delay (d_2), s/veh	0.1	0.2	27.2	0.0	0.2		26.3	5.3	5.4	0.2	5.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.8	38.8	65.2	0.0	45.4		54.5	17.8	17.8	21.2	28.1	15.5
Level of Service (LOS)	D	D	E		D		D	B	B	C	C	B
Approach Delay, s/veh / LOS	57.8	E		45.4	D		24.5	C		27.8	C	
Intersection Delay, s/veh / LOS	32.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.46	B	1.90	B	2.11	B
Bicycle LOS Score / LOS	1.74	B	0.63	A	2.06	B	1.58	B

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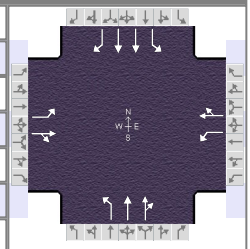
HCS Signalized Intersection Results Summary

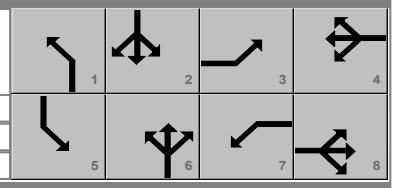
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	60th Street & SPW Rd	File Name	60th PM Total.xus		
Project Description	Westlake West Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	41	104	365	0	176	69	475	1356	12	49	1252	43

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.5	12.5	49.0	3.4	21.5	0.0
Yellow	5.0	5.0	5.0	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.5	3.5	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	39.0	0.0	29.0	30.0	75.5	10.5	56.0
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	0.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	4.4	33.5		19.5	25.1		4.2	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0
Phase Call Probability	0.78	1.00		1.00	1.00		0.83	
Max Out Probability	1.00	1.00		1.00	1.00		0.24	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	43	494		0	258		500	721	719	52	1318	45
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1641		1781	1780		1781	1870	1864	1781	1781	1585
Queue Service Time (g_s), s	2.4	31.5		0.0	17.5		23.1	26.7	26.7	2.2	43.6	1.8
Cycle Queue Clearance Time (g_c), s	2.4	31.5		0.0	17.5		23.1	26.7	26.7	2.2	43.6	1.8
Green Ratio (*g/C*)	0.22	0.25		0.12	0.17		0.59	0.55	0.55	0.42	0.39	0.39
Capacity (*c*), veh/h	142	413		59	307		403	1025	1022	225	1395	621
Volume-to-Capacity Ratio (*X*)	0.303	1.195		0.000	0.841		1.239	0.703	0.704	0.229	0.945	0.073
Back of Queue (*Q*), ft/ln (95 th percentile)	49	928		0	356		954	320	319	40	638	31
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	36.5		0.0	14.0		37.6	12.6	12.6	1.6	25.1	1.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	41.0	46.8		0.0	50.1		35.4	11.2	11.2	21.9	28.6	18.6
Incremental Delay (d_2), s/veh	0.4	109.0		0.0	17.6		127.2	4.0	4.1	0.2	14.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	41.4	155.8		0.0	67.6		162.6	15.2	15.2	22.0	42.7	18.8
Level of Service (LOS)	D	F			E		F	B	B	C	D	B
Approach Delay, s/veh / LOS	146.6	F		67.6	E		53.2	D		41.2	D	
Intersection Delay, s/veh / LOS	62.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.46	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.37	A	0.91	A	2.09	B	1.65	B

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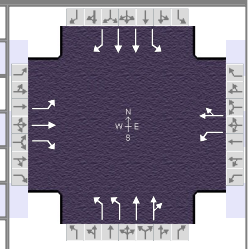
HCS Signalized Intersection Results Summary

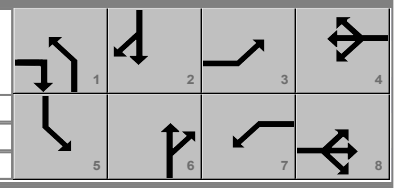
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total w/Impr 2	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	60th Street & SPW Rd	File Name	60th PM Total w-Impr 2.xus		
Project Description	Westlake West Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	41	104	365	0	176	69	475	1356	12	49	1252	43

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	8.7	53.0	3.5	20.2	0.0	
Yellow	5.0	5.0	5.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.5	3.5	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	4.0	2.0	4.0	2.0	3.0
Phase Duration, s	10.0	37.6	0.0	27.7	27.3	75.7	11.7	60.0
Change Period, (*Y+R c*), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	0.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	4.5	25.8		19.8	19.5		5.6	
Green Extension Time (*g e*), s	0.0	0.9	0.0	0.4	0.8	0.0	0.0	0.0
Phase Call Probability	0.78	1.00		1.00	1.00		0.83	
Max Out Probability	1.00	0.33		1.00	0.03		0.27	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	43	109	384	0	258		500	721	719	52	1318	45
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1585	1781	1780		1730	1870	1864	1781	1781	1585
Queue Service Time (*g s*), s	2.5	5.9	23.8	0.0	17.8		17.5	26.5	26.5	3.6	39.7	1.6
Cycle Queue Clearance Time (*g c*), s	2.5	5.9	23.8	0.0	17.8		17.5	26.5	26.5	3.6	39.7	1.6
Green Ratio (*g/C*)	0.21	0.24	0.40	0.11	0.16		0.16	0.55	0.55	0.04	0.42	0.42
Capacity (*c*), veh/h	129	451	640	266	287		563	1028	1025	66	1511	672
Volume-to-Capacity Ratio (*X*)	0.335	0.243	0.600	0.000	0.898		0.888	0.701	0.702	0.777	0.872	0.067
Back of Queue (*Q*), ft/ln (95 th percentile)	50	122	349	0	377		307	316	315	78	541	28
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	4.8	13.7	0.0	14.8		12.1	12.4	12.4	3.1	21.3	1.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	42.1	38.2	29.3	0.0	51.4		47.8	11.1	11.1	58.9	24.2	16.0
Incremental Delay (*d 2*), s/veh	0.6	0.1	1.0	0.0	25.2		8.2	4.0	4.0	7.1	7.2	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	42.7	38.3	30.3	0.0	76.6		56.1	15.0	15.1	66.0	31.5	16.2
Level of Service (LOS)	D	D	C		E		E	B	B	E	C	B
Approach Delay, s/veh / LOS	32.9	C		76.6	E		25.6	C		32.3	C	
Intersection Delay, s/veh / LOS	32.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.46	B	1.90	B	2.28	B
Bicycle LOS Score / LOS	1.37	A	0.91	A	2.09	B	1.65	B

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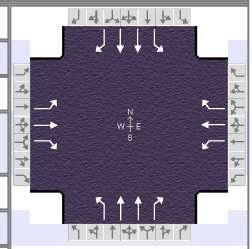
HCS Signalized Intersection Results Summary

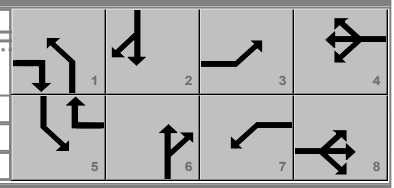
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total, Opt.Timing	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Town Center Pkwy S &…	File Name	TCP South AM Total Opt..xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	56	157	152	74	50	125	1326	163	75	1569	85

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.2	4.1	71.6	5.1	6.4	7.5
Yellow	5.0	0.0	5.0	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.5	0.0	3.5



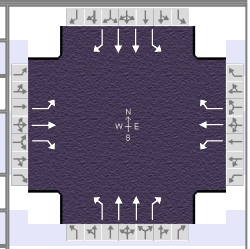
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	11.6	15.0	18.0	21.4	18.4	82.8	14.2	78.6
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	5.9	9.5	12.8	7.0	11.4		7.7	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Phase Call Probability	0.87	1.00	1.00	1.00	0.99		0.94	
Max Out Probability	1.00	1.00	1.00	0.04	0.49		0.63	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	57	59	102	160	78	53	132	1396	172	79	1652	89
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	3.9	4.0	7.5	10.8	5.0	3.7	9.4	23.8	3.7	5.7	41.9	2.1
Cycle Queue Clearance Time (g_c), s	3.9	4.0	7.5	10.8	5.0	3.7	9.4	23.8	3.7	5.7	41.9	2.1
Green Ratio (*g/C*)	0.10	0.06	0.15	0.16	0.11	0.16	0.09	0.58	0.58	0.06	0.55	0.55
Capacity (*c*), veh/h	195	108	207	249	200	258	156	2075	924	99	1962	873
Volume-to-Capacity Ratio (*X*)	0.292	0.546	0.493	0.642	0.390	0.204	0.844	0.673	0.186	0.795	0.842	0.102
Back of Queue (*Q*), ft/ln (95 th percentile)	79	89	139	220	108	67	212	252	56	123	440	34
Back of Queue (*Q*), veh/ln (95 th percentile)	3.1	3.5	5.5	8.7	4.2	2.6	8.3	9.9	2.2	4.8	17.3	1.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	54.7	59.6	51.2	50.5	54.1	47.2	56.6	8.7	6.5	59.4	13.3	8.0
Incremental Delay (d_2), s/veh	0.3	3.3	0.7	4.3	0.5	0.1	17.1	1.8	0.4	8.0	4.6	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.0	62.9	51.8	54.8	54.6	47.3	73.6	10.5	6.9	67.4	17.9	8.3
Level of Service (LOS)	E	E	D	D	D	D	E	B	A	E	B	A
Approach Delay, s/veh / LOS	55.7	E		53.4	D		15.0	B		19.6	B	
Intersection Delay, s/veh / LOS	22.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.47	B	2.09	B	2.18	B
Bicycle LOS Score / LOS	0.85	A	0.97	A	1.89	B	1.99	

HCS Signalized Intersection Results Summary

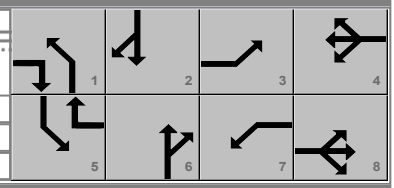
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total; Opt Timing	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Town Center Pkwy S &…	File Name	TCP South PM Total.xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	147	115	174	224	147	48	266	1757	225	92	1524	97

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	8.4	6.6	58.0	8.5	5.0	10.5	
Yellow	5.0	0.0	5.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.5	0.0	3.5	



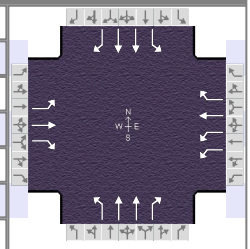
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	15.0	18.0	20.0	23.0	22.0	71.6	15.4	65.0
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	10.5	11.1	15.5	11.9	17.0		8.7	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.97	
Max Out Probability	1.00	1.00	1.00	0.68	1.00		0.16	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	155	121	120	236	155	51	280	1849	237	97	1604	102
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	8.5	7.9	9.1	13.5	9.9	3.3	15.0	64.6	7.3	6.7	53.8	3.4
Cycle Queue Clearance Time (g_c), s	8.5	7.9	9.1	13.5	9.9	3.3	15.0	64.6	7.3	6.7	53.8	3.4
Green Ratio (*g/C*)	0.15	0.08	0.20	0.20	0.12	0.19	0.12	0.52	0.52	0.07	0.46	0.46
Capacity (*c*), veh/h	214	157	291	276	232	303	214	1840	819	120	1652	735
Volume-to-Capacity Ratio (*X*)	0.722	0.770	0.412	0.854	0.667	0.167	1.310	1.005	0.289	0.808	0.971	0.139
Back of Queue (*Q*), ft/ln (95 th percentile)	51	202	146	328	217	59	644	806	111	142	718	56
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	7.9	5.7	12.9	8.5	2.3	25.4	31.7	4.4	5.6	28.2	2.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	50.5	56.1	43.2	47.9	52.3	42.2	52.5	19.4	10.5	56.1	23.0	13.4
Incremental Delay (d_2), s/veh	9.8	18.8	0.3	21.1	5.8	0.1	168.9	22.2	0.9	7.1	16.2	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	60.4	74.9	43.6	68.9	58.1	42.3	221.4	41.7	11.4	63.2	39.2	13.8
Level of Service (LOS)	E	E	D	E	E	D	F	F	B	E	D	B
Approach Delay, s/veh / LOS	59.7	E		62.1	E		59.9	E		39.1	D	
Intersection Delay, s/veh / LOS	52.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.47	B	2.10	B	2.19	B
Bicycle LOS Score / LOS	1.14	A	1.22	A	2.44	B	1.98	

HCS Signalized Intersection Results Summary

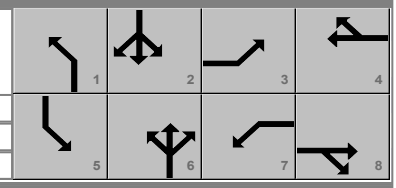
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Persimmon Blvd & SPW…	File Name	Persimmon AM Total.xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	28	26	50	354	28	131	70	1470	102	70	1947	48

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	73.8	2.7	5.9	7.0	0.0	
Yellow	5.0	5.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	3.5	3.5	3.5	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	10.2	14.5	23.7	27.9	11.0	80.8	11.0	80.8
Change Period, ($Y+R_c$), s	7.5	7.5	7.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	4.1	6.7	15.7	12.4	4.3		4.3	
Green Extension Time (g_e), s	0.0	0.3	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	0.66	1.00	1.00	1.00	0.93		0.93	
Max Out Probability	0.00	0.01	0.22	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	29	27	53	373	29	138	74	1547	107	74	2049	51
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1730	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	2.1	1.8	4.7	13.7	1.8	10.4	2.3	32.6	2.4	2.3	73.8	1.1
Cycle Queue Clearance Time (g_c), s	2.1	1.8	4.7	13.7	1.8	10.4	2.3	32.6	2.4	2.3	73.8	1.1
Green Ratio (*g/C*)	0.02	0.05	0.05	0.12	0.16	0.16	0.60	0.57	0.57	0.60	0.57	0.57
Capacity (*c*), veh/h	37	101	77	430	294	249	111	2022	900	216	2022	900
Volume-to-Capacity Ratio (*X*)	0.791	0.271	0.684	0.867	0.100	0.553	0.666	0.765	0.119	0.340	1.014	0.056
Back of Queue (*Q*), ft/ln (95 th percentile)	50	40	80	269	37	188	60	328	38	39	803	17
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	1.6	3.2	10.6	1.5	7.4	2.4	12.9	1.5	1.5	31.6	0.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	63.4	59.0	60.4	55.9	46.9	50.6	31.5	10.8	7.1	16.0	15.8	7.0
Incremental Delay (d_2), s/veh	12.9	0.5	4.0	9.8	0.1	0.7	2.6	2.8	0.3	0.3	23.5	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	76.2	59.6	64.4	65.6	47.0	51.3	34.1	13.6	7.4	16.3	39.3	7.1
Level of Service (LOS)	E	E	E	E	D	D	C	B	A	B	F	A
Approach Delay, s/veh / LOS	66.4	E		61.0	E		14.1	B		37.7	D	
Intersection Delay, s/veh / LOS	32.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.46	B	2.26	B	2.09	B
Bicycle LOS Score / LOS	0.67	A	1.38	A	1.91	B	2.28	B

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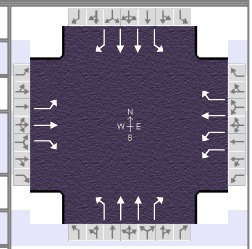
HCS Signalized Intersection Results Summary

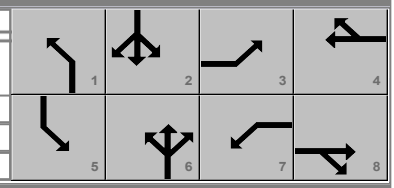
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#24-088	Analysis Date	Dec 16, 2025	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total w/ Opt.Timing	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Persimmon Blvd & SPW…	File Name	Persimmon PM Total w-Impr.xus		
Project Description	Westlake Walmart				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	71	103	161	210	61	102	128	1903	179	193	1784	61

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.3	5.6	66.1	6.6	3.2	8.1	
Yellow	5.0	0.0	5.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	3.5	0.0	3.5	

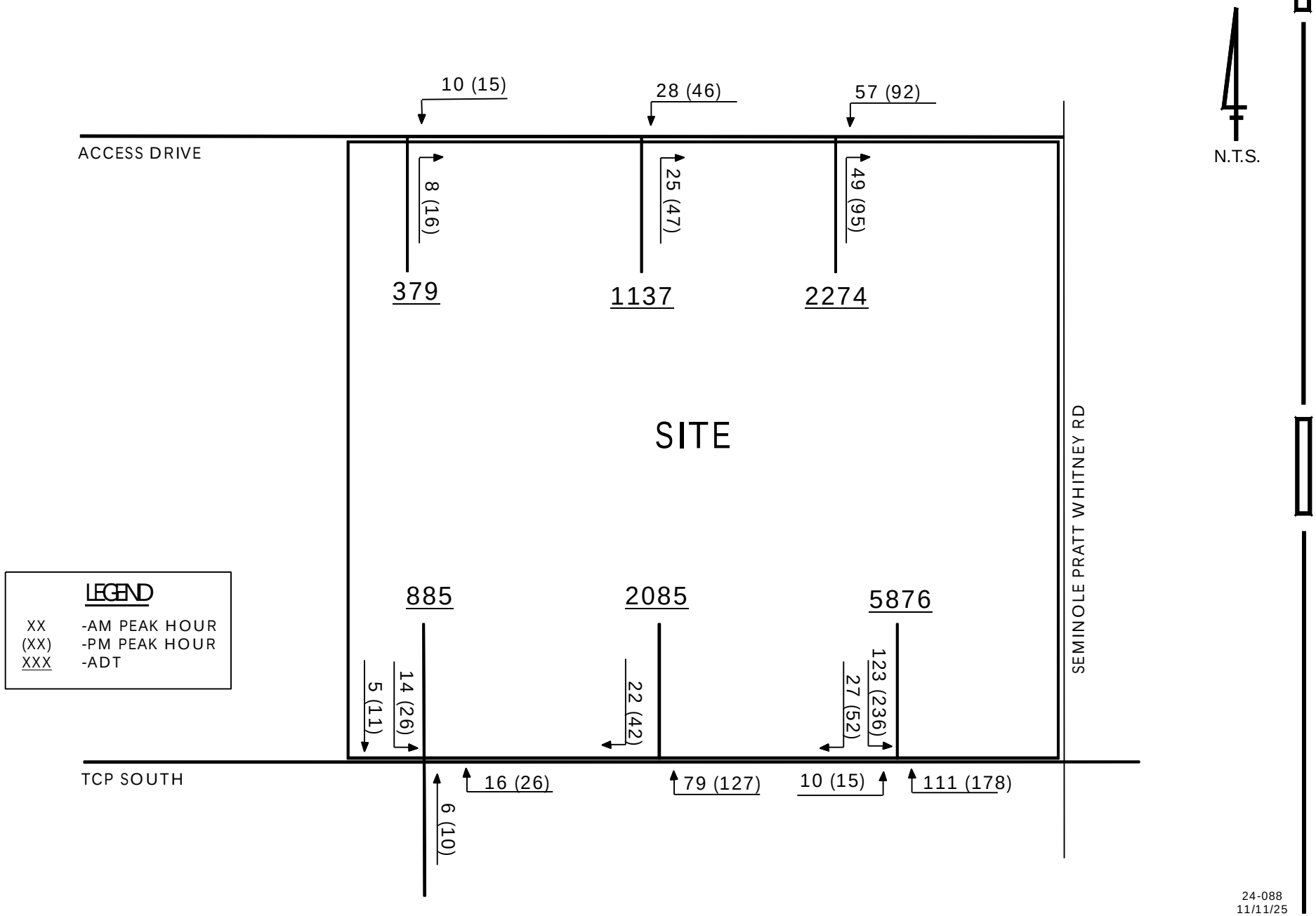


Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.1	15.6	17.4	18.9	13.3	73.1	18.9	78.7
Change Period, ($Y+R_c$), s	7.5	7.5	7.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.2	10.1	9.9	6.0	6.3		11.9	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	0.93	1.00	1.00	1.00	0.99		1.00	
Max Out Probability	1.00	1.00	1.00	0.16	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	75	108	106	221	64	44	135	2003	188	203	1878	64
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1730	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	5.2	7.2	8.1	7.9	4.0	3.3	4.3	66.1	5.2	9.9	52.3	1.3
Cycle Queue Clearance Time (g_c), s	5.2	7.2	8.1	7.9	4.0	3.3	4.3	66.1	5.2	9.9	52.3	1.3
Green Ratio (*g/C*)	0.05	0.06	0.06	0.08	0.09	0.09	0.58	0.53	0.53	0.63	0.57	0.57
Capacity (*c*), veh/h	95	121	93	274	170	144	181	1882	838	228	2042	909
Volume-to-Capacity Ratio (*X*)	0.789	0.893	1.148	0.808	0.378	0.307	0.742	1.064	0.225	0.892	0.920	0.071
Back of Queue (*Q*), ft/ln (95 th percentile)	135	220	281	177	86	59	112	981	81	311	487	20
Back of Queue (*Q*), veh/ln (95 th percentile)	5.3	8.7	11.1	7.0	3.4	2.3	4.4	38.6	3.2	12.2	19.2	0.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.5	58.0	58.4	56.6	53.5	53.1	26.7	18.5	9.5	39.1	12.4	6.4
Incremental Delay (d_2), s/veh	25.1	49.2	139.0	13.4	0.5	0.4	9.7	40.3	0.6	28.7	8.2	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	83.6	107.2	197.5	70.0	54.0	53.6	36.4	58.8	10.1	67.8	20.6	6.6
Level of Service (LOS)	F	F	F	E	D	D	D	F	B	E	C	A
Approach Delay, s/veh / LOS	134.3	F		64.7	E		53.5	D		24.7	C	
Intersection Delay, s/veh / LOS	46.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.47	B	2.35	B	2.17	B
Bicycle LOS Score / LOS	0.97	A	1.03	A	2.41	B	2.26	

APPENDIX B

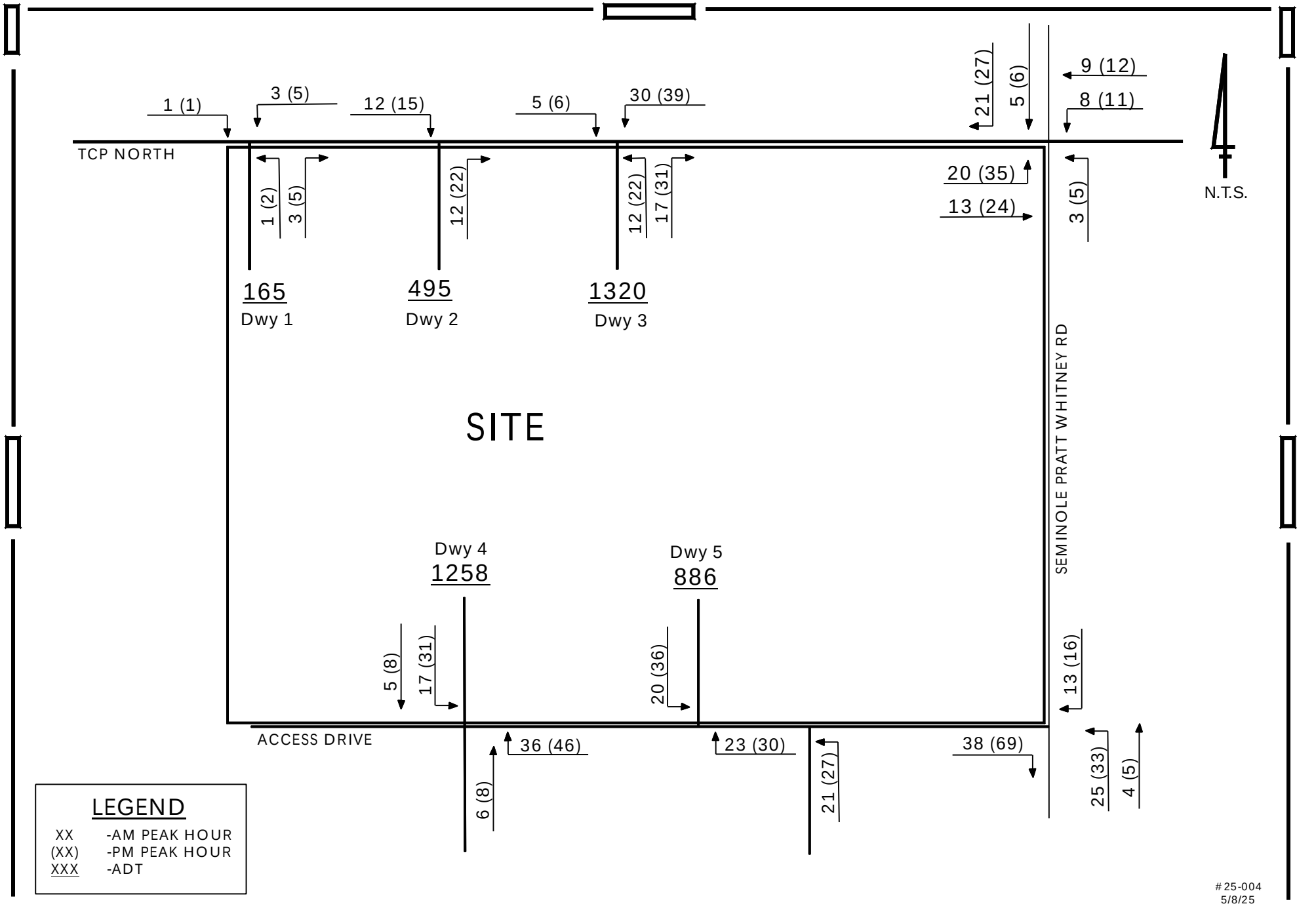


24-088
11/11/25

WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

EXHIBIT 10
PROJECT DRIVEWAY VOLUMES

PTC



#25-004
5/8/25

WESTLAKE LOWES

ATTACHMENT 5B
PROJECT DRIVEWAY VOLUMES

PTC

COMMERCIAL RETAIL

5075 Seminole Pratt Whitney Road

Westlake, FL

Parcel ID: 77-40-43-01-00-000-1010

WATER QUALITY STATEMENT

January 28, 2026

Report Prepared By:

1125 Bartow Road Ste 100

Lakeland, FL 33801

PROJECT SUMMARY:

The subject parcel, 77-40-43-01-00-000-1010 is located northwest of the intersection of Seminole Pratt Whitney Road & Town Center Parkway South and is part of the Westlake TTD project.

The project is located within the bounds of Seminole Improvement District and South Florida Water Management District, Southern Florida Basin, Florida Southeast Coast sub-basin, Watershed C-51 West, sub-watershed 8. The parcel is approximately 24.29 acres in size and is currently vacant and part of a Traditional Marketplace Development.

Proposed site development consists of construction of a 188,779 S.F. commercial retail building with 8,000 S.F. of online pick up and delivery space as well as a 4,9126 S.F. liquor box. This project also includes a 1,618 S.F. building for a gas station and convenience store with 20 fuel pumps. Associated parking, landscaping, potable water, wastewater, reclaim water, electric utilities, and stormwater management are included with the development. The project will outfall to stub-outs provided by MINTO PBLH LLC which discharge to the dry retention system, both east to Dry Detention #3 and west to Dry Detention #1 into SID M2 Canal, of the development which will provide water quality and attenuation prior to discharge into the master Seminole Improvement District (SID) drainage system.

WATER QUALITY:

Water quality is provided through a series of drainage structures, stormwater pipes and dry detention areas, which ultimately discharge to SID M2 Canal in accordance with the design requirements for projects within the C-51 West Basin, and SFWMD standards. Figure 1 shows the water quality and nutrient analysis, Figure 2 and 3 show the stage storage calculation from the permit no 50-109382-P.

3.0 WATER QUALITY & NUTRIENT ANALYSIS

Water quality and nutrient analysis are provided for and met in the master lake system permitted under the master development, known as Minto West under SFWMD Permit #50-00021-S, Application #141120-2 and the construction/operation authorization issued on January 11, 2016 under Application #150804-11.

Commercial parcels are required to provide ½" dry pretreatment prior to discharge to the Master System. The dry pretreatment for Westlake Town Center West will be constructed as a part of this application in 3 separate sections each providing pretreatment for portions of the overall commercial development as follows:

Dry Detention #1 - 2.22 acres - serves 30.77 acres of commercial development inclusive of the detention area.

30.77 ac. x ½" = 15.39 ac-in = 1.28 ac-ft

Dry Detention #1 water quality elevation – 17.3' NAVD

See Appendix C for Stage Storage Calculations

Dry Detention #2 – 0.54 acres - serves 7.97 acres of commercial development inclusive of the detention area.

7.97 ac. x ½" = 3.99 ac-in = 0.33 ac-ft

Dry Detention #2 water quality elevation – 18.2' NAVD

See Appendix C for Stage Storage Calculations

Dry Detention #3 – 0.51 acres - serves 4.85 acres of commercial development

4.85 ac. x ½" = 3.99 ac-in = 0.20 ac-ft

Dry Detention #3 water quality elevation – 17.8' NAVD

See Appendix C for Stage Storage Calculations

4.0 C-51 BASIN STORAGE

C-51 storage calculations are consistent with what was permitted under the master development, known as Minto West under SFWMD Permit # 50-00021-S, application #141120-2 and the construction/operation authorization issued on 1/11/2016 under application #150804-11

5.0 C-51 WESTLAKE CODE COMPLIANCE

The following is a summary of conformance with the interim City Codes with respect to Stormwater Management and Drainage:

Figure 1: Water quality and nutrient analysis (Exhibit No 2.1.1)

TOWN CENTER WEST DRY DETENTION #1			
STAGE VS STORAGE CALCULATIONS			
Starting Stage		16	
Print Interval		0.5	
Name	BOTTOM	SIDE SLOPE	
Storage type	V	L	
Start Stage (ft)	16.00	16.00	
Stop Stage (ft)		21.00	
Area (ac)	0.8	1.42	
STAGE			TOTAL
NAVD			STORAGE
16.00	0.00	0.00	0.00
16.50	0.40	0.04	0.44
17.00	0.80	0.14	0.94
17.30	1.04	0.24	1.28
17.50	1.20	0.32	1.52
18.00	1.60	0.57	2.17
18.50	2.00	0.89	2.89
19.00	2.40	1.28	3.68
QUALITY REQUIRED			
1/2" DRY PRETREATMENT			
OVERALL AREA 30.77 AC. X 0.5" = 1.28 AC-FT			
WATER QUALITY ELEVATION 17.3' NAVD			

Figure 2: Dry detention #1 stage storage calculations from permit no 50-109382-P (Exhibit No 2.1.1)

TOWN CENTER WEST DETENTION #3			
STAGE VS STORAGE CALCULATIONS			
Starting Stage		16	
Print Interval		0.5	
Name	bottom	sides	
Storage type	v	l	
Start Stage (ft)	16.00	16.00	
Stop Stage (ft)		20.00	
Area (ac)	0.00	0.51	
STAGE			TOTAL
NGVD			STORAGE
16.00	0.00	0.00	0.00
16.50	0.00	0.02	0.02
17.00	0.00	0.06	0.06
17.30	0.00	0.11	0.11
17.50	0.00	0.14	0.14
17.80	0.00	0.21	0.21
18.00	0.00	0.25	0.25
18.50	0.00	0.40	0.40
19.00	0.00	0.57	0.57
QUALITY REQUIRED			
1/2" DRY PRETREATMENT			
OVERALL AREA 4.85 AC. X 0.5" = 0.20 AC-FT			
WATER QUALITY ELEVATION 17.8' NAVD			

Figure 3: Dry detention #3 stage storage calculations from permit no 50-109382-P (Exhibit No 2.1.1)

COMMERCIAL RETAIL

5075 Seminole Pratt Whitney Road

Westlake, FL

Parcel ID: 77-40-43-01-00-000-1010

STORMWATER REPORT

January 12, 2026

Report Prepared By:

1125 Bartow Road Ste 100

Lakeland, FL 33801

PROJECT SUMMARY:

The subject parcel, 77-40-43-01-00-000-1010 is located northwest of the intersection of Seminole Pratt Whitney Road & Town Center Parkway South and is part of the Westlake TTD project. The project is located within the bounds of Seminole Improvement District and South Florida Water Management District, Southern Florida Basin, Florida Southeast Coast sub-basin, Watershed C-51 West, sub-watershed 8. The parcel is approximately 24.29 acres in size and is currently vacant and part of a Traditional Marketplace Development.

Proposed site development consists of construction of a 188,779 S.F. commercial retail building with 8,000 S.F. of online pick-up and delivery space as well as a 4,912 S.F. liquor box. This project also includes a 1,618 S.F. building for a gas station and convenience store with 20 fuel pumps. Associated parking, landscaping, potable water, wastewater, reclaim water, electric utilities, and stormwater management are included with the development. The project will outfall to stub-outs provided by MINTO PBLH LLC which discharge to the dry retention system, both east to Dry Detention #3 and west to Dry Detention #1 into SID M2 Canal, of the development which will provide water quality and attenuation prior to discharge into the master Seminole Improvement District (SID) drainage system.

STORMWATER CONVEYANCE SYSTEM

Initial sizing of the storm piping system for the development was performed utilizing the SCS curve number method to determine the peak inflow and minimum pipe sizes. Storm and sanitary sewer analysis software then used to simulate the 10-year storm event and to verify the hydraulic grade lines do not exceed the inlet top elevations. Refer to Appendix A for the modeling results.

APPENDIX A

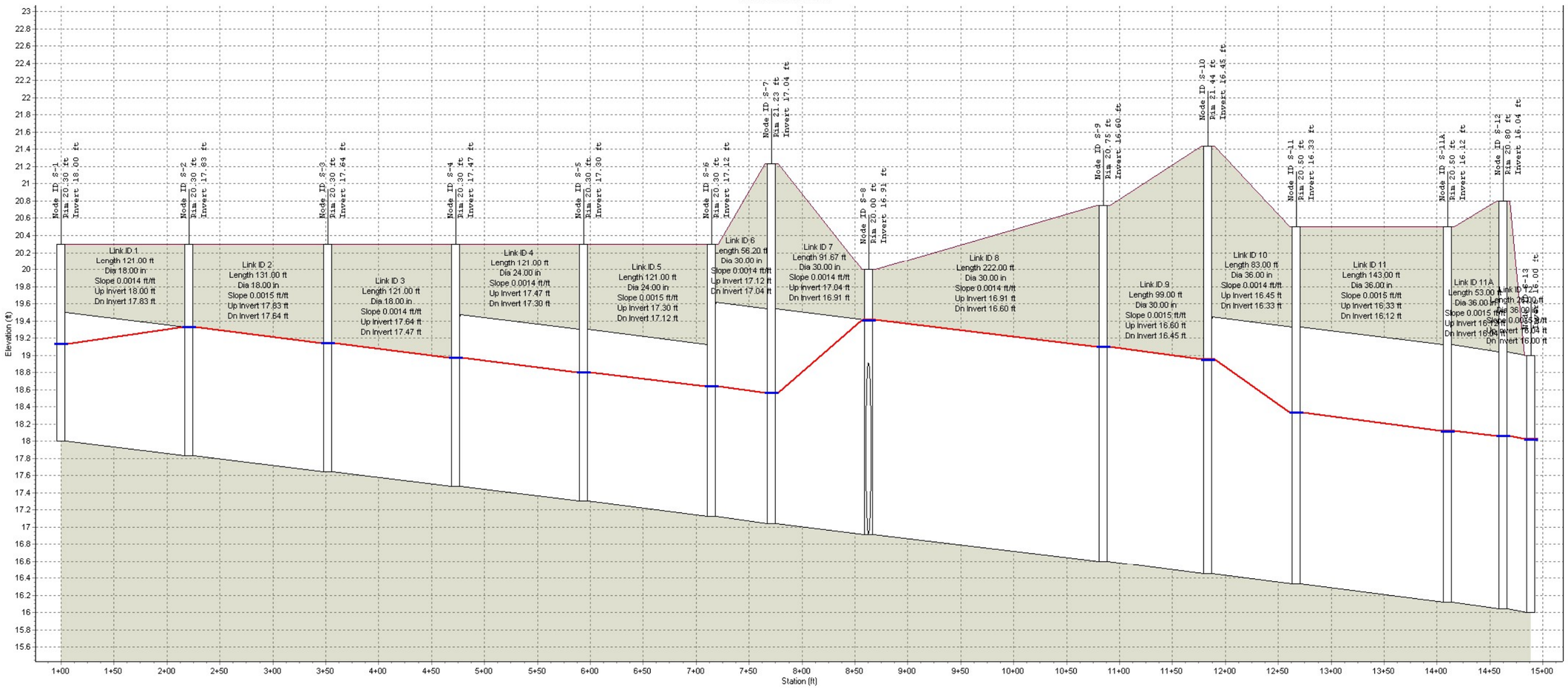
STORM AND SANITARY SEWER ANALYSIS RESULTS

Pipe Report - 10 Yr. Storm Event

Element ID	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Manning's Roughness	Peak Flow	Max Flow Velocity	Travel Time	Design Flow Capacity	Max Flow / Design Flow Ratio	Max Flow Depth / Total Depth Ratio	Max Flow Depth
			(ft)	(ft)	(ft)	(ft)	(%)		(inches)		(cfs)	(ft/sec)	(min)	(cfs)			(ft)
1	S-1	S-2	121.00	18.00	17.83	0.17	0.1400	CIRCULAR	18.000	0.0150	3.11	2.20	0.92	3.41	0.91	0.75	1.12
2	S-2	S-3	131.00	17.83	17.64	0.19	0.1500	CIRCULAR	18.000	0.0150	3.75	2.33	0.94	3.47	1.08	1.00	1.50
3	S-3	S-4	121.00	17.64	17.47	0.17	0.1400	CIRCULAR	18.000	0.0150	3.64	2.29	0.88	3.41	1.07	1.00	1.50
4	S-4	S-5	121.00	17.47	17.30	0.17	0.1400	CIRCULAR	24.000	0.0150	5.16	2.54	0.79	7.35	0.70	0.62	1.24
5	S-5	S-6	121.00	17.30	17.12	0.18	0.1500	CIRCULAR	24.000	0.0150	6.89	2.73	0.74	7.56	0.91	0.75	1.50
6	S-6	S-7	56.20	17.12	17.04	0.08	0.1400	CIRCULAR	30.000	0.0150	9.20	2.95	0.32	13.41	0.69	0.61	1.52
7	S-7	S-8	91.67	17.04	16.91	0.13	0.1400	CIRCULAR	30.000	0.0150	9.20	2.94	0.52	13.39	0.69	0.61	1.52
8	S-8	S-9	222.00	16.91	16.60	0.31	0.1400	CIRCULAR	30.000	0.0150	14.35	3.19	1.16	13.28	1.08	1.00	2.50
9	S-9	S-10	99.00	16.60	16.45	0.15	0.1500	CIRCULAR	30.000	0.0150	14.83	3.30	0.50	13.84	1.07	1.00	2.50
10	S-10	S-11	83.00	16.45	16.33	0.12	0.1400	CIRCULAR	36.000	0.0150	14.76	3.36	0.41	21.98	0.67	0.60	1.78
11	S-11	S-11A	143.00	16.33	16.12	0.21	0.1500	CIRCULAR	36.000	0.0150	17.31	3.47	0.69	22.15	0.78	0.67	2.00
11A	S-11A	S-12	53.00	16.12	16.04	0.08	0.1500	CIRCULAR	36.000	0.0150	17.30	3.51	0.25	22.46	0.77	0.66	1.97
12	S-12	S-13	26.00	16.04	16.00	0.04	0.1500	CIRCULAR	36.000	0.0150	18.08	3.56	0.12	22.67	0.80	0.68	2.02
14	S-14	S-15	121.00	17.80	17.62	0.18	0.1500	CIRCULAR	18.000	0.0150	3.41	2.28	0.88	3.51	0.97	0.80	1.19
15	S-15	S-16	131.00	17.62	17.44	0.18	0.1400	CIRCULAR	18.000	0.0150	3.65	2.26	0.97	3.37	1.08	1.00	1.50
16	S-16	S-17	121.00	17.44	17.26	0.18	0.1500	CIRCULAR	18.000	0.0150	3.75	2.34	0.86	3.51	1.07	1.00	1.50
17	S-17	S-18	121.00	17.26	17.09	0.17	0.1400	CIRCULAR	24.000	0.0150	6.49	2.66	0.76	7.35	0.88	0.73	1.45
18	S-18	S-8	121.00	17.09	16.91	0.18	0.1500	CIRCULAR	24.000	0.0150	8.11	2.81	0.72	7.56	1.07	1.00	2.00
19	S-19	S-20	99.00	17.91	17.40	0.51	0.5200	CIRCULAR	15.000	0.0150	1.23	2.89	0.57	4.02	0.31	0.38	0.47
20	S-20	S-21	95.00	17.40	16.90	0.50	0.5300	CIRCULAR	15.000	0.0150	2.21	3.39	0.47	4.06	0.54	0.53	0.66
21	S-21	S-22	155.00	16.90	16.34	0.56	0.3600	CIRCULAR	15.000	0.0150	3.20	3.13	0.83	3.37	0.95	0.78	0.97
22	S-22	S-23	65.00	16.34	16.00	0.34	0.5200	CIRCULAR	15.000	0.0150	3.20	3.66	0.30	4.05	0.79	0.67	0.83
24	S-24	S-25	33.00	16.18	16.00	0.18	0.5500	CIRCULAR	15.000	0.0150	1.46	3.08	0.18	4.13	0.35	0.41	0.51
26	S-26	S-27	33.00	16.10	16.00	0.10	0.3000	CIRCULAR	15.000	0.0150	1.26	2.38	0.23	3.08	0.41	0.44	0.56
28	S-28	S-29	76.00	16.90	16.49	0.41	0.5400	CIRCULAR	15.000	0.0150	1.14	2.87	0.44	4.11	0.28	0.36	0.45
28A	S-28A	S-28	85.00	17.35	16.90	0.45	0.5300	CIRCULAR	15.000	0.0150	0.37	2.06	0.69	4.07	0.09	0.20	0.25
29	S-29	S-29A	94.00	16.49	16.00	0.49	0.5200	CIRCULAR	15.000	0.0150	1.84	3.22	0.49	4.04	0.46	0.47	0.59
30	S-30	S-31	115.00	16.53	16.23	0.30	0.2600	CIRCULAR	15.000	0.0150	1.30	2.29	0.84	2.86	0.46	0.47	0.59
31	S-31	S-32	88.00	16.23	16.00	0.23	0.2600	CIRCULAR	15.000	0.0150	1.90	2.50	0.59	2.86	0.66	0.60	0.74
LD1	LD-1	S-24	44.00	18.35	16.18	2.17	4.9300	CIRCULAR	10.000	0.0150	0.47	5.11	0.14	4.22	0.11	0.23	0.19
LD2	LD-2	S-26	131.00	18.35	16.10	2.25	1.7200	CIRCULAR	10.000	0.0150	0.47	3.52	0.62	2.49	0.19	0.30	0.25

Profile Plot

Main Street Storm Sewer



Node ID:	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-11A	S-12	S-13
Rim (ft):	20.30	20.30	20.30	20.30	20.30	20.30	21.23	20.00	20.75	21.44	20.50	20.50	20.80	
Invert (ft):	18.00	17.83	17.64	17.47	17.30	17.12	17.04	16.91	16.60	16.45	16.33	16.12	16.04	16.00
Min Pipe Cover (ft):							1.69			1.99		1.38		
Max HGL (ft):	19.13	19.33	19.14	18.97	18.80	18.64	18.56	19.41	19.10	18.95	18.33	18.12	18.06	18.03

Link ID:	1	2	3	4	5	6	7	8	9	10	11	11A	12
Length (ft):	121.00	131.00	121.00	121.00	121.00	56.20	91.67	222.00	99.00	83.00	143.00	53.00	26.00
Dia (in):	18.00	18.00	18.00	24.00	24.00	30.00	30.00	30.00	30.00	36.00	36.00	36.00	36.00
Slope (ft/ft):	0.0014	0.0015	0.0014	0.0014	0.0015	0.0014	0.0014	0.0014	0.0015	0.0014	0.0015	0.0015	0.0015
Up Invert (ft):	18.00	17.83	17.64	17.47	17.30	17.12	17.04	16.91	16.60	16.45	16.33	16.12	16.04
Dn Invert (ft):	17.83	17.64	17.47	17.30	17.12	17.04	16.91	16.60	16.45	16.33	16.12	16.04	16.00
Max Q (cfs):	3.11	3.75	3.64	5.16	6.89	9.20	9.20	14.35	14.83	14.76	17.31	17.30	18.08
Max Vel (ft/s):	2.20	2.33	2.29	2.54	2.73	2.95	2.94	3.19	3.30	3.36	3.47	3.51	3.56
Max Depth (ft):	1.12	1.50	1.50	1.24	1.50	1.52	1.52	2.50	2.50	1.78	2.00	1.97	2.02

Profile Plot

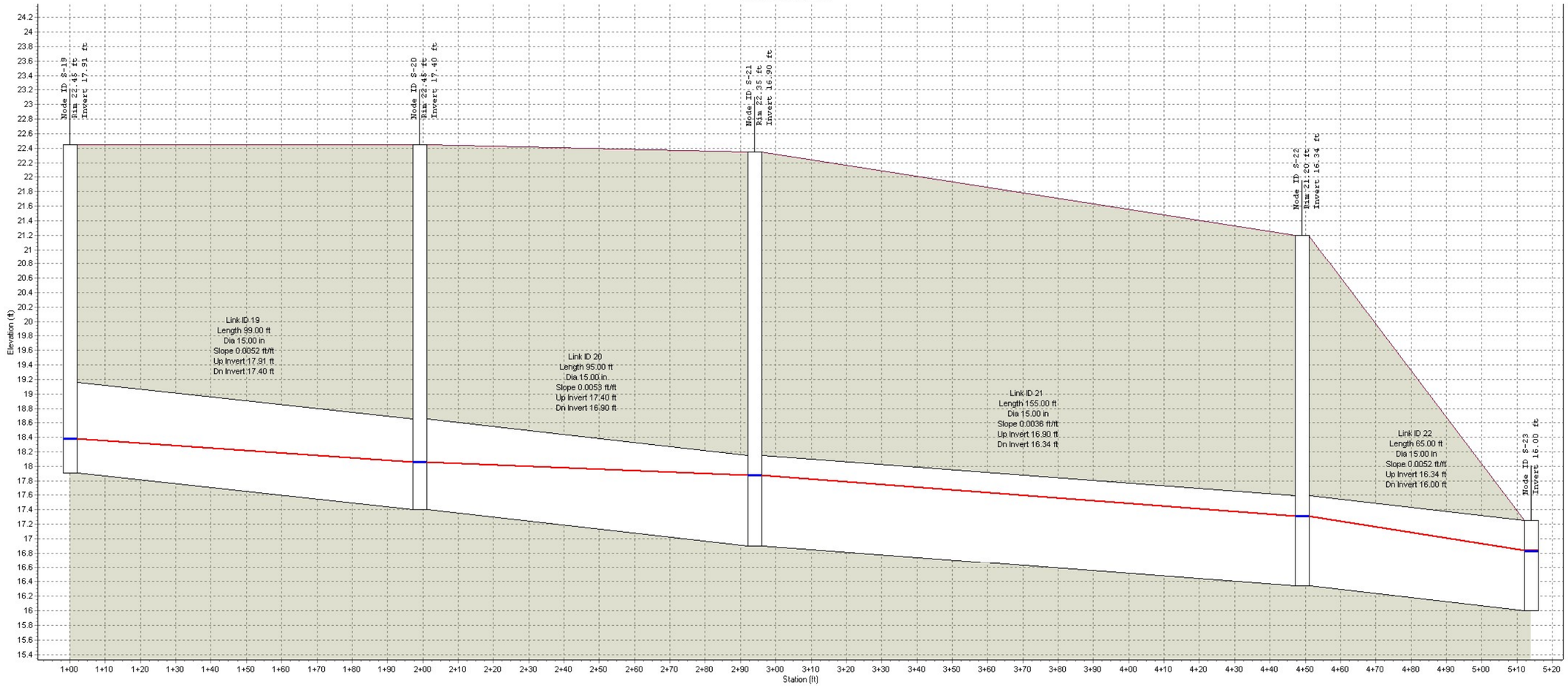
Main Street Storm Sewer

Node ID:	S-14	S-15	S-16	S-17	S-18	S-8	S-9	S-10	S-11	S-11A	S-12	S-13	
Rim (ft):	20.00	20.00	20.00	20.00	20.00	20.00	20.75	21.44	20.50	20.50	20.80		
Invert (ft):	17.80	17.62	17.44	17.26	17.09	16.91	16.60	16.45	16.33	16.12	16.04	16.00	
Min Pipe Cover (ft):								1.99		1.38			
Max HGL (ft):	19.00	19.12	18.94	18.76	19.09	19.41	19.10	18.95	18.33	18.12	18.06	18.03	

Link ID:	14	15	16	17	18	8	9	10	11	11A	12	
Length (ft):	121.00	131.00	121.00	121.00	121.00	222.00	99.00	83.00	143.00	53.00	26.00	
Dia (in):	18.00	18.00	18.00	24.00	24.00	30.00	30.00	36.00	36.00	36.00	36.00	
Slope (ft/ft):	0.0015	0.0014	0.0015	0.0014	0.0015	0.0014	0.0015	0.0014	0.0015	0.0015	0.0015	
Up Invert (ft):	17.80	17.62	17.44	17.26	17.09	16.91	16.60	16.45	16.33	16.12	16.04	
Dn Invert (ft):	17.62	17.44	17.26	17.09	16.91	16.60	16.45	16.33	16.12	16.04	16.00	
Max Q (cfs):	3.41	3.65	3.75	6.49	8.11	14.35	14.83	14.76	17.31	17.30	18.08	
Max Vel (ft/s):	2.28	2.26	2.34	2.66	2.81	3.19	3.30	3.36	3.47	3.51	3.56	
Max Depth (ft):	1.19	1.50	1.50	1.45	2.00	2.50	2.50	1.78	2.00	1.97	2.02	

Profile Plot

Main Street Storm Sewer



Node ID:	S-19	S-20	S-21	S-22	S-23	
Rim (ft):	22.45	22.45	22.35	21.20		
Invert (ft):	17.91	17.40	16.90	16.34	16.00	
Min Pipe Cover (ft):				3.61		
Max HGL (ft):	18.38	18.06	17.88	17.31	16.84	

Link ID:	19	20	21	22
Length (ft):	99.00	95.00	155.00	65.00
Dia (in):	15.00	15.00	15.00	15.00
Slope (ft/ft):	0.0052	0.0053	0.0036	0.0052
Up Invert (ft):	17.91	17.40	16.90	16.34
Dn Invert (ft):	17.40	16.90	16.34	16.00
Max Q (cfs):	1.23	2.21	3.20	3.20
Max Vel (ft/s):	2.89	3.39	3.13	3.66
Max Depth (ft):	0.47	0.66	0.97	0.83

Profile Plot

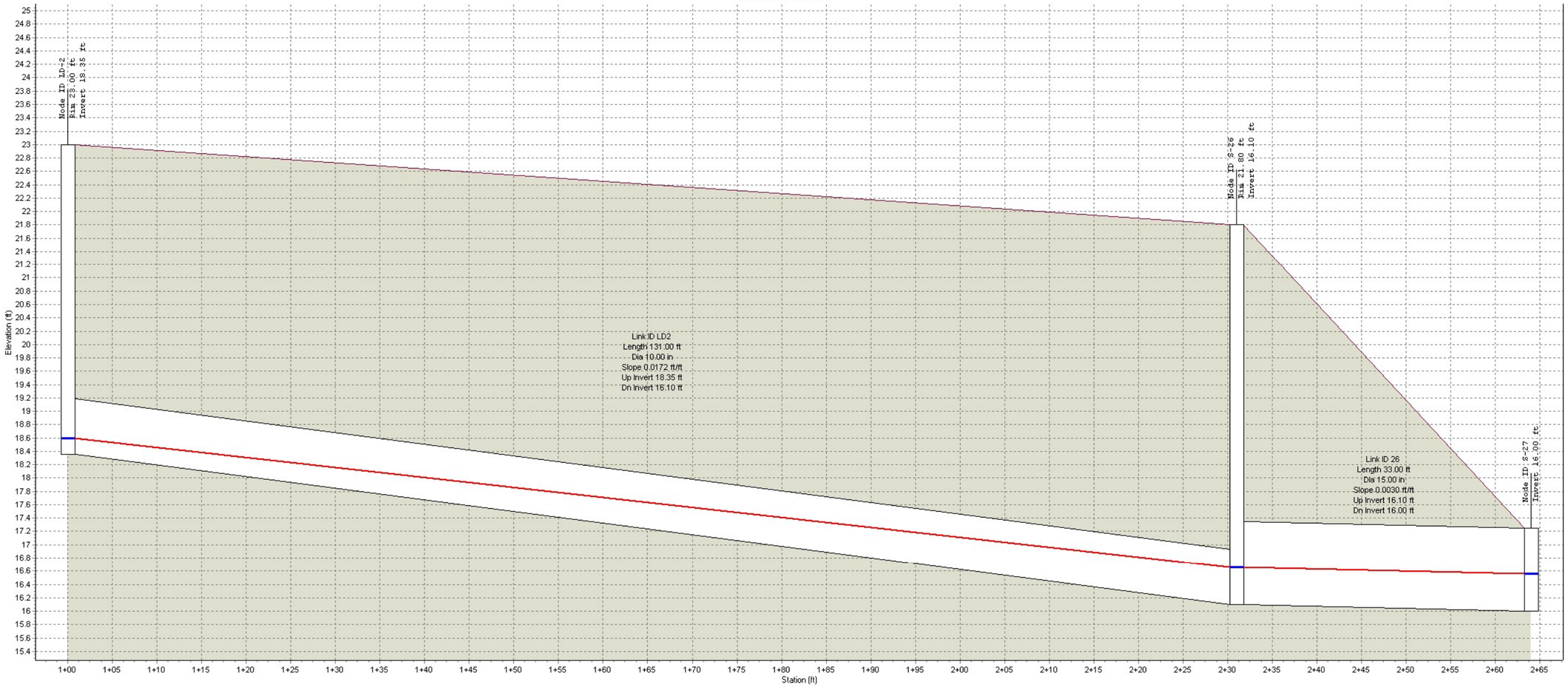
Main Street Storm Sewer

Node ID:	LD-1	S-24	S-25
Rim (ft):	23.00	22.10	
Invert (ft):	18.35	16.18	16.00
Min Pipe Cover (ft):	3.82		
Max HGL (ft):	18.54	16.69	16.51

Link ID:	LD1	24
Length (ft):	44.00	33.00
Dia (in):	10.00	15.00
Slope (ft/ft):	0.0493	0.0055
Up Invert (ft):	18.35	16.18
Dn Invert (ft):	16.18	16.00
Max Q (cfs):	0.47	1.46
Max Vel (ft/s):	5.11	3.08
Max Depth (ft):	0.19	0.51

Profile Plot

Main Street Storm Sewer



Node ID:	LD-2		S-26	S-27
Rim (ft):	23.00		21.80	
Invert (ft):	18.35		16.10	16.00
Min Pipe Cover (ft):	3.82			
Max HGL (ft):	18.60		16.66	16.56

Link ID:	LD2	26
Length (ft):	131.00	33.00
Dia (in):	10.00	15.00
Slope (ft/ft):	0.0172	0.0030
Up Invert (ft):	18.35	16.10
Dn Invert (ft):	16.10	16.00
Max Q (cfs):	0.47	1.26
Max Vel (ft/s):	3.52	2.38
Max Depth (ft):	0.25	0.56

Profile Plot

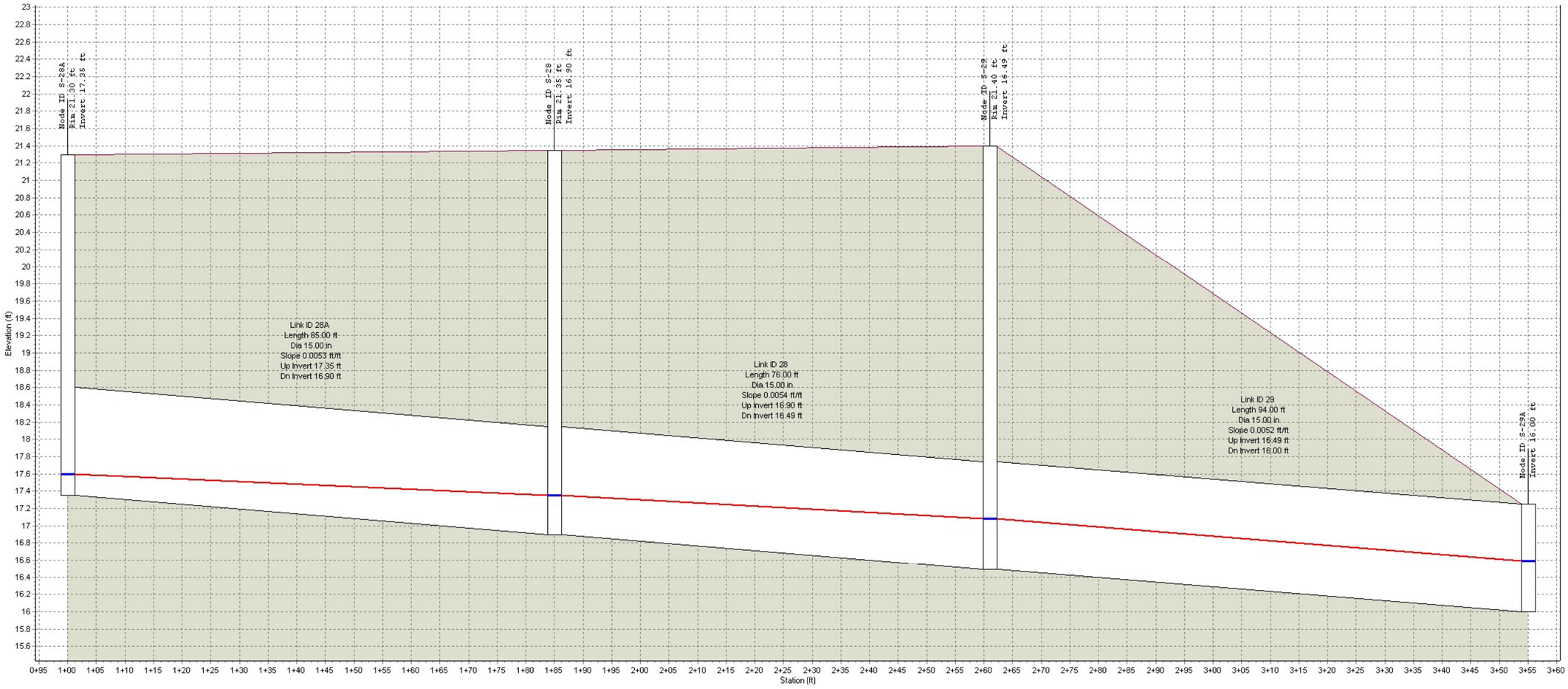
Main Street Storm Sewer

Node ID:	S-30	S-31	S-32
Rim (ft):	21.35	21.40	
Invert (ft):	16.53	16.23	16.00
Min Pipe Cover (ft):			
Max HGL (ft):	17.12	16.97	16.74

Link ID:	30	31
Length (ft):	115.00	88.00
Dia (in):	15.00	15.00
Slope (ft/ft):	0.0026	0.0026
Up Invert (ft):	16.53	16.23
Dn Invert (ft):	16.23	16.00
Max Q (cfs):	1.30	1.90
Max Vel (ft/s):	2.29	2.50
Max Depth (ft):	0.59	0.74

Profile Plot

Main Street Storm Sewer



Node ID:	S-28A	S-28	S-29	S-29A
Rim (ft):	21.30	21.35	21.40	
Invert (ft):	17.35	16.90	16.49	16.00
Min Pipe Cover (ft):				
Max HGL (ft):	17.60	17.35	17.08	16.59

Link ID:	28A	28	29
Length (ft):	85.00	76.00	94.00
Dia (in):	15.00	15.00	15.00
Slope (ft/ft):	0.0053	0.0054	0.0052
Up Invert (ft):	17.35	16.90	16.49
Dn Invert (ft):	16.90	16.49	16.00
Max Q (cfs):	0.37	1.14	1.84
Max Vel (ft/s):	2.06	2.87	3.22
Max Depth (ft):	0.25	0.45	0.59

Catchment Report - 10 Yr. Storm Event

Element ID	Area (acres)	Drainage Node ID	Weighted Curve Number	Total cipitation (inches)	Total Runoff (inches)	Peak Runoff (cfs)	Time of Concentration s hh:mm:ss)
1	0.76	S-1	89.00	8.00	6.69	3.12	0 00:10:00
2	0.52	S-2	89.00	8.00	6.69	2.12	0 00:10:00
3	0.47	S-3	89.00	8.00	6.69	1.91	0 00:10:00
4	0.43	S-4	89.00	8.00	6.69	1.76	0 00:10:00
5	0.43	S-5	89.00	8.00	6.69	1.76	0 00:10:00
6	0.57	S-6	89.00	8.00	6.69	2.33	0 00:10:00
8	0.84	S-8	89.00	8.00	6.69	3.43	0 00:10:00
9	0.50	S-9	89.00	8.00	6.69	2.04	0 00:10:00
11	0.85	S-11	89.00	8.00	6.69	3.49	0 00:10:00
12	0.19	S-12	89.00	8.00	6.69	0.79	0 00:10:00
14	0.84	S-14	89.00	8.00	6.69	3.43	0 00:10:00
15	0.73	S-15	89.00	8.00	6.69	2.99	0 00:10:00
16	0.79	S-16	89.00	8.00	6.69	3.22	0 00:10:00
17	0.72	S-17	89.00	8.00	6.69	2.96	0 00:10:00
18	0.75	S-18	89.00	8.00	6.69	3.07	0 00:10:00
19	0.30	S-19	89.00	8.00	6.69	1.23	0 00:10:00
20	0.24	S-20	89.00	8.00	6.69	1.00	0 00:10:00
21	0.24	S-21	89.00	8.00	6.69	1.00	0 00:10:00
24	0.24	S-24	89.00	8.00	6.69	1.00	0 00:10:00
26	0.19	S-26	89.00	8.00	6.69	0.79	0 00:10:00
28	0.19	S-28	89.00	8.00	6.69	0.79	0 00:10:00
28A	0.09	S-28A	89.00	8.00	6.68	0.37	0 00:10:00
29	0.17	S-29	89.00	8.00	6.69	0.71	0 00:10:00
30	0.32	S-30	89.00	8.00	6.69	1.31	0 00:10:00
31	0.15	S-31	89.00	8.00	6.69	0.60	0 00:10:00
LD1	0.11	LD-1	98.00	8.00	7.76	0.48	0 00:10:00
LD2	0.11	LD-2	98.00	8.00	7.76	0.48	0 00:10:00

Inlet Report - 10 Yr. Storm Event

Element ID	Inlet Location	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Peak Flow (cfs)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)
S-1	On Sag	18.00	20.30	3.11	12.88	20.66	0.36
S-2	On Sag	17.83	20.30	2.12	9.72	20.60	0.30
S-3	On Sag	17.64	20.30	1.91	9.00	20.59	0.29
S-4	On Sag	17.47	20.30	1.75	8.43	20.57	0.27
S-5	On Sag	17.30	20.30	1.75	8.43	20.57	0.27
S-6	On Sag	17.12	20.30	2.32	10.42	20.61	0.31
S-8	On Sag	16.91	20.00	3.42	13.81	20.38	0.38
S-9	On Sag	16.60	20.75	2.04	9.45	21.04	0.29
S-11	On Sag	16.33	20.50	3.47	13.96	20.88	0.38
S-12	On Sag	16.04	20.80	0.78	2.80	20.96	0.16
S-14	On Sag	17.80	20.00	3.42	13.81	20.38	0.38
S-15	On Sag	17.62	20.00	2.98	12.48	20.36	0.36
S-16	On Sag	17.44	20.00	3.21	13.19	20.37	0.37
S-17	On Sag	17.26	20.00	2.95	12.40	20.35	0.35
S-18	On Sag	17.09	20.00	3.06	12.72	20.36	0.36
S-19	On Sag	17.91	22.45	1.23	6.43	22.68	0.23
S-20	On Sag	17.40	22.45	0.99	5.43	22.66	0.21
S-21	On Sag	16.90	22.35	0.99	5.43	22.56	0.21
S-24	On Sag	16.18	22.10	0.99	5.43	22.31	0.21
S-26	On Sag	16.10	21.80	0.78	2.80	21.96	0.16
S-28	On Sag	16.90	21.35	0.78	2.80	21.51	0.16
S-28A	On Sag	17.35	21.30	0.37	2.08	21.45	0.15
S-29	On Sag	16.49	21.40	0.71	2.68	21.56	0.16
S-30	On Sag	16.53	21.35	1.31	6.74	21.59	0.24
S-31	On Sag	16.23	21.40	0.60	2.51	21.56	0.16

Outfall Report - 10 Yr. Storm Event

Element ID	Invert Elevation	Peak Inflow	Maximum HGL Depth Attained	Maximum HGL Elevation Attained
	(ft)	(cfs)	(ft)	(ft)
S-13	16.00	18.08	2.03	18.03
S-23	16.00	3.20	0.84	16.84
S-25	16.00	1.46	0.51	16.51
S-27	16.00	1.26	0.56	16.56
S-29A	16.00	1.84	0.59	16.59
S-32	16.00	1.90	0.74	16.74

THIS INSTRUMENT WAS PREPARED BY:

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CHERRY, EDGAR & SMITH, P.A.
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Palm Beach Gardens, Florida 33410

DECLARATION

OF

COVENANTS

FOR

WESTLAKE TOWN CENTER WEST

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DECLARATION OF COVENANTS
FOR
WESTLAKE TOWN CENTER WEST

THIS DECLARATION OF COVENANTS FOR WESTLAKE TOWN CENTER WEST (this "**Declaration**") is made this __ day of _____, 2025 by **MINTO PBLH, LLC**, a Florida limited liability company ("**Declarant**"), who declares hereby that "The Properties" described on **Exhibit "A"** hereto and in Article II of this Declaration are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "**Assessments**" shall mean and refer to the sums payable by Owners as to their Parcels as more particularly described in Article V of this Declaration.

(b) "**Board**" or "**Board of Directors**" shall mean the board of directors of the POA elected as provided in its Articles of Incorporation and By-Laws.

(c) "**Building**" shall mean and refer to the primary structure located on a Parcel and, where the context so requires, any and all other structures and improvements constructed for the exclusive use of an Owner of a Parcel, or such Owner's Permittees whether above or below ground, including, without limitation, any equipment related to the dispensing of gasoline and other petroleum products, on a Parcel.

(d) "**City**" shall mean and refer to the City of Westlake, Florida as a governmental entity or, where the context requires, a geographical location.

(e) "**Common Areas**" shall mean and refer to The Properties legally described in **Exhibit** "**B**" attached hereto and made a part hereof, same being easements not to be conveyed or held by the POA in fee simple title, plus all property designated as Common Areas in Article IV, Section 2 hereof; exclusive of any Buildings, fenced or gated area permitted on a Parcel and exclusive of any garden center, appurtenant canopies, supports, loading docks, truck ramps and other outward extensions, drive up or drive-through areas and facilities, loading docks, patio areas, or permanent outdoor sales and storage areas; together with the landscaping and any improvements thereon, including, without limitation, all signage, private roadways and sidewalk areas, open space, walkways, irrigation systems and street lights, if any, but excluding any public utility installations thereon, any other property of Declarant not intended to be made Common Areas, and excluding the internal drive aisles, parking area and sidewalks located on the property described on the Site Plan as "Parcel C" ("**Parcel C**").

(f) "**County**" shall mean and refer to Palm Beach County, Florida as a governmental entity and all divisions and departments thereof as well as its Constitutional Officers or, where the context requires, a geographical location.

(g) "**Declarant**" shall mean MINTO PBLH, LLC, a Florida limited liability company, its successors and assigns. Declarant may assign all or only a portion of its rights, benefits and protections hereunder and may do so on an exclusive or non exclusive basis. Any such assignment shall be in writing and recorded in the Public Records of the County, Florida.

(h) "**District**" shall mean and refer to Seminole Improvement District, an independent special district of the State of Florida.

(i) "**ECCR**" shall mean and refer to that certain document titled "Easements, Covenants, Conditions and Restrictions", executed by and between LOWE'S HOME CENTERS, LLC, a North Carolina limited liability company, and Declarant, dated and recorded of on or about even date herewith, in the Official Records of the County, as amended from time to time.

(j) "**Governmental Requirement**" shall mean and refer to any obligation, requirement, condition, restriction or other term imposed upon The Properties by any governmental or quasi-governmental agency (including, without limitation, Palm Beach County, Florida and the hereinafter defined SFWMD) by way of development order, permit, approval, plat, statute, law, rule, code, ordinance or other means. Notwithstanding the foregoing, none of the foregoing shall be deemed to be within the definition of Government Requirement in the form of a later adopted or imposed matter if The Properties would otherwise be deemed "grandfathered" under such later adopted or imposed matter.

(k) "**Ground Lease**" shall mean and refer to a long-term lease of a Parcel(s) under which the lessee occupying Parcel takes on a preponderance of the characteristics of an Owner. The lessor under a Ground Lease shall be referred to herein as a Ground Lessor.

(l) "**Lowe's**" shall mean and refer to Lowe's Home Centers, LLC, a North Carolina limited liability company, and any successor thereto as the Owner of "Parcel C" shown and delineated on the Site Plan.

(m) "**Outparcel**" shall mean and refer to all Parcels in The Properties other than the parcels labeled "Parcel C", "Parcel G" and "Parcel H" on the Site Plan, and all references herein to Parcels shall apply with equal force to Outparcels; however, references to Outparcels shall be specific to Outparcels as herein defined.

(n) "**Owner**" shall mean and refer to all those persons or entities who are Owners of the Parcels as provided in Article III hereof. As well, any lessee under a Ground Lease shall be deemed an Owner hereunder as to the Parcel which is leased to it if the ground lessor so notifies the Association in writing and each such ground lessee agrees in writing to assume such Owner's rights and obligations. In the event that an association

is created to govern all of the portions of a Parcel which is subdivided by Declarant or a successor in title thereto, such association shall act as the Owner of all of what was the Parcel (before being subdivided) for purposes of voting and paying assessments hereunder as well as for compliance with the other provisions of this Declaration as to any common areas / common elements created by such subdivision.

(o) "**Owner's Permittees**" shall mean and refer to a person or entity described in Article III, Section 3 of this Declaration.

(p) "**Parcel**" shall mean and refer to a segment of property within The Properties constituting a separate, platted parcel of land on which a Building is or is to be located. Parcels in existence as of the date of this Declaration are also shown on the Site Plan.

(q) "**Plat**" shall mean and refer to that certain Plat entitled WESTLAKE POD G NORTH recorded in Plat Book 138, Page 3 of the Public Records of Palm Beach County, Florida, including any future re-plats of same or any portion thereof.

(r) "**POA**" or "**Association**" shall mean and refer to WESTLAKE TOWN CENTER WEST PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit. The Articles of Incorporation and By-Laws of the POA are attached hereto as **Exhibits** "**D**" and "**E**", respectively and reference herein to this Declaration shall be deemed to include such Exhibits, as amended from time to time.

(s) "**Primary Access Road**" shall mean and refer to the internal Access Road (as defined in Article IV, Section 4 hereof) that bisects The Properties with an entrance off of Seminole Pratt Whitney Road, and which is shown and delineated on the Site Plan.

(t) "**Site Plan**" shall mean the site plan showing The Properties, Parcels, Access Roads (as defined in Article IV, Section 4 hereof), Truck Route and Common Areas delineated thereon attached hereto as **Exhibit** "**F**" and incorporated herein by this reference.

(u) "**Surface Water Management System**" or "**SWMS**" shall mean and refer to the system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted by the South Florida Water Management District ("**SFWMD**").

(v) "**The Properties**" shall mean and refer to all land and improvements subject to this Declaration.

(w) "**Truck Route**" shall mean and refer to the roadway labeled as such on the Site Plan.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION; SUPPLEMENTAL DECLARATIONS

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the Palm Beach County, Florida, in the City and is more particularly described in **Exhibit "A"** attached hereto, except any portion of the land described herein now or hereafter owned by the District, all of which included real property (and all improvements thereto) is herein referred to collectively as "**The Properties**".

In the event that a Parcel is subdivided as contemplated in this Declaration, then Declarant (or, if Declarant no longer owns any portion of The Properties, the Association joined by the Owner(s) of the applicable property shall execute and record a Supplemental Declaration allocating the votes and assessments attributable to the original Parcel to the Parcels resulting from the subdivision process and such resulting Parcels shall then and thereafter have such assessment and voting allocations. Such allocations shall be based upon the gross acreage of each Parcel, rounded up or down to result in a whole number at rates and shares of assessments.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION; OWNER'S PERMITTEES

Section 1. Membership.

Each of the Owners shall be a member of the POA and each Owner shall have the number of votes for its Parcel as described in **Exhibit "C"**. Notwithstanding the foregoing, as long as Declarant owns a Parcel, it shall have the right to appoint a majority of the Board of Directors of the POA, provided that the other members may elect the remaining director(s).

Section 2. General Matters.

When reference is made herein, or in the Articles, By-Laws, rules and regulations, management contracts or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members present in person or by proxy at a duly constituted meeting thereof (*i.e.*, one for which proper notice has been given and at which a quorum exists) and not of the Members themselves or of their Parcels.

In the event of any conflict among the various documents creating, governing or administered by the POA, the following order of priority and control shall apply: this Declaration, the Articles of Incorporation of the POA, the By-Laws of the POA and any rules and regulations adopted by the POA. Additionally, should any recorded covenants, restrictions, easements or other instruments applicable to a specific Parcel(s) exist, then such instrument shall have first priority with respect to its subject matter as it effects the applicable Parcel(s).

Section 3. Owner's Permittees.

The rights of access, the use restrictions provided for herein and any rules and regulations of the POA shall extend to and include not only the Owners but also the invitees, tenants, employees and others using The Properties with the permission of any Owner, such parties being referred to in this Declaration as an Owner's Permittee.

ARTICLE IV
COMMON AREAS; CERTAIN EASEMENTS

Section 1. Owners' Easements.

Except for Limited Common Areas, if any, and portions of The Properties designated as Common Areas solely for maintenance or other limited purposes, as herein specified, each Owner, and each Owner's Permittee, shall have a non-exclusive permanent and perpetual easement over and upon the Common Areas for the intended use and enjoyment thereof in common with all other such Owners and Owner's Permittees in such manner as may be regulated by the POA. In addition, each Owner is hereby granted a non-exclusive permanent and perpetual easement to tie into and utilize the Surface Water Management System at the boundary line of its Property and to drain surface water into the detention pond forming part of the Surface Water Management System, all in accordance with the environmental resource or surface water management permit issued by SFWMD and described elsewhere herein.

Without limiting the generality of the foregoing, such rights of use and enjoyment are hereby made subject to the following:

(a) The right and duty of the POA to levy assessments for the purpose of maintaining the Common Areas and facilities in compliance with the provisions of this Declaration and with all Governmental Requirements and for the general operation of the Association.

(b) The covenants and restrictions contained in this Declaration and the additional right of the POA to adopt at any time, and from time to time enforce reasonable rules and regulations governing the use of the Common Areas and all facilities at any time situated thereon, including the right to fine Owners as hereinafter provided, provided such rules and regulations are applied uniformly to all Owners and do not materially adversely affect a specific Owner (or set of Owners) or the Owners' Permittees. Any rule and/or regulation so adopted by the POA shall apply until rescinded or modified as if originally set forth at length in this Declaration.

(c) The right to the use and enjoyment of the Common Areas and facilities thereon for their intended purposes shall extend to all Owners' Permittees, subject to this Declaration and further reasonable regulation from time to time by the POA in its lawfully adopted and published rules and regulations.

(d) The right of the POA to have, grant and use general ("blanket") and specific easements over, under and through the Common Areas.

(e) The right of the POA, to dedicate or convey portions of the Common Areas to any other association having similar functions, or any public or quasi-public agency, special district or similar entity under such terms as the POA deems reasonably appropriate and to create or contract with the other association, community development and special taxing districts for lighting, roads, or other services, or communications and other similar purposes deemed reasonably appropriate by the POA (to which such dedication or contract all Owners, by the acceptance of the deeds, to their Parcels, shall be deemed to have consented, no consent of any other party, being necessary).

Section 2. Nature of Common Areas.

The Common Areas will, consist of land owned by the POA or of easements in favor of the POA, the latter as set forth in this Declaration or in separate, recorded instruments. As to road rights-of-way, the centerlines of same are intended to be the boundary lines of the adjacent Parcels on which they are located. As well, various monument and directional signage may be located on Parcels per separate easements for same. In such cases, the signage itself (but, not the underlying land) shall be deemed to be Common Areas. Additionally, street lighting primarily serving Common Area streets shall be deemed a Common Area regardless of its location such that the POA shall bear the costs associated with its operation by payment to Florida Power and Light Company or its successor in interest. Enjoyment and use of any portion(s) of the Common Areas shall commence on the date the improvements to such portion(s) in question are substantially complete.

Section 3. Maintenance.

The POA shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the portions of the Surface Water Management System located outside of an Owner's Parcel and not within a Common Area, and the Common Areas including, without limitation, driveways not constituting part of a Parcel; utility easements/tracts or facilities not maintained by a public utility provider; and conservation or preservation easements/areas, if any and, to the extent not otherwise provided for, the drainage structures, landscaping, improvements and other structures situated on the Common Areas, if any, all such work to be done as ordered by the Board of Directors of the POA. Without limiting the generality of the foregoing, the POA shall assume all of Declarant's and its affiliates' responsibility to the City, the County, the South Florida Water Management District, and all other state and local governmental entities of any kind with respect to the Common Areas and shall indemnify and hold the Declarant and its affiliates harmless with respect thereto.

To the extent a Common Area consists of an easement over, under or through a Parcel, the POA's responsibility for the maintenance thereof shall be limited to maintaining the functionality of the easement for its intended purpose (*e.g.*, drainage as part of the SWMS or signage as provided below) and not the lands subject to the easement (*e.g.*, landscaping or pavement), except to the extent the easement area is in the nature of an access easement servicing more than one (1) Parcel or any area damaged or altered by

the POA's activities thereon, which damage or unintentional alteration shall be the repair/replacement obligation of the POA.

All work pursuant to this Section and all expenses incurred or allocated to the POA pursuant to this Declaration shall be paid for by the POA through assessments (either general or special) imposed in accordance herewith.

No Owner may waive or otherwise escape liability for assessments by non-use (whether voluntary or involuntary) of the Common Areas or abandonment of the right to use the Common Areas.

Section 4. Cross-Access.

Declarant does hereby grant and declare that all means of ingress and egress located on each Parcel shall be subject to a perpetual but non-exclusive easement in favor of the other Parcel(s) for such vehicular and pedestrian ingress and egress as is necessary for the use and benefit of the other Parcel(s); provided, however, that, and notwithstanding the foregoing or anything contained in this Declaration to the contrary:

(i) The Owner or occupant of Parcel C shown on the Site Plan may use the Common Area on Parcel C for the display, storage and sale of merchandise so long as such activity does not materially interfere with ingress and egress to the rest of The Properties.

(ii) The Owner or occupant of Parcel C shall have the right, but not the obligation, to install and maintain a bank teller machine or similar kiosk type structure(s) in the parking field of Parcel C.

(iii) The Owner or occupant of Parcel C may display merchandise, conduct sidewalk sales and/or conduct other business on the sidewalks on Parcel C so long as such activity does not materially interfere with pedestrian passage to the rest of The Properties and may otherwise enclose and/or redesign its sidewalk areas without the need of obtaining any other Owner's consent so long as such activity does not materially interfere with pedestrian passage to the rest of The Properties.

(iv) The Owner or occupant of Parcel C may park vehicles or equipment in the parking field of Parcel C in connection with the leasing of vehicles and/or equipment in the ordinary course of business.

(v) Notwithstanding anything to the contrary in this Declaration, the Owner or occupant of Parcel C may use the Parcel C parking field and the Common Area adjacent to the Building on Parcel C for order fulfillment activities, including equipment, facilities, and signage associated such activities (the "**Order Fulfillment Activities**") supporting the physical and/or online operations of the Owner or occupant of Parcel C. As part of its Order Fulfillment Activities, such Owner or occupant may restripe, reconfigure and make other changes to the Parcel C parking field and Common Area adjacent to the Parcel C Building for the

establishment and operation of areas for its Order Fulfillment Activities, including but not limited to, storage and staging of orders and merchandise, canopies / enclosures (which may include solar panels and/or heating/cooling elements affixed thereto), employee waiting and administration areas, and pedestrian pathways to/from such activity areas so long as such activity does not materially interfere with ingress and egress to the rest of The Properties; provided Parcel C must at all times continue to comply with the minimum parking requirements applicable to Parcel C. All of the equipment, facilities, and signage related to the Order Fulfillment Activities must be maintained by the Owner or occupant of the Parcel C Building in a condition and state of repair customary for shopping centers similar to The Properties, and in compliance with all applicable governmental requirements.

(vi) Notwithstanding anything to the contrary in this Declaration, the Parcel C parking field and the Common Areas and sidewalks adjacent to the Parcel C Building may be used for electric vehicle charging stations (the "**Charging Station Activities**"). As part of its Charging Station Activities, the Owner or occupant of Parcel C may restripe, reconfigure and make other changes to the Parcel C parking field and the Common Areas and sidewalks adjacent to the Parcel C Building for the establishment and operation of areas for its Charging Station Activities, including but not limited to, installation of charging stations, canopies / enclosures (which may include solar panels affixed thereto), administration areas, and pedestrian pathways to/from such activity areas; provided Parcel C must at all times continue to comply with the minimum parking requirements applicable to Parcel C. All of the equipment, facilities, and signage related to the Charging Station Activities must be maintained by the Owner or occupant of the Parcel C Building in a condition and state of repair customary for shopping centers similar to The Properties, and in compliance with all applicable governmental requirements.

(vii) Notwithstanding anything to the contrary in this Declaration, the Parcel C parking field may be used for angled parking spaces, spaces to accommodate trailers and associated activities (the "**Pro Customer Parking Activities**") supporting the physical and/or online operations of the Owner or occupant of the Parcel C Building. As part of its Pro Customer Parking Activities, such Owner or occupant may restripe, reconfigure and make other changes to the Parcel C parking field for the establishment and operation of areas for its Pro Customer Parking Activities; provided Parcel C must at all times continue to comply with the minimum parking requirements applicable to Parcel C. All of the equipment, facilities, and signage related to the Pro Customer Parking Activities must be maintained by the Owner or occupant of the Parcel C Building in a condition and state of repair customary for shopping centers similar to The Properties, and in compliance with all applicable governmental requirements.

Subject to the foregoing Subsections 4(i)-(vii), neither the Owner nor any future Owner(s) of any Parcel(s) will erect any curbs, fences, gates, barriers, landscaping or other obstruction of any kind or which would prevent, hinder or interfere in any way with

the free flow and passage of vehicular and pedestrian traffic, without charge, of a sufficient nature to satisfy the requirements of this Section, except for temporary interruptions for maintenance, repair or replacement purposes or special events. Access may also be interrupted for reasonable periods of time for the purpose of construction on a Parcel so long as the Owner conducting such construction notifies, in writing, the POA, and the Owner of any adjoining or nearby Parcel whose access would be interrupted, of such intended construction and the anticipated (but not guaranteed) length of time for same.

Without limiting the generality of the foregoing, each Parcel shall be subject to an easement for the installation of utilities and driveways serving one (1) or more other Parcels in the areas depicted on the Site Plan as “Access Easements” (such roads being referred to herein, individually, as an “Access Road”, and, collectively, as the “Access Roads”). The use of the Access Road easements by any person entitled to the use thereof shall be in common with all other such persons. The Access Road easements and the land upon which they are located shall be considered in all respects part of the Common Area, and the improvements thereon shall be considered in all respects part of the Common Area. The Owner of the property upon which the Access Road easements are located agrees not to obstruct or interfere in any way with the free flow of pedestrian and vehicular traffic over the roadways which comprise the Access Road, except to the extent necessary for reasonable repair and maintenance, traffic regulation and control, and to prevent a dedication thereof or the accrual of any prescriptive rights to any person therein. No barriers, fences, walls, grade changes or other obstructions shall be erected so as to impede or interfere in any way with the free flow of vehicular and pedestrian traffic between those portions of The Properties from time to time devoted to pedestrian access, vehicular roadways or parking area, or in any manner unreasonably restrict or interfere with the use and enjoyment by any of the Owners of the rights and easements created in this Section 4. In addition, each Owner may temporarily close or block traffic on its Parcel for the time necessary for the purpose of protecting ownership rights and preventing creation of easements to the public and unrelated third parties (provided, however, that prior to closing off any portion of the Common Area, as herein provided, such Owner shall give at least fifteen (15) days’ prior written notice to each other Owner of its intention to do so and shall attempt to coordinate such closure with each other Owner, so that no unreasonable interference in the passage of pedestrians or vehicles shall occur), and may temporarily fence off portions of its Parcel as reasonably required for the purpose of repair, construction and reconstruction. Each Owner hereby reserves the right to eject from the Common Area on its Parcel any person not authorized to use the same. The easements granted under this Section 4 are limited to such portions of the Common Area of the Owner’s Parcel as are now or hereafter from time to time set aside or intended to be set aside, maintained and authorized for such use under this Declaration, specifically including those portions of the Common Area shown on the Site Plan.

Declarant hereby specifically disclaims any intention to create any reciprocal parking easements between any Parcels in The Properties.

The location of the Access Roads may not be altered without the approval of each of the Owners.

THE FOREGOING EASEMENTS ARE NOT INTENDED AND WILL NOT BE CONSTRUED AS A DEDICATION OF THE PROPERTIES FOR PUBLIC USE NOR AS GRANTING AN EASEMENT FOR CROSS-PARKING BETWEEN OR ON THE PARCELS.

Section 5. Common Area Sign Maintenance Easements.

Declarant may, from time to time, obtain or reserve easements on Parcels for the placement/construction of monument, directional and other signs serving all or portions of The Properties. In such cases, Declarant will also obtain and cause to be recorded a Sign Maintenance Easement under which the Association is the Grantee, and which will provide for the Association to maintain the sign and related improvements on the portion of the Parcel subject to such easement.

Subject to the following paragraph, in the case of monument signs ("**Monument Signs**"), the design, appearance and placement thereof and any modifications to, or relocation, replacements or substitutions of, Monument Signs shall be determined by Declarant in its sole discretion (but in compliance with, all Governmental Regulations), in all cases for so long as Declarant owns any portion of The Properties. During such time, Declarant shall have the sole right to assign the right to use space on each Monument Sign to Owners or occupants of Parcels by written assignment, a copy of which shall be delivered to and retained by the Association. Thereafter, the Owner of the Parcel containing a business benefitted by any such sign shall have the right to have the POA replace the portion of same used by such Parcel (at the Owner's expense) and/or to assign to another Parcel the right to use the space occupied by such sign, such assignment to be made by written notice to the Association and not recorded in public records. Such signage, replacement or substitution shall be at the sole cost of Declarant or, if applicable, the Parcel Owner but the maintenance of the signage and related improvements shall be by the Association as stated in the immediately preceding paragraph.

All signs shall be in compliance with the Sign Program attached hereto as **Exhibit "G"** (the "**Sign Program**"). The location, design and appearance of all Monument Sign(s) shall be as indicated on the Sign Program. For the avoidance of doubt, the location of the Monument Signs depicted on the Sign Program and the design and appearance of the Parcel C Owner's sign panel(s) depicted therein have been approved by the Declarant, and the right to use space on the applicable sign panel(s), as indicated on the Sign Program, are hereby assigned by Declarant to the Parcel C Owner. The Monument Signs which contain Lowe's sign panel(s) may not be relocated or materially modified without the prior written consent of Lowe's, which consent may be withheld in Lowe's sole discretion.

There shall be no other free-standing signs allowed in The Properties, and there shall be no rooftop signs allowed in The Properties.

The Owner of any Parcel containing a Monument Sign hereby grants to the other Owners entitled under Section 5 of this Declaration to display a sign panel on the

Monument Sign, an easement for the access to, maintenance, repair and replacement of such sign panel.

Section 6. Utility and Drainage Easements

Declarant and Parcel Owners may from time to time, grant easements to the providers of utilities to The Properties or their specific Parcels by separate recorded instruments. All Owners as well as the POA shall fully comply with the terms, conditions and restrictions of such easements and not disturb or damage any utility lines or equipment placed in such easements. With respect to the Surface Water Management System, there is hereby declared to be an easement over Parcel A as shown on the City – approved site plan of The Properties for drainage over such area to the dry creek treatment area adjacent thereto. The Common Areas shown in **Exhibit "B"** shall be automatically deemed to include easements not only for pedestrian and vehicular access (subject to other applicable provisions of this Declaration) but also for the installation, use, maintenance, repair and replacement of drainage, utilities and Monument Signs.

Section 7. Public Easements.

Fire, police, health, sanitation, postal service and other public service and public utility personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas in the performance of their respective duties.

Section 8. Limited Common Areas.

The POA may designate portions of the Common Areas as being Limited Common Areas, the use of which is restricted to one or more Parcels to the exclusion of others. By way of example only, signage along a roadway Common Area pertaining to only one Parcel would be a Common Area of such Parcels. In making such designation, the POA may, but shall not be required to, provide (i) that the cost of maintaining the particular Limited Common Area shall be assessed only against the benefited Parcel(s) as a Benefited Assessment, or (ii) that the Owner(s) of the Parcel(s) maintain the Limited Common Area.

Section 9. Disclaimer of Warranties.

DECLARANT, ON BEHALF OF ITSELF AND ITS SUCCESSORS, ASSIGNS, CONTRACTORS, SUBCONTRACTORS, ENGINEERS, PLANNERS, ATTORNEYS AND OTHER PROFESSIONALS PARTICIPATING IN THE DESIGN, DEVELOPMENT AND CONSTRUCTION OF THE PROPERTIES (COLLECTIVELY, THE "DISCLAIMING PARTIES") HEREBY DISCLAIMS ANY AND ALL WARRANTIES OF FITNESS, MERCHANTABILITY, COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS AND OTHERWISE WITH RESPECT TO ALL OF THE PROPERTIES. EACH OWNER AND OWNER'S PERMITTEE, BY VIRTUE OF ACCEPTING TITLE TO A PARCEL OR MAKING USE THEREOF OR OF ANY COMMON AREA, SHALL BE DEEMED TO HAVE WAIVED AND RELEASED THE DISCLAIMING PARTIES FROM ANY AND ALL,

CLAIMS, DAMAGES AND LIABILITIES ARISING FROM OR CONNECTED WITH THE DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROPERTIES.

ARTICLE V
COVENANT FOR ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments.

Except as provided elsewhere herein, Declarant, for all Parcels within The Properties, hereby covenants and agrees, and each Owner owning or administering a Parcel shall be deemed to covenant and agree, to pay to the POA annual Assessments and other charges provided for in this Declaration. Such Assessments and other charges are for the operation of, and for payment of expenses allocated or assessed to or through, the POA, the maintenance, management, operation and insurance of the Common Areas and Surface Water Management System, including such commercially reasonable reserves as the POA may deem commercially reasonably desirable, as well as for all other reasonable costs incurred by the POA in the performance of its functions. All Assessments and other charges hereinafter referred to or lawfully imposed by or on the POA, are to be fixed, established and collected from time to time as herein provided. The Assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Parcel against which each such Assessment is made. Such lien to be effective as of the date of this Declaration.

Section 2. Assessment Types.

Assessments hereunder shall be of the following types:

> "Base Assessments" shall be the Assessments for expenses which are common to all Owners.
>
> "Benefited Assessments" shall be the Assessments for expenses which are for the primary (though not necessarily sole) benefit of one or more Parcels or to a subgroup of same. Only an Owner(s) benefited by the expenses for which the Benefited Assessments are levied shall pay such Benefited Assessments. The Board of Directors' determination of what constitutes an expense for which a Benefited Assessment is to be levied, as well as upon which Parcels they are to be so levied, shall be binding and conclusive as long as not wholly unreasonable.
>
> "Special Assessments" shall be those Assessments for expenses resulting from unforeseen occurrences (*e.g.*, uninsured casualty loss) or which are otherwise of such a nature that they occur less frequently than annually but which, in the reasonable discretion of the Board of Directors, is properly collected in a manner other than through the other types of Assessments designated herein. Special Assessments shall also include those charges specified elsewhere in this Declaration as Special Assessments. The Board of Directors shall also determine those Owners liable for Special

Assessments in accordance with the nature of the expense for which they are levied. By way of example only, if the POA is to install improvements primarily benefiting, and particularly if requested by, one type of Owner, then the Special Assessment for same shall be levied only against the benefited Owner(s). On the other hand, and, again, only by way of example, if a Special Assessment is for an expense benefiting all of the Owners, then the Special Assessment shall be allocated in the same manner as Base Assessments.

Section 3. Assessment Rates.

Base Assessments shall be allocated to the Parcels, in whole units of Assessments, as listed in **Exhibit "C"**, as supplemented from time to time.

Benefited Assessments shall be allocated (i) 100% to the benefited Parcel, if only one, or (ii) per the ratios of the shares shown on **Exhibit "C"**, if two or more.

Special Assessments shall be allocated in the same manner as Base Assessments or Benefited Assessments, as applicable.

Section 4. Purpose of Assessments.

The Assessments levied by the POA shall be used exclusively for the purposes expressed in this Declaration including, without limitation, for the enforcement of this Declaration, the maintenance, repair and insurance of the Common Areas and the Surface Water Management System and the administration of the POA. Commercially reasonable reserves for capital improvement, deferred maintenance and/or other purposes may be established and collected as Assessments at the option of the Board of Directors.

Section 5. Capital Improvements.

Funds which, in the aggregate, exceed thirty percent (30%) of the total amount of the then-current operating budget of the POA in any one fiscal year which are necessary for the addition of capital improvements (as distinguished from repairs and maintenance) relating to the Common Areas under the jurisdiction of the POA and which have not previously been collected as reserves or are not otherwise available to the POA (*e.g.*, by borrowing) shall be levied by the POA as Assessments only upon approval of a majority of the Board of Directors of the POA and upon approval by two-thirds (2/3rds) favorable vote of the Owners of the POA voting per Article II, hereof at a meeting or by proxy as may be provided in the By-Laws of the POA. Assessments for capital improvements, unless collected in the form of revenues, shall be deemed Special Assessments to be levied in accordance with Section 2 of this Article V.

Section 6. Date of Commencement of Assessments; Due Dates.

The various Assessments provided for in this Article V, other than those of a nonrecurring nature, shall commence on the first day of the month next following the

recordation of this Declaration and shall be applicable through December 31 of such year. Each subsequent annual Assessment shall be imposed for the year beginning January 1 and ending December 31.

The Base Assessments and Benefited Assessments shall be payable in advance in monthly installments, or in annual, semi-annual or quarter-annual installments if so, determined by the Board of Directors of the POA (absent which determination they shall be payable quarterly).

The Assessment amount (and applicable installments) may be changed at any time by said Board from that originally stipulated or from any other Assessment that is in the future adopted. The original Assessments for any year shall be levied for the calendar year, but the amount of any revised Assessment to be levied during any period shorter than a full calendar year shall be in proportion to the number of months (or other appropriate installments) remaining in such calendar year.

The due date of any Special Assessment shall be fixed in the Board resolution authorizing such Assessment.

Section 7. Duties of the Board of Directors.

The Board of Directors of the POA shall fix the amount of the Assessments against the Parcels subject to the POA's jurisdiction for each Assessment period, to the extent practicable, in advance of such period, and shall, at that time, prepare a roster of the Parcels and Assessments applicable thereto which shall be kept in the office of the POA and shall be open to inspection by any Owner.

Written notice of the Assessment shall thereupon be sent to every Owner subject thereto at least thirty (30) days prior to the due date of the first installment thereof, except as to Special Assessments. In the event no such notice of the Assessments for a new Assessment period is given, the amount payable shall continue to be the same as the amount payable for the previous period, until changed in the manner provided for herein.

Subject to other provisions hereof, the POA shall upon demand (and in any event within twenty (20) days of the POA's receipt of such written request) at any time furnish to any Owner liable for an Assessment a certificate in writing signed by an officer of the POA, setting forth whether such Assessment has been paid as to any particular Parcel. Such certificate shall be conclusive evidence of payment of any Assessment to the POA therein stated to have been paid. The POA may charge a commercially reasonable fee for such certificate or, alternatively, its management company (if any) may do so, such fee in no event to exceed $300.00.

Section 8. Effect of Non-Payment of Assessment; the Personal Obligation; the Lien; Remedies of the POA.

If the Assessments (or installments) provided for herein are not paid on the date(s) when due (being the date(s) specified herein or pursuant hereto), then such Assessments (or installments) shall, together with late charges, interest and the cost of collection

thereof as hereinafter provided, thereupon become a continuing lien on the Parcel as to which the Assessment was not paid, which lien shall bind and encumber such property.

In the case of a failure of a Sub-Association to pay any Assessments hereunder, the lien created hereby shall extend to and include each Unit subject to the jurisdiction of the Sub-Association, but the owner of a Unit subject to the Sub-Association's jurisdiction may obtain a partial release of such lien by paying an apportioned share of the overdue Assessment, and all other fees and charges related thereto, applicable to such Parcel. Such share shall be determined in the same manner as assessments of the Sub-Association itself are allocated. Upon the payment of such proportionate share, the paying Unit owner shall be entitled to recover the amount paid, plus interest thereon at the legal rate and the costs of collection thereof, from the Sub-Association to the extent same collected the assessment from the owner.

If any installment of an Assessment is not paid within fifteen (15) days after the due date, at the option of the Board, a late charge not greater than five percent (5%) of the amount of such unpaid installment may be imposed. However, only one late charge may be imposed on any one unpaid installment. If such installment is not paid thereafter, it and the late charge shall accrue interest as provided herein but shall not be subject to additional late charges. Each other installment thereafter coming due shall be subject to one late charge each as aforesaid. All unpaid assessments due hereunder shall bear interest at the rate of eight percent (8%) per annum from the date when due until paid. All sums collected hereunder shall be applied first to interest, then to late charges, then to collection costs and then to assessments, beginning with the oldest which are unpaid.

In order to collect any sums due hereunder, the POA may: (i) bring an action at law against the Owner(s) obligated to pay the same; (ii) record and foreclose a claim of lien (as evidence of its lien rights as hereinabove provided for); or (iii) pursue one or more of such remedies at the same time or successively. All reasonable attorneys' fees and costs actually incurred in preparing and filing the claim of lien and the complaint, if any, and prosecuting same, in any such action shall be added to the amount of such Assessments, late charges and interest, as shall any reasonable attorneys' fees and costs incurred in enforcing such judgment and right to collection. In the event a judgment is obtained, such judgment shall include all such sums as above provided and reasonable attorneys' fees actually incurred together with the costs of the action, through all applicable appellate levels.

All Assessments, late charges, interest, penalties, fines, attorneys' fees and other sums provided for herein shall accrue to the benefit of the POA.

Section 9. Subordination of the Lien.

The lien of the Assessments provided for in this Article shall relate back to the date of the recording of this Declaration but shall be subordinate to real property tax liens and the lien of any first mortgage (recorded prior to recordation by the POA of a claim of lien) held by an institutional mortgage lender, as well as any Ground Lease, which is now or hereafter placed upon a Parcel, provided, however, that any such mortgage lender or

Ground Lessor when in possession, or any receiver, and in the event of a foreclosure, any purchaser at a foreclosure sale, and any such mortgage lender acquiring a deed in lieu of foreclosure, and all persons claiming by, through or under such purchaser or mortgage lender, shall hold title subject to the liability and lien of any Assessment coming due after such foreclosure (or conveyance in lieu of foreclosure) or termination of the ground lease. Any unpaid Assessment which cannot be collected by way of a lien by reason of the provisions of this Section 9 shall be deemed to be an Assessment divided equally among, payable by and a lien against all Parcels subject to Assessment by the POA, including the Parcels as to which the foreclosure (or conveyance in lieu of foreclosure) took place. No mortgagee shall be required to collect Assessments. The lien provided for herein shall also be subject and subordinate to the lien for assessments set forth in the Village Declaration. Notwithstanding the foregoing, if the POA has been notified in writing of the existence of a tenant under a Ground Lease or mortgagee on any Parcel, then prior to the POA foreclosing on any lien under this Declaration, the POA shall first provide such tenant and/or mortgagee written notice of such claim for the lien and an opportunity to cure such lien within thirty (30) days following such tenant's and/or mortgagee's receipt of such written notice from the POA.

The POA shall promptly upon request (and in any event within twenty (20) days of the POA's receipt of such written request), provide written confirmation (in recordable form, if requested) to any mortgage holder or Ground Lessor that they have the status of such under this provision as well as the balance of this Declaration and such confirmation shall be binding and conclusive not only as to the POA but also any other party affected hereby.

Section 10. POA Funds.

The regular Assessments collected by the POA shall be held by the POA (or by a management entity in the POA's name) and may be invested in interest bearing accounts or in certificates of deposit or other like instruments or accounts available at banks or other financial institutions, the deposits of which are insured by an agency or chartered corporation of the United States.

ARTICLE VI
MAINTENANCE OF BUILDINGS AND PARCELS

Section 1. Exteriors of Buildings.

Each Owner shall maintain the exterior surfaces of the Building (including signage) and all structures and other non-Common Area (except a Limited Common Area as to which the Owner of the Parcel is assigned maintenance duties per this Declaration) improvements located on each Parcel in a neat orderly and attractive manner and consistent with the general appearance of The Properties. The minimum (though not sole) standard for the foregoing shall be consistency with the general appearance of The Properties as initially constructed and otherwise improved (taking into account, however, normal weathering and fading of exterior finishes, but not to the point of unsightliness, in the reasonable judgment of the POA).

Section 2. Parcels.

The Owner shall also maintain the trees, shrubbery, grass and other landscaping on each Parcel (and any Limited Common Area as to which the Owner is assigned maintenance duties by this Declaration, and all parking and driveway areas, lighting and irrigation systems and free-standing signage (other than Common Area signs) in a neat, orderly and attractive manner and consistent with the general appearance of The Properties as a whole. Without limiting the generality of the foregoing, each Parcel Owner shall be responsible for the installation and maintenance of sidewalks, swales and buffer landscaping on the Parcel adjacent to a Common Area roadway. The minimum (though not sole) standard for the foregoing shall be consistent with the general appearance of The Properties as initially landscaped and improved taking into account prevailing weather and seasonal fluctuations (such standard being subject to being raised by virtue of the natural and orderly growth and maturation of applicable landscaping, as properly trimmed and maintained). The foregoing maintenance requirements shall not apply to any portion of a Parcel subject to the Rural Parkway Easement providing for the District to maintain such land.

Section 3. Remedies for Noncompliance.

In the event of the failure of an Owner to maintain a Building or Parcel in accordance with this Article, the POA shall have the right, upon thirty (30) days' prior written notice to the Owner (and to any tenant of Owner which Owner has notified the existence of in writing to the POA) at the address last appearing in the records of the POA, to enter upon the subject Parcel and perform such work as is necessary to bring the Building into compliance with the standards set forth in this Article. The remedies provided for herein shall be cumulative with all other remedies available under this Declaration (including, without limitation, the imposition of fines or Special Assessments or the filing of legal or equitable actions).

Section 4. Costs of Remedial Work; Surcharges.

In the event that the POA performs any remedial work on a Building pursuant to this Article, the costs and expenses thereof shall be deemed a Special Assessment under Article V Section 2. of this Declaration and may be immediately imposed by the Board of Directors. In order to discourage Owners from abandoning certain duties hereunder for the purpose of forcing the POA to assume same, and, additionally, to reimburse the POA for administrative expenses incurred, the Board of Directors may impose a surcharge of not more than ten percent (10%) of the cost of the applicable remedial work, such surcharge to be a part of the aforesaid Special Assessment. No bids need be obtained for any of the work performed pursuant to this Article and the person(s) or company performing such work may be selected by the POA in its sole reasonable discretion.

Section 5. Right of Entry.

There is hereby created an easement in favor of the POA and its applicable designees over each Parcel for the purpose of entering onto such Parcel in the

performance of the work herein described, provided that the notice requirements of this Article are complied with, and any such entry is during reasonable hours.

Section 6. Limited Exemption for Construction.

To the extent that a Unit on a Parcel is under construction the provisions of this Article shall not apply to such Parcel until such time as the construction of the improvements thereon is completed as evidenced by the issuance of a certificate of occupancy therefor.

Notwithstanding the foregoing, each Parcel upon which construction (including, grading and site work) is being conducted shall be maintained in good order using best practices for such activities. Without limiting the generality of the foregoing, debris shall be kept in dumpsters and promptly removed as frequently as necessary, no unsightly plant growth shall be permitted, no run-off of soil or any other substance onto another Parcel, Common Areas or public roads shall be permitted and appropriate fencing shall be installed so as to adequately prevent unauthorized entry onto the Parcel. Declarant may impose additional requirements and restrictions for construction activities on a particular Parcel(s) per an agreement with the Owner thereof.

ARTICLE VII
CERTAIN USE RESTRICTIONS

Section 1. Compliance with Governmental Requirements.

All portions of The Properties shall be developed, occupied, used and maintained in accordance with all Governmental Requirements.

Section 2. Prohibited Uses.

No use of any portion of The Properties may be used in violation of any Governmental Requirement.

Section 3. Use Restrictions.

The Properties shall be used only for financial institutions, service shops, Retail Offices, retail stores selling retail merchandise normally carried in other shopping centers and restaurants with over fifty (50%) percent of gross revenues from food sales in that portion of The Properties located south of the centerline of the Primary Access Road, and restaurants with over seventy (70%) percent of gross revenues from food sales in that portion of The Properties located North of the centerline of the Primary Access Road, all as may be subject to the further restrictions of this Article VII. “Retail Offices” shall mean offices of the type customarily found in retail shopping centers for use primarily with customers or clients including, without limitation, insurance offices, real estate offices, banks and financial institutions, medical and dental offices, and travel agents, but shall not include educational or training facilities. No Retail Office use shall exceed 4,000 square feet and the total of all Retail Office use in The Properties shall not exceed 12,000 square feet; provided, however, in no event may more than 6,000 square feet of office

space be constructed in that portion of The Properties located north of the northern boundary line of the Primary Access Road. Any medical or dental Retail Office use within The Properties must comply with, and is expressly subject to, the use restrictions and other terms and provisions set forth in that certain Amended and Restated Declaration of Restrictions recorded in Book 31054, Page 1844 of the Official Records of Palm Beach County, Florida. In addition, the amount of Retail Office Space used by non-Retail Office users for office and administrative purposes in support of retail operations, and which is not open to the general public, shall not be considered Retail Office.

(A). Nuisances. Subject to the provisions of the foregoing paragraph, no Parcel shall be used for anything other than purposes which may be permitted by applicable zoning regulations, nor shall anything be done on any Parcel which shall constitute a public nuisance to the community.

(B) General Use Restrictions. During the term of this Declaration, no portion of The Properties may be used for any of the following purposes without the prior written consent of the POA and Lowe's, the Owner of Parcel C shown and delineated on the Site Plan ("Parcel C"), which consent may be withheld in the sole discretion of the POA or Lowe's:

(i) A liquor store, tavern, bar, nightclub, cocktail lounge, discotheque, dance hall, or any other establishment selling alcoholic beverages for on-premises consumption; provided, however, the foregoing shall not prohibit the operation of a restaurant where the sale of food therein comprises at least fifty (50%) percent of the restaurant's gross revenues; provided further, however, the foregoing shall not prohibit the operation of a national or regional liquor store having at least twenty operating locations.

(ii) A billiards parlor, bingo parlor, arcade, game room, skating rink or other amusement center, except that a bowling alley shall be permitted.

(iii) A theater (motion picture or live performance).

(iv) A truck stop.

(v) A gas station, automobile fueling station, service station, automotive repair shop or truck stop. Notwithstanding the foregoing, the installation of a fuel tank for the sale of fuel in containers in Lowe's ordinary course of business shall be allowed on the Lowe's Parcel and a gas station or gas station with convenience store is permitted on Parcel H shown on the Site Plan.

(vi) A flea market, open air market, thrift store, or pawn shop.

(vii) A training or educational facility (including, without limitation, a school, college, reading room or other facility catering primarily to students and trainees rather than customers; provided that such restriction shall not prohibit the incidental use by Lowe's or any other Owner of an otherwise permitted business

training or classes, such as “how to” classes taught in conjunction with the sale of retail items from an otherwise permitted retail use).

(viii) A child day care facility.

(ix) A car wash, except on an Outparcel and where the same shall have constructed and shall use sanitary sewer, water and storm water drainage lines entirely separate from those utilized by the Lowe’s Parcel.

(x) A storage or mini-warehouse facility.

(xi) An establishment for the sale, storage (either temporary or permanent) or rental of automobiles, trucks, mobile homes, boats or recreational motor vehicles, however, Lowe’s shall have the right to (i) rent or allow rental of delivery trucks and similar vehicles and (ii) sell all-terrain or other recreational vehicles as an incidental part of its use of the Lowe’s Parcel.

(xii) A dry-cleaning plant, central laundry or laundromat; provided that a dry-cleaning store for drop off and pick up with no on-site drycleaning shall be permitted.

(xiii) A hotel or motel.

(xiv) Governmental offices.

(xv) Carnival or amusement park.

(xvi) Meeting hall, sporting event or other sports facility, auditorium, or any other like place of public assembly.

(xvii) A telephone call center.

(xviii) A cell tower.

(xix) A health club, gymnasium or spa; provided however, a national or regional health club or gym is permitted within the Properties provided it is located at least eighteen feet (18’) from the closest boundary line of Parcel C.

(C) Noxious Use Restrictions. During the term of this Declaration no portion of the Shopping Center may at any time be used for any of the following uses whatsoever:

(i) Any residential use;

(ii) An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or so called “sexual toys”) or providing adult type entertainment or activities (including, without

limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts).

(iii) A massage parlor, except that a location of a recognized national or regional provider of therapeutic massages with over twenty (20) operating locations under a single trade name, including, without limitation, Massage Envy or Elements Massage, shall be permitted.

(iv) A tattoo parlor.

(v) A mortuary, crematorium or funeral home.

(vi) A mobile home or trailer court, labor camp, junkyard or stockyard.

(vii) A landfill, garbage dump or other such facility for the dumping, disposing, incineration or reduction of garbage.

(viii) A gambling establishment or betting parlor.

(ix) Assembling, manufacturing, industrial, distilling, refining, smelting, agricultural, drilling, mining or quarry operation.

(x) Any mining, oil, gas or other natural resource drilling, extraction or operation.

(xi) Any business used for, or in support of, the promotion, growing, storage, delivery, use, consumption, or selling of Cannabis Sativa plants, seeds, products, extracts, foods, or derivatives (such as, but not by way of limitation, CBD, marijuana, hemp, and/or hashish); any substance chemically similar to any of the foregoing, such as, but not by way of limitation, synthetic substances containing delta-9-tetrahydrocannabinol (e.g., Marinol or dronabinol); or any paraphernalia, merchandise, or materials related thereto, whether any of the foregoing are authorized pursuant to the law (such as, but not by way of limitation, by prescription or medical referral) or otherwise.

(D) Exclusive Use Restrictions for the Benefit of Lowe's, Owner of Parcel C.

No portion of the Shopping Center other than Parcel C may be used for the following purposes:

(i) A hardware store or center;

(ii) An appliance, home electronics and/or lighting store or center; or any store selling grills and/or barbecues;

(iii) A nursery and/or lawn and garden store or center (including any store selling typical nursery or lawn and garden store products in outdoor areas, such as the seasonal sale of Christmas trees);

(iv) A paint, wallpaper, tile, flooring, carpeting and/or home decor store or center;

(v) A business selling or renting large construction equipment, earthmoving equipment, landscaping machinery and equipment, or material handling equipment (such as, but not limited to, excavators, skid steers, backhoes, trencher, forklifts, aerial lifts, dump trailers, telehandlers, and related supplies and accessories) or selling or renting small equipment and tools related to construction, home improvement, disaster relief or recovery, building maintenance, site work, or landscaping (including, without limitation, portable power products, floor care and pressure washing machines, climate control equipment, air compressors and nail guns, power tools, tile saws, concrete tools, paint and drywall tools and equipment, restoration and remediation equipment, drain cleaning and plumbing tools, demolition equipment, moving dollies, air compressors, augers, aerators, tillers and related supplies and accessories); and

(vi) A retail and/or warehouse home improvement center, lumber yard, building materials supply center, home improvement service center and/or other stores or centers similar to those operated by or as Lowe's, Home Depot, Home Depot Expo, Villagers Hardware, 84 Lumber, Wickes, Hughes Lumber, McCoy's, Menard's, stores operating under the Sears name (including, without limitation, Sears Hardware and Sears Home Appliance Showroom) or selling Sears branded goods (e.g. Craftsman, Kenmore), Great Indoors, Pacific Sales, hhgregg, Conn's, Sutherlands, Scotty's and Orchard Supply.

These restrictions or exclusive rights shall also apply to prohibit a business having space in its store devoted to selling the merchandise described in subparagraphs (D)(i) through (D)(v) above when the aggregate of such space (including any outdoor areas) for all such items exceeds the lesser of (i) five percent (5%) of the floor area of such building (which shall include an allocable portion of the aisle space adjacent to the floor area of such use) or (ii) 1,000 square feet of floor area (which shall include an allocable portion of the aisle space adjacent to the floor area of such use). The restrictions in the Section 3.4 shall not prohibit the operation of a Wal-Mart within the Shopping Center.

(E) The restrictions in Section 3(D) (collectively, "Lowe's Excusive Uses") shall remain in effect until the date that is three (3) years after Lowe's, its successors, assigns or tenants cease operating a Lowe's retail store on Parcel C, excluding periods of building, expansion or rebuilding, for any reason, at which point the restrictions contained in Section 3(D) will no longer be of any force or effect until such time (if any) as Lowe's or its successors, assigns or tenants shall re-open a Lowe's retail store on any portion of the Lowe's Parcel for any one of the foregoing uses (in which case such restrictions shall be reinstated), which reopening shall not prohibit uses in violation of such exclusives if such uses were begun during such time as the above exclusive use restrictions were of no force and/or effect.

(F) The use restrictions and Lowe's Exclusive Uses in this Article VII may be enforced by the Association against an Owner in violation thereof for the benefit of the

non-violating Owners within The Properties. Further, the Association will enforce use restrictions and Lowe's Exclusive Uses in this Article VII upon the written request of a non-violating Owner that is a beneficiary of the use restrictions and Lowe's Exclusive Uses contained in this Article VII. Lowe's is hereby deemed a beneficiary of the use Restrictions and Lowe's Exclusive Uses by Declarant and the Association. In addition, Lowe's may sue to directly enforce the use restrictions and Lowe's Exclusive Uses contained in this Article VII against any Owner in violation thereof, including seeking damages and injunctive relief for such violation(s).

Section 4. Additional Restrictions.

Declarant may, in the event of a conveyance of a Parcel, impose additional use restrictions and conditions upon such Parcel as Declarant may desire and may, but shall not be required to, assign the right to enforce same to the POA in whole or in part and on an exclusive or non-exclusive basis.

Declarant may also record covenants and restrictions required by purchasers of Parcels for the benefit of such Parcels on portions of The Properties owned by Declarant, which covenants and restrictions may be enforced by the POA and/or the Owner(s) of the benefitted Parcel.

Section 5. Alterations of Common Areas.

Subject to the terms of Subsections 4(i)-(vii) in Article IV above, no Owner shall make any alterations to the Common Areas (including the SWMS); provided, however, that an Owner may alter the (easement) Common Areas within the Owner's applicable Parcel if approved by the POA (and SFWMD as to alterations to the SWMS) in its sole discretion, with the plans for, and construction of, such alteration to be governed as provided in Section 5 of this Article. In the event any such alteration increases the costs of the POA's maintenance of the applicable Common Areas or any other related expenses of the POA, then the amount of increase shall be levied against the Parcel as a Benefited Assessment.

The permission of an impacted Owner will be required to any change to the Common Areas that adversely impacts: (a) access to an Owner's Parcel (including changes and additions to entrances or exits that adversely affect access to an Owner's Parcel), (b) vehicular traffic flow to any other Parcel in The Properties (including changes or additions to curb cuts or the orientation of parking spaces or drive aisles that adversely affect traffic flow to any other Parcel in The Properties), or (c) visibility of any other Owner's building or any sign on which any other Owner has a right to display a sign panel, and such consent may be withheld in the sole discretion of each Owner. No change may (a) reduce parking spaces below the minimum required by Governmental Requirements or that would otherwise cause The Properties or a Parcel to fall out of compliance with applicable parking codes and requirements, (b) alter the location of approved free-standing signs on a Parcel or the location of the Monument Signs, (c) relocate utility facilities, except as permitted in this Declaration or in the ECCR and subject to compliance with applicable Governmental Requirements, or (d) alter the Truck Route as depicted on

the Site Plan. There shall be no drive-through windows or lanes of traffic installed in an Outparcel unless areas within which such windows or lanes are permitted as shown initially on the Site Plan or (a) include sufficient distance provided for the stacking of a minimum of five (5) car lengths (of twenty feet each) from the order station to the drive entrance of such parcel, and (b) provide a minimum of three car lengths from the order station to the first service window. All drive-through facilities shall be subject to the Stacking Requirements set forth below in Section 6.

Section 6. Stacking Requirements.

In the event Owner of Parcel C or Parcel G (collectively, the "**Impacted Parties**" and individually, an "**Impacted Party**"), in its reasonable discretion, determines that traffic flow to and from any other Parcel within The Properties, including but not limited to, drive-thru or other traffic stacking area on a Parcel, materially and adversely impacts or interferes with traffic flow to or from Parcel C or Parcel G, or the access drives, common areas, or roadways serving Parcel C or Parcel G on a regular basis, the Impacted Party may provide the Owner of said Parcel ("**Impacting Owner**") with written notice of same (and which will include reasonable detail as is necessary to identify the times and locations of such interference). Upon such written notice, the Impacted Party and the Impacting Owner will cooperate in the development of a mutually acceptable plan to promptly address the interference (the "**Traffic Plan**"). Such Traffic Plan may include (i) temporary traffic control measures, including but not limited to placing, at the Impacting Owner's sole cost and expense, a traffic control manager in The Properties during peak hours and implementing other temporary traffic control measures as may be reasonably necessary (e.g., temporary signage and traffic cones), and (ii) a permanent Traffic Plan to enhance the traffic flow. The Impacting Owner agrees to diligently proceed with preparation of the permanent Traffic Plan and to present the permanent Traffic Plan to the relevant Impacted Party as soon as practicable. The Impacted Party shall reasonably cooperate with the Impacting Owner to review, modify, and implement the permanent Traffic Plan. So long as the parties are negotiating the permanent Traffic Plan in good faith, the Impacting Owner agrees to maintain temporary traffic control measures set forth in (i) above, at its sole cost and expense. The reasonable costs associated with implementing the Traffic Plan shall be solely born by the Impacting Owner, even if associated improvements (such as speed bumps or signs) are placed on the Impacted Party's Parcel as part of the Traffic Plan.

Section 7. Outparcel Development.

Any Outparcel sold or developed within Shopping Center will only be developed under the following guidelines:

(A) Buildings constructed on any of the Outparcels shall not exceed one (1) story.

(B) Buildings constructed on any of the Outparcels shall not exceed twenty-eight (28) feet in height (excluding architectural features or building signage provided such architectural features and signage do

not exceed thirty-five percent (35%) of the total frontage of the applicable building and do not exceed thirty-two feet (32') in height), as measured from the finished floor elevation immediately adjacent to the building.

(C) No building constructed on any Outparcel shall have a metal exterior, provided, however, that metal features and decorative components of the building shall be permitted; provided, further, however, a restaurant constructed on Parcel A, Parcel B or Parcel I shown on the Site Plan may have a primary metal exterior provided all the other requirements of this Declaration have been met.

(D) Any rooftop equipment installed on any Outparcel shall be screened in a manner such that it (i) is in accordance with all applicable Governmental Regulations, and (ii) cannot be seen from the finished elevation of the parking lot adjacent to such Outparcel.

(E) No rooftop signs shall be erected on any building constructed on any Outparcel.

(F) Any signage on an Outparcel, other than any Monument Sign, must be approved by the POA and in no event may such sign exceed the height that is ten (10) feet below the bottom of any Monument Sign when freestanding or block the visibility of any signage on any Building located on Parcel C or Parcel G or the visibility of any Monument Sign.

(G) Any Owner or other party purchasing or leasing from Declarant and having an ownership or leasehold interest in an Outparcel shall repair any damage caused to any of the utilities serving The Properties and the Outparcel which is caused by such Owner or party.

(H) The foregoing restrictions and agreements are imposed on each of the Outparcels for the benefit of The Properties. The agreements, restrictions and covenants herein made shall be deemed restrictive covenants running with the land and shall be binding upon each of the Outparcels and any person who may from time to time own, lease, or otherwise have an interest in any of the Outparcels.

Section 8. Use of Common Areas.

Subject to the terms of Subsections 4(i)-(vii) in Article 4 above, no Common Areas shall be used for purposes other than their usual and customary intended purpose (*i.e.*, parking, driveway, pedestrian access, landscaping, utility distribution and signs) without the prior written approval of the POA (not to be unreasonably withheld), including such conditions as the POA may reasonably impose. By way of example only, a party wishing to have a special event in the Common Areas within a particular Parcel may be approved to do so on reasonable conditions, such as providing proof of insurance, scheduling of

the event and restrictions on temporary installations such as tents and signs and similar conditions.

Section 9. Additional Rules and Regulations.

The Board of Directors may adopt and amend, from time to time, additional reasonable rules and regulations governing the use of the Common Areas applicable uniformly to all Owners without the necessity of recording an amendment hereto or thereto in the public records.

Section 10. Eminent Domain.

(A) Owner's Right to Award. Nothing herein shall be construed to give any Owner or party any interest in any award or payment made to any other Owner or party in connection with any exercise of eminent domain or transfer in lieu thereof affecting said other Owner's Parcel giving the public or any government any rights in said Parcel. In the event of any exercise of eminent domain or transfer in lieu thereof of any part of the Common Area located in The Properties, the award attributable to the land and improvements of such portion of the Common Areas shall be payable only to the Owner thereof, and no claim thereon shall be made by the Owners of any other portion of the Common Area, except that (i) if the taking includes a Monument Sign easement or improvements benefitting more than one Party, including, but not limited to, any Monument Sign, utility facilities or Common Area Improvements, the Owners agree to cooperate to reasonably relocate such improvements and the portion of the award allocable thereto shall be used to relocate, replace or restore such improvements to a useful condition, and (ii) if the taking includes easement rights which are intended to extend beyond the term of this Declaration, the portion of the award allocable to each such easement right shall be paid to the respective grantees thereof.

(B) Collateral Claims. All other Owners of the Common Area may file collateral claims with the condemning authority for their losses which are separate and apart from the value of the land area and improvements taken from another Owner.

(C) Tenant's Claim. Nothing in this Section 9 shall prevent a tenant from making a claim against an Owner pursuant to the provisions of any lease between tenant and Owner for all or a portion of any such award or payment.

Section 11. Damage and Destruction to Parcels.

In the event of the destruction or damage to any extent to any Buildings or Improvements on a Parcel other than Common Areas (which are the responsibility of the POA to repair as elsewhere specified herein), the affected Owner shall, in its sole and absolute discretion, either: (1) diligently commence and pursue completion of the repair or restoration of such Building or Improvement, or (2) within ninety (90) days after the destruction or damage, level such Building or Improvement, remove the debris and keep the Parcel reasonably neat, orderly, planted in grass and mowed/trimmed (or otherwise treated for dust and weed control) until subsequently improved, constructed upon and operated and so that the Parcel is in a reasonably clean, orderly, sightly and safe

condition. In the event any Building, structure or other Improvement on an Outparcel shall be damaged or destroyed by any fire or other casualty, the Owner, lessee or user of the Outparcel shall within ninety (90) days of such damage or destruction (a) commence to repair and/or reconstruct such improvements to the condition required by this Section; or (b) level such Building or improvement, remove the debris from the Outparcel and keep the Outparcel reasonably neat, orderly, planted in grass and mowed/trimmed until subsequently improved, constructed upon and operated and so that the Parcel is in a reasonably clean, orderly, sightly and safe condition.

Section 12. Restriction Against Overnight Parking of Vehicles.[1]

The overnight parking of vehicles, including, but not limited to, 18-wheeler semi-trucks, shall be prohibited anywhere on The Properties; provided, however, that Lowe's shall be permitted to (i) park rental delivery trucks and similar vehicles in the parking field of Parcel C overnight in the ordinary course of its business and (ii) temporarily park Lowe's delivery trucks and trailers, including 18-wheeler semi-trucks, behind its Building located on Parcel C overnight to facilitate the unloading of goods, so long as Lowe's delivery trucks and trailers, including 18-wheeler semi-trucks, do not (a) have drivers sleeping in them overnight or (b) are not idling overnight.

ARTICLE VIII
DAMAGE OR DESTRUCTION TO COMMON AREAS

Damage to or destruction of all or any portion of the Common Areas shall be handled in the following manner, notwithstanding any provision in this Declaration to the contrary:

(a) In the event of damage to or destruction of the Common Areas, if the insurance proceeds are sufficient to effect total restoration, then the POA shall cause such portions of the Common Areas to be repaired and reconstructed substantially as they previously existed.

(b) If the insurance proceeds are within Five Hundred Thousand Dollars ($500,000.00) or less of being sufficient to effect total restoration of the Common Areas, then the POA shall cause the damaged or destroyed portions of the Common Areas to be repaired and reconstructed substantially as they previously existed and the difference between the insurance proceeds and the actual cost shall be levied as a capital improvement assessment against all of the Owners in their respective shares in accordance with the provisions of Article V of this Declaration.

(c) If the insurance proceeds are insufficient by more than Five Hundred Thousand Dollars ($500,000.00) to effect total restoration of the Common Areas, then by written consent or vote of the holders of at least two-thirds (2/3rds) of the votes in the POA, subject to Article IX hereof, the Association shall decide whether: (1) to rebuild and restore in a way which is less expensive than replacing the Common Areas in

[1] Under review by Lowe's.

substantially the same manner as they existed prior to being damaged; or (2) subject to the approval of the Board, to not rebuild and to retain the available insurance proceeds. Anything to the contrary herein notwithstanding, no decision not to rebuild or to rebuild in a manner which would result in a change in the Common Areas shall be effective without the written approval of the Board and any Owner that would be materially adversely affected by the decision to not rebuild the affected Common Areas, which can require rebuilding as it deems appropriate. If the requisite vote for either of the options set forth above, as well as the Board's approval, is not obtained, then the POA shall proceed with rebuilding per subsection (b), above.

(d) Each Owner shall be liable to the POA for any damage to the Common Areas not fully covered by collected insurance which may be sustained by reason of the negligence or willful misconduct of any Owner or its Owner's Permittees. Notwithstanding the foregoing, the POA reserves the right to charge such Owner an assessment equal to the increase, if any, in the insurance premium directly attributable to the damage caused by such Owner. In the case of joint ownership of a Parcel, the liability of such Owner shall be joint and several. The cost of correcting such damage shall be an assessment against the Owner and may be collected as provided herein for the collection of assessments.

ARTICLE IX
INSURANCE

Section 1. Common Areas.

The POA shall keep all insurable improvements, facilities and fixtures, if any, located within the Common Areas insured against loss or damage by fire or other casualty for the full insurable replacement value thereof (with reasonable deductibles and normal exclusions for land, foundations, excavation costs and similar matters), and may obtain insurance against such other hazards and casualties as the POA may deem reasonably desirable. The POA may also insure any other property, whether real or personal, owned by the POA, against loss or damage by fire and such other hazards as the POA may deem reasonably desirable, with the POA as the owner and beneficiary of such insurance for and on behalf of itself and all Owners. The insurance coverage with respect to the Common Areas shall be written in the name of, and the proceeds thereof shall be payable to, the POA. Insurance proceeds shall be used by the POA for the repair or replacement of The Properties for which the insurance was carried. Premiums for all insurance carried by the POA are common expenses included in the Assessments made by the POA. All such insurance policies shall contain standard mortgagee clauses, if applicable.

Section 2. Replacement or Repair of Property.

In the event of damage to or destruction of any portion of the Common Areas, the POA shall repair or replace the same from the insurance proceeds available, subject to the provisions of Article VIII of this Declaration.

Section 3. Waiver of Subrogation.

As to each policy of insurance maintained by the POA which will not be voided or impaired thereby, the POA hereby waives and releases all claims against the Board, the Owners, Declarant and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss.

Section 4. Liability and Other Insurance.

The POA shall have the power to and shall obtain comprehensive public liability insurance, including medical payments and malicious mischief, with coverage of at least $1,000,000.00 (if available at reasonable rates and upon reasonable terms) for any single occurrence, insuring against liability for bodily injury, death and property damage arising from the activities of the POA or with respect to property under its jurisdiction, including, if obtainable, a cross liability endorsement insuring each Owner against liability to each other Owner and to the POA and vice versa and coverage for legal liability resulting from lawsuits related to employment contracts shall also be maintained. The POA may also obtain Worker's Compensation insurance and other liability insurance as it may deem reasonably desirable, insuring each Owner and the POA and its Board of Directors and officers, from liability, the reasonable premiums for which shall be common expenses and included in the assessments made against the Owners. The POA may also obtain such other insurance as the Board deems reasonably appropriate. All insurance policies shall be reviewed at least annually by the Board of Directors and the limits increased in its reasonable discretion.

The Board of Directors of the POA may also obtain such errors and omissions insurance, indemnity bonds, fidelity bonds and other insurance as it deems reasonably advisable, insuring the Board or any management company engaged by the POA against any liability for any act or omission in carrying out their obligations hereunder, or resulting from their Ownership on the Board or any committee thereof. At a minimum, however, there shall be blanket fidelity bonding/crime insurance of anyone (compensated or not) who handles or is responsible for funds held or administered by the POA, with the POA to be an obligee thereunder. Such bonding shall cover the maximum funds to be in the hands of the POA or management company during the time the bond is in force.

ARTICLE X
MORTGAGEE PROTECTION

The following provisions included herein hereto (and to the extent these provisions conflict with any other provisions of the Declaration, these provisions shall control):

(a) The POA shall be required to make available to all Owners and Mortgagees, and to insurers and guarantors of any first Mortgage, for inspection, upon request, during normal business hours or under other reasonable circumstances, current copies of this Declaration (with all amendments) and the Articles, By-Laws and rules and regulations and the books and records of the POA. Furthermore, such persons shall be entitled, within thirty (30) days of written request, to: (i) receive a .copy of the POA's financial statement

for the immediately preceding fiscal year; (ii) receive notices of and attend the POA meetings; (iii) receive notice from the POA of an alleged default by an Owner in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation or the By-Laws of the POA, which default is not cured within thirty (30) days after the POA learns of such default; and (iv) receive notice of any substantial damage or loss to the Common Areas.

(b) Any holder, insurer or guarantor of a Mortgage on a Parcel and/or any tenant under Ground Lease on a Parcel shall have, if first requested in writing, the right to timely written notice of: (i) any condemnation or casualty loss affecting a material portion of the Common Areas; (ii) a sixty (60) day delinquency in the payment of the Assessments on a mortgaged Parcel; (iii) the occurrence of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the POA; and (iv) any proposed action which requires the consent of a specified number of Mortgage holders.

(c) Unless at least 66-2/3% of first Mortgagees (based upon one vote for each Mortgage owned), and the Owners holding at least two-thirds (2/3rds) of the votes entitled to be cast by them, have given their prior written approval, neither the POA nor the Owners shall:

(1) by act or omission seek to sell or transfer the Common Areas and any improvements thereon which are owned by the POA (the granting of easements for utilities or for other such purposes consistent with the intended use of such property by the POA or the Declarant or the transfer of the Common Areas to another similar POA of the Owners in accordance with the Articles of Incorporation of the POA or dedication of such property to the public shall not be deemed a transfer within the meaning of this clause);

(2) change the basic methods of determining the obligations, assessments, dues or other charges which may be levied against a Parcel, except as provided herein with respect to future Parcels;

(3) by act or omission, waive or abandon any scheme or regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of The Properties;

(4) fail to maintain fire and extended insurance on insurable portions of the Common Areas as provided herein; or

(5) use hazard insurance proceeds for losses to any Common Areas for other than the repair, replacement or reconstruction of the improvements.

(d) The provisions of this Article shall also accrue to the benefit of a Ground Lessor, who/which shall have all rights and protections of a mortgagee hereunder.

ARTICLE XI
GENERAL PROVISIONS

Section 1. Duration.

The covenants and restrictions of this Declaration shall run with and bind The Properties, and shall inure to the benefit of the POA, and the Owner of any Parcel or other land subject to this Declaration, and their respective legal representatives, heirs, successors and assigns, for a term of ninety-nine (99) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then Owners of all the Parcels subject hereto has been recorded, agreeing to revoke said covenants and restrictions; provided, however, that no such agreement to revoke shall be effective unless made and recorded three (3) years in advance of the effective date of such revocation, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any signatures being obtained.

Section 2. Notice.

Any notice required to be sent to any Owner or Owners under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, certified and postpaid, to the last known address of the person who appears as Owner or Owner on the records of the POA at the time of such mailing.

Section 3. Enforcement.

Enforcement of these covenants and restrictions shall be accomplished by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the Parcels to enforce any lien created by these covenants; and failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Such right of enforcement shall include the right of all Owners (or such Owner's Ground Tenant, provided such Ground Tenant's lease is still in effect) to take action against the Association to enforce its covenants to maintain the applicable portions of The Properties and otherwise enforce, and perform its other duties under, this Declaration as provided herein or otherwise. The South Florida Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Stormwater Management System.

Section 4. Severability.

Invalidation of any one of these covenants or restrictions or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

Section 5. Amendment.

The covenants, restrictions, easements, charges and liens of this Declaration may be amended, changed, deleted or added to at any time and from time to time upon the execution and recordation of an instrument executed by the Declarant alone, for so long as it or its affiliates holds title to any Parcel affected by this Declaration; or alternatively by a meeting of Owners holding not less than 66-2/3% of all votes cast by the Owners, provided, that so long as the Declarant or its affiliates is the Owner of any Parcel affected by this Declaration, the Declarant's consent must be obtained if such amendment, in the sole opinion of the Declarant, affects its interest; and further provided, however, no amendment shall be effective if it increases the burdens, obligations, or restrictions on a Parcel or diminishes the rights, privileges or benefits on a Parcel, unless consented to and approved by the Owner of such Parcel. The foregoing sentence and the provisions of this Section reserving amendment powers in the Declarant may not be amended. Further, no provisions of this Declaration may be amended if it alters or impairs, benefits or privileges of a Declarant unless Declarant consents to same.

Any amendment to this Declaration which alters the Surface Water Management System, must have the prior approval of the South Florida Water Management District as provided in Article XIII, Section 4. hereof.

Section 6. Effective Date.

This Declaration shall become effective upon its recordation in the County Public Records.

Section 7. Conflict.

This Declaration shall take precedence over conflicting provisions in any rules and regulations and in the Articles of Incorporation and By-Laws of the POA and said Articles shall take precedence over the By-Laws.

Section 8. Interpretation.

This Declaration shall be construed without regard to the identity of the person or party who drafted the various provisions and any rule of construction that a document is to be construed against the drafting party shall not be applicable. Whenever required by the context of this Declaration, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa.

Section 9. Easements.

Should the intended creation of any easement provided for in this Declaration fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the POA as agent for such intended grantees for the purpose of allowing the original party or parties to whom the easements were originally intended to have been granted the benefit of such easement and the Owners designate hereby the Declarant and the POA (or either of them) as their lawful attorney-in-fact to execute any instrument

on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement provisions hereof to the extent not so recited in some or all of such provisions.

Section 10. Notices and Disclaimers as to Water Bodies.

NEITHER DECLARANT, THE POA NOR ANY OF THEIR OFFICERS, DIRECTORS, OWNERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (COLLECTIVELY, THE "**LISTED PARTIES**") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE SAFETY, WATER QUALITY OR WATER LEVEL OF/IN ANY LAKE, POND, CANAL, CREEK, STREAM OR OTHER WATER BODY WITHIN THE PROPERTIES, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY, OR CONTRACTED FOR WITH, AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR AUTHORITY. FURTHER, NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO, ANY WATER BODY, ALL PERSONS USING SAME DOING SO AT THEIR OWN RISK.

ALL OWNERS AND USERS OF ANY PORTION OF THE PROPERTIES LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF, SUCH PROPERTY, TO HAVE AGREED TO RELEASE THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES.

ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALLIGATORS AND OTHER WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES WITHIN OR NEARBY THE PROPERTIES AND MAY POSE A THREAT TO PERSONS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

Section 11. Covenants Running With the Land.

Anything to the contrary herein notwithstanding and without limiting the generality (and subject to the limitations) of Section 1. hereof, it is the intention of all parties affected hereby (and their respective heirs, personal representatives, successors and assigns) that these covenants and restrictions shall run with the land and with title to The Properties. Without limiting the generality of Section 4. hereof, if any provision or application of this Declaration would prevent this Declaration from running with the land as aforesaid, such provision and/or application shall be judicially modified, if at all possible, to come as close as possible to the intent of such provision or application and then be enforced in a manner which will allow these covenants and restrictions to so run with the land; but if such provision and/or application cannot be so modified, such

provision and/or application shall be unenforceable and considered null and void in order that the paramount goal of the parties (that these covenants and restrictions run with the land as aforesaid) be achieved.

Section12. Attorney's Fees. In the event of any proceeding to enforce any breach hereof, the non-prevailing Owner shall pay the reasonable and documented attorneys' fees and disbursements (and the reasonable attorneys' fees and disbursements on appeal) of the prevailing Owner.

ARTICLE XII
SURFACE WATER MANAGEMENT SYSTEM

Section 1. Operation.

The POA shall be responsible for the maintenance, operation and repair of the Surface Water Management System on Common Areas to the extent not performed by the City or District or located on a Parcel which serves only that Parcel (e.g., a pre-treatment area), which is hereby declared to be the responsibility of the Owner of the Parcel. Maintenance shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted and required by the SFWMD. The POA shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the South Florida Water Management District. In the event that any portion of the Surface Water Management System is located on a Parcel, the applicable portion of the Parcel is hereby declared to be subject to an easement for the performance of the aforesaid activities by the POA.

The POA shall have a perpetual non-exclusive easement over all areas of the Surface Water Management System to enter upon any portion of any Parcel which is a part of the Surface Water Management System, to maintain or repair any portion of the Surface Water Management System which is the responsibility of the Owner of a Parcel upon the Owner's failure to do so, in which case the POA's cost of doing so shall be a Beneficial Assessment immediately payable to the POA by the Owner Parcel of the applicable Parcel. No person shall alter the drainage flow of the Surface Water Management System, including buffer areas or swales, without the prior written approval of the South Florida Water Management District and the POA.

Section 2. Ownership.

The Surface Water Management System for which the POA has primary maintenance and operation responsibility is to be deemed to be owned by the POA, notwithstanding that it may not hold fee simple title to all of the land within which portions of the SWMS are located.

Section 3. Costs.

The Association is responsible for assessing and collecting fees for the operation maintenance, and, if necessary, replacement of the Surface Water Management System. Fees shall be assessed and collected through the fee assessment process as set forth in Article V.

Section 4. Amendments.

Any amendment proposed to these documents which would affect the Surface Water Management System, conservation areas or water management portions of Common Areas shall be submitted to the SFWMD for review prior to finalization of the amendment. The SFWMD shall determine if the proposed amendment will require a modification of the environmental resource or surface water management permit. If a permit modification is necessary, the modification must be approved by the SFWMD prior to the amendment of this document.

Section 5. Mitigation.

Monitoring and maintenance of any mitigation area, described in SFWMD Permit Number(s) 50-109382-P, shall be the responsibility of the POA. The POA must successfully complete the mitigation and satisfy all applicable permit conditions.

Section 6. Permit.

The Environmental Resource or Surface Water Management Permit is made a part of this document and is described in a separate notice thereof recorded or to be recorded in the Public Records of the County. Copies of the permit and any future permit actions of the SFWMD shall be maintained by the Registered Agent of the POA for the benefit of the POA.

Section 7. Enforcement.

The SFWMD has the right to take any enforcement action, including a civil action for an injunction and penalties, against the association to compel it to correct any outstanding problems with the Surface Water Management System facilities or in mitigation or conservation areas under the responsibility or control of the POA.

Section 8. Inapplicability to District.

None of this Article XII shall apply to property owned by, dedicated to or operated by the District.

ARTICLE XIII
DISCLAIMER OF LIABILITY OF THE POA

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BY-LAWS, ANY RULES OR REGULATIONS OF THE POA OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE POA (COLLECTIVELY, THE "**POA DOCUMENTS**"), THE POA SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR

IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OWNER'S PERMITTEE, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTIES INCLUDING, WITHOUT LIMITATION, OWNERS AND THEIR OWNER'S PERMITTEES OR FOR ANY PROPERTY OF ANY SUCH PERSONS, EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE POA.

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE POA DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE POA AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTIES HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTIES AND THE VALUE THEREOF;

(b) THE POA IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY, THE CITY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE POA DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE POA TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

(d) EACH OWNER OF ANY PORTION OF THE PROPERTIES (BY VIRTUE OF THE ACCEPTANCE OF TITLE THERETO) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE PROPERTIES (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USES) SHALL BE BOUND BY THIS ARTICLE AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE POA ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE POA HAS BEEN DISCLAIMED IN THIS ARTICLE.

(e) AS USED IN THIS ARTICLE, "POA" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE POA'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT AND ALL PARTIES RELATED THERETO, ALL OF WHICH SHALL BE FULLY PROTECTED HEREBY.

(SIGNATURE PAGE FOLLOWS)

EXECUTED as of the date first above written.

WITNESSES:

MINTO PBLH, LLC, a Florida limited liability company

By:_____
Name: John F. Carter, Manager

_____
Print Name:_____
Address:_____
_____

_____
Print Name:_____
Address:_____
_____

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ❒ physical presence or ❒ online notarization, this ____ day of _____, 2025, by John F. Carter, the Manager of Minto PBLH, LLC, a Florida limited liability company, on behalf of the company, who is ❒personally known to me or has ❒ produced a _____ as identification.

(Notary Seal)

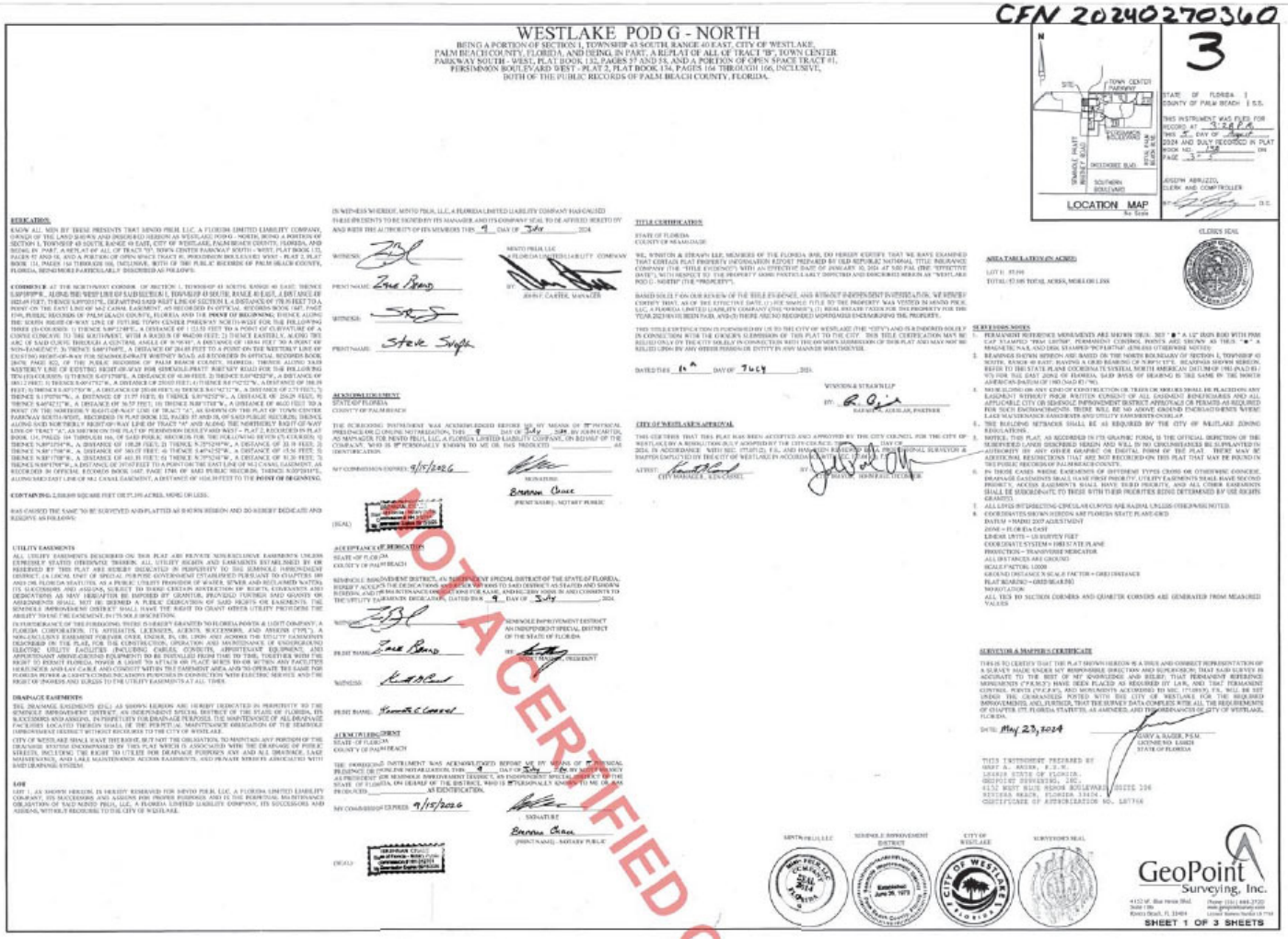
_____
Notary Public State of Florida at Large
Name Printed:_____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTIES

Lot 1 of the plat of Westlake Pod G – North, as recorded in Plat Book 138, Page 5 of the public records of Palm Beach County Florida.

[Westlake Pod G – North Recorded Plat is attached]

CFN 20240270360



WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 37 AND 38, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 104 THROUGH 106, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOCATION MAP

3

STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 3:16 P.M.
THIS 1st DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK NO. 138 ON PAGE 3

JOSEPH ABRUZZO, CLERK AND COMPTROLLER

BY: D.C.

DEDICATION

TITLE CERTIFICATION

AREA TABULATION (IN ACRES)

SURVEYOR NOTES

ACKNOWLEDGMENT

CITY OF WESTLAKE'S APPROVAL

UTILITY EASEMENTS

DRAINAGE EASEMENTS

LIFT STATION EASEMENT

LOT 1

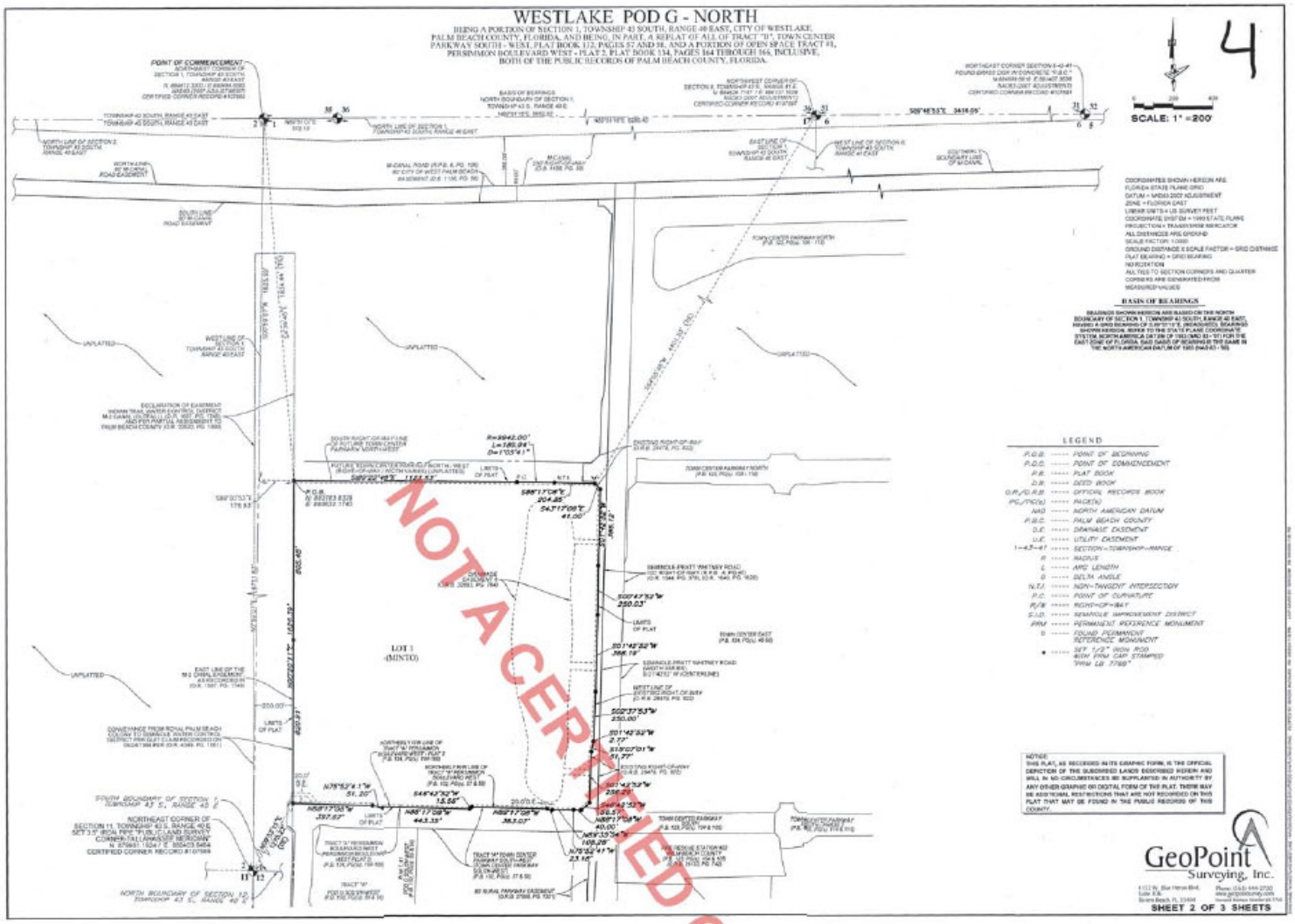
SURVEYOR & MAPPER'S CERTIFICATE

SHEET 1 OF 3 SHEETS

GeoPoint Surveying, Inc.

NOT A CERTIFIED COPY

CFN 20240270360 PG. BK 138 PG 3


WESTLAKE POD G - NORTH
BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "D", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT 01, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4
SCALE: 1" = 200'
LEGEND
P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(S) ----- PAGE(S)
NAD ----- NORTH AMERICAN DATUM
P.B.C. ----- PALM BEACH COUNTY
D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
1-43-41 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
Δ ----- DELTA ANGLE
N.T.I. ----- NON-TANGENT INTERSECTION
P.C. ----- POINT OF CURVATURE
R/W ----- RIGHT-OF-WAY
S.I.D. ----- SPECIAL IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
○ ----- FOUND PERMANENT REFERENCE MONUMENT
● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7788"
BASIS OF BEARINGS
LOT 1 (MINTO)
NOT A CERTIFIED COPY
GeoPoint Surveying, Inc.
SHEET 2 OF 3 SHEETS

PL CFN # 20240270360 BK: 138 PG: 5

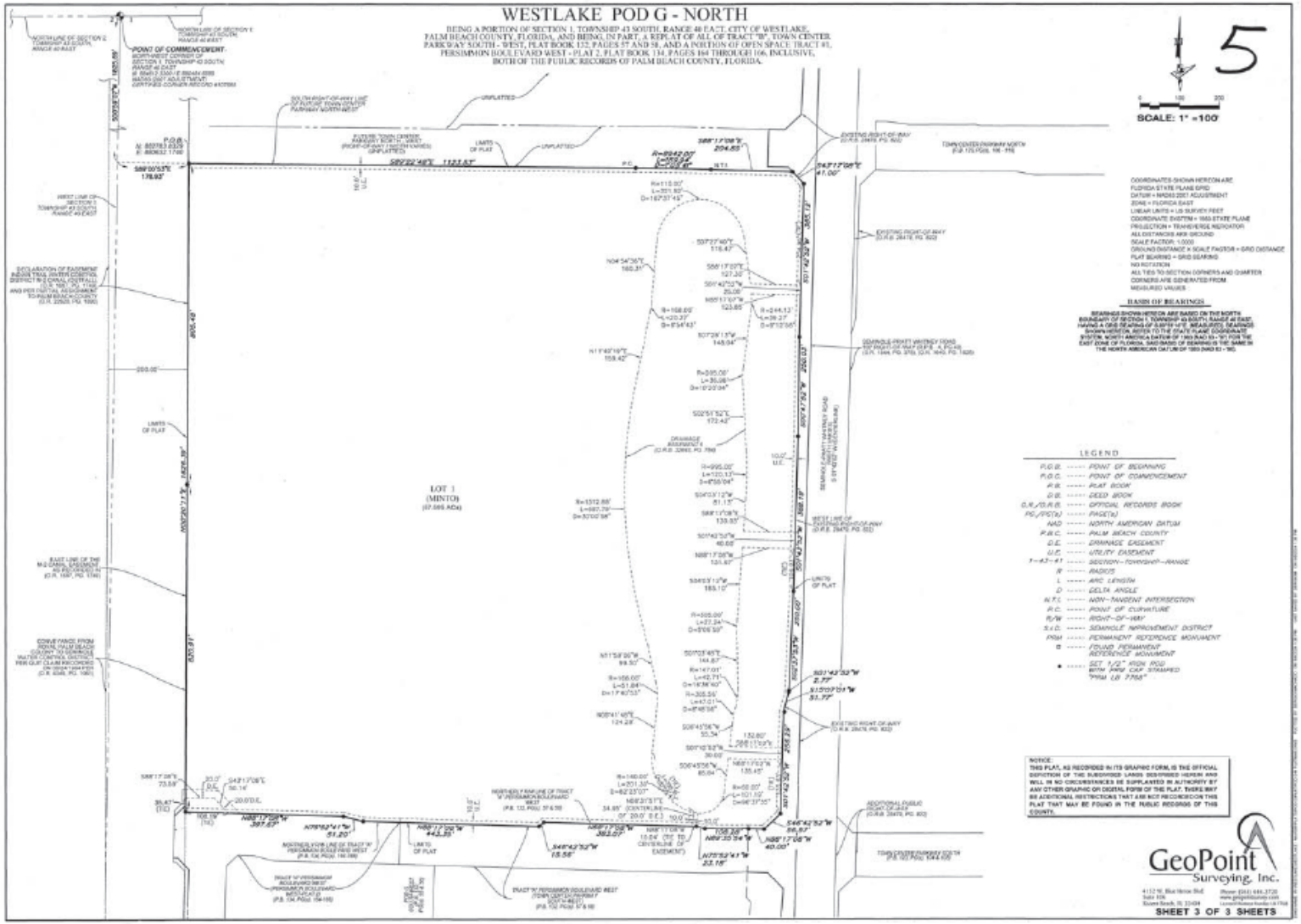


EXHIBIT "B"
LEGAL DESCRIPTIONS OF INITIAL COMMON AREAS

[ATTACHED]

Description Sketch (Not A Survey)

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1825.69 FEET; THENCE S.89°00'53"E., DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 178.93 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE S.89°22'48"E., A DISTANCE OF 92.73 FEET; THENCE S.01°42'52"W., A DISTANCE OF 542.59 FEET; THENCE N.88°17'08"W., A DISTANCE OF 18.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 203.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 66.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°57'38", A DISTANCE OF 31.06 TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'23", A DISTANCE OF 40.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S.80°11'37"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO THE POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 328.00 FEET; THENCE S.08°08'50"W., A DISTANCE OF 102.53 FEET; THENCE S.01°42'52"W., A DISTANCE OF 186.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 49.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°09'00", A DISTANCE OF 30.92 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 97.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°09'00", A DISTANCE OF 61.20 FEET TO THE POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 12.42 FEET; THENCE N.89°39'49"W., A DISTANCE OF 22.66 FEET TO A POINT ON SAID EAST LINE OF THE M-2 CANAL EASEMENT; THENCE N.00°20'11"E. ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 1578.39 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 112,242 SQUARE FEET OR 2.577 ACRES MORE OF LESS.

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 300' OR SMALLER.

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Surveyor's Certification

I do hereby certify that this Sketch and Description was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@Geopointsurvey.com
Date: 2024.07.30 07:29:59 -04'00'

Gary A. Rager **LS4828**

JOB #: WESTLAKE POD G-RETENTION AREA

DRAWN: SWM DATE: 01/22/2024 CHECKED: SAB

Prepared For: Minto Communities

07/16/24	REV BOUNDARY	GAR	SAB
07/23/24	REV BOUNDARY	GAR	SAB

East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
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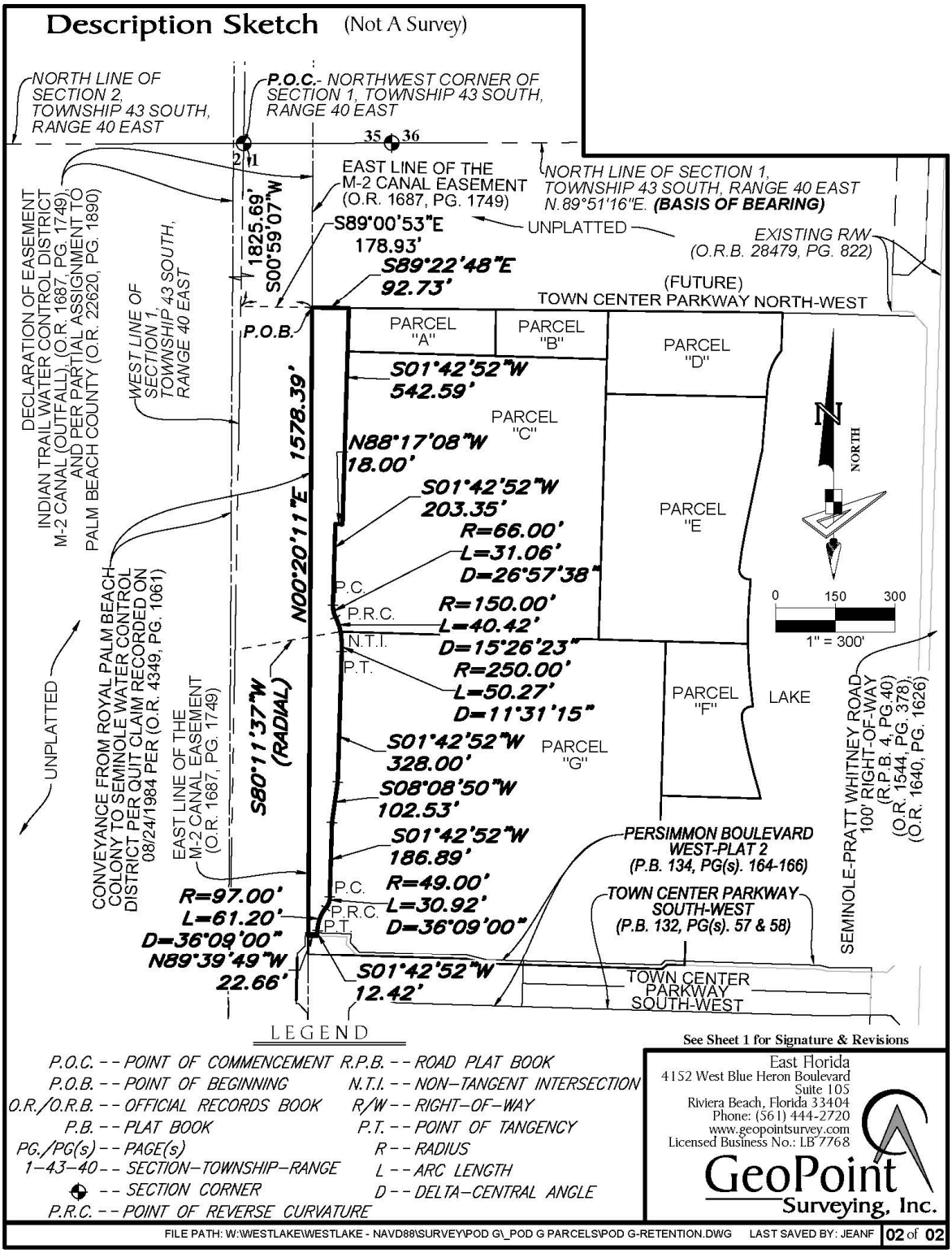
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G_POD G PARCELS\POD G-RETENTION.DWG LAST SAVED BY: JEANF

01 of 02


Description Sketch (Not A Survey)
NORTH LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST
P.O.C.- NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
35
36
2
1
EAST LINE OF THE M-2 CANAL EASEMENT (O.R. 1687, PG. 1749)
NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST N.89°51'16"E. (BASIS OF BEARING)
UNPLATTED
EXISTING R/W (O.R.B. 28479, PG. 822)
(FUTURE) TOWN CENTER PARKWAY NORTH-WEST
DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL) (O.R. 1687, PG. 1749); AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)
WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
S89°00'53"E 178.93'
S89°22'48"E 92.73'
1825.69'
S00°59'07"W
P.O.B.
1578.39'
N00°20'11"E
S80°11'37"W (RADIAL)
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "D"
PARCEL "E"
PARCEL "F"
PARCEL "G"
LAKE
S01°42'52"W 542.59'
N88°17'08"W 18.00'
S01°42'52"W 203.35'
R=66.00'
L=31.06'
D=26°57'38"
P.C.
P.R.C.
R=150.00'
L=40.42'
D=15°26'23"
N.T.I.
P.T.
R=250.00'
L=50.27'
D=11°31'15"
S01°42'52"W 328.00'
S08°08'50"W 102.53'
S01°42'52"W 186.89'
R=49.00'
L=30.92'
D=36°09'00"
R=97.00'
L=61.20'
D=36°09'00"
N89°39'49"W 22.66'
S01°42'52"W 12.42'
N
NORTH
0
150
300
1" = 300'
UNPLATTED
CONVEYANCE FROM ROYAL PALM BEACH COLONY TO SEMINOLE WATER CONTROL DISTRICT PER QUIT CLAIM RECORDED ON 08/24/1984 PER (O.R. 4349, PG. 1061)
EAST LINE OF THE M-2 CANAL EASEMENT (O.R. 1687, PG. 1749)
PERSIMMON BOULEVARD WEST-PLAT 2 (P.B. 134, PG(s). 164-166)
TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57 & 58)
TOWN CENTER PARKWAY SOUTH-WEST
SEMINOLE-PRATT WHITNEY ROAD 100' RIGHT-OF-WAY (R.P.B. 4, PG.40) (O.R. 1544, PG. 378); (O.R. 1640, PG. 1626)
LEGEND
P.O.C. -- POINT OF COMMENCEMENT
P.O.B. -- POINT OF BEGINNING
O.R./O.R.B. -- OFFICIAL RECORDS BOOK
P.B. -- PLAT BOOK
PG./PG(s) -- PAGE(s)
1-43-40 -- SECTION-TOWNSHIP-RANGE
-- SECTION CORNER
P.R.C. -- POINT OF REVERSE CURVATURE
R.P.B. -- ROAD PLAT BOOK
N.T.I. -- NON-TANGENT INTERSECTION
R/W -- RIGHT-OF-WAY
P.T. -- POINT OF TANGENCY
R -- RADIUS
L -- ARC LENGTH
D -- DELTA-CENTRAL ANGLE
See Sheet 1 for Signature & Revisions
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.
FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G_POD G PARCELS\POD G-RETENTION.DWG
LAST SAVED BY: JEANF
02 of 02

Description Sketch (Not A Survey)

DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., A DISTANCE OF 95.03 FEET TO THE **POINT OF BEGINNING**: THENCE CONTINUE S.89°22'48"E., A DISTANCE OF 26.07 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF S.76°22'38"E., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'30", A DISTANCE OF 8.31 FEET TO THE POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 86.68 FEET; THENCE S.88°17'08"E., A DISTANCE OF 331.71 FEET; THENCE N.00°37'12"E., A DISTANCE OF 81.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 20.94 FEET TO NON-TANGENT INTERSECTION; THENCE S.89°22'48"E., A DISTANCE OF 30.38 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF S.76°22'38"E., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'10", A DISTANCE OF 9.08 FEET TO THE POINT OF TANGENCY; THENCE S.00°37'12"W., A DISTANCE OF 92.69 FEET; THENCE S.88°17'08"E., A DISTANCE OF 234.03 FEET; THENCE N.01°42'52"E., A DISTANCE OF 85.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°05'41", A DISTANCE OF 21.71 FEET TO A NON-TANGENT INTERSECTION; THENCE S.89°22'48"E., A DISTANCE OF 64.62 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF S.76°22'38"E., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'30", A DISTANCE OF 8.31 FEET TO THE POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 102.07 FEET; THENCE S.08°22'34"W., A DISTANCE OF 99.13 FEET; THENCE S.01°42'52"W., A DISTANCE OF 603.05 FEET; THENCE S.88°17'08"E., A DISTANCE OF 299.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°54'50", A DISTANCE OF 26.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 98.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°54'50", A DISTANCE OF 25.51 FEET TO THE POINT OF TANGENCY; THENCE S.88°17'08"E., A DISTANCE OF 12.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OF N.89°50'40"E., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'48", A DISTANCE OF 79.36 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 48.00 FEET AND A RADIAL BEARING OF S. 86°41'32"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°35'35", A DISTANCE OF 76.73 FEET T0 THE POINT OF TANGENCY; THENCE S.88°17'08"E., A DISTANCE OF 333.75 FEET; THENCE N.46°42'52"E., A DISTANCE OF 70.71 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 203.36 FEET; THENCE N.43°17'08"W., LEAVING SAID WEST

(DESCRIPTION CONTINUED ON NEXT PAGE)

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Surveyor's Certification

I do hereby certify that this Sketch and Description was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Gary Rager Digitally signed by Gary Rager Date: 2024.09.24 09:21:41 -04'00'

Gary A. Rager LS4828

JOB #: WESTLAKE POD GN-ACCESS

DRAWN: GAR DATE: 08/27/2024 CHECKED: JLF

Prepared For: Minto Communities

East Florida
4152 West Blue Heron Boulevard
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Riviera Beach, Florida 33404
Phone: (561) 444-2720
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Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-ACCESS.DWG LAST SAVED BY: GARYR 01 of 09

Description Sketch (Not A Survey)

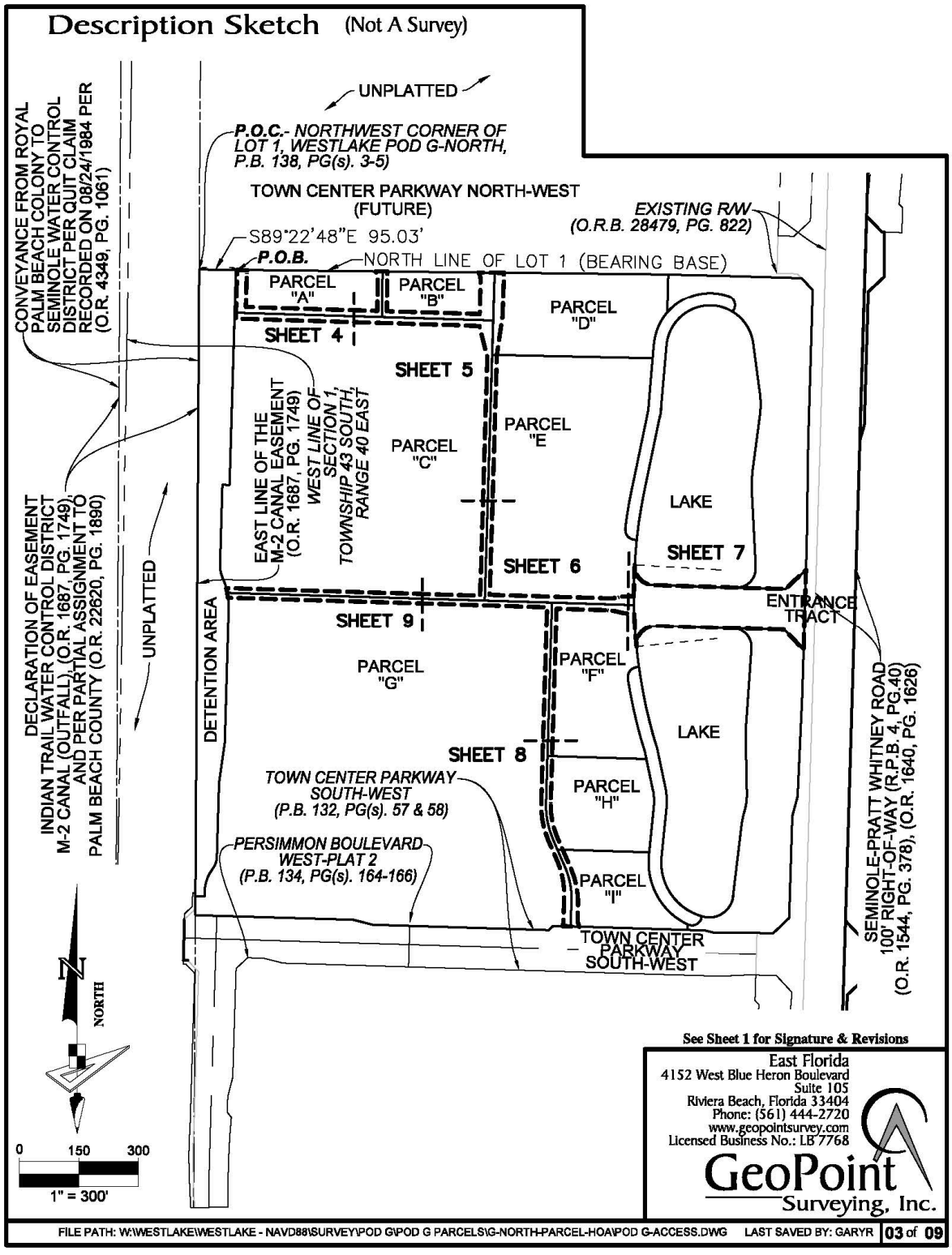
(DESCRIPTION CONTINUED FROM PREVIOUS PAGE)

RIGHT-OF-WAY LINE, A DISTANCE OF 70.71 FEET; THENCE N.88°17'08"W., A DISTANCE OF 323.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 48.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°27'31", A DISTANCE OF 81.65 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OF N. 84°15'21"E. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'41", A DISTANCE OF 84.66 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°17'08"W., A DISTANCE OF 15.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 98.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°54'50", A DISTANCE OF 25.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°54'50", A DISTANCE OF 26.03 FEET TO THE POINT OF TANGENCY; THENCE N.88°17'08"W., A DISTANCE OF 129.90 FEET; THENCE S.01°42'52"W., A DISTANCE OF 489.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 203.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 89.46 FEET TO THE POINT OF TANGENCY; THENCE S.23°32'08"E., A DISTANCE OF 85.67 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 212.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 93.43 FEET TO THE POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 34.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 20.94 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°17'08"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH-WEST AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58 OF SAID PUBLIC RECORDS, A DISTANCE OF 41.88 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF N.75°16'58"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'10", A DISTANCE OF 9.08 FEET TO THE POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 66.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 201.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 88.58 FEET TO THE POINT OF TANGENCY; THENCE N.23°32'08"W., A DISTANCE OF 55.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 227.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 100.04 FEET TO THE POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 492.96 FEET; THENCE N.88°17'08"W., A DISTANCE OF 804.48 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S.82°59'15"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°47'38", A DISTANCE OF 12.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 04°43'22", A DISTANCE OF 12.36 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°17'08"E., A DISTANCE OF 640.26 FEET; THENCE N.01°42'52"E., A DISTANCE OF 599.45 FEET; THENCE N.14°21'45"W., A DISTANCE OF 81.25 FEET; THENCE N.88°17'08"W., A DISTANCE OF 613.75 FEET; THENCE N.01°42'52"E., A DISTANCE OF 114.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°05'51", A DISTANCE OF 9.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 144,361 SQUARE FEET OR 3.314 ACRES MORE OR LESS.

East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

See Sheet 1 for Signature & Revisions


Description Sketch (Not A Survey)
UNPLATTED
P.O.C.- NORTHWEST CORNER OF LOT 1, WESTLAKE POD G-NORTH, P.B. 138, PG(s). 3-5)
TOWN CENTER PARKWAY NORTH-WEST (FUTURE)
EXISTING R/W (O.R.B. 28479, PG. 822)
S89°22'48"E 95.03'
P.O.B.
NORTH LINE OF LOT 1 (BEARING BASE)
CONVEYANCE FROM ROYAL PALM BEACH COLONY TO SEMINOLE WATER CONTROL DISTRICT PER QUIT CLAIM RECORDED ON 08/24/1984 PER (O.R. 4349, PG. 1061)
PARCEL "A"
PARCEL "B"
PARCEL "D"
SHEET 4
SHEET 5
EAST LINE OF THE M-2 CANAL EASEMENT (O.R. 1687, PG. 1749)
WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
PARCEL "C"
PARCEL "E"
LAKE
SHEET 6
SHEET 7
DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL) (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)
UNPLATTED
DETENTION AREA
SHEET 9
ENTRANCE TRACT
PARCEL "G"
PARCEL "F"
LAKE
SHEET 8
TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57 & 58)
PARCEL "H"
PERSIMMON BOULEVARD WEST-PLAT 2 (P.B. 134, PG(s). 164-166)
PARCEL "I"
TOWN CENTER PARKWAY SOUTH-WEST
SEMINOLE-PRATT WHITNEY ROAD 100' RIGHT-OF-WAY (R.P.B. 4, PG.40) (O.R. 1544, PG. 378), (O.R. 1640, PG. 1626)
N
NORTH
0 150 300
1" = 300'
See Sheet 1 for Signature & Revisions
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.
FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-ACCESS.DWG
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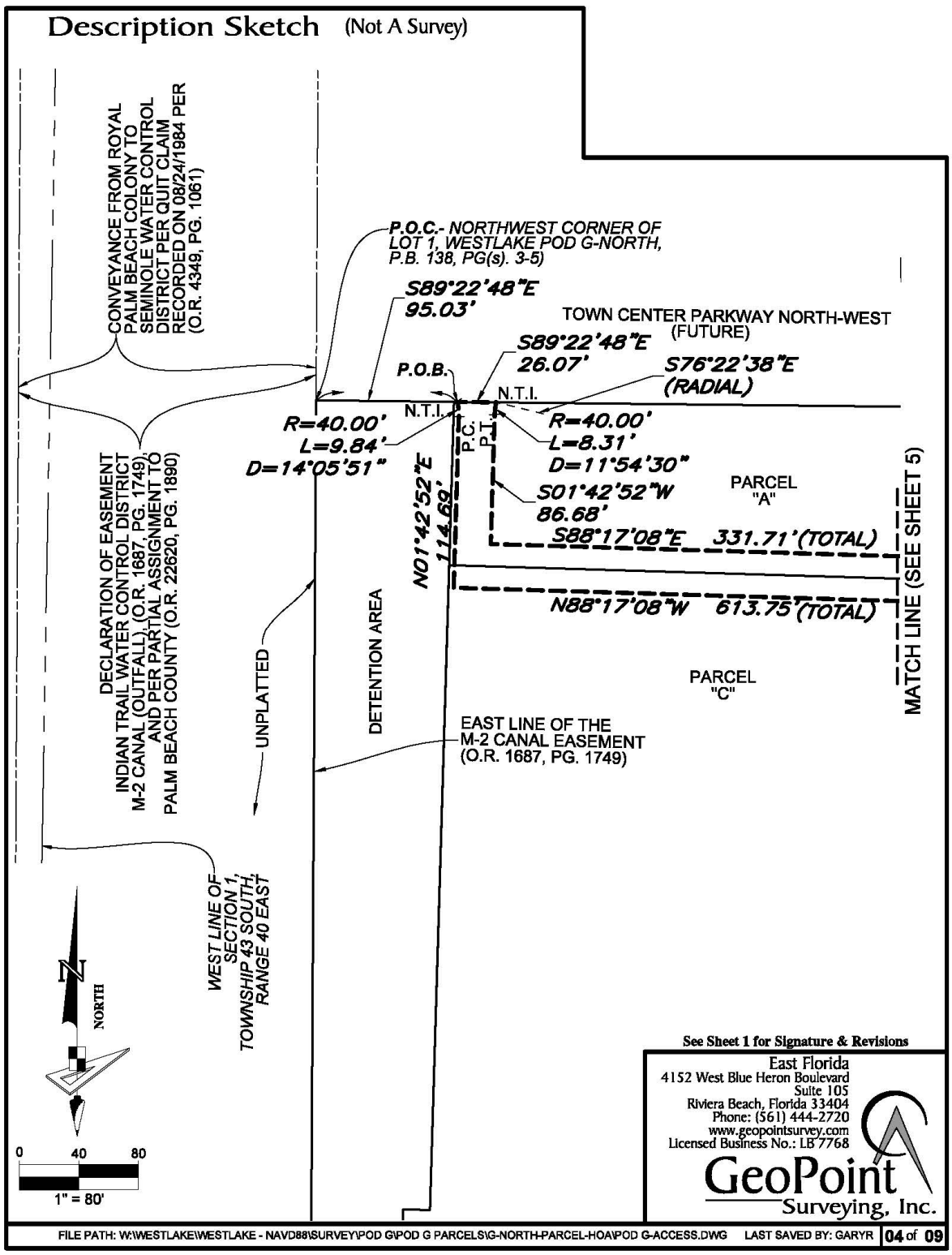
03 of 09


Description Sketch (Not A Survey)
CONVEYANCE FROM ROYAL PALM BEACH COLONY TO SEMINOLE WATER CONTROL DISTRICT PER QUIT CLAIM RECORDED ON 08/24/1984 PER (O.R. 4349, PG. 1061)
P.O.C.- NORTHWEST CORNER OF LOT 1, WESTLAKE POD G-NORTH, P.B. 138, PG(s). 3-5)
S89°22'48"E 95.03'
TOWN CENTER PARKWAY NORTH-WEST (FUTURE)
S89°22'48"E 26.07'
S76°22'38"E (RADIAL)
P.O.B.
N.T.I.
N.T.I.
R=40.00'
L=9.84'
D=14°05'51"
P.C.
P.T.
R=40.00'
L=8.31'
D=11°54'30"
S01°42'52"W 86.68'
PARCEL "A"
S88°17'08"E 331.71'(TOTAL)
N01°42'52"E 114.69'
N88°17'08"W 613.75'(TOTAL)
MATCH LINE (SEE SHEET 5)
DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)
UNPLATTED
DETENTION AREA
PARCEL "C"
EAST LINE OF THE M-2 CANAL EASEMENT (O.R. 1687, PG. 1749)
WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
N
NORTH
0 40 80
1" = 80'
See Sheet 1 for Signature & Revisions
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.
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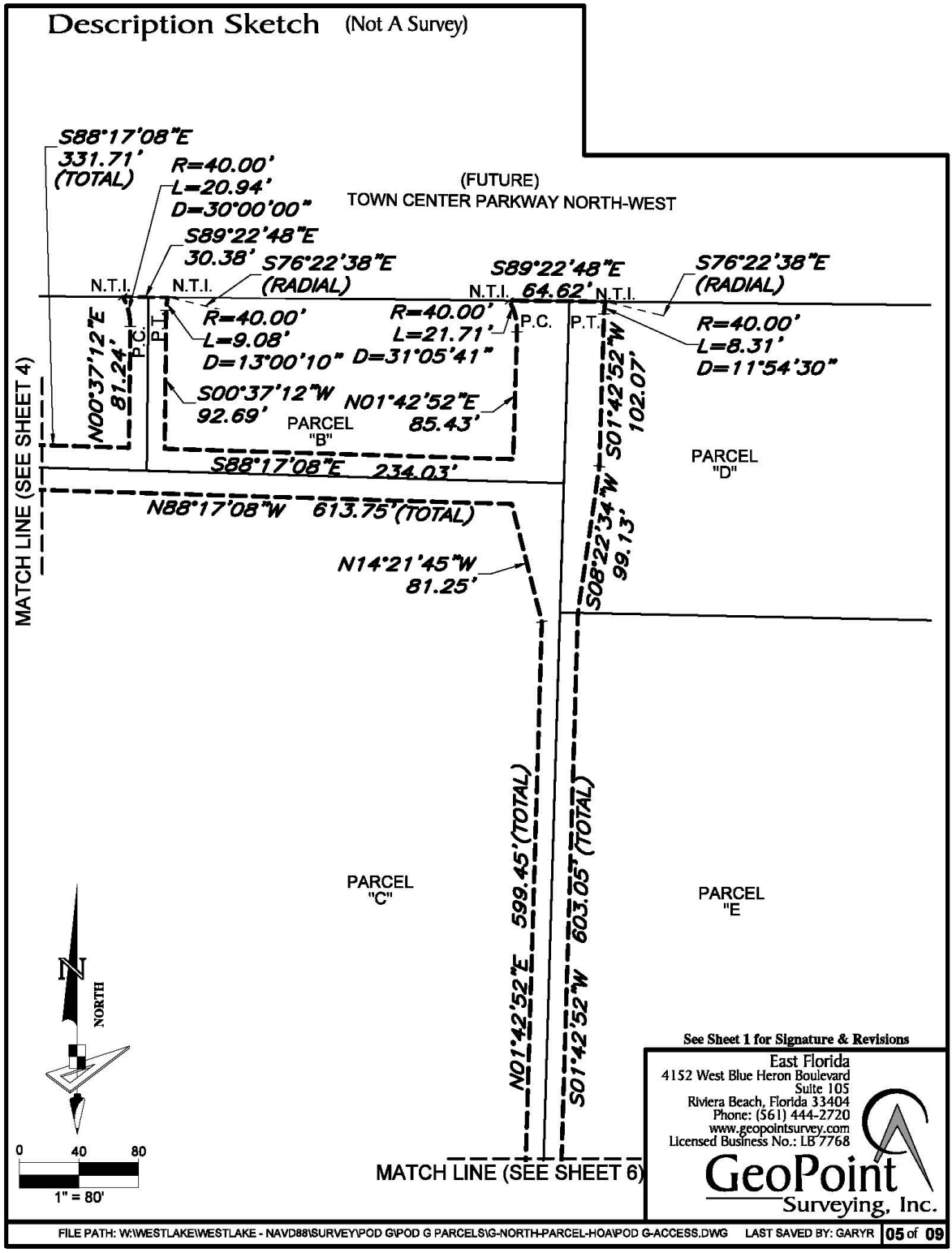
04 of 09


Description Sketch (Not A Survey)
S88°17'08"E
331.71'
(TOTAL)
R=40.00'
L=20.94'
D=30°00'00"
(FUTURE)
TOWN CENTER PARKWAY NORTH-WEST
S89°22'48"E
30.38'
S76°22'38"E
(RADIAL)
S89°22'48"E
64.62'
S76°22'38"E
(RADIAL)
N.T.I.
N.T.I.
N.T.I.
N.T.I.
R=40.00'
L=9.08'
D=13°00'10"
R=40.00'
L=21.71'
D=31°05'41"
R=40.00'
L=8.31'
D=11°54'30"
P.C.
P.T.
P.C.
P.T.
N00°37'12"E
81.24'
S00°37'12"W
92.69'
N01°42'52"E
85.43'
S01°42'52"W
102.07'
PARCEL
"B"
PARCEL
"D"
S88°17'08"E 234.03'
N88°17'08"W 613.75'(TOTAL)
MATCH LINE (SEE SHEET 4)
N14°21'45"W
81.25'
S08°22'34"W
99.13'
N01°42'52"E 599.45'(TOTAL)
S01°42'52"W 603.05'(TOTAL)
PARCEL
"C"
PARCEL
"E"
NORTH
0
40
80
1" = 80'
MATCH LINE (SEE SHEET 6)
See Sheet 1 for Signature & Revisions
East Florida
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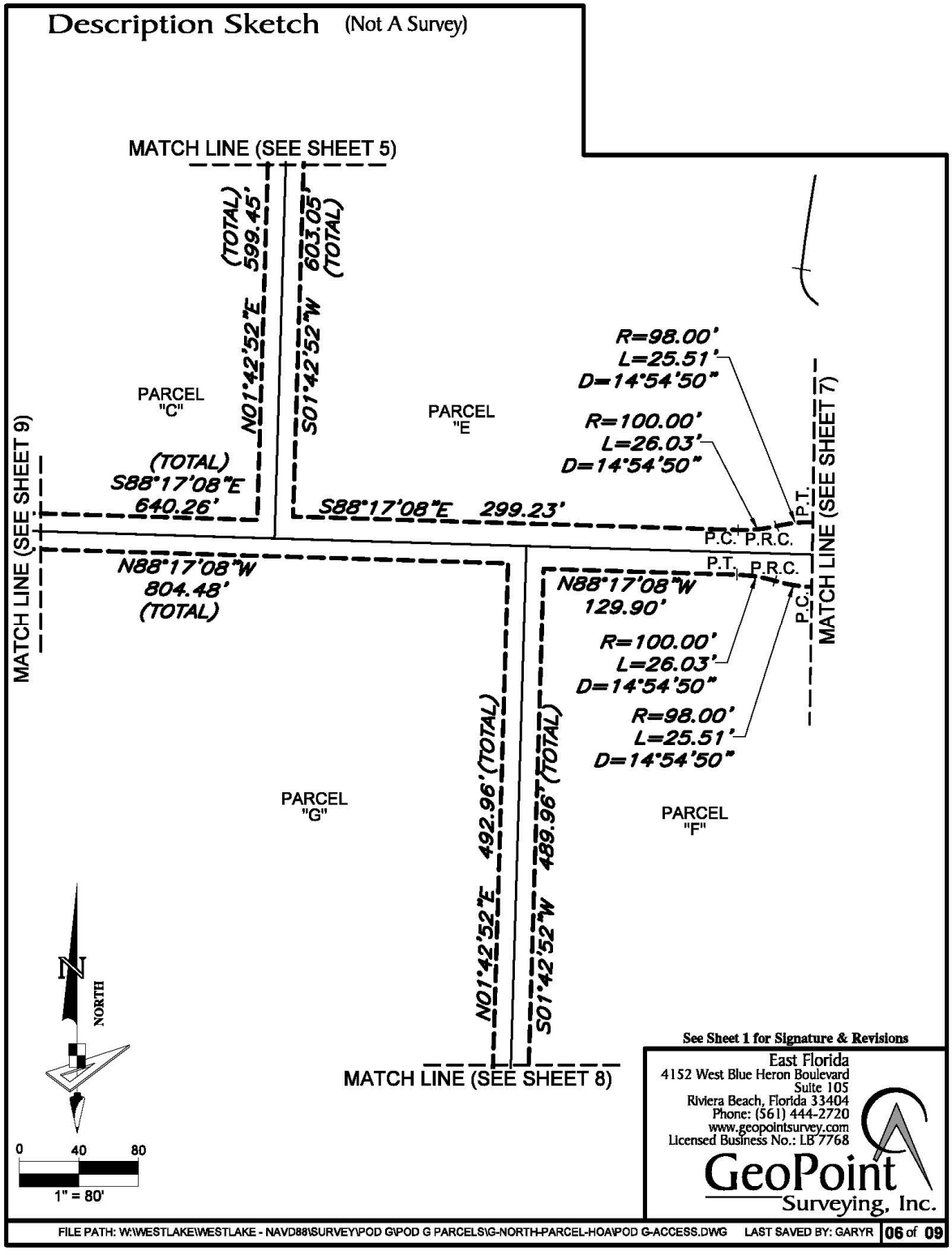
05 of 09


Description Sketch (Not A Survey)
MATCH LINE (SEE SHEET 5)
(TOTAL) 599.45'
N01°42'52"E
603.05' (TOTAL)
S01°42'52"W
PARCEL "C"
PARCEL "E"
R=98.00'
L=25.51'
D=14°54'50"
R=100.00'
L=26.03'
D=14°54'50"
(TOTAL)
S88°17'08"E
640.26'
S88°17'08"E 299.23'
P.T.
P.C.
P.R.C.
MATCH LINE (SEE SHEET 9)
MATCH LINE (SEE SHEET 7)
N88°17'08"W
804.48'
(TOTAL)
N88°17'08"W
129.90'
R=100.00'
L=26.03'
D=14°54'50"
R=98.00'
L=25.51'
D=14°54'50"
PARCEL "G"
PARCEL "F"
N01°42'52"E 492.96' (TOTAL)
S01°42'52"W 489.96' (TOTAL)
MATCH LINE (SEE SHEET 8)
NORTH
0 40 80
1" = 80'
See Sheet 1 for Signature & Revisions
East Florida
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Riviera Beach, Florida 33404
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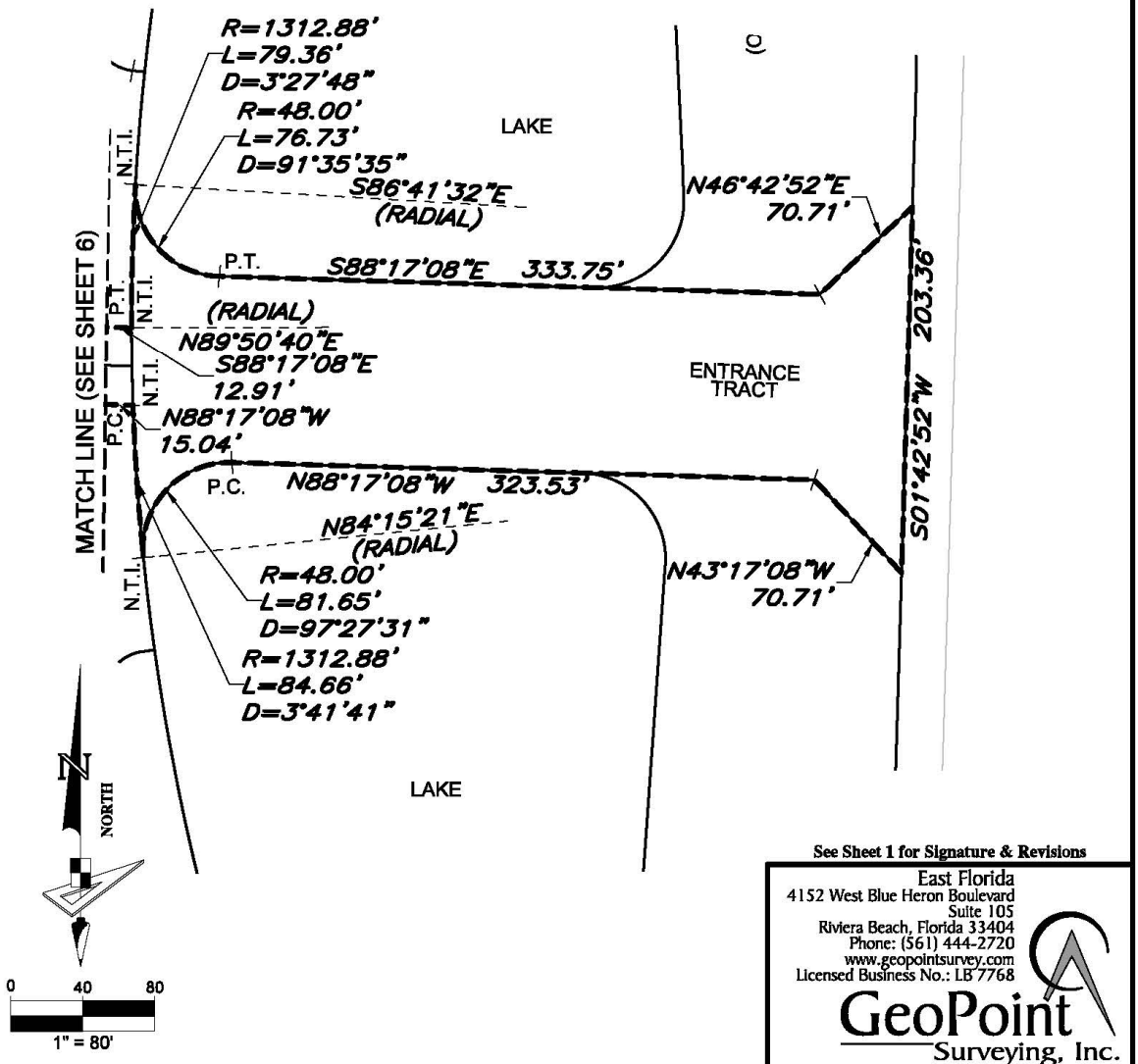
FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-ACCESS.DWG
LAST SAVED BY: GARYR
06 of 09

Description Sketch (Not A Survey)

LEGEND

P.O.C. -- POINT OF COMMENCEMENT
P.O.B. -- POINT OF BEGINNING
O.R./O.R.B. -- OFFICIAL RECORDS BOOK
P.B. -- PLAT BOOK
PG./PG(s) -- PAGE(s)
1-43-40 -- SECTION-TOWNSHIP-RANGE
-- SECTION CORNER
P.R.C. -- POINT OF REVERSE CURVATURE
R.P.B. -- ROAD PLAT BOOK
R/W -- RIGHT-OF-WAY
P.T. -- POINT OF TANGENCY
N.T.I. -- NON-TANGENT INTERSECTION
R -- RADIUS
L -- ARC LENGTH
D -- DELTA-CENTRAL ANGLE



See Sheet 1 for Signature & Revisions

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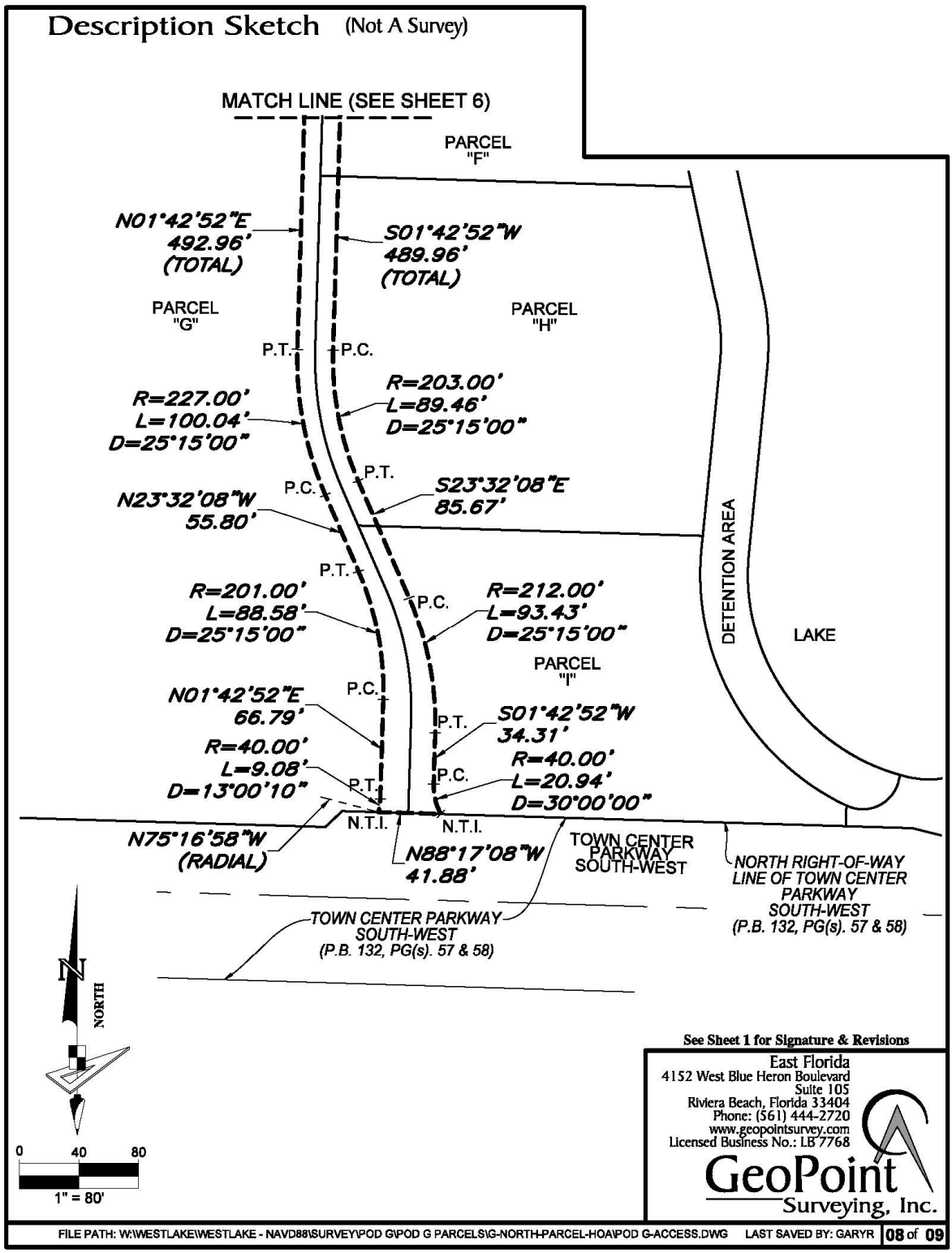
Description Sketch (Not A Survey)
MATCH LINE (SEE SHEET 6)
PARCEL "F"
N01°42'52"E 492.96' (TOTAL)
S01°42'52"W 489.96' (TOTAL)
PARCEL "G"
PARCEL "H"
P.T.
P.C.
R=227.00' L=100.04' D=25°15'00"
R=203.00' L=89.46' D=25°15'00"
P.C.
P.T.
N23°32'08"W 55.80'
S23°32'08"E 85.67'
P.T.
P.C.
R=201.00' L=88.58' D=25°15'00"
R=212.00' L=93.43' D=25°15'00"
DETENTION AREA
LAKE
PARCEL "I"
P.C.
N01°42'52"E 66.79'
R=40.00' L=9.08' D=13°00'10"
P.T.
P.T.
S01°42'52"W 34.31'
P.C.
R=40.00' L=20.94' D=30°00'00"
N.T.I.
N.T.I.
N75°16'58"W (RADIAL)
N88°17'08"W 41.88'
TOWN CENTER PARKWAY SOUTH-WEST
NORTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57 & 58)
TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57 & 58)
N
NORTH
0 40 80
1" = 80'
See Sheet 1 for Signature & Revisions
East Florida
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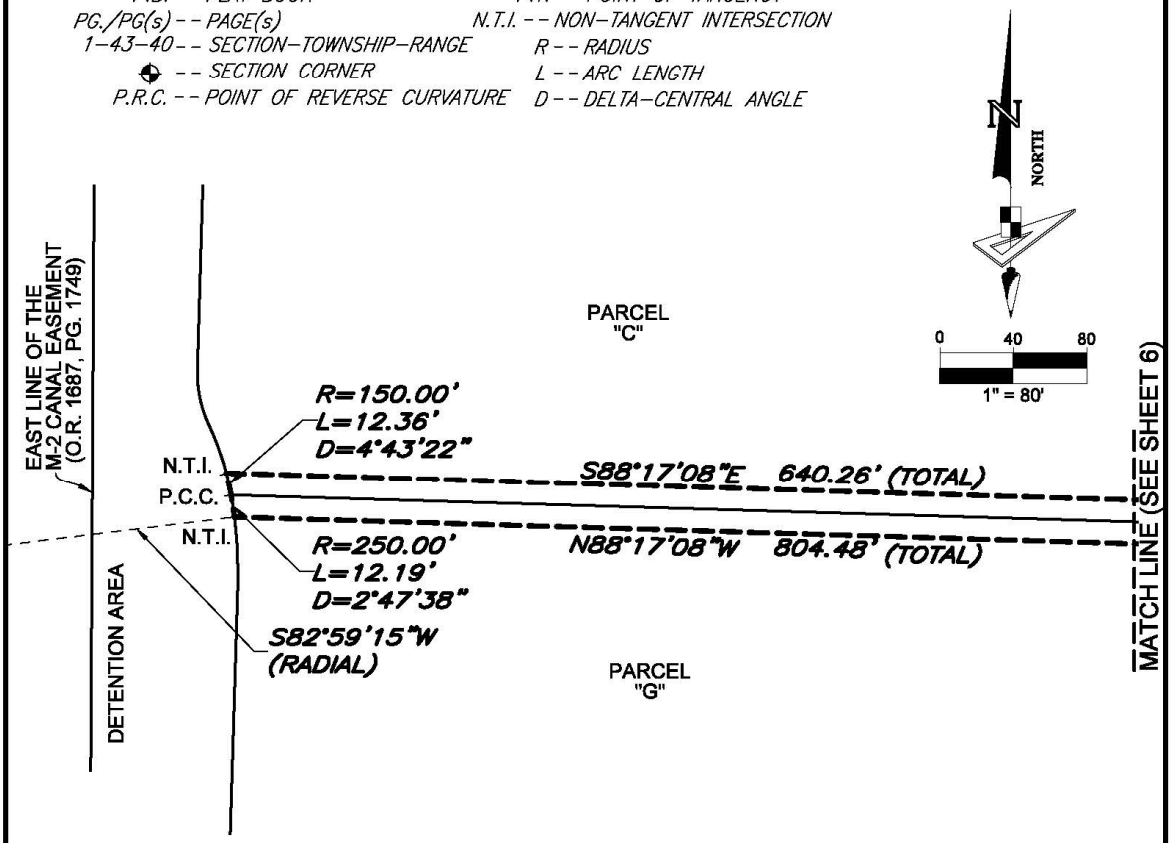
LAST SAVED BY: GARYR
08 of 09

Description Sketch (Not A Survey)

LEGEND

P.O.C. POINT OF COMMENCEMENT	
P.O.B. - - POINT OF BEGINNING	R.P.B. - - ROAD PLAT BOOK
O.R./O.R.B. - - OFFICIAL RECORDS BOOK	R/W - - RIGHT-OF-WAY
P.B. - - PLAT BOOK	P.T. - - POINT OF TANGENCY
PG./PG(s) - - PAGE(s)	N.T.I. - - NON-TANGENT INTERSECTION
1-43-40 - - SECTION-TOWNSHIP-RANGE	R - - RADIUS
⌖ - - SECTION CORNER	L - - ARC LENGTH
P.R.C. - - POINT OF REVERSE CURVATURE	D - - DELTA-CENTRAL ANGLE



SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WITH A GRID BEARING OF N.89°22'48"E., AS SHOWN ON THE PLAT OF WESTLAKE POD G-NORTH, AS RECORDED IN PLAT BOOK 138, PAGER 3 AND REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 80' AND 300' OR SMALLER.

See Sheet 1 for Signature & Revisions

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Description Sketch (Not A Survey)

DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., A DISTANCE OF 1123.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 9942.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'22", A DISTANCE OF 58.88 FEET TO A NON-TANGENT INTERSECTION; THENCE S.01°42'52"W., A DISTANCE OF 96.40 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 142.00 FEET AND A RADIAL BEARING OF RADIAL BEARING OF S.49°20'31"E. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°13'45", A DISTANCE OF 169.10 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°20'16", A DISTANCE OF 44.65 FEET TO THE POINT OF TANGENCY; THENCE S.31°13'30"W., A DISTANCE OF 4.30 TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 110.00 FEET AND A RADIAL BEARING OF S.31°13'30"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°18'54", A DISTANCE OF 223.31 FEET TO THE POINT OF TANGENCY; THENCE S.04°54'36"W., A DISTANCE OF 160.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 168.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°54'43", A DISTANCE OF 20.27 FEET TO THE POINT OF TANGENCY; THENCE S.11°49'19"W., A DISTANCE OF 159.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OF S.77°09'27"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°47'54", A DISTANCE OF 155.78 FEET TO A NON-TANGENT INTERSECTION; THENCE N.83°57'21"W., A DISTANCE OF 6.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'07", A DISTANCE OF 39.74 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1344.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'03", A DISTANCE OF 133.81 FEET TO A NON-TANGENT INTERSECTION; THENCE N.11°49'19"E., A DISTANCE OF 159.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 136.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°54'43", A DISTANCE OF 16.41 FEET TO THE POINT OF TANGENCY; THENCE N.04°54'36"E., A DISTANCE OF 160.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 142.00 FEET AND A RADIAL BEARING OF X AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°44'54", A DISTANCE OF 88.60 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 23,718 SQUARE FEET OR 0.544 ACRES MORE OR LESS.

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Surveyor's Certification

I do hereby certify that this Sketch and Description was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Gary A. Rager LS4828

JOB #:WESTLAKE POD G-N DETENTION 2

DRAWN: GAR DATE: 08/16/2024 CHECKED: JLF

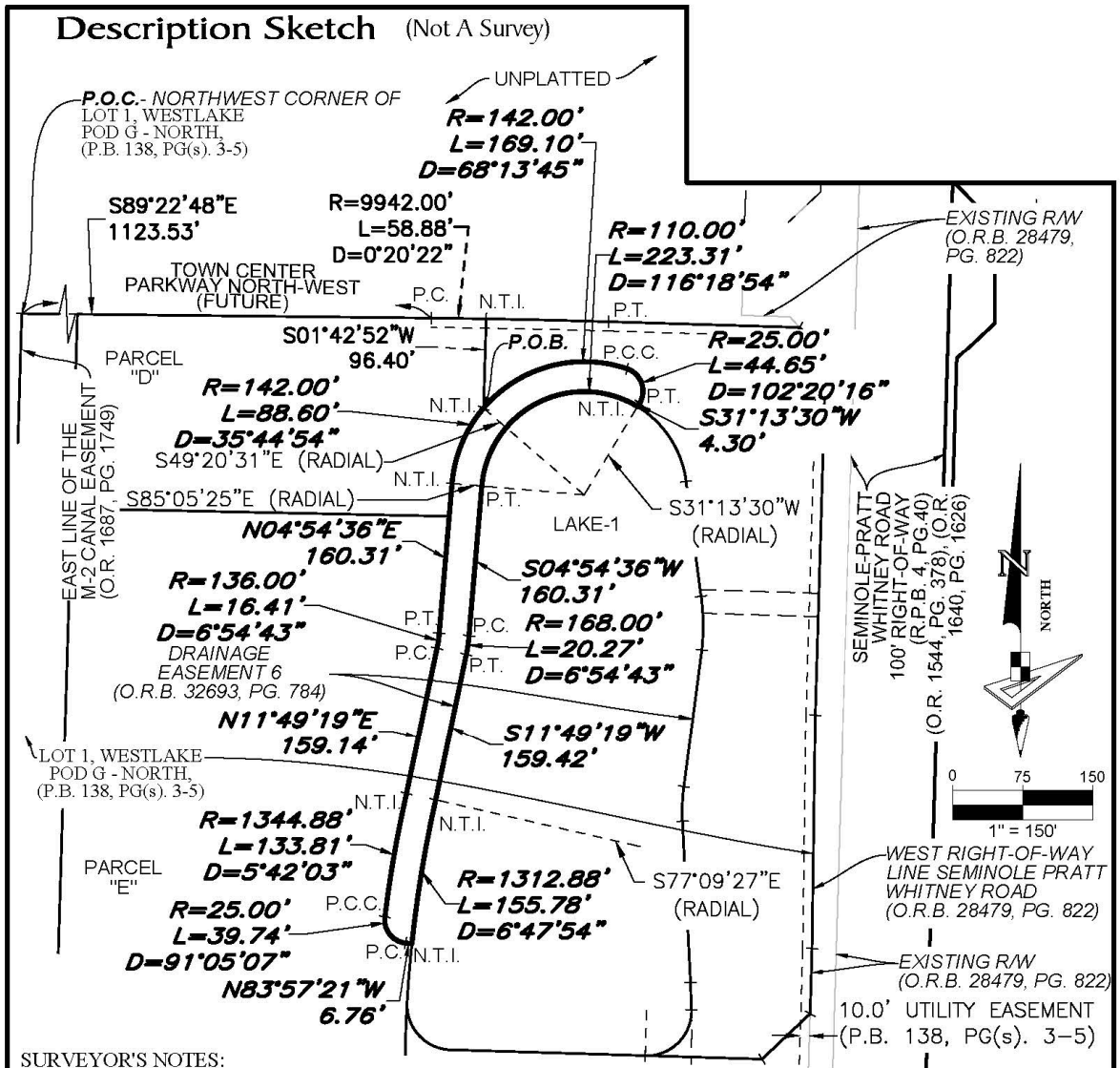
Prepared For: Minto Communities

East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-DETENTION2.DWG LAST SAVED BY: GARYR 01 of 02

Description Sketch (Not A Survey)



SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.00°59'07"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 150' OR SMALLER.

LEGEND

P.O.C. -- POINT OF COMMENCEMENT	R.P.B. -- ROAD PLAT BOOK
P.O.B. -- POINT OF BEGINNING	N.T.I. -- NON-TANGENT INTERSECTION
O.R./O.R.B. -- OFFICIAL RECORDS BOOK	R/W -- RIGHT-OF-WAY
P.B. -- PLAT BOOK	P.T. -- POINT OF TANGENCY
PG./PG(s) -- PAGE(s)	P.C. -- POINT OF CURVATURE
1-43-40 -- SECTION-TOWNSHIP-RANGE	R -- RADIUS
-- SECTION CORNER	L -- ARC LENGTH
P.C.C. -- POINT OF COMPOUND CURVATURE	D -- DELTA-CENTRAL ANGLE

See Sheet 1 for Signature & Revisions

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FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-DETENTION2.DWG LAST SAVED BY: GARYR 02 of 02

Description Sketch (Not A Survey)

DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°20'11"W., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 812.37 FEET; THENCE S.88°17'08"E., A DISTANCE OF 894.26 FEET; THENCE S.01°42'52"W., A DISTANCE OF 387.77 FEET; THENCE S.88°17'08"E., A DISTANCE OF 249.48 FEET TO THE **POINT OF BEGINNING**; THENCE N.11°59'06"W., A DISTANCE OF 18.83 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1344.88 FEET AND A RADIAL BEARING OF N72°53'18"E AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°02'13", A DISTANCE OF 188.65 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'07", A DISTANCE OF 39.74 FEET THE POINT OF TANGENCY; THENCE N.82°00'38"E., A DISTANCE OF 6.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1312.88 FEET AND A RADIAL BEARING OF N.82°00'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°11'04", A DISTANCE OF 210.45 FEET TO A NON-TANGENT INTERSECTION; THENCE S.11°59'06"E., A DISTANCE OF 99.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF168.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°40'54", A DISTANCE OF 51.84 FEET TO THE POINT OF TANGENCY; THENCE S.05°41'48"W., A DISTANCE OF 124.28 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF S.84°13'23"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°10'10", A DISTANCE OF 195.89 FEET TO A NON-TANGENT INTERSECTION; THENCE S.15°36'27"W., A DISTANCE OF 4.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°47'30", A DISTANCE OF 43.54 FEET TO THE POINT OF COMPOUND CURVATURE OF WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 172.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°22'11", A DISTANCE OF 211.25 FEET TO A NON-TANGENT INTERSECTION; THENCE N.05°41'48"E., A DISTANCE OF 124.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 136.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°40'54", A DISTANCE OF 41.97 FEET TO THE POINT OF TANGENCY; THENCE N.11°59'06"W., A DISTANCE OF 79.23 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 22,105 SQUARE FEET OR 0.507ACRES MORE OR LESS.

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Surveyor's Certification

I do hereby certify that this Sketch and Description was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Gary A. Rager LS4828

JOB #: WESTLAKE POD G-N DETENTION 3

DRAWN: GAR DATE: 08/21/2024 CHECKED: JLF

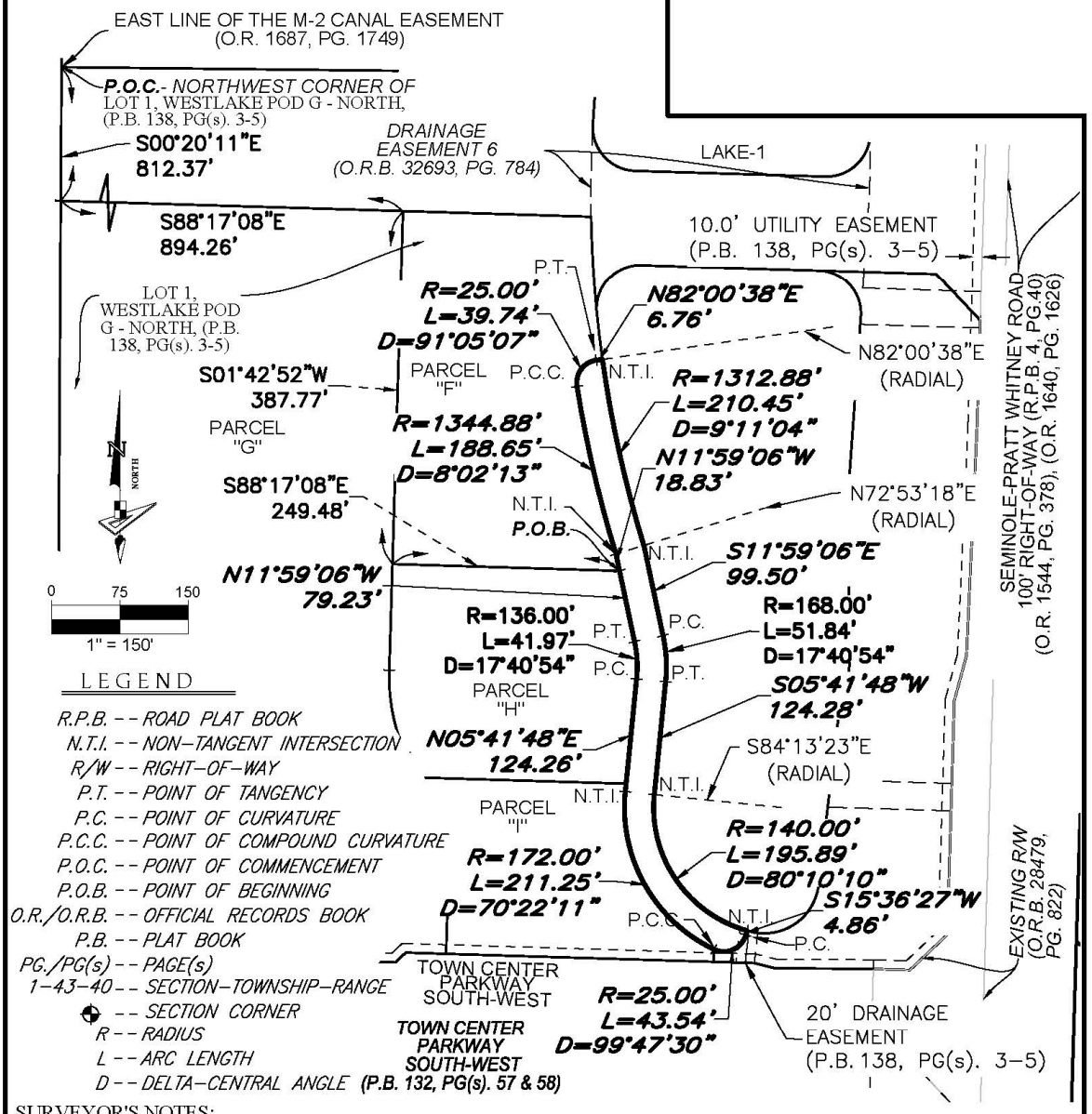
Prepared For: Minto Communities

East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-DETENTION3.DWG LAST SAVED BY: GARYR 01 of 02

Description Sketch (Not A Survey)



LEGEND

- R.P.B. -- ROAD PLAT BOOK
- N.T.I. -- NON-TANGENT INTERSECTION
- R/W -- RIGHT-OF-WAY
- P.T. -- POINT OF TANGENCY
- P.C. -- POINT OF CURVATURE
- P.C.C. -- POINT OF COMPOUND CURVATURE
- P.O.C. -- POINT OF COMMENCEMENT
- P.O.B. -- POINT OF BEGINNING
- O.R./O.R.B. -- OFFICIAL RECORDS BOOK
- P.B. -- PLAT BOOK
- PG./PG(s) -- PAGE(s)
- 1-43-40 -- SECTION-TOWNSHIP-RANGE
- ⊕ -- SECTION CORNER
- R -- RADIUS
- L -- ARC LENGTH
- D -- DELTA-CENTRAL ANGLE (P.B. 132, PG(s). 57 & 58)

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.00°59'07"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 150' OR SMALLER.

See Sheet 1 for Signature & Revisions

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Description Sketch (Not A Survey)

DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., A DISTANCE OF 1123.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 9942.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'22", A DISTANCE OF 58.88 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'19", A DISTANCE OF 131.06 FEET TO THE POINT OF TANGENCY; THENCE S.88°17'08"E., A DISTANCE OF 204.85 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THE FOLLOWING FOUR (4) COURSE BEING ALONG SAID WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD; 1) THENCE S.43°17'08"E., A DISTANCE OF 41.00 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; 3) THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; 4) THENCE S.01°42'52"W., A DISTANCE OF 69.62 FEET; THENCE S.46°42'52"W., LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 70.71 FEET; THENCE N.88°17'08"W., A DISTANCE OF 125.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 48.00 FEET AND A RADIAL BEARING OF N.01°42'52"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°54'13", A DISTANCE OF 77.83 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 995.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'31", A DISTANCE OF 29.09 FEET TO THE POINT OF TANGENCY; THENCE N.02°51'52"W., A DISTANCE OF 172.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 205.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'04", A DISTANCE OF 36.98 FEET TO THE POINT OF TANGENCY; THENCE N.07°28'13"E., A DISTANCE OF 148.04 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 244.13 FEET AND A RADIAL BEARING OF N.84°01'23"W. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'52", A DISTANCE OF 63.62 FEET TO A NON-TANGENT INTERSECTION; THENCE N.07°27'40"W., A DISTANCE OF 117.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 110.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°18'50", A DISTANCE OF 98.52 FEET TO A NON-TANGENT INTERSECTION; THENCE N.31°13'30"E., A DISTANCE OF 4.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°20'16", A DISTANCE OF 44.65 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 142.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°13'45", A DISTANCE OF 169.10 FEET TO A NON-TANGENT INTERSECTION; THENCE N.01°42'52"E., A DISTANCE OF 96.40 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 120,577 SQUARE FEET OR 2.768 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.00°59'07"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
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Surveyor's Certification

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Gary A. Rager LS4828

JOB #:WESTLAKE POD G-NORTH HOA #1

DRAWN: GAR DATE: 08/16/2024 CHECKED: JLF

Prepared For: Minto Communities

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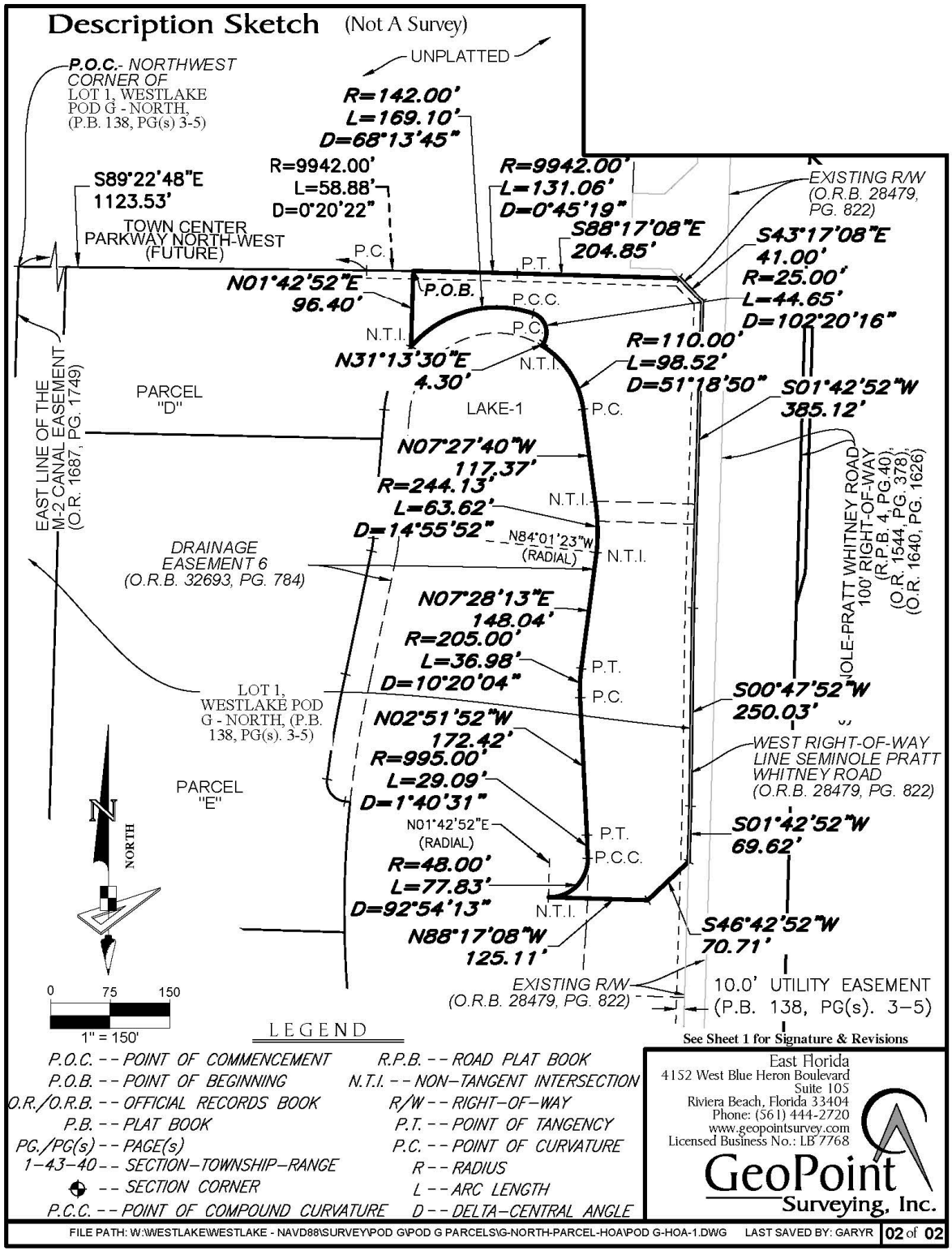
Description Sketch (Not A Survey)
P.O.C.- NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, (P.B. 138, PG(s) 3-5)
UNPLATTED
R=142.00'
L=169.10'
D=68°13'45"
S89°22'48"E
1123.53'
R=9942.00'
L=58.88'
D=0°20'22"
R=9942.00'
L=131.06'
D=0°45'19"
S88°17'08"E
204.85'
EXISTING R/W (O.R.B. 28479, PG. 822)
S43°17'08"E
41.00'
R=25.00'
L=44.65'
D=102°20'16"
TOWN CENTER PARKWAY NORTH-WEST (FUTURE)
P.C.
P.T.
N01°42'52"E
96.40'
P.O.B.
P.C.C.
P.C.
N.T.I.
N31°13'30"E
4.30'
N.T.I.
R=110.00'
L=98.52'
D=51°18'50"
S01°42'52"W
385.12'
EAST LINE OF THE M-2 CANAL EASEMENT (O.R. 1687, PG. 1749)
PARCEL "D"
LAKE-1
P.C.
N07°27'40"W
117.37'
R=244.13'
L=63.62'
D=14°55'52"
N.T.I.
N84°01'23"W (RADIAL)
N.T.I.
DRAINAGE EASEMENT 6 (O.R.B. 32693, PG. 784)
N07°28'13"E
148.04'
R=205.00'
L=36.98'
D=10°20'04"
P.T.
P.C.
LOT 1, WESTLAKE POD G - NORTH, (P.B. 138, PG(s). 3-5)
S00°47'52"W
250.03'
N02°51'52"W
172.42'
R=995.00'
L=29.09'
D=1°40'31"
WEST RIGHT-OF-WAY LINE SEMINOLE PRATT WHITNEY ROAD (O.R.B. 28479, PG. 822)
PARCEL "E"
N01°42'52"E (RADIAL)
P.T.
P.C.C.
S01°42'52"W
69.62'
R=48.00'
L=77.83'
D=92°54'13"
N.T.I.
S46°42'52"W
70.71'
N88°17'08"W
125.11'
EXISTING R/W (O.R.B. 28479, PG. 822)
10.0' UTILITY EASEMENT (P.B. 138, PG(s). 3-5)
SEMINOLE-PRATT WHITNEY ROAD 100' RIGHT-OF-WAY (R.P.B. 4, PG.40), (O.R. 1544, PG. 378), (O.R. 1640, PG. 1626)
NORTH
0 75 150
1" = 150'
LEGEND
P.O.C. -- POINT OF COMMENCEMENT
P.O.B. -- POINT OF BEGINNING
O.R./O.R.B. -- OFFICIAL RECORDS BOOK
P.B. -- PLAT BOOK
PG./PG(s) -- PAGE(s)
1-43-40 -- SECTION-TOWNSHIP-RANGE
-- SECTION CORNER
P.C.C. -- POINT OF COMPOUND CURVATURE
R.P.B. -- ROAD PLAT BOOK
N.T.I. -- NON-TANGENT INTERSECTION
R/W -- RIGHT-OF-WAY
P.T. -- POINT OF TANGENCY
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LAST SAVED BY: GARYR
02 of 02

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CONTAINING: 105,324 SQUARE FEET OR 2.418 ACRES MORE OR LESS.

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Gary A. Rager LS4828

JOB #: WESTLAKE POD G-NORTH-HOA #2

DRAWN: GAR DATE: 08/16/2024 CHECKED: JLF

Prepared For: Minto Communities

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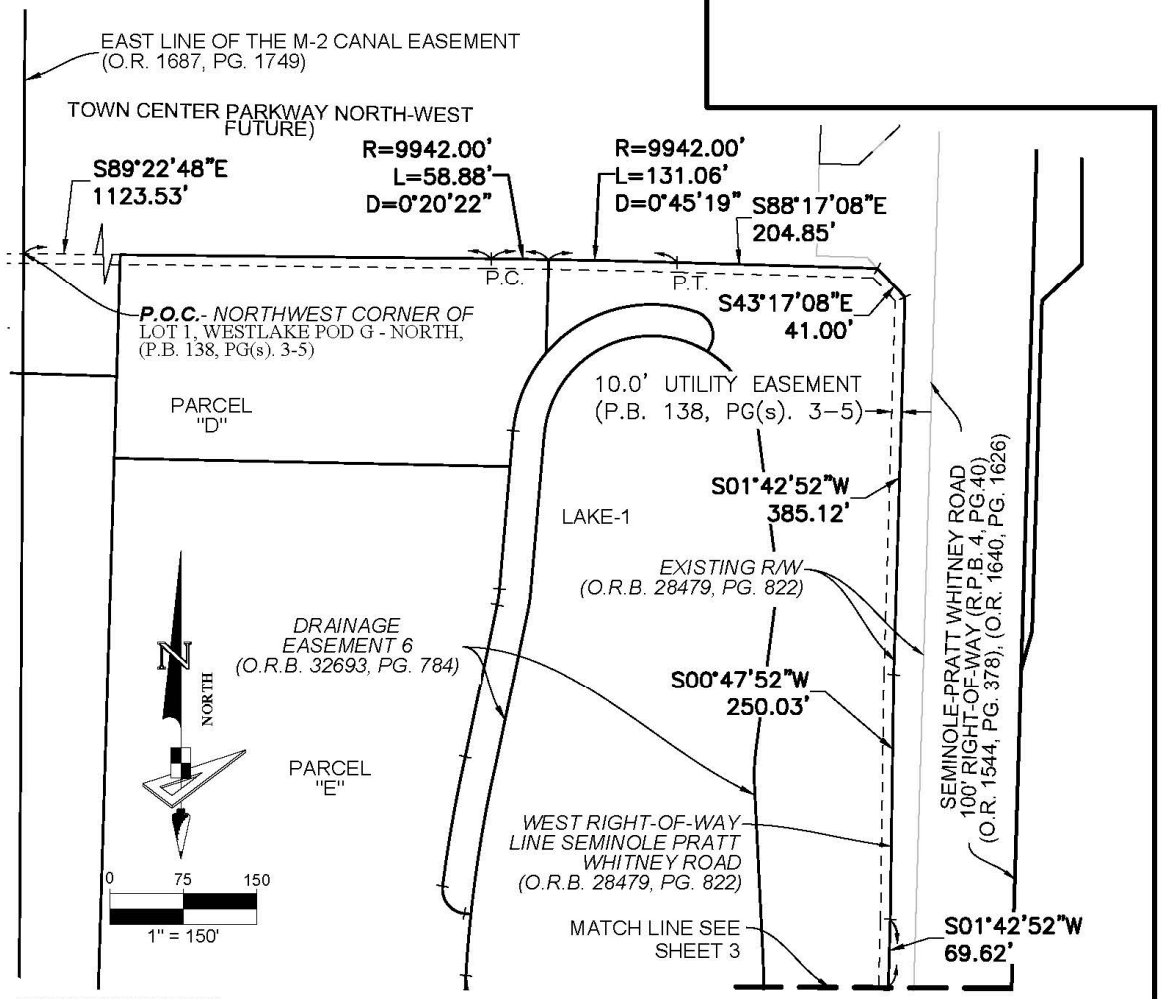
Description Sketch (Not A Survey)



SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.00°59'07"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
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LEGEND

P.O.C. - - POINT OF COMMENCEMENT
P.O.B. - - POINT OF BEGINNING
O.R./O.R.B. - - OFFICIAL RECORDS BOOK
1-43-40 - - SECTION-TOWNSHIP-RANGE
⊕ - - SECTION CORNER
P.C.C. - - POINT OF COMPOUND CURVATURE
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P.B. - - PLAT BOOK
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L - - ARC LENGTH
D - - DELTA-CENTRAL ANGLE
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P.C. - - POINT OF CURVATURE
R/W - - RIGHT-OF-WAY

See Sheet 1 for Signature & Revisions

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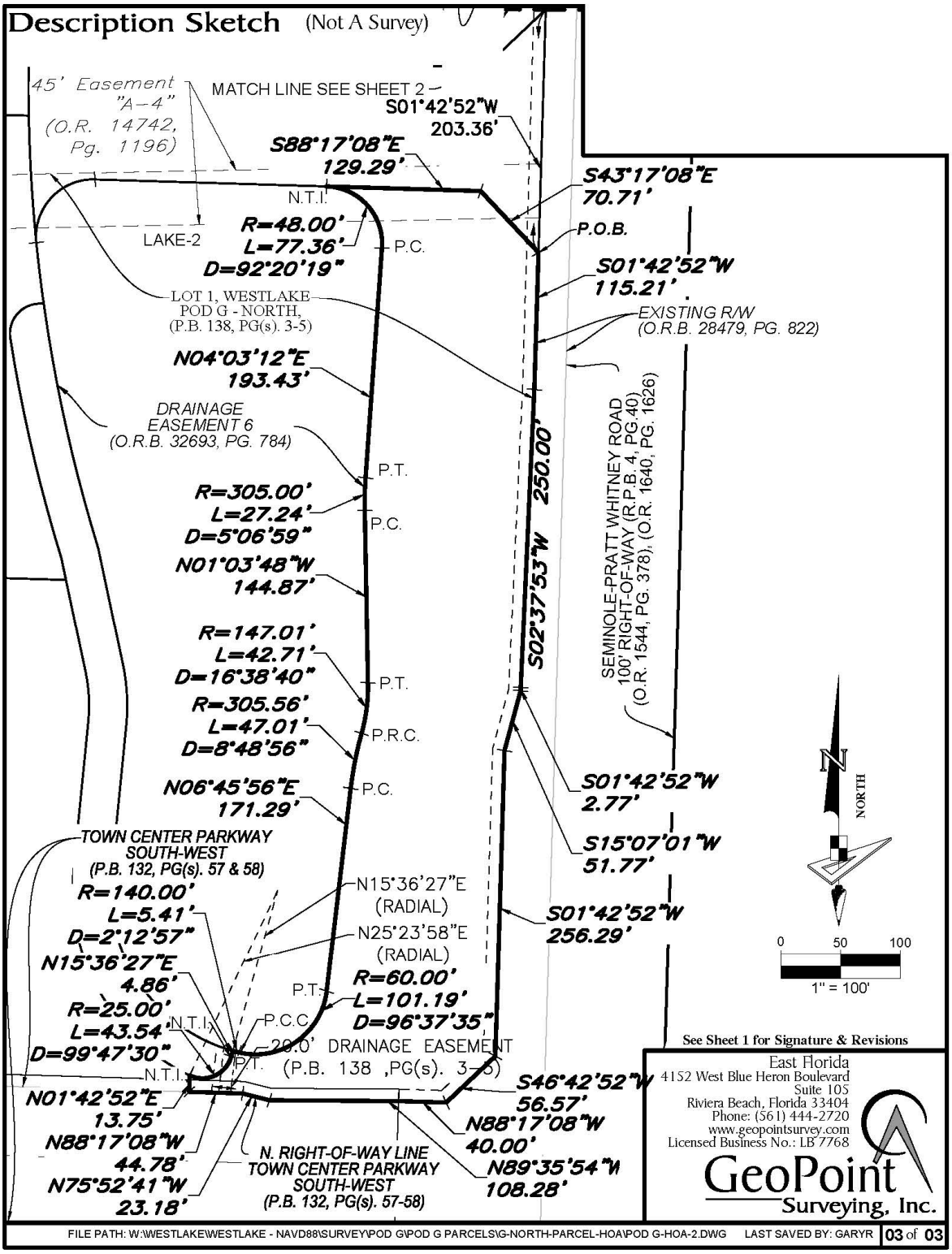
Description Sketch (Not A Survey)
45' Easement "A-4" (O.R. 14742, Pg. 1196)
MATCH LINE SEE SHEET 2
S01°42'52"W 203.36'
S88°17'08"E 129.29'
S43°17'08"E 70.71'
N.T.I.
R=48.00'
L=77.36'
D=92°20'19"
P.C.
P.O.B.
LAKE-2
S01°42'52"W 115.21'
LOT 1, WESTLAKE POD G - NORTH, (P.B. 138, PG(s). 3-5)
EXISTING R/W (O.R.B. 28479, PG. 822)
N04°03'12"E 193.43'
DRAINAGE EASEMENT 6 (O.R.B. 32693, PG. 784)
SEMINOLE-PRATT WHITNEY ROAD 100' RIGHT-OF-WAY (R.P.B. 4, PG.40), (O.R. 1544, PG. 378), (O.R. 1640, PG. 1626)
S02°37'53"W 250.00'
P.T.
R=305.00'
L=27.24'
D=5°06'59"
P.C.
N01°03'48"W 144.87'
R=147.01'
L=42.71'
D=16°38'40"
P.T.
R=305.56'
L=47.01'
D=8°48'56"
P.R.C.
N06°45'56"E 171.29'
P.C.
S01°42'52"W 2.77'
S15°07'01"W 51.77'
TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57 & 58)
R=140.00'
L=5.41'
D=2°12'57"
N15°36'27"E 4.86'
N15°36'27"E (RADIAL)
N25°23'58"E (RADIAL)
S01°42'52"W 256.29'
R=60.00'
L=101.19'
D=96°37'35"
P.T.
R=25.00'
L=43.54'
D=99°47'30"
N.T.I.
P.C.C.
P.T.
20.0' DRAINAGE EASEMENT (P.B. 138 ,PG(s). 3-5)
N.T.I.
S46°42'52"W 56.57'
N01°42'52"E 13.75'
N88°17'08"W 40.00'
N88°17'08"W 44.78'
N89°35'54"W 108.28'
N75°52'41"W 23.18'
N. RIGHT-OF-WAY LINE TOWN CENTER PARKWAY SOUTH-WEST (P.B. 132, PG(s). 57-58)
NORTH
0 50 100
1" = 100'
See Sheet 1 for Signature & Revisions
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.
FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-HOA\POD G-HOA-2.DWG
LAST SAVED BY: GARYR
03 of 03

EXHIBIT "C"
ALLOCATION OF VOTES AND ASSESSMENTS

PARCEL	VOTES & UNITS OF ASSESSMENTS
A	1
B	1
C	11
D	2
E	5
F	2
G	16
H	1
I	1

EXHIBIT "D"
ARTICLES OF INCORPORATION

[ATTACHED]

ARTICLES OF INCORPORATION
OF
WESTLAKE TOWN CENTER WEST PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned incorporator, desiring to form a not for profit corporation under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME AND PRIMARY ADDRESS

The name of the corporation shall be the **WESTLAKE TOWN CENTER WEST PROPERTY OWNERS' ASSOCIATION, INC.**, which is hereinafter referred to as the "**POA**". The initial address of the POA shall be 4400 W. Sample Road, Suite 200, Pompano Beach, FL 33073-3473.

ARTICLE II

PURPOSES AND POWERS

The objects and purposes of the Association are those objects and purposes as are authorized by the Declaration of Covenants for Westlake Town Center West, recorded (or to be recorded) in the Public Records of Palm Beach, Florida, as hereafter amended and/or supplemented from time to time (the "**Declaration**"). The capitalized terms used but not defined herein shall have the meanings given them in the Declaration.

The POA is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation.

The POA shall have the power to contract for the management of the POA and to delegate to the party with whom such contract has been entered into, or to a Member(s), any duties of the POA, except those which require specific approval of the Board of Directors or Members. In the case of such a delegation, the POA shall nevertheless remain responsible to any applicable governmental agencies for the ultimate performance of the duties so delegated, as it shall to the Members.

The POA shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration identified above. The POA shall also have all of the powers necessary to implement the purposes of the POA as set forth in the Declaration and to provide for the general health and welfare of its membership.

The definitions set forth in the Declaration are incorporated herein by this reference.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS IN THE POA

Section 1. Membership. Each Owner shall be a Member of the POA, provided that where there is a condominium, homeowners' or similar association in which membership is mandatory for Owners, such association shall be the Member in lieu and on behalf of all such Owners.

Section 2. Voting Rights. The Members of the POA shall have the votes allocated to their Parcels by the Declaration.

Section 3. General Matters. When reference is made herein, or in the Articles, By-Laws, any Rules and Regulations, management contracts or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members present at a duly constituted meeting thereof (*i.e.*, one for which proper notice has been given and at which a quorum exists) and not of the Members themselves, their Parcels or their available votes.

ARTICLE IV

CORPORATE EXISTENCE

The POA shall have perpetual existence; provided that if it is ever dissolved, its assets shall be conveyed to another POA or public agency having a similar purpose, and the Surface Water Management System shall be conveyed to an entity approved by the South Florida Water Management District.

ARTICLE V

BOARD OF DIRECTORS

Section 1. Management by Directors. The property, business and affairs of the POA shall be managed by a Board of Directors, which shall consist of not less than three (3) persons, but as many persons as result from the process of selecting Directors as provided below. A majority of the directors in office shall constitute a quorum for the transaction of business. The By-Laws shall provide for meetings of directors, including an annual meeting.

Section 2. Original Board of Directors. The names and addresses of the first Board of Directors of the POA, who shall hold office until the first annual meeting of Members and thereafter until qualified successors are duly elected and have taken office, shall be as follows:

Name	Address
John Carter, President	16604 Town Center Parkway North Westlake, Florida 33470
Zane Beard, Vice President	16604 Town Center Parkway North Westlake, Florida 33470
Leolani Geevers, Secretary	16604 Town Center Parkway North Westlake, Florida 33470

Section 3. Appointment; Election of Members of Board of Directors. Each Owner of a Parcel shall designate one (1) natural person to serve on the Board of Directors. In the event that such process results in an even number of directors, an additional Director shall be elected by a plurality of the vote of all Members at the annual meeting thereof as provided in the By-Laws.

Section 4. Duration of Office. Persons elected to the Board of Directors shall hold office until replaced as provided in the By-Laws.

ARTICLE VI

OFFICERS

Section 1. Officers Provided For. The POA shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

Section 2. Election and Appointment of Officers. The officers of the POA, in accordance with any applicable provision of the By-Laws, shall be elected by the Board of Directors for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election, for the removal from office of officers, for filling vacancies and for the duties of the officers. The President shall be a director; other officers may or may not be directors of the POA. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

ARTICLE VII

BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed in the manner set forth in the By-Laws.

ARTICLE VIII

AMENDMENTS AND PRIORITIES

Section 1. Amendments to these Articles of Incorporation shall be proposed and approved by the Board of Directors and thereafter submitted to a meeting of the membership of the POA for adoption or rejection by affirmative vote of 66-2/3% of the Members, all in the manner provided in, and in accordance with the notice provisions of, Florida Statute. 617.017.

Section 2. In case of any conflict between these Articles of Incorporation and the By-Laws, these Articles shall control; and in case of any conflict between these Articles of Incorporation and the Declaration, the Declaration shall control.

ARTICLE IX

INCORPORATOR

The name and address of the incorporator of this Corporation is:

	Address
Charles W. Edgar, III	Cherry, Edgar & Smith, P.A. 8409 N. Military Trail, Suite 123 Palm Beach Gardens, FL 33410

ARTICLE X

INDEMNIFICATION

Section 1. The POA shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the POA, against all expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or that he acted in a manner he believed to be not in or opposed to the best interest of the POA, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he believed to be not in or opposed to the best interest of the POA, and

with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

Section 2. To the extent that a director, officer, employee or agent of the POA has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section I above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

Section 3. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 4. The POA shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the POA, or is or was serving at the request of the POA as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Such insurance shall cover any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the POA would have the power to indemnify him against such liability under the provisions of this Article.

Section 5. The provisions of this Article X shall not be amended.

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ARTICLE XI

REGISTERED AGENT

Until changed, Charles W. Edgar, III shall be the registered agent of the POA and the registered office shall be at 8409 N. Military Trail, Suite 123, Palm Beach Gardens, FL 33410.

IN WITNESS WHEREOF, the aforesaid incorporator has hereunto set his hand this _____ day of December, 2024.

_____
Charles W. Edgar, III

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ❒ physical presence or ❒ online notarization, this ____ day of December, 2024, by Charles W. Edgar, III, who is ❒ personally known to me or has ❒ produced a _____ as identification.

(Notary Seal)

_____
Notary Public State of Florida at Large
Name Printed:_____

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, at 4400 W. Sample Road, Suite 200, Pompano Beach, FL 33073-3473, Broward County, State of Florida, the corporation named in said articles has named Charles W. Edgar, III, at 8409 North Military Trail, Suite 123, Palm Beach Gardens, FL 33410 as its statutory registered agent.

Having been named the statutory agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

_____
REGISTERED AGENT

Dated this ___ day of December, 2024

EXHIBIT "E"
BY-LAWS

[ATTACHED]

BY-LAWS OF
WESTLAKE TOWN CENTER WEST
PROPERTY OWNERS' ASSOCIATION, INC.

A corporation not for profit organized
under the laws of the State of Florida

1. Identity. These are the By-Laws of **WESTLAKE TOWN CENTER WEST PROPERTY OWNERS' ASSOCIATION, INC.** (the "**Association**"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering that certain **DECLARATION OF COVENANTS FOR WESTLAKE TOWN CENTER WEST**, as it may be hereafter amended and/or supplemented from time to time (the "**Declaration**") as well as the properties made subject thereto ("**The Property**").

   1.1 Principal Office. The principal office of the Association shall be as provided in its Articles of Incorporation, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or in the office of any manager engaged by the Association.

   1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

   1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation Not for Profit", and the year of incorporation.

2. Definitions; Conflicts. For convenience, these By-Laws shall be referred to as the "**By-Laws**" and the Articles of Incorporation of the Association as the "**Articles**". The other capitalized terms used in these By-Laws shall have the same definitions and meanings as those set forth in the Declaration, unless herein provided to the contrary or unless the context otherwise requires. In the event of conflict between/among the aforesaid documents, the order of priority and control shall be: the Declaration, the Articles and then these By-Laws.

3. Members.

   3.1 Annual Meeting. The annual Members' meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and, to the extent possible, no later than twelve (12) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members. Unless changed by the Board of Directors, the first annual meeting shall be held in the month of November

following the year in which the Declaration is recorded. The annual meeting, when practicable, shall be held immediately before or after the meeting of the Board of Directors at which the budget for the ensuing fiscal year is to be adopted.

3.2 Special Meetings. Special Members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board of Directors of the Association, and must be called by the President or Secretary upon receipt of a written request from a majority of the Members of the Association. The business conducted at any special meeting shall be limited to that stated in the notice of the meeting.

3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of Members, stating the time and place and the purpose(s) for which the meeting is called, shall be given by the President or Secretary. The notice of the annual meeting shall be sent by mail or hand delivery to each Member, unless the Member waives in writing the right to receive notice of the annual meeting by mail. The delivery or mailing shall be to the address of the Member as it last appears on the roster of Members. The mailing of the notice shall be not less than twenty (20) days, nor more than sixty (60) days, prior to the date of the meeting.

Notice of specific meetings may be waived before or after the meeting and the attendance of any Member (or person authorized to vote for such Member) shall constitute such Member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the express purpose of objecting, at the beginning of the meeting, to the transaction of business because the meeting is not lawfully called.

An officer or manager of the Association shall provide an affidavit, to be included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with this Section. No other proof of notice of a meeting shall be required.

3.4 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast a majority of the votes of Members in the Association.

3.5 Voting.

(a) Number of Votes. In any meeting of Members, the Members shall be entitled to cast the numbers of votes to which they are entitled per the Declaration. The vote of a Parcel shall not be divisible.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes, except

where otherwise provided by law, the Declaration, the Articles or these By-Laws. As used in these By-Laws, the Articles or the Declaration, the term "majority of the Members" shall mean a majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.

(c) Voting Member. If a Parcel is owned by one person, his/her right to vote shall be established by the roster of Members. If a Parcel is owned by more than one person, those persons shall decide among themselves as to who shall cast the vote of the Parcel. In the event that those persons cannot so decide, no vote shall be cast. A person casting a vote for a Parcel shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified, in writing, prior to the vote being cast. If a Parcel is owned by a corporation, partnership, trust, limited liability company or other entity, the person entitled to cast the vote for the Parcel shall be designated by a certificate signed by a person entitled to execute a conveyance of the entity's property and filed with the Secretary of the Association. Such person need not be a Member. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Parcel occurs. A certificate designating the person entitled to cast the vote for a Parcel may be revoked by any record Member of an undivided interest in the Parcel, but such revocation shall not change any previously cast vote. If a certificate designating the person entitled to cast the vote for a Parcel for which such certificate is required is not on file or has been revoked, the vote attributable to such Parcel shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed.

3.6 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawful adjourned meetings thereof. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be in writing, signed by the person authorized to cast the vote for the Parcel (as above described), name the person(s) voting by proxy and the person authorized to vote for such person(s) and filed with the Secretary before the appointed time of the meeting, or before the time to which a meeting is adjourned, if such is the case. Each limited proxy shall set forth the

matters on which the proxy holder may vote and the manner in which the vote is to be cast.

3.7 Adjourned Meetings. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as required above, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.8 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:

(a) Call to order by President;

(b) Appointment by the President of a chairman of the meeting (who need not be a Member or a director);

(c) Proof of notice of the meeting or waiver of notice;

(d) Reading and approval of minutes of prior meeting(s);

(e) Management report;

(f) Appointment of inspectors of election;

(g) Election of Directors;

(h) Unfinished business;

(i) New business;

(j) Adjournment.

Such order may be waived in whole or in part by direction of the chair of the meeting.

3.9 Minutes of Meeting. The minutes of all meetings of Members shall be kept in a book, or electronically, available for inspection by Members or their authorized representatives and Board Members at any reasonable time.

3.10 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action required to be taken at any annual or special

meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the Members (or persons authorized to cast the vote of any such Members as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of Members at which a quorum of Members (or authorized persons) entitled to vote thereon were present and voted. Within ten (10) days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

4. Directors.

4.1 Membership. The affairs of the Association shall be governed by a Board of Directors having the number of directors elected as provided in the Articles of Incorporation.

4.2 Vacancies and Removal.

(a) Vacancies in the Board of Directors occurring between annual meetings of Members shall be filled by the person elected by the Member having appointed the prior Director whose position become vacant or, if the Director as elected at-large or provide in the Articles of Incorporation, by a majority vote of the remaining directors.

(b) Any Director may be removed by of the Members having elected such Director. The vacancy in the Board of Directors so created shall be filled by the person elected by Member causing such removal of Directors, in the case of removal by a written agreement unless said agreement also designates a new Director to take the place of the one removed.

(c) If a vacancy on the Board of Directors results in the inability to obtain a quorum of Directors in accordance with these By-Laws, any Member may apply to the Circuit Court for the jurisdiction in which The Properties exists for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the applying Member shall mail to the Association a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these By-Laws. If, during such time, the Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors, and shall serve until the

Association fills the vacancy(ies)on the Board sufficient to constitute a quorum in accordance with these By-Laws.

4.3 Term; Removal. Except as provided herein to the contrary, the term of each Director's service:

(a) Shall be until the Director resigns or is replaced in the case of a Member-appointed Director or

(b) If elected at-large, shall extend until the next annual meeting of the Members and subsequently until such Director's successor is duly elected, and has taken office, or until the Director resigns or is removed as provided below.

In the event that a Member conveys its Parcel or a new Owner otherwise take title to such Parcel, any Director qualified to serve as such by virtue of his/her affiliation with such original Member shall be deemed removed from the Board and (a) the new Owner (Member shall appoint a replacement or (b) if such person was a Director elected at-large, the vacancy shall be filled as provided in Section 4.2(c), above.

4.4 Organizational Meeting. The organizational meeting of newly-elected or appointed Directors shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to the Board of the organizational meeting shall be necessary.

4.5 Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or e-mail, and shall be transmitted at least two (2) days prior to the meeting.

4.6 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of one-third (1/3) of the Directors. Notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than two (2) days prior to the meeting.

4.7 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his attendance is for the express purpose of objecting, at the beginning of the meeting, to the transaction of business because the meeting is not lawfully called.

4.8 Quorum. A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these By-Laws.

4.9 Adjourned Meetings. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.10 Joinder in Meeting by Approval of Minutes. The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the approval of that Director of the business conducted at the meeting, but such joinder shall not allow the applicable Director to be counted as being present for purposes of quorum.

4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person, who need not be a Member, officer or Director) to preside.

4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

(a) Proof of due notice of meeting;

(b) Reading and disposal or any unapproved minutes;

(c) Management report;

(d) Election of officers;

(e) Unfinished business;

(f) New business;

(g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer, who shall be the president of the POA or the president's designee.

4.13 Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book, or electronically, available for inspection by Members, or their authorized representatives, and Board Members at any reasonable time.

4.14 Committees. In addition to the Architectural Review Committees provided for in the Declaration, if any, the Board may by resolution create other committees, appoint persons to such committees and invest in such committees such powers and responsibilities as the Board shall deem advisable.

5. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these By-Laws may not be delegated to the Board of Directors by the Members. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

(a) Operating and maintaining the Common Areas.

(b) Determining the reasonable expenses required for the operation of the Common Areas and the Association.

(c) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Areas and the Association.

(d) Adopting and amending reasonable rules and regulations concerning the details of the operation and use of The Properties, which may not be more restrictive than provided in the Declaration.

(e) Maintaining bank accounts on behalf of the Association and designating the signatories required therefore.

(f) Purchasing, leasing or otherwise acquiring Parcels or other property in the name of the Association, or its designee.

(g) Purchasing Parcels at foreclosure or other judicial sales, in the name of the Association or its designee.

(h) Selling, leasing, mortgaging or otherwise dealing with Parcels acquired, and subleasing Parcels leased, by the Association, or its designee.

(i) Organizing corporations and appointing persons to act as designees of the Association in acquiring title to or leasing Parcels or other property.

(j) Obtaining and reviewing insurance for the Common Areas and the Association.

(k) Making repairs, additions and improvements to, or alterations of, the Common Areas, and repairs to and restoration of the Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.

(l) Enforcing obligations of the Members, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of The Properties and the Association.

(m) Levying fines against appropriate Owners for violations of the Declaration or of the rules and regulations established by the Association to govern the conduct of such Owners and others.

(n) Purchasing or leasing Parcels for use by resident superintendents and other similar persons.

(o) Borrowing money when required in connection with the operation, care, upkeep and maintenance of the Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the Owners of at least two-thirds (2/3rds) of the Parcels represented at a meeting at which a quorum has been attained in accordance with the provisions of these By-Laws shall be required for the borrowing of any sum which would cause the total outstanding indebtedness of the Association to exceed $10,000.00. If any sum borrowed pursuant to the authority contained in this subparagraph (o) is not repaid by the Association, an Owner who pays to the creditor such portion thereof as his interest in his Common Areas bears to the interest of all the Unit Members in the Common Areas shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Member's Parcel; provided always, however, the Association shall take no action authorized in this paragraph without the prior written consent of the Declarant as long as the Declarant owns any Parcel.

(p) Contracting with a duly licensed manager for the management and maintenance of The Properties and the Association and authorizing a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair, and replacement of the Common Areas, Parcels and Units with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, the Articles and these By-Laws including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

(q) At its discretion, authorizing Owners or other persons to use portions of the Common Areas for private parties and gatherings and imposing reasonable charges for such private use.

(r) Exercising (i) all powers specifically set forth in the Declaration, the Articles and these By-Laws (ii) all powers incidental thereto, and (iii) all other powers of a Florida corporation not for profit.

(s) Contracting with and creating or joining in the creation of special taxing districts, joint councils and the like.

6. Officers.

6.l Executive Officers. The executive officers of the Association shall be a President, a Vice-President, a Treasurer and a Secretary (none of whom other than the President need be Directors), all of whom shall be elected by the Board of Directors and who may be peremptorily removed at any meeting by concurrence of a majority of all of the Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association.

6.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.

6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such

other duties as are incident to the office of the vice president of an association and as may be required by the Directors or the President.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving of all notices to the Members and Directors and other notices required by law. He shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He shall submit a treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer and as may be required by the Directors or the President. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board of Directors.

6.6 Manager. Any of the foregoing functions of the Secretary or Treasurer may also be performed by a duly licensed manager engaged by the Association, provided that (i) the Secretary or Treasurer, as appropriate, shall oversee the performance of such functions and (ii) no manager may execute any documents as, or in the name of, the Secretary or Treasurer.

7. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but this provision shall not preclude the Board of Directors from employing a Director or officer as an employee of the Association, nor preclude contracting with a Director or officer for the management of The Properties or for any other service to be supplied by such Director or officer. Directors and officers shall be compensated for all actual and proper out of pocket expenses relating to the proper discharge of their respective duties.

8. Resignations. Any Director or officer may resign his post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Parcels owned by any Director or officer (other than appointees of the Declarant or officers or directors who were not Owners) shall constitute a written resignation of such person.

9. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Association (which shall detail all accounts and items of expense the Board finds to be appropriate), determine the amount of assessments payable by the Owners to meet the expenses of the Association and allocate and assess such expenses among the Owners in accordance with the provisions of the Declaration. In addition to annual operating expenses, the budget may include reasonable reserve accounts for capital expenditures and deferred maintenance.

9.2 Assessments. Assessments against Parcels for their share of the items of the budget shall be made for the applicable fiscal year annually at least twenty (20) days preceding the year for which the assessments are made. Such assessments shall be due in equal installments, payable in advance on the first day of each month (or each quarter at the election of the Board) of the year for which the assessments are made. If annual assessments are not made as required, assessments shall be presumed to have been made in the amount of the last prior assessments, and monthly (or quarterly) installments on such assessments shall be due upon each installment payment date until changed by amended assessments. In the event the annual assessments prove to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Unpaid assessments for the remaining portion of the fiscal year for which amended assessments are made shall be payable in as many equal installments as there are full months (or quarters) of the fiscal year left as of the date of such amended assessments, each such monthly (or quarterly) installment to be paid on the first day of the month (or quarter), commencing the first day of the next ensuing month (or quarter). If only a partial month (or quarter) remains, the amended assessments shall be paid with the next regular installment in the following year, unless otherwise directed by the Board in its resolution.

9.3 Assessments for Emergencies. Assessments for expenses for emergencies that cannot be paid from the annual assessments shall be levied in accordance with the Declaration and shall be due only after twenty (20) days' notice is given to the Members concerned, and shall be paid in such manner as the Board of Directors of the Association may reasonably require in the notice of such Assessments.

9.4 Depository. The depository of the Association shall be such bank or banks in the State of Florida as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by

the Association from assessments or otherwise may be commingled in a single fund or divided into more than one fund, as determined by a majority of the Board of Directors. In addition, a separate reserve account may be established for the Association in such a depository for monies specifically designated as reserves for capital expenditures and/or deferred maintenance.

9.5 Acceleration of Installments Upon Default. If a Member shall be in default in the payment of an installment of his assessments, the Board of Directors may accelerate the next twelve (12) months of the assessments as provided in the Declaration.

9.6 Fidelity Bonds. Fidelity bonds may be obtained by the Association for all persons handling or responsible for Association funds in such amounts as shall be determined by a majority of the Board. The premiums on such bonds shall be paid by the Association as a common expense.

9.7 Accounting Records and Reports. The Association shall maintain accounting records in the State according to accounting practices normally used by similar associations. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually.

9.8 Application of Payment. All payments made by a Member shall be applied as provided in these By-Laws and in the Declaration or as otherwise determined by the Board.

10. Roster of Members. Each Owner shall file with the Association a copy of the deed or other document showing his ownership. The Association shall maintain such information. The Association may rely upon the accuracy of such information for all purposes until notified in writing of changes therein as provided above. Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.

11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these By-Laws and subject to waiver in the discretion of the presiding officer if he determines that technical compliance with such Rules would interfere with the efficient conduct of a meeting or the will of its attendees.

12. Amendments. Except as in the Declaration provided otherwise, these By-Laws may be amended in the following manner:

12.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered.

12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than the votes of a majority of the Members of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. The approval must be by not less than a majority of the votes of all Members of the Association (as opposed to only those represented at a meeting at which a quorum has been attained) and by not less than 66-2/3% of the entire Board of Directors.

12.3 Proviso. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Declarant or mortgagees of Parcels without the consent of said Declarant and mortgagees in each instance. No amendment shall be made that is in conflict with the Articles or Declaration.

13. Rules and Regulations. The Board of Directors may, from time to time, adopt, modify, amend or add to such reasonable rules and regulations, except that subsequent to the date control of the Board is turned over by the Declarant to Members other than the Declarant, Owners of a majority of the Parcels may overrule the Board with respect to any such modifications, amendments or additions. Copies of such modified, amended or additional rules and regulations shall be furnished by the Board of Directors to each affected Member not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Declarant or which would not apply to all of The Properties or would materially adversely affect an Owner or a Parcel.

14. Enforcement; Fines. The Declaration and any rules and regulations of the Association may be enforced as provided in the Declaration.

In addition to such right of enforcement, the Board of Directors shall have the right and authority to levy a fine(s) for any violation of the Declaration or any rules and regulations, which fine shall be deemed a special assessment under the Declaration with all rights of collection by the Association as provided therein. A fine may be for a single violation or maybe levied at a daily rate for any continuing violation.

No fine shall be levied without at least ten (10) business days' prior written notice to the Member to be fined and, if requested by such Member, the right to appear at a Board of Directors meeting, and which shall be called as a special meeting, as provided herein, within ten (10) business days' of such request. At such meeting, the Member proposed to be fined shall be entitled to present reasons why such fine shall not be levied or reasons why the amount of the fine should be less than that

proposed. In such regard, the notice of the fine shall state the amount thereof and whether it is a single fine or being imposed on a daily basis.

15. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders.

16. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these By-Laws or the intent of any provision hereof.

The foregoing was adopted as the By-Laws of the Association, on the _____ day of _____, 2024.

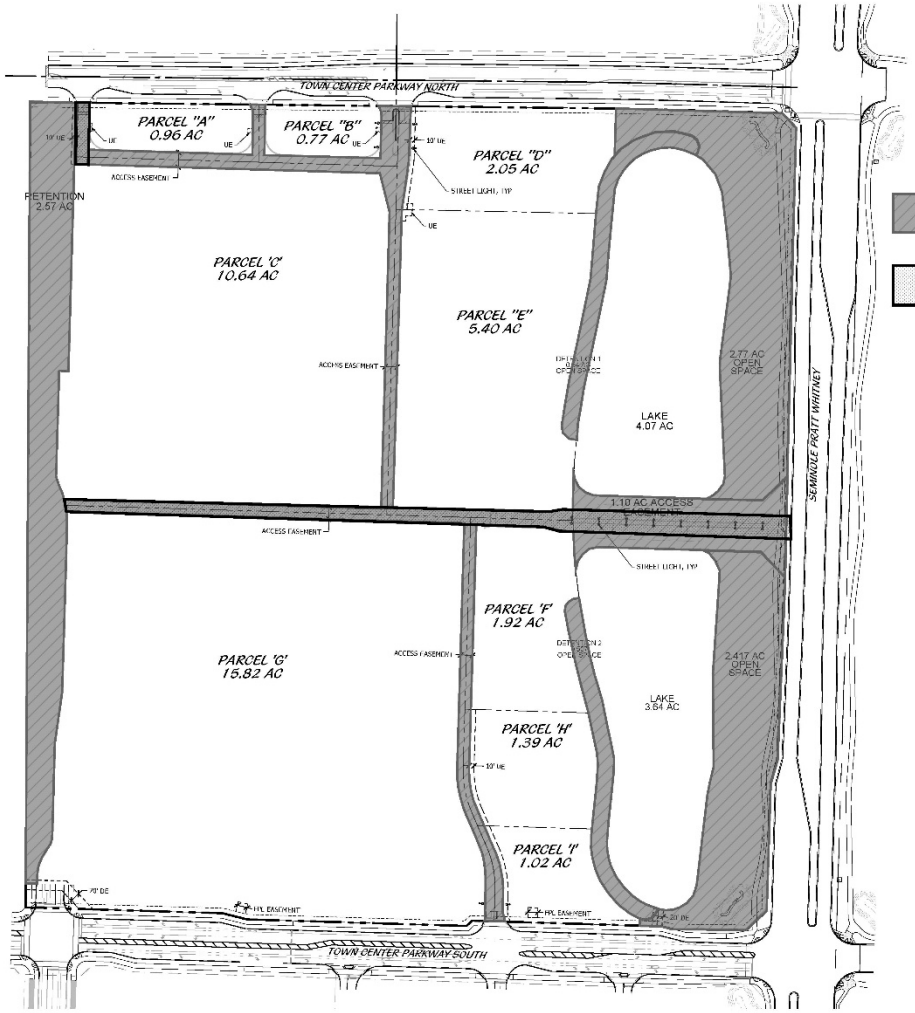
Approved:

_____
President

_____
Secretary

EXHIBIT "F"
SITE PLAN

[ATTACHED]



Exhibit

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

WESTLAKE 'G NORTH'
EXHIBIT
City of Westlake, Florida

DESIGNED
DRAWN
APPROVED
JOB NUMBER 13.0510.38
DATE 04.26.23
REVISIONS 06.19.23

Scale: 1" = 100'

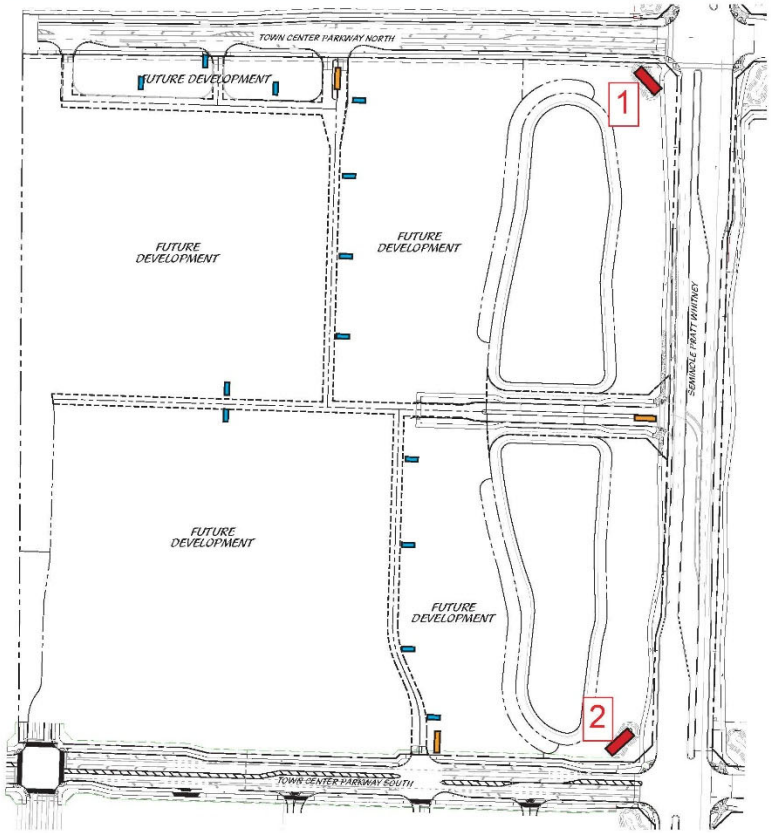
SHEET 1 OF 1

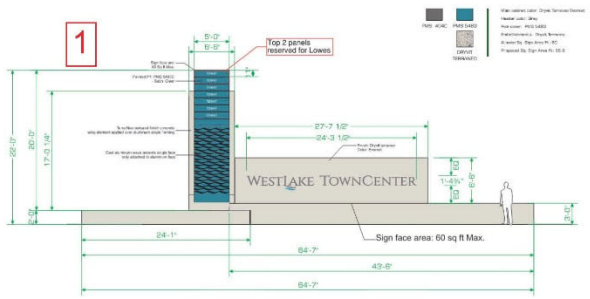
EXHIBIT "G"
SIGN PROGRAM

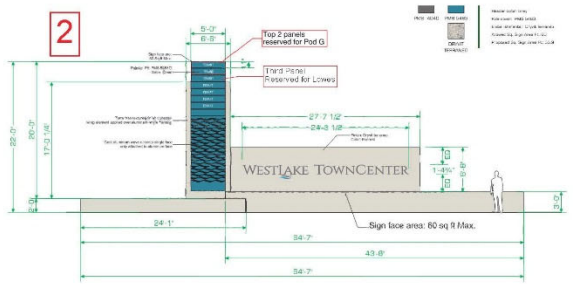
[ATTACHED]

SIGN LOCATION MAP

WESTLAKE







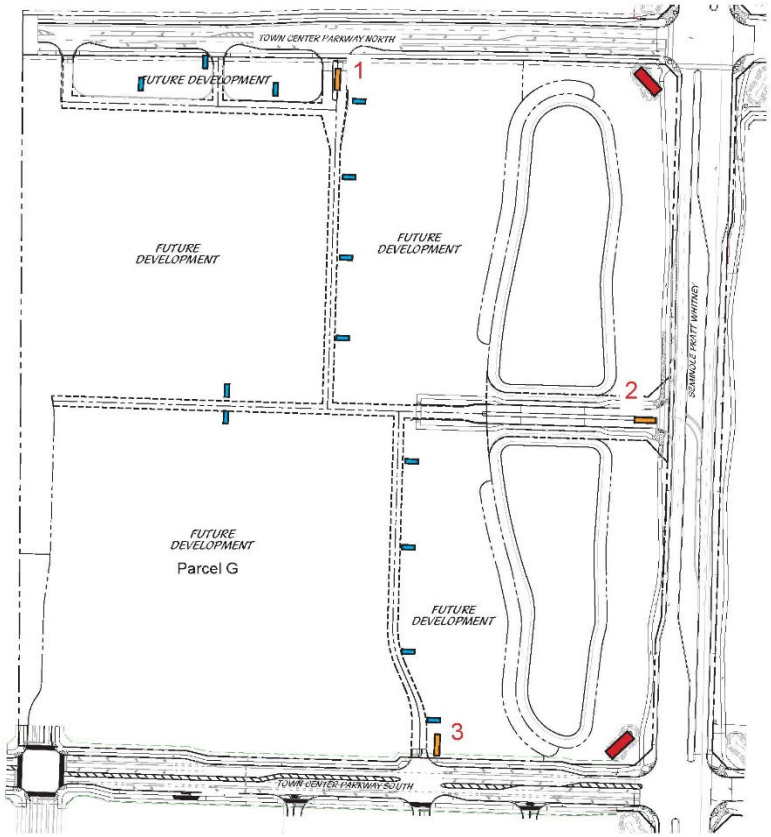
Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

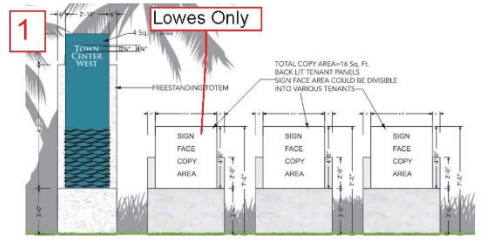
PARCEL G NORTH
Master Signage Program

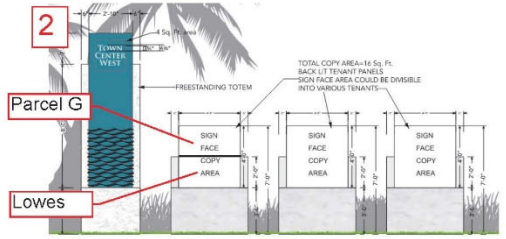
SHEET NO. 3

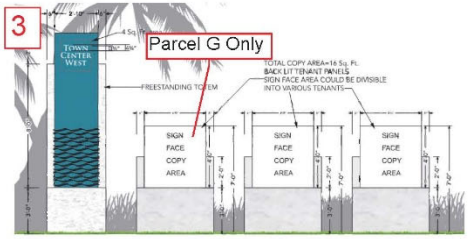
SIGN LOCATION MAP

WESTLAKE







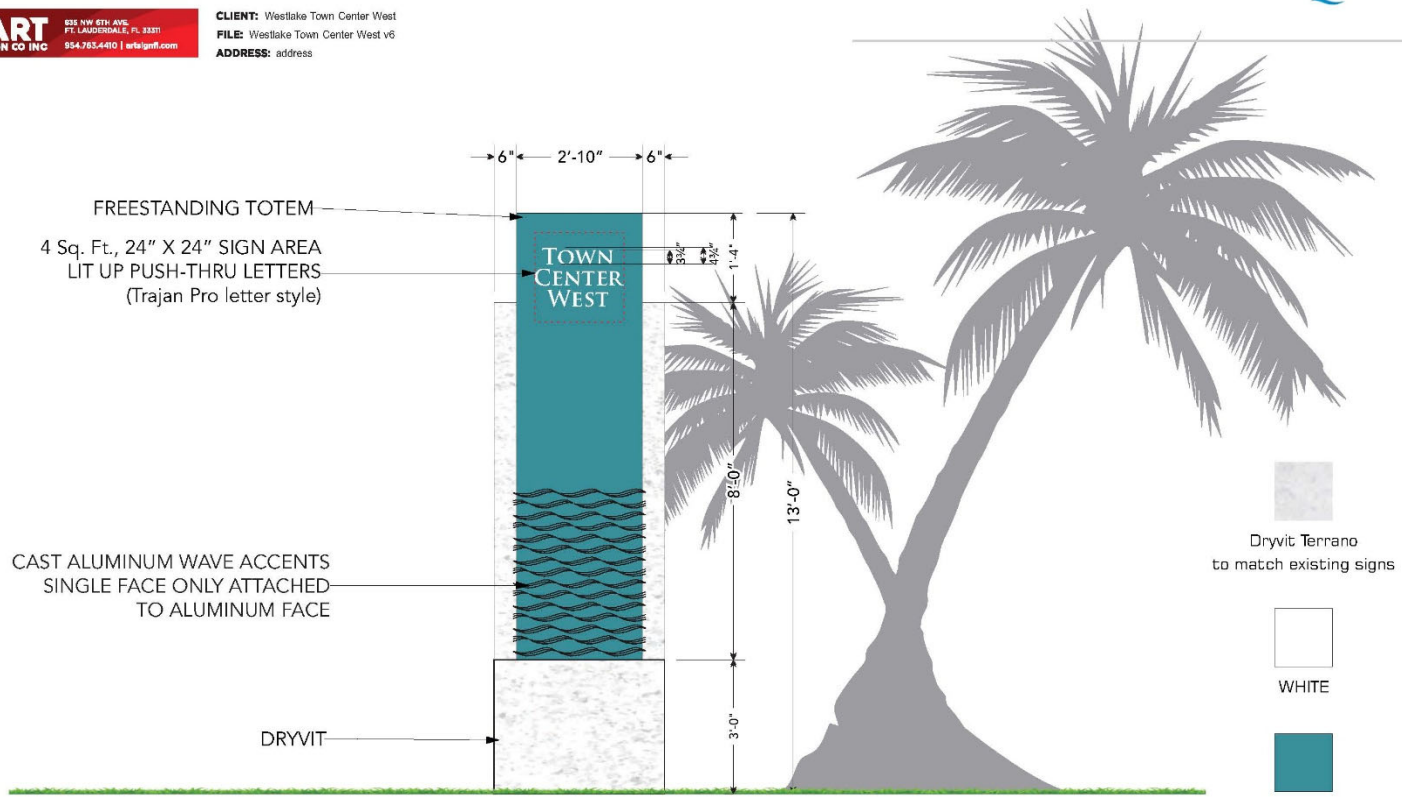


TOWN CENTER IDENTIFICATION GROUND SIGN: FREESTANDING TOTEM W/ ILLUMINATED PUSH-THRU COPY

WESTLAKE

ART SIGN CO INC
935 NW 6TH AVE.
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: Westlake Town Center West
FILE: Westlake Town Center West v6
ADDRESS: address



Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

PARCEL G NORTH
Master Signage Program

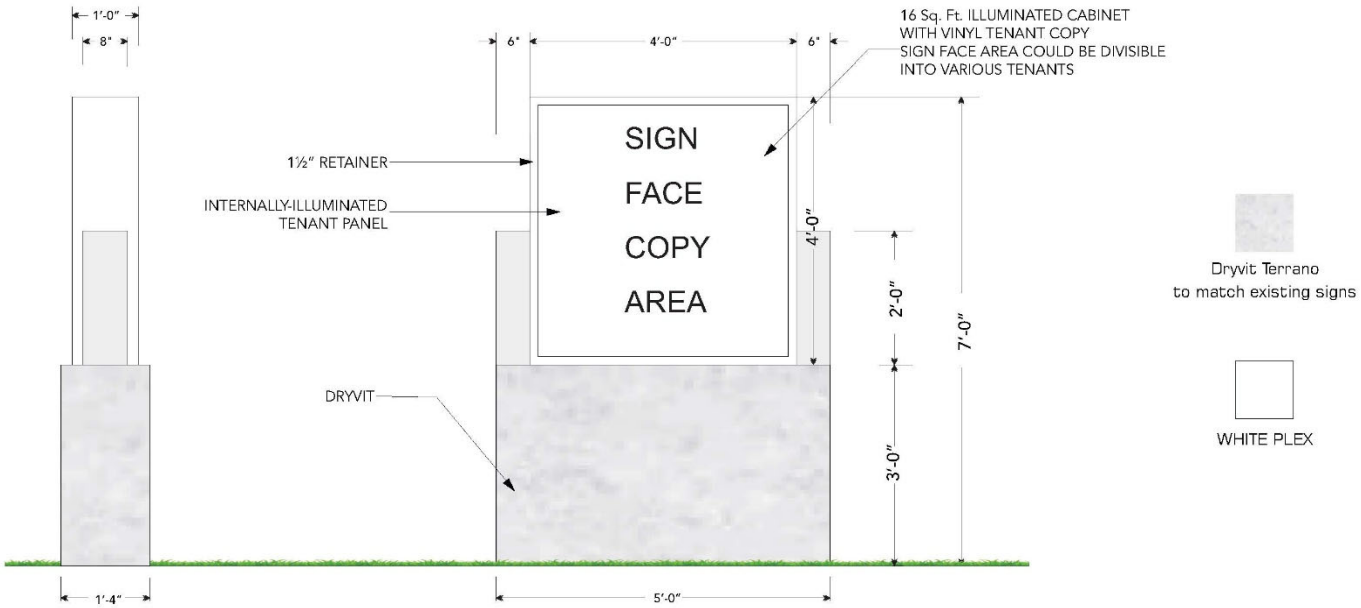
SHEET NO. 5A

TOWN CENTER IDENTIFICATION GROUND SIGN: INTERNALLY-ILLUMINATED PLEX FACE DIRECTIONAL SIGN (QTY:3)

WESTLAKE

ART SIGN CO INC
935 NW 6TH AVE.
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: Westlake Town Center West
FILE: Westlake Town Center West v6
ADDRESS: address

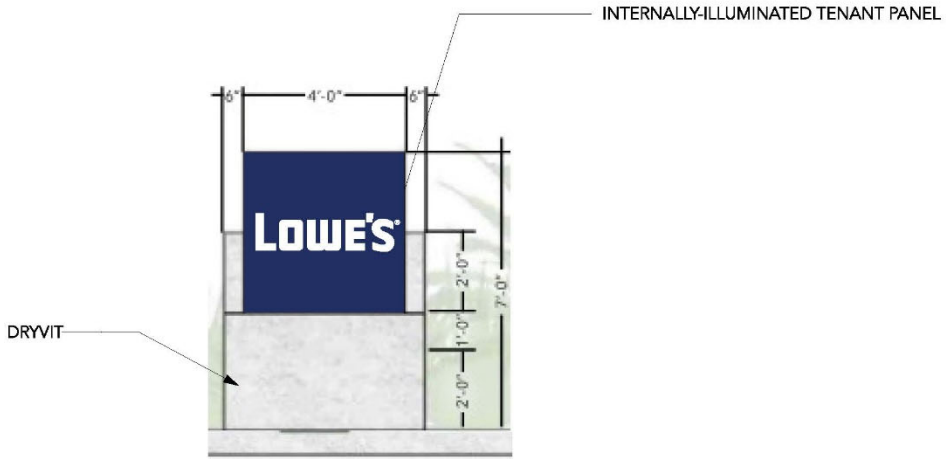


Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

PARCEL G NORTH
Master Signage Program

SHEET NO.
5B

Internally-illuminated plex face directional signs (QTY 3)



Scale: 3/8" = 1'-0"

DRYVIT

WHITE PLEX

3M 3630-36 BLUE VINYL

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

S01

PM: Angelique S.	Address: Westlake Town Center West
Drawn By: TD	City State: Westlake, FL
Date: 6/12/2025	Drawing Number: 229342-S01

File Attachments for Item:

C. MSP-2025-01: The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as “Walmart Supercenter,” located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**MSP-2025-01:** The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as "Walmart Supercenter," located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.	
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve** – MSP-2025-01 – Master Sign Plan Review for retail sales and services use known as Walmart Supercenter – City of Westlake.	

SUMMARY *and/or* JUSTIFICATION:

The applicant, Cotleur & Hearing on behalf of Minto PBLH, LLC, is requesting approval of a Master Sign Plan for the Walmart Supercenter development. The proposed signage program includes building identification signage, departmental wall signage, directional signage, and signage associated with the convenience store and fueling station.

The request includes the following waivers from Section 113-11 (Permitted Signs):

1. To allow 284 square feet of copy area for the "Walmart" wall sign where 90 square feet is permitted.
2. To allow a maximum letter height of 72 inches for the "Walmart" wall sign where 36 inches is permitted
3. To allow two (2) messages on the Outdoor/Auto Care wall sign where one (1) is permitted.
4. To allow additional wall signs on the principal structure beyond those typically permitted per building elevation.
5. To allow 95% canopy width coverage for the "Auto Care" and "Wine & Spirits" canopy signs where 80% is permitted.
6. To allow 48.03 square feet of copy area for the "Wine & Spirits" wall sign where 24 square feet is permitted.
7. To allow increased copy area (42.46 square feet) for the "Pharmacy Drive-Thru" sign where 3 square feet is permitted.
8. To allow increased letter height (18 inches) for the "Pharmacy Drive-Thru" sign where 8 inches are permitted.
9. To allow a logo height exceeding the height of the primary wall sign.

The proposed Master Sign Plan includes multiple wall signs on the principal structure, one (1) canopy sign, and one (1) ground sign.

SELECT, *if applicable*				
	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Master Sign Plan Waiver Table			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*			$	

CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	1/28/2026
APPLICATION NUMBER:	MSP-2025-01 (PL202600001)
DESCRIPTION:	Westlake Walmart Master Signage Plan
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Master Signage Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	**RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 01-07-2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

1. 1) Walmart Master Sign Plan Application.pdf, dated 11/25/25
2. 2) Walmart Master Sign Plan Permit Fee Authorization.pdf, dated 11/25/25
3. 2a) MSP-2025-01 - Pod I - Westlake Walmart Master Sign Plan - PLANNING AND ZONING.pdf, dated 11/18/24
4. 3) Westlake Walmart MSP Justification.pdf, dated 1/7/26
5. 4) Westlake Walmart_Signage Program_1-6-26 (1).pdf, dated 1/6/26

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 04/07/2026

PETITION DESCRIPTION

PETITION NUMBER: MSP-2025-01 *Walmart Master Sign Plan Review (Southern Portion of Pod G)*

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

PCN: 77-40-43-01-34-007-0000, 77-40-43-01-34-008-0000, 77-40-43-01-34-023-0000, 77-40-43-01-34-015-0000

REQUEST:

The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as "Walmart Supercenter," located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.

SUMMARY

The applicant, Cotleur & Hearing on behalf of Minto PBLH, LLC, is requesting approval of a Master Sign Plan for the Walmart Supercenter development. The proposed signage program includes building identification signage, departmental wall signage, directional signage, and signage associated with the convenience store and fueling station.

The request includes the following waivers from Section 113-11 (Permitted Signs):

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4. To allow additional wall signs on the principal structure beyond those typically permitted per building elevation.
5. To allow 95% canopy width coverage for the "Auto Care" and "Wine & Spirits" canopy signs where 80% is permitted.
6. To allow 48.03 square feet of copy area for the "Wine & Spirits" wall sign where 24 square feet is permitted.
7. To allow increased copy area (42.46 square feet) for the "Pharmacy Drive-Thru" sign where 3 square feet is permitted.
8. To allow increased letter height (18 inches) for the "Pharmacy Drive-Thru" sign where 8 inches are permitted.
9. To allow a logo height exceeding the height of the primary wall sign.

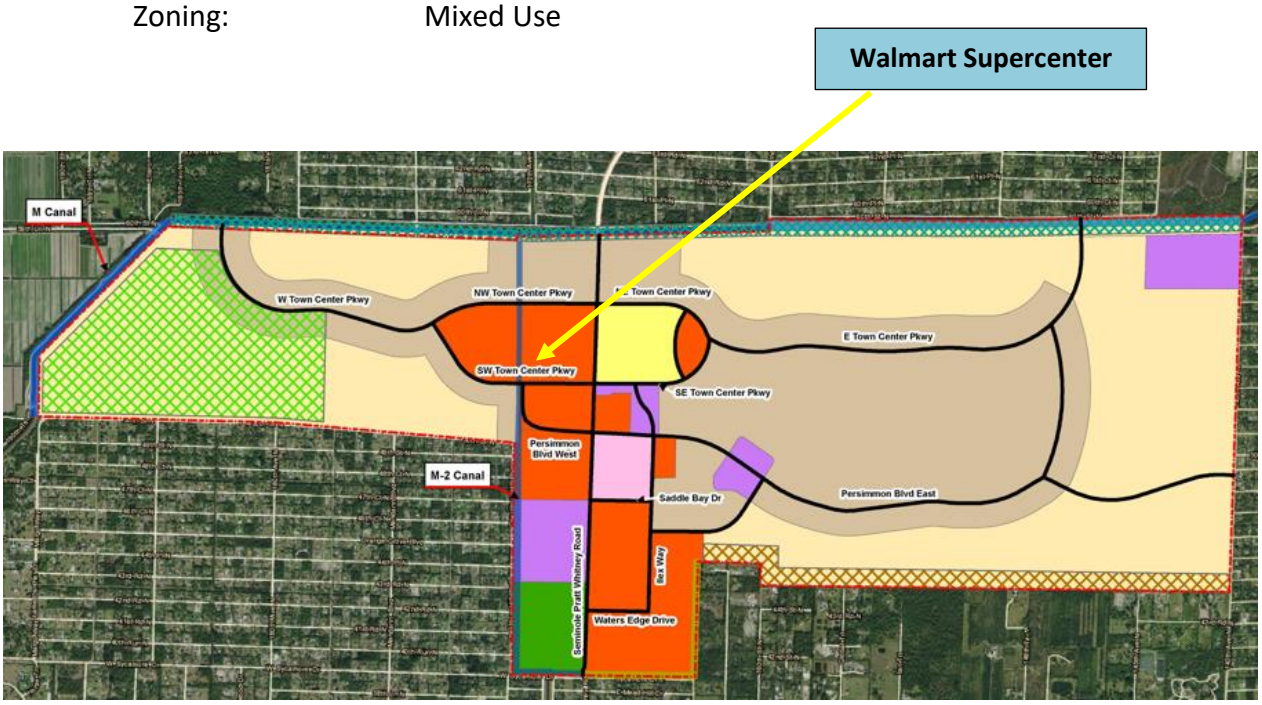
The proposed Master Sign Plan includes multiple wall signs on the principal structure, one (1) canopy sign, and one (1) ground sign.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections of the above referenced application.

PETITION FACTS

a. Total Gross Site Area: 24.29 acres (Portion of Pod G)
b. Building Data: 190,397 sq. ft.
c. Land Use and Zoning
   Existing Land Use: Vacant
   Future Land Use: Downtown Mixed Use
   Zoning: Mixed Use



BACKGROUND

The site is located within Pod G, South of Town Center Pkwy N, West of Seminole Pratt Whitney Rd, and North of Town Center Parkway South.

- On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C where "Lowe's" will be located.
- On August 5, 2025, the City Council approved the application SPR-2025-02 with six (6) conditions for the proposed 107,547 sq. ft. retail sale and service known as "Lowe's."
- On October 27, 2025, the City Council approved application MSP-2025-05 with one (1) condition for the proposed "Lowe's" Master Sign Plan, including six (6) waivers.
- On January 6, 2026, City Council approved application MSP-2025-03 with two (2) conditions for the proposed Pod G North Master Sign Plan, including five (5) waivers.

- On January 20, 2026, the plat for Pod G, including North Parcels G and H, was approved, where the subject site "Walmart Supercenter" will be located.

Walmart Rendering

STAFF ANALYSIS

The applicant is requesting approval of a Master Sign Plan (MSP-2025-01) for the Walmart Supercenter development. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station.

The Walmart building is located approximately 1,000 feet west of Seminole Pratt Whitney Road, limiting visibility from the primary arterial roadway. As a result, the applicant is requesting additional signage and increased sign area to ensure adequate building identification and internal wayfinding.

All proposed signage consists of individually mounted internally illuminated channel letters. No cabinet or box signs are proposed.

Pursuant to Chapter 113, Signs, Section 113-8 (Master Sign Plan): *The City Council, at the time of development order or site plan approval or amendment, may waive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs*

(A) The City Council may vary the size, setback requirements, number, and type of signs as part of a master sign plan application, provided the city council determines an application complies with the general intent and purpose of this chapter.

The applicant is requesting the following waivers:

Waiver 1 – Primary Wall Sign Copy Area

Chapter 113 permits a maximum copy area of 90 square feet for principal wall signs. The applicant is requesting approval of a 284-square-foot wall sign for the primary Walmart building identification sign.

Staff Finding: Staff finds that the increased copy area is appropriate given the scale of the building and its setback from Seminole Pratt Whitney Road, which limits visibility from the primary roadway.

WALMART: FRONT ELEVATION [EAST]

Waiver 2 – Walmart Wall Sign Letter Height

Chapter 113 limits wall sign letter height to 36 inches. The applicant is requesting approval of a maximum 72-inch letter height for the "Walmart" wall sign.

Staff Finding: Staff finds that the increased letter height is necessary to ensure adequate visibility for the primary building identification sign due to the size of the structure and its distance from adjacent roadways.

WALMART: FRONT ELEVATION [EAST]

Waiver 3 – Multiple Messages on Outdoor/Auto Care Sign

Chapter 113 allows only one (1) name or message per sign. The applicant is requesting approval of two (2) messages on the Outdoor/Auto Care wall sign.

Staff Finding: Staff finds that the additional message is directional in nature and supports internal site circulation and wayfinding without creating visual clutter.

Waiver 4 – Additional Wall Signs

Chapter 113 regulates the number of wall signs permitted per building elevation. The applicant is requesting approval of additional wall signs on the principal structure to identify various store departments and entrances.

Staff Finding: Staff finds that the additional wall signs are consistent with the operational needs of a large retail store and are appropriately integrated into the building architecture.

Waiver 5 – Canopy Sign Width

Chapter 113 allows canopy signage to cover a maximum of 80 percent of the canopy width. The applicant is requesting approval of canopy signs covering up to 95 percent of the canopy width for the Auto Care and Wine & Spirits canopy signs.

Staff Finding: Staff finds that the increased canopy coverage is proportional to the canopy design and does not result in excessive signage.

Waiver 6 – Wine & Spirits Wall Sign Copy Area

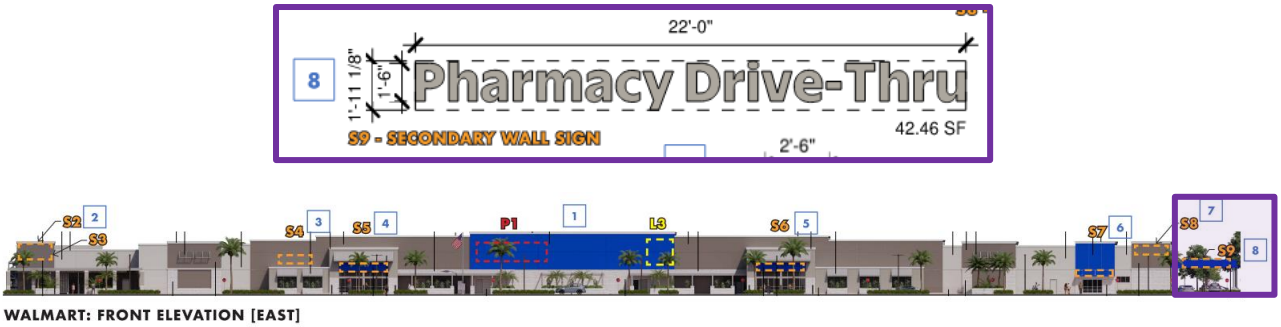
Chapter 113 allows a maximum copy area of 24 square feet for this sign type. The applicant is requesting approval of a 48.03-square-foot wall sign.

Staff Finding: Staff finds that the increased copy area is appropriate to ensure visibility of the Wine & Spirits department and is consistent with the scale of the building.

Waiver 7 – Pharmacy Drive-Thru Copy Area

Chapter 113 allows a maximum of 3 square feet of copy area for drive-thru signage. The applicant is requesting approval of a 42.46-square-foot sign.

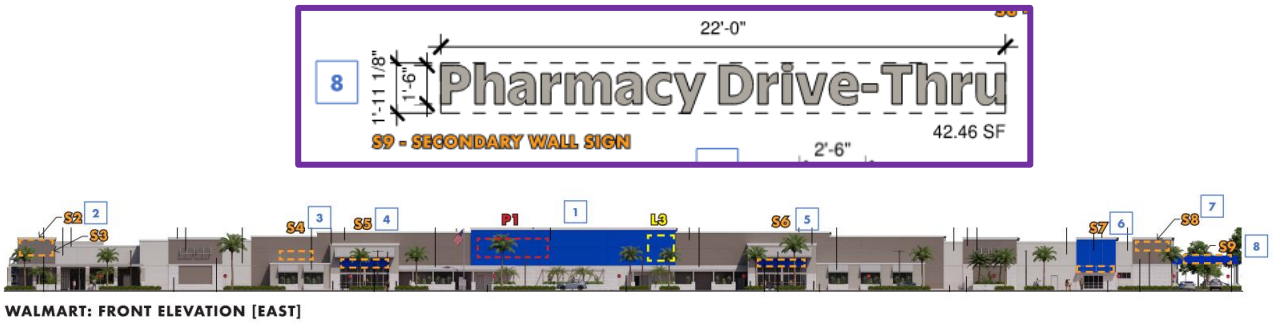
Staff Finding: Staff finds that the proposed sign functions as a primary identification and directional sign for the drive-through pharmacy and is appropriate given its operational function and visibility needs.



Waiver 8 – Pharmacy Drive-Thru Letter Height

Chapter 113 limits letter height for this sign type to 8 inches. The applicant is requesting approval of 18-inch letter height.

Staff Finding: Staff finds that the increased letter height is necessary to ensure legibility for vehicles utilizing the drive-through lane.

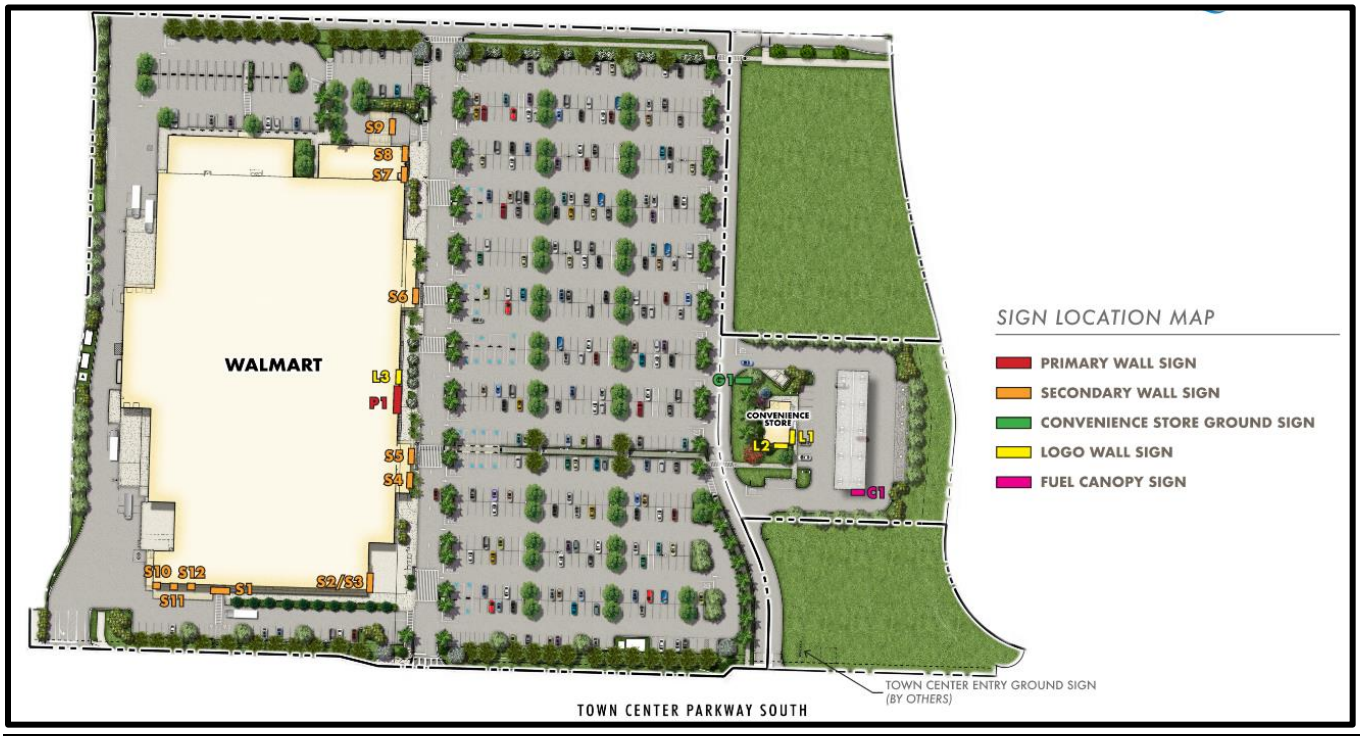


Waiver 9 – Walmart Logo Height

Chapter 113 requires that logos not exceed the total height of the wall sign. The applicant is requesting approval for the Walmart logo to extend above the height of the primary wall sign.

Staff Finding: Staff finds that the proposed logo height is consistent with standard corporate branding and does not adversely impact the overall building design.

The proposed Master Sign Plan includes the following signs:

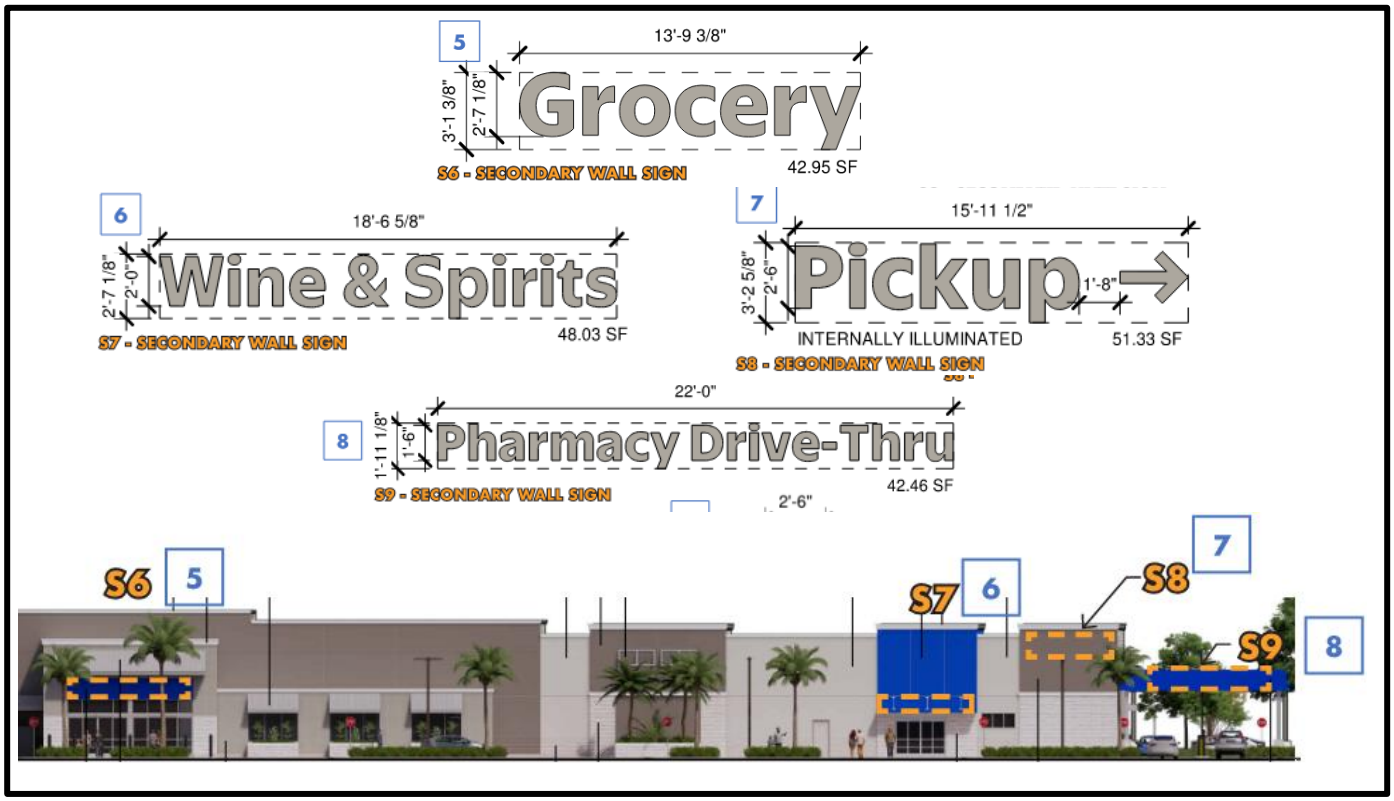


The remainder of this page is left intentionally blank.

The following table presents all 9 waivers being requested:

Sign Type	Code Requirement	Applicant Request	Deviation	Sign #	Waiver #
WALMART STORE					
EAST ELEVATION: Primary Wall Sign	WALMART Copy area – 90 SF max. with logo Sign Message – 1 name or message Number of Signs – 2 Max. Letter Height – 36"	284 SF 72"	+194 SF 36"	#1 #1	#1 #2
SECONDARY WALL SIGNS – EAST ELEVATION: Auto Care with Arrow (All signs on East Elevation) Wine & Spirits Pharmacy Drive-Thru (Canopy Directional Sign)	 Sign Faces – 1 name or Message Number of Signs – 2 Max. 80% of width of canopy Copy Area Max. 24 SF Copy Area – 3SF Letter Height – 8" Max.	 2 10 95% 48.03 SF 142.46SF 18"	 +1 +9 +15% +24.03 SF +39.46SF +10"	 #2 #2, 3, 4, 5, 6,7,8,9 #7 #7 #8	 #3 #4 #5 #6 #7 #8
EAST ELEVATION: Logo – "Spark"	Logo shall not exceed the total height of any sign on the building	10'-4"	+4'-10"	#1	#9
SOUTH ELEVATION: Auto Care (Canopy Sign)	Max. 80% of width of canopy Copy Area Max. 24 SF	90%	+10%	#9	#5 (Same as Wine & Spirit sign waiver noted above)

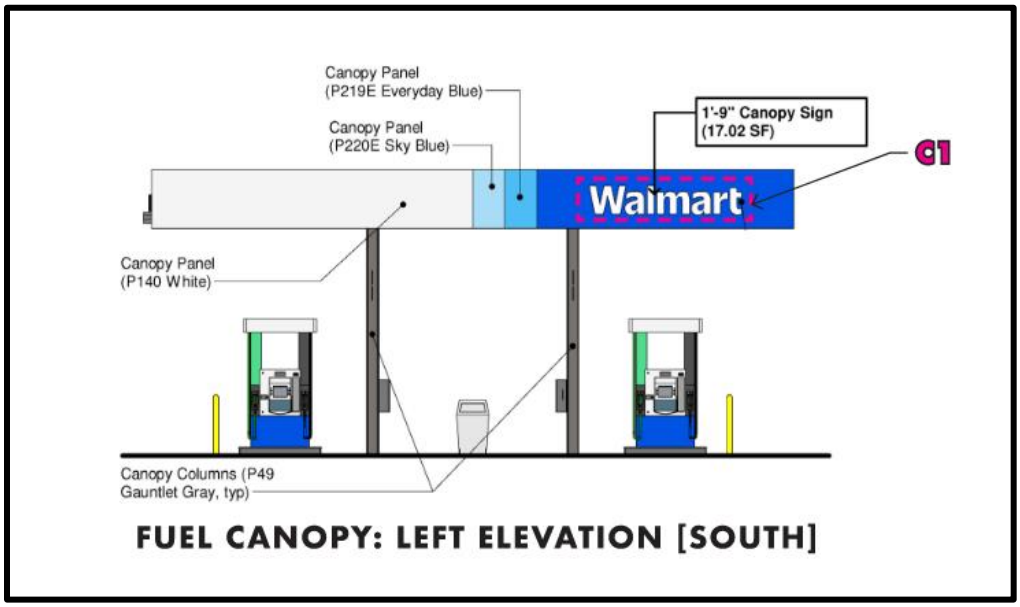
Proposed Principal Structure Wall Signs (Walmart Supercenter)


5
13'-9 3/8"
3'-1 3/8"
2'-7 1/8"
Grocery
42.95 SF
S6 - SECONDARY WALL SIGN
6
18'-6 5/8"
2'-7 1/8"
2'-0"
Wine & Spirits
48.03 SF
S7 - SECONDARY WALL SIGN
7
15'-11 1/2"
3'-2 5/8"
2'-6"
Pickup
1'-8"
INTERNALLY ILLUMINATED
51.33 SF
S8 - SECONDARY WALL SIGN
8
22'-0"
1'-11 1/8"
1'-6"
Pharmacy Drive-Thru
42.46 SF
S9 - SECONDARY WALL SIGN
2'-6"
S6
5
S7
6
S8
7
S9
8

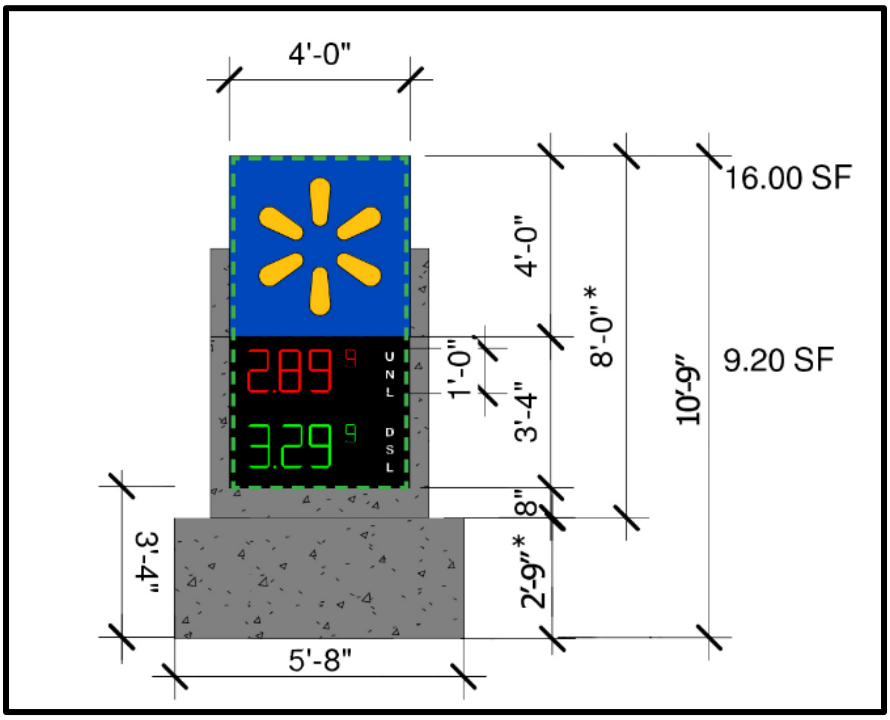
9
10'-1 3/8"
1'-6 3/4"
1'-6"
Auto Care
15.82 SF
S1 - SECONDARY WALL SIGN
10
2'-6"
2'-6"
1
2
3
Automotive
Automotive
Automotive
4.91 SF
S10, 11, 12 - SECONDARY WALL SIGN
10
S10 S11 S12
S1
9
WALMART: LEFT ELEVATION [SOUTH]

Proposed Principal Wall Signs (Walmart Convenience Store and Fueling Station)

Proposed Canopy Sign (Walmart Convenience Store and Fueling Station)



Proposed Ground Sign (Walmart Convenience Store and Fueling Station)



FINAL REMARKS

MSP-2025-01 will be heard by the City Council on April 7, 2026. The public hearing was advertised in compliance with the City's code. Based upon the facts and findings contained herein, **the Planning and Zoning and Engineering Departments** have no objections of the above referenced application.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

WALMART AT WESTLAKE
MASTER SIGN PLAN

Master Sign Plan Review (MSP-2025-01)

Justification Statement

Revised: February 17, 2026
Revised: February 27, 2026
Revised: March 11, 2026

Westlake is pleased to soon become home to a WALMART retail store. The proposed retail will contain a 188,779 square foot building to be located on 24.29 acres in the southern portion of Parcel G North, just south of the recently approved Lowes Home Improvement Store. In addition, Walmart will have a separate convenience store, of approximately 1,618 square feet with a 10 pump fueling station located across the site from the retail store on the east side of the parcel. The Walmart site plan is currently under review with the City. As such this Master Sign Plan application is being submitted for review, pursuant to code Section 113-8 of the City of Westlake's Land Development Regulations, Section 113-11, Permitted Signs.

The Walmart retail store proposes a number of wall signs on its east facade in order to provide the necessary identity and direction to patrons entering this large retail facility. The primary (front) elevation faces Seminole Pratt Whitney Road (SPW). The building itself is set back approximately 1,000 feet from SPW with limited visibility through the lush landscaping between SPW and the building facade. (Staff may recall when reviewing the Lowe's Home Center retail store to the north of this site, the same condition of separation to the SPW ROW from the front of the store existed).

This proposed Walmart retail store will contain several types of retail services within the building. As a matter of convenience and wayfinding most service will have a separate outdoor entrance defined, such as the outdoor garden center, pharmacy, home goods and clothing store, a fully stocked hot and cold grocery, liquor store and auto care center.

The accompanying master sign plan clearly indicates the types, locations and sizes of the wall signs proposed across the front (east) elevation of the building, as itemized below.

1) <u>Walmart & Logo (Spark)</u>

Pursuant to Chapter 113 of the City of Westlake Code (revised by Ordinance 2025-03), a "*Wall Sign for principal structure or building identification or principal tenant*" is proposed for the Primary wall sign of WALMART and it's trademark logo (also known as "SPARK") in the center of the building. This identification is considered to be 2 signs per code, and will consist of 284 SF of copy area, which is a deviation from the required 90 SF of an additional 194 SF.

As mentioned above, this site faces SPW at an approximate distance of 1,000 LF. Its entrance from the South is Town Center Parkway South (TCPS) and much further to the north, via Lowes parking lot, is Town Center Parkway North (TCPN). The internal central roadway will also provide access to the site. Given the distances involved from these main ROW's, the copy area of 90 SF by the code is insufficient in this case.

The primary WALMART sign letters will not exceed 6' in height, and the SPARK logo height covers 10'-4", again consisting of 284 SF of copy area. It should be noted that all signs including the Walmart trademarked logo will be individual internally illuminated channel letters. (NO BOX OR CABINET SIGNS). The Walmart sign letters do exceed the letter height maximum of 36".

Therefore, given the size of this retail center and the limitations of sight distance, the applicant respectfully requests a waiver from the requirement of 90 SF of copy area (waiver #1), and a waiver to the height of the sign letters, which will be a maximum of 6'. (waiver #2).

2) Outdoor/Auto Care (with directional arrow)

These signs are stacked and appear on the extreme southeast corner of the building, efficiently letting customers know the location of the Outdoor Garden Center and providing direction to the Auto Care Center around the corner on the south side of the building. This Auto Care Center sign on the east elevation is the only indication customer's will have as to the location of the auto care center from the front of the building. As such, the applicant is requesting a waiver from the requirement of 1 sign face to 2 sign messages (waiver #3). In addition, a waiver is requested to include this additional wall sign on the east elevation, and all of the signs as noted below (waiver #4). In addition, this is the only sign with 2 messages (as a stacked sign). This waiver has been added to the waiver table.

Continue to move from south to north along the east elevation,

3) Pharmacy

This sign identifies the outdoor entry door to the Pharmacy center. The applicant is requesting a waiver to include this additional wall sign on the east elevation.

4) Home & Fashion

This sign identifies the outdoor entry door to the Home & Fashion side of the retail store. The applicant is requesting a waiver to include this additional wall sign on the east elevation.

5) Grocery

This sign identifies the outdoor entry door to the Grocery center side of the retail store. The applicant is requesting a waiver to include this additional wall sign on the east elevation.

6) Wine & Spirits

This sign identifies the outdoor entry door to the retail Liquor store sales area. The applicant is requesting a waiver to include this additional wall sign on the east elevation.

A second waiver is requested for this sign as it exceeds the permitted copy area requirement of 80% of width of facade of the canopy (waiver # 5). A third waiver is requested for this sign as it exceeds the maximum square footage of the copy area (waiver #6).

7) Pickup (with directional arrow)
This sign is located on the extreme northeast corner of the building, efficiently letting customers know the location of the Pharmacy pick up drive-thru, located on the north side of the building. The applicant is requesting a waiver to include this additional wall sign on the east elevation.

8) Pharmacy Drive-Thru

The last sign on the east elevation is the Pharmacy Drive-thru identification located on the canopy over the pickup drive-thru lanes. The applicant is requesting a waiver to include this additional wall sign on the east elevation. In addition, This sign (S9) exceeds both copy area and letter height requirements of Code Sec. 113-11, as proposed it would require two (2) waivers. (Waivers #7 & #8).

9) Walmart Logo (Spark)
Pursuant to Chapter 113 of the City of Westlake Code (revised by Ordinance 2025-03), a "*Wall Sign for principal structure or building identification or principal tenant*" is proposed for the Primary wall sign of WALMART and it's trademark logo (also known as "SPARK") in the center of the building.

The Spark logo will exceed the height of every sign on the building, The applicant is requesting a waiver to allow this one logo of 10.4' on the building next to the WALMART on the sign face. (waiver #9).

10) Auto Care Canopy Sign (South Elevation)
A waiver is requested for this sign as it exceeds the permitted copy area requirement of 80% of width of facade of the canopy (waiver # 5, same waiver as Wine & Spirits sign).

11) Loading Bay ID Signs:
The applicant is requesting a number ID sign above each of the three (3) loading bay doors next to the Auto Care center on the south elevation. They will be numbered 1, 2 & 3. These numbers will 4.91 SF each.

Overall, the applicant is requesting 9 waivers. In summary, the total number of wall signs requested on the building is 10 wall signs. The code permits 2 wall signs per buildng, therefore, the waiver request is for an additional 8 wall signs. As previously mentioned, the additional wall signs are appropriate to provide wayfinding and enhance the customer's experience. All of the above waivers being requested are noted on the attached waiver table and are numbered consistently.

In addition, the master sign plan booklet provided with this submittal is also consistently numbered on the sign specification and building elevation sheets for your ease of reference. All of the proposed signs described herein will be internally illuminated channel letters.

Thank you again for your time and consideration.

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

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

APPLICATION FOR MASTER SIGNAGE PLAN

CITY COUNCIL MEETING DATE: _____

*The **City Council** meets on **the second Monday of the month at 6:30 p.m.**, in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.*

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. **Please complete all sections of this application. If not applicable, indicate with N/A.**
2. **Provide all required documents as requested in the Master Signage Plan Application. If not applicable, indicate with N/A.**
3. **The applicant must be present at scheduled City Council meeting.**

I. PROJECT DESCRIPTION AND APPLICANT INFORMATION

PROJECT NAME: MSP-2025-01 – Walmart Master Sign Plan

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Master Sign Plan review for Walmart Retail Store in Westlake

Estimated Project Cost: TBD

Property Control Number (PCN): A portion of 77-40-43-01-009-000-1010

Section/Township/Range: Section 77, Township 40, Range 43

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No. _____ E-mail Address: jfcarter@mintousa.com

Applicant/Agent (if other than owner, complete *Acknowledgement and Consent* section on page 2):

Name: Donaldson E. Hearing, Cotleur & Hearing

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

Phone No.: 561-747-6336 Fax No.: ____ E-mail Address: dhearing@cotleur-hearing.com

II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use **B) FUTURE LAND USE DESIGNATION** Downtown Mixed Use

C) EXISTING USE(S) Vacant (MSP 2025-03 has been submitted to the City for review)

D) PROPOSED USE(S) Master Sign Plan for 188,779 SF Walmart Retail Store

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	LOWE'S – Recently Approved	Downtown Mixed Use	Mixed Use
SOUTH	James Business Park - Constructed	Downtown Mixed Use	Mixed Use
EAST	Parcel L - Minto PBLH Sales Office/Vacant	Downtown Mixed Use	Town Center
WEST	Vacant	Residential 2	Residential 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Cotleur & Hearing, Donaldson E. 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.

John F. Carter	Donaldson E. Hearing
Owner's Name (please print)	Applicant/Agent's Name (please print)
Owner's Signature	Applicant/Agent's Signature
11/25/25	December 1, 2024
Date	Date

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit**. Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge 11/25/25 **Date**

Cotleur & Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE

WESTLAKE™

WALMART

MASTER SIGNAGE PROGRAM

MARCH 2026

Cotleur & Hearing
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561-747-6336
www.cotleurhearing.com

SIGNAGE PROGRAM INDEX

3 SIGN LOCATION MAP

4 PRIMARY WALL SIGN: WALMART

5 SECONDARY WALL SIGN: WALMART

6 EXTERIOR ELEVATION SIGN LOCATIONS - WALMART

7 EXTERIOR ELEVATION SIGN LOCATIONS - CONVENIENCE STORE

8 CONVENIENCE STORE GROUND SIGN

9 LOGO WALL SIGN: WALMART & CONVENIENCE STORE

10 FUEL CANOPY SIGN: CONVENIENCE STORE

11 WAIVER TABLE

NOTE: All signs are individual internally illuminated letters. No sign cabinets.

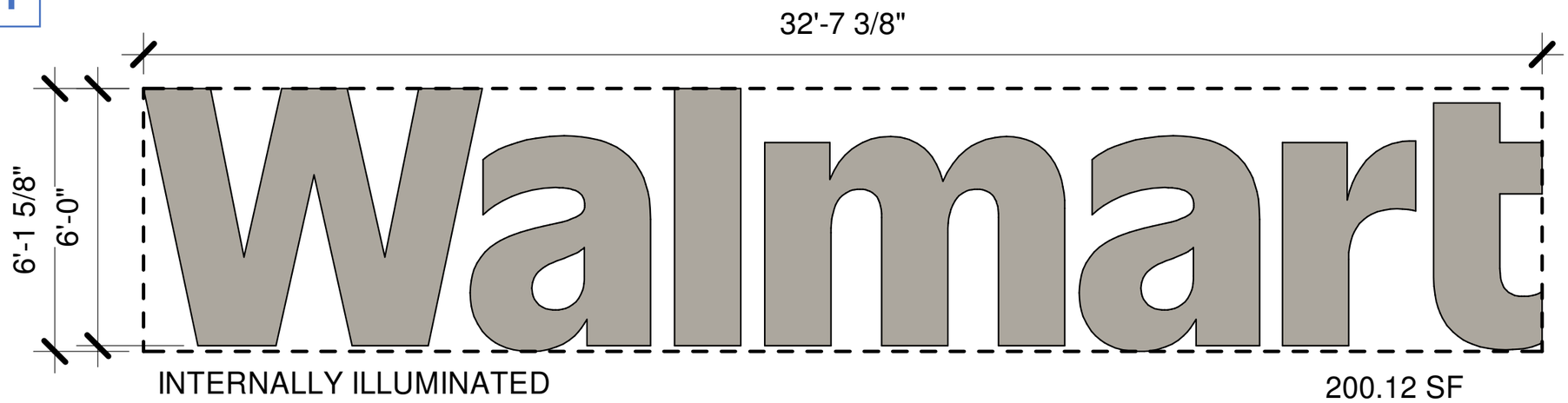
SIGN LOCATION MAP

WESTLAKE™

SIGN LOCATION MAP

- **PRIMARY WALL SIGN**
- **SECONDARY WALL SIGN**
- **CONVENIENCE STORE GROUND SIGN**
- **LOGO WALL SIGN**
- **FUEL CANOPY SIGN**

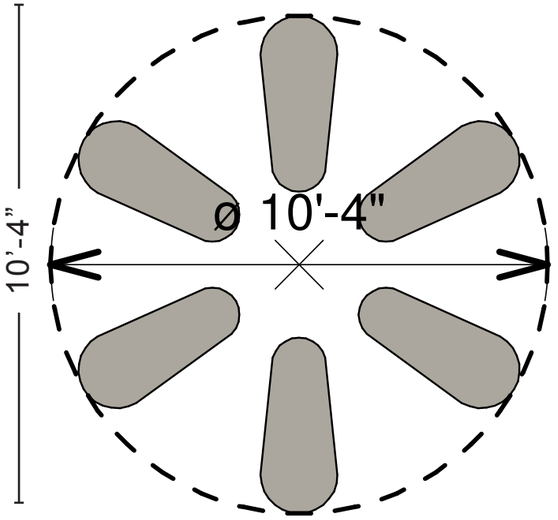
1



INTERNALLY ILLUMINATED

200.12 SF

P1 - PRIMARY WALL SIGN



INTERNALLY ILLUMINATED

83.88 SF

L3 - LOGO WALL SIGN

SECONDARY WALL SIGN: WALMART

WESTLAKE™

2

24.96 SF

S2 - SECONDARY WALL SIGN

19.98 SF

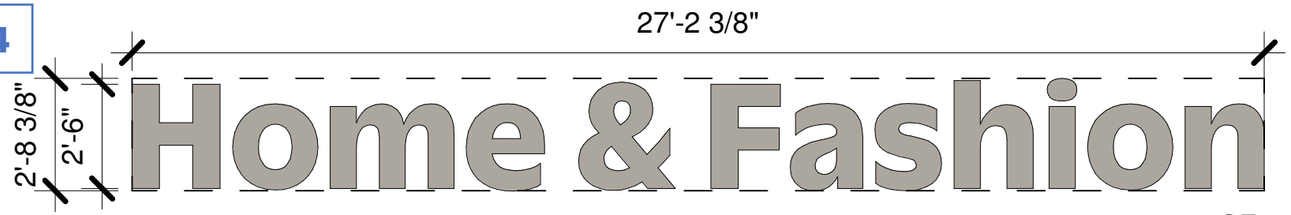
S3 - SECONDARY WALL SIGN

3

19.94 SF

S4 - SECONDARY WALL SIGN

4



73.42 SF

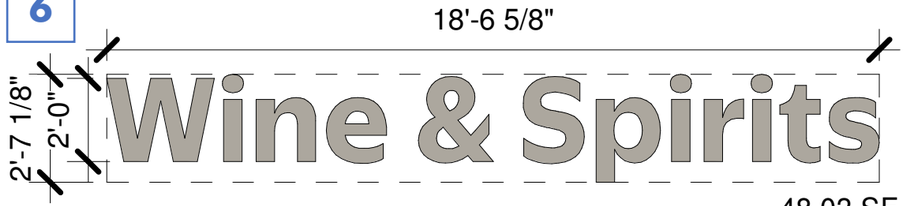
S5 - SECONDARY WALL SIGN

5

42.95 SF

S6 - SECONDARY WALL SIGN

6



48.03 SF

S7 - SECONDARY WALL SIGN

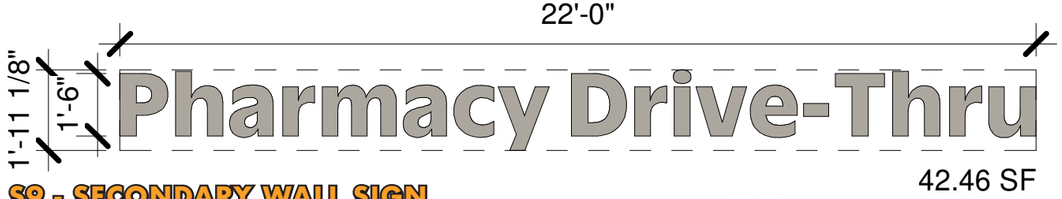
7

INTERNALLY ILLUMINATED

51.33 SF

S8 - SECONDARY WALL SIGN

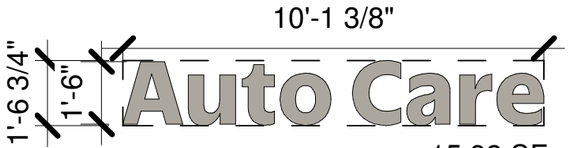
8



42.46 SF

S9 - SECONDARY WALL SIGN

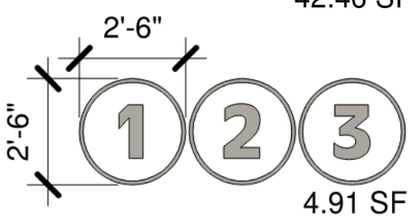
9



15.82 SF

S1 - SECONDARY WALL SIGN

10



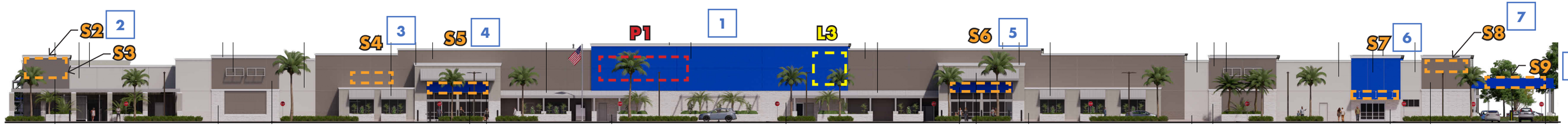
4.91 SF

S10, 11, 12 - SECONDARY WALL SIGN

Automotive Numeral 1	1	N/A	Black	2'-6"	4.91	SF	4.91	SF
Automotive Numeral 2	1	N/A	Black	2'-6"	4.91	SF	4.91	SF
Automotive Numeral 3	1	N/A	Black	2'-6"	4.91	SF	4.91	SF

EXTERIOR ELEVATION SIGN LOCATIONS: WALMART

WESTLAKE™



WALMART: FRONT ELEVATION [EAST]

WALMART: LEFT ELEVATION [SOUTH]

MATERIALS & COLORS

Paint P134 Light Gray	Paint P135 Medium Gray	Paint P218 True Blue	PF27 Pre-Finished Metal True Blue	PF28 Pre-Finished Dark Gray	Paint P49 Dark Gray	Brick Veneer Chalk Dust by ACME	Hardie Plank - Smooth Mirror Gray

PRIMARY WALL SIGN

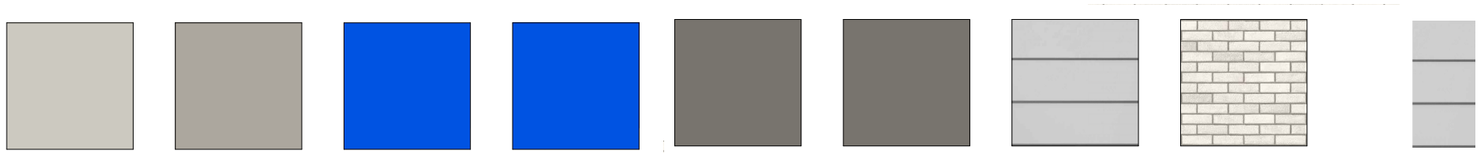
SECONDARY WALL SIGN

LOGO WALL SIGN

EXTERIOR ELEVATION SIGN LOCATIONS: CONVENIENCE STORE

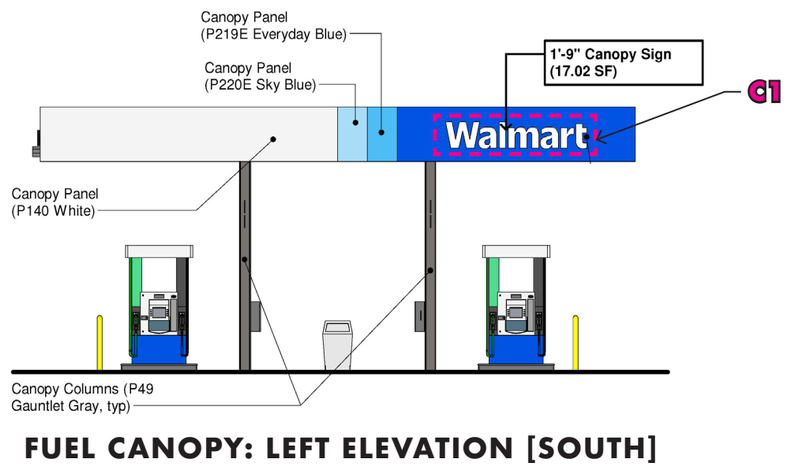
WESTLAKE™

MATERIALS & COLORS



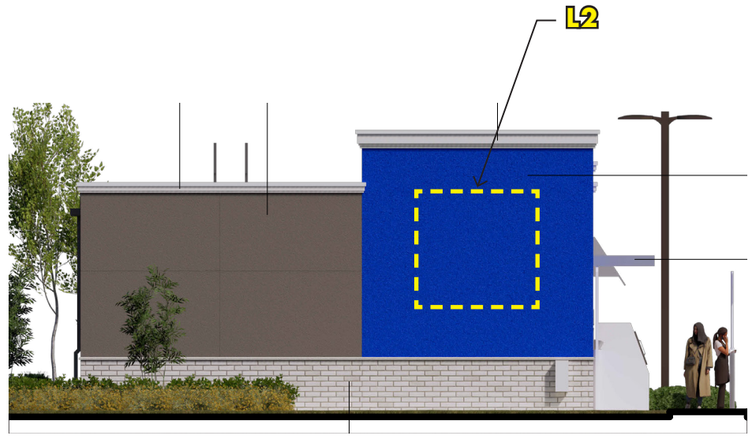
LOGO WALL SIGN

FUEL CANOPY SIGN



FUEL CANOPY: LEFT ELEVATION [SOUTH]

CONVENIENCE STORE: FRONT ELEVATION [EAST]



CONVENIENCE STORE: LEFT ELEVATION [SOUTH]

CONVENIENCE STORE GROUND SIGN

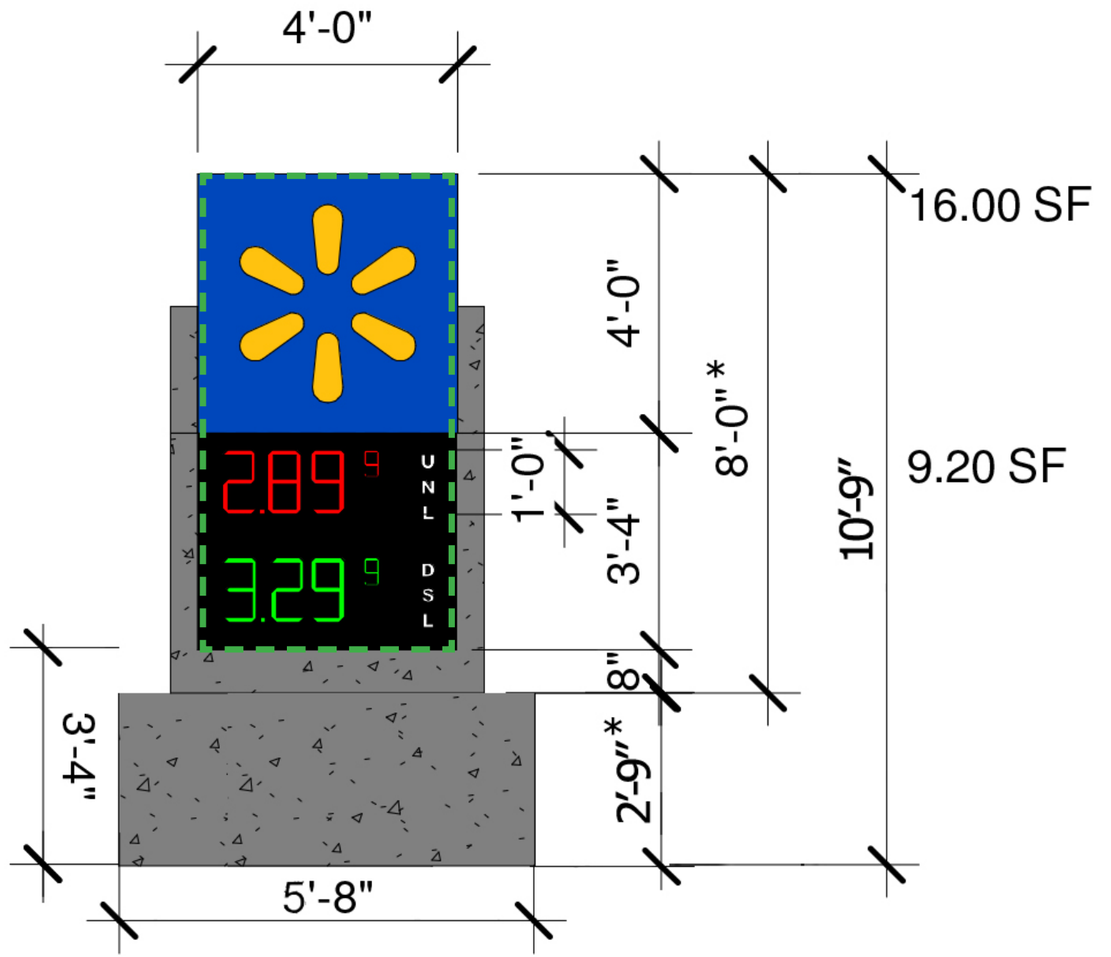
WESTLAKE™

MATERIALS & COLORS

Paint
P218 True Blue

Paint
P49 Dark Gray

FUEL STATION GROUND SIGN

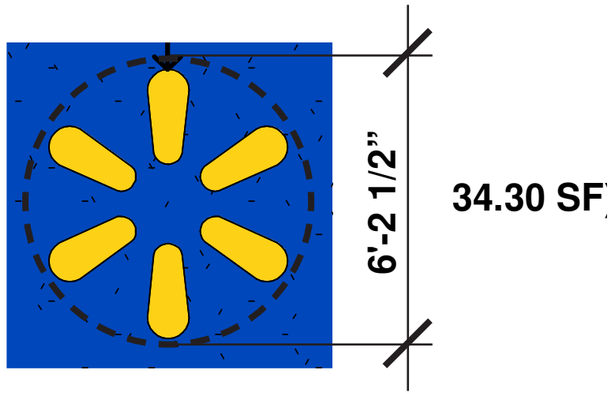


Total Sign Area: 28 SF

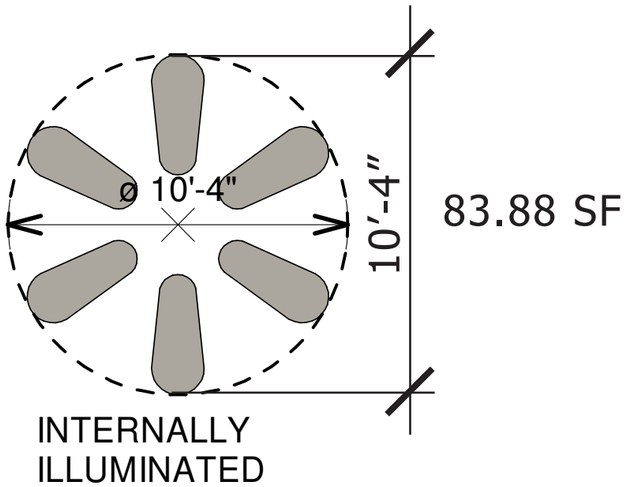
NOTE: Base is 30% of sign height.

LOGO WALL SIGN: WALMART CONVENIENCE STORE

WESTLAKE™



L1, L2: LOGO WALL SIGN



L3: LOGO WALL SIGN

3’-8” Canopy Sign
(17.02 SF)

11

C1: FUEL CANOPY SIGN

NOTE: Individual channel letters

Sign Type	Code Requirement	Applicant Request	Deviation	Sign #	Waiver #
WALMART STORE					
EAST ELEVATION: **Primary Wall Sign**	**WALMART** **Copy area – 90 SF max. with logo** **Sign Message – 1 name or message** **Number of Signs – 2** **Max. Letter Height – 36”**	**284 SF** **72”**	**+194 SF** **36”**	**#1** **#1**	**#1** **#2**
SECONDARY WALL SIGNS – EAST ELEVATION:					
Auto Care with Arrow	**Sign Faces – 1 name or Message**	**2**	**+1**	**#2**	**#3**
(All signs on East Elevation)	**Number of Signs – 2**	**10**	**+9**	**#2, 3, 4, 5, 6,7,8,9**	**#4**
Wine & Spirits	**Max. 80% of width of canopy** **Copy Area Max. 24 SF**	**95%** **48.03 SF**	**+15%** **+24.03 SF**	**#7** **#7**	**#5** **#6**
Pharmacy Drive-Thru (Canopy Directional Sign)	**Copy Area – 3SF** **Letter Height – 8” Max.**	**142.46SF** **18”**	**+39.46SF** **+10”**	**#8**	**#7** **#8**
EAST ELEVATION: **Logo – “Spark”**	**Logo shall not exceed the total height of any sign on the building**	**10’-4”**	**+4’-10”**	**#1**	**#9**
SOUTH ELEVATION: **Auto Care** **(Canopy Sign)**	**Max. 80% of width of canopy** **Copy Area Max. 24 SF**	**90%**	**+10%**	**#9**	**#5 (Same as Wine & Spirit sign waiver noted abo**

File Attachments for Item:

D. MSP-2026-02: The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	**Submitted By:** Planning and Zoning	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**MSP-2026-02:** The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.		
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve with Conditions** – MSP-2026-02 – Master Sign Plan Review for Residential Development known as Cresswind Palm Beach.		
SUMMARY *and/or* JUSTIFICATION:	The applicant, Urban Design Studio on behalf of KH Westlake, LLC, is requesting a retroactive approval of a Master Sign Plan for the Cresswind Palm Beach residential development. The Master Sign Plan includes the following two (2) signs: (1) previously approved and built alternative pod entry monument sign (DS-AMEND-2018-01, approved in 2019) located at Town Center main entrance; and, (2) pod entry monument sign located at the entrance along Persimmon Boulevard East (already built). The second sign is an entrance monument sign that was permitted with conditions. However, it was not built in compliance with the approved plans or the required design consistency standards. The applicant is requesting a retroactive Master Sign Plan approval to address the dimensional and design deviations associated with this built sign. The monument sign includes approximately 44 square feet of copy area, which is below the maximum 60 square feet permitted under Chapter 113 of the City of Westlake Code of Ordinances. The application includes three (3) waivers from the City's sign code related to monument base height, sign width, and sign area. Please note the already built sign has currently a stop work order.		

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Master Sign Plan			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***		
FISCAL IMPACT *(if any):*		$

City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 4/7/2026

PETITION DESCRIPTION

PETITION NUMBER:	MSP-2026-02 *Master Sign Plan for Cresswind Palm Beach*
OWNER:	KH Westlake, LLC
APPLICANT:	Urban Design Studio, Inc.
ADDRESS:	N/A
PCN:	77-40-43-12-13-019-0000 & 77-40-43-01-14-016-0000

REQUEST

The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.

SUMMARY

The applicant, Urban Design Studio on behalf of KH Westlake, LLC, is requesting a retroactive approval of a Master Sign Plan for the Cresswind Palm Beach residential development. The Master Sign Plan includes the following two (2) signs: (1) previously approved and built alternative pod entry monument sign (DS-AMEND-2018-01, approved in 2019) located at Town Center main entrance; and, (2) pod entry monument sign located at the entrance along Persimmon Boulevard East (already built).

The second sign is an entrance monument sign that was permitted with conditions. However, it was not built in compliance with the approved plans or the required design consistency standards. The applicant is requesting a retroactive Master Sign Plan approval to address the dimensional and design deviations associated with this built sign. The monument sign includes approximately 44 square feet of copy area, which is below the maximum 60 square feet permitted under Chapter 113 of the City of Westlake Code of Ordinances.

The application includes three (3) waivers from the City's sign code related to monument base height, sign width, and sign area. Please note the already built sign has currently a stop work order (see attached).

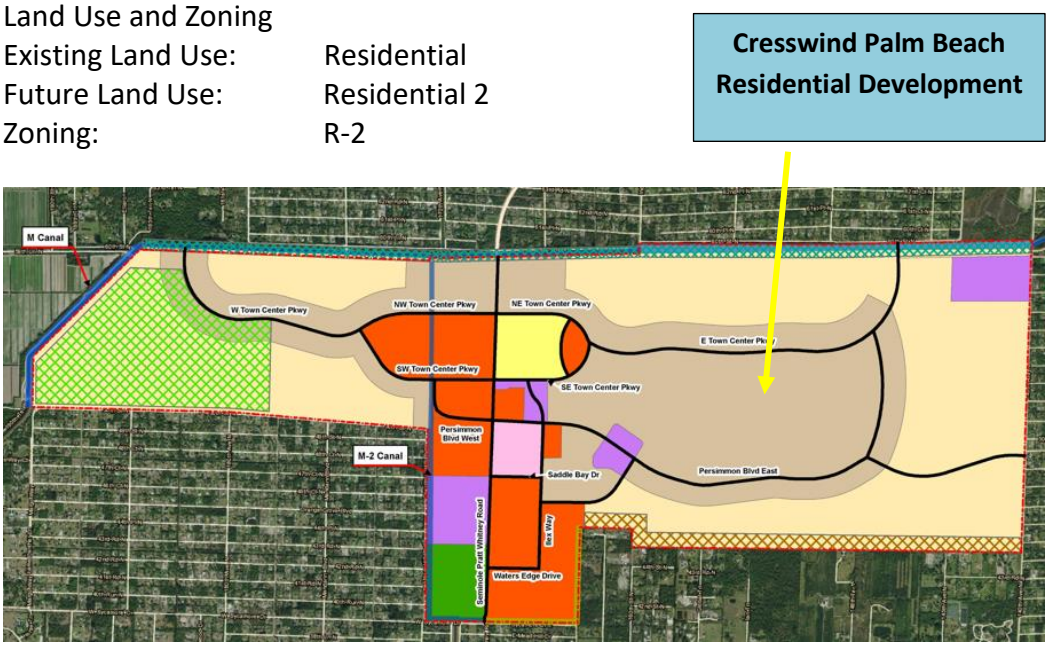
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** recommend the following conditions of approval:

1. The subject sign shall be revised to include materials and colors similar to the sign located at the main entry (Town Center Pkwy).
2. Except as modified by the approved waivers, the monument sign shall comply with all applicable provisions of Chapter 113 of the City of Westlake Code of Ordinances.
3. Any sign illumination shall comply with Section 113-15 of the City sign code.
4. The sign and landscaping shall be maintained in good condition.

PETITION FACTS

a. Total Gross Site Area: 195.14 acres
b. Building Data: 800 Single Family Homes
c. Land Use and Zoning
   Existing Land Use: Residential
   Future Land Use: Residential 2
   Zoning: R-2



BACKGROUND

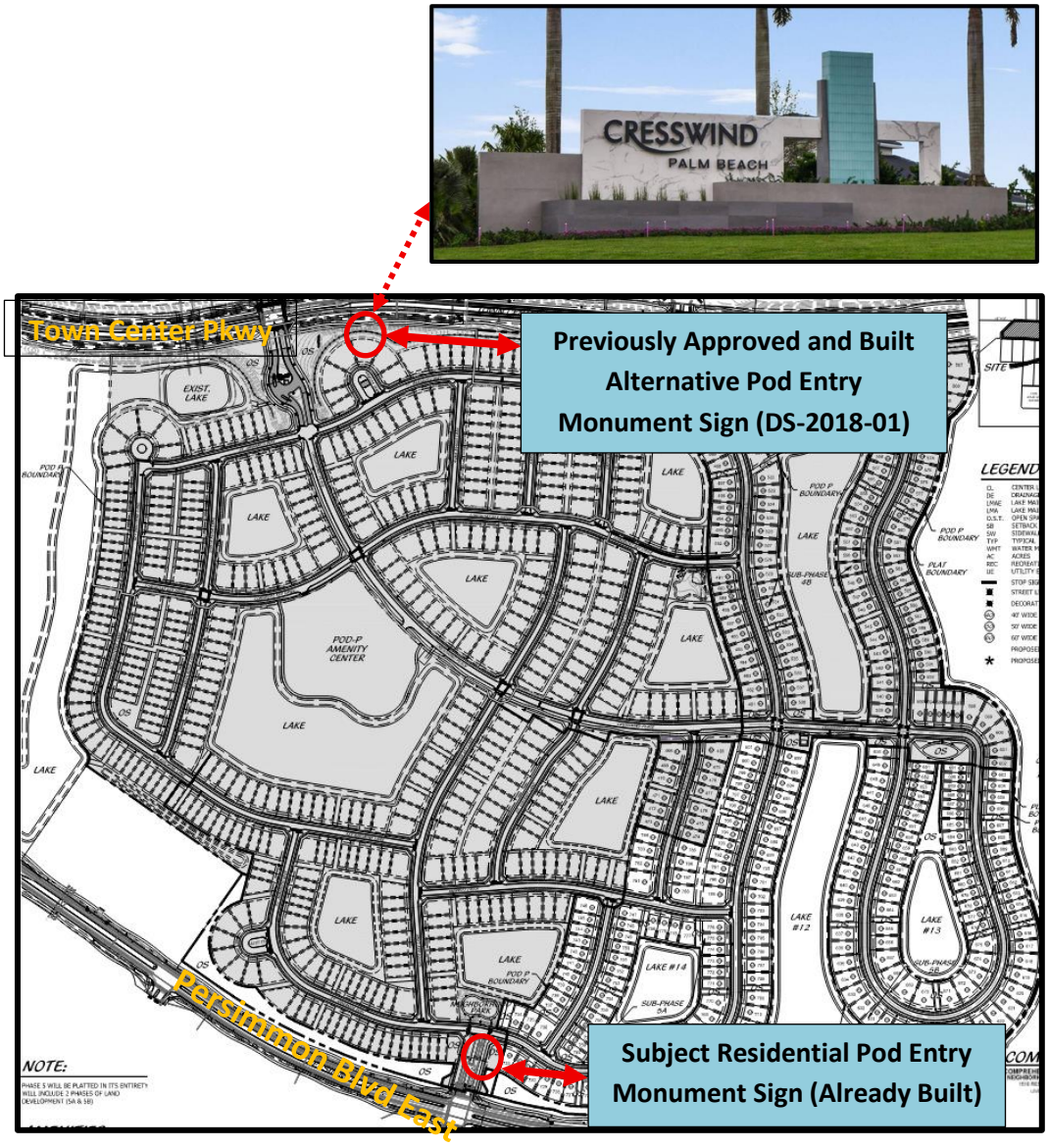
The subject property has Residential-2 (R-2) land use designations and corresponding R-2 zoning classifications. Cresswind Palm Beach was developed in five (5) sequential phases as shown in the below table.

Phase	Number of 40 feet wide lots	Number of 50 feet wide lots	Number of 60 feet wide lots	Total
Phase 1	35	66	45	146
Phase 2	50	74	28	152
Phase 3	60	81	27	168
Phase 4	8	81	46	135
Phase 5	18	115	86	199

- On November 13, 2017, Cresswind Palm Beach received approval for the Master Plan include Phase 1 and 2.
- On July 19, 2018, Cresswind Palm Beach received approval for the Alternative Pod Entry Monument Sign (DS-AMEND-2018-01) to include the Pod Entry Monument Sign in Town Center Pkwy.
- On May 10, 2021, the City Council approved Plat Phase 3 for the Cresswind Palm Beach Development.
- On February 15, 2022, the City Council approved the Plat Phase 4 for the Cresswind Palm Beach Development.

- On February 9, 2022, the City Council approved the Plat Phase 5 for the Cresswind Palm Beach Development.

Cresswind Palm Beach Site Plan



STAFF ANALYSIS

The applicant (Urban Design Studio, Inc.) is requesting approval of a Master Sign Plan (MSP-2026-02) for the Cresswind Palm Beach residential community located south of Town Center Parkway, east of Parcel M (Sky Cove), south of Persimmon Boulevard East, and west of Pod S (Orchards).

The secondary rear entrance monument sign was previously approved under a building permit and according to the city code; however, the sign as constructed did not fully comply with the approved plans or the condition of approval requiring the sign to be consistent in design and materials with other monument signs within the City. As a result, the applicant is requesting approval of a Master Sign Plan Amendment to address the dimensional and design deviations associated with the monument sign. The proposed monument sign contains approximately 44 square feet of sign copy area, which is below the maximum 60 square feet permitted for Residential Pod Entry Monument signs under Chapter 113 of the City of Westlake Sign Code.

The request is to permit a secondary rear community entry monument sign located within the landscaped median of the secondary entrance along Persimmon Boulevard East. The proposed monument sign is intended to complement the architectural character and design of the previously approved and constructed Cresswind Palm Beach main entry monument signage.

Pursuant to Section 113-8, Master Sign Plan, of Chapter 113 (Sign Regulations) of the City of Westlake Code: *The city council, at the time of development order or site plan approval or amendment, may waive one (1) or more of the requirements of this chapter as part of a master sign plan.*

The applicant is requesting approval of the following three (3) waivers from the standard requirements for Residential Pod Entry Monument signs:

Waiver 1 – Monument Base Height: To allow a monument base height of eight (8) feet.

Chapter 113, Figure 113-11-3 establishes a maximum base height of seven (7) feet for Residential Pod Entry Monument signs. The applicant is requesting approval of a monument base height of eight (8) feet, resulting in a one-foot deviation from the standard requirement.

Staff Finding: Staff finds that the additional height is integrated into the architectural composition of the entry monument and is consistent with the scale and character of the previously approved Cresswind Palm Beach entry signage.

Waiver 2 – Totem Element Width: To allow a deviation from the standard Residential Pod Entry Monument design shown in Figure 113-11-3.

Chapter 113, Figure 113-11-3 establishes a maximum totem width of two feet ten inches (2’-10”) for Residential Pod Entry Monument signs. The applicant is requesting approval of a three-foot (3’-0”) totem width, resulting in a two-inch deviation from the code requirement.

Staff Finding: Staff finds that this minor increase in width does not significantly alter the overall scale of the sign and remains visually compatible with the existing monument signage within the community.

Waiver 3 – Alternative Monument Design: To allow deviation for the design of Residential Pod Entry Monument Sign per Figure 113-11-3.

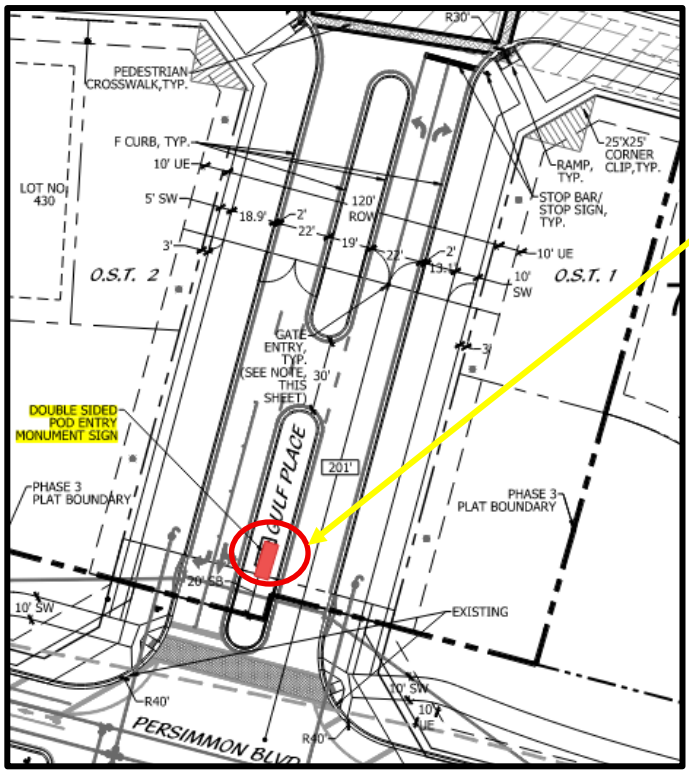
Chapter 113, Figure 113-11-3 provides a typical freestanding design standard for Residential Pod Entry Monument signs. The proposed monument sign incorporates the signage into a larger architectural entry feature consisting of masonry walls, decorative materials, and integrated architectural elements. The applicant is therefore requesting a waiver to allow an alternative monument design integrated into the entry wall, rather than the standard freestanding monument configuration.

Staff Finding: Staff finds that the integrated design maintains the architectural character of the Cresswind Palm Beach development and supports a cohesive and coordinated community entry feature.

Waiver Table

Waiver Request No.	Sign Type	Code Requirement	Applicant Proposal	Deviation
1	Residential Pod Entry Monument	Maximum base height: 7 feet per Fig. 113-11-3 of the City of Westlake Sign Code	Monument base height of 8 feet	Required 7 ft, Proposed 8 ft, Deviation +1 ft
2	Residential Pod Entry Monument	Maximum totem width: 2'-10" per Fig. 113-11-3 of the City of Westlake Sign Code	Totem width of 3 feet.	Required 2'-10", Proposed 3'-0", Deviation +2"
3	Residential Pod Entry Monument	Standard freestanding Residential Pod monument per Fig. 113-11-3	Architecturally integrated monument incorporated into masonry entry wall consistent with approved Cresswind entry feature	Deviating from freestanding residential monument per Fig.113-11-3.

Retroactive Subject Sign Location



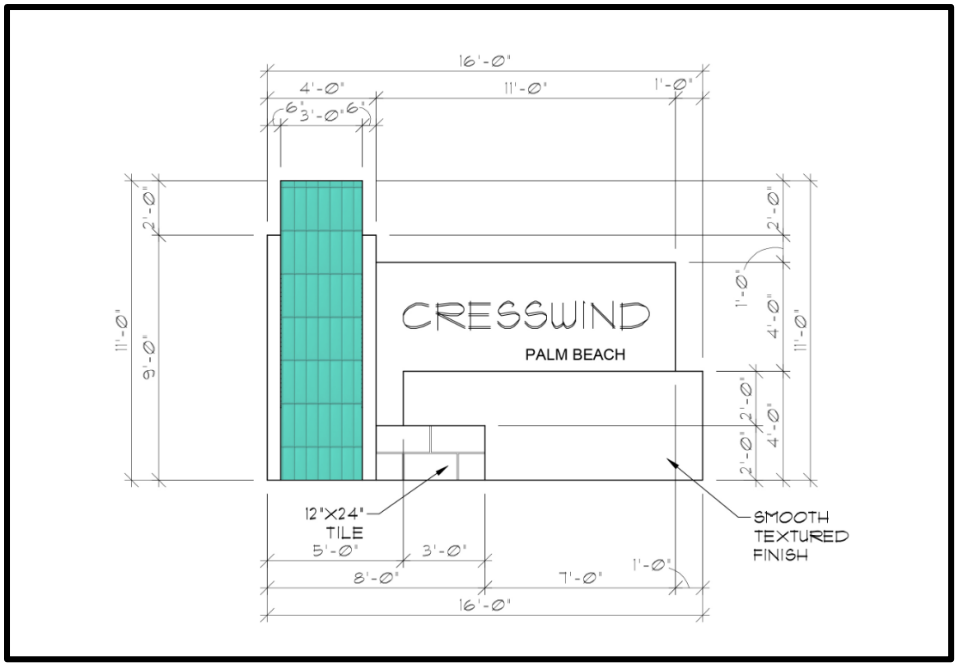
Subject Residential Pod Entry Monument Sign (Already Built)

Per Chapter 113, Section 113-11, pod entry monument signs are permitted within residential developments. All such signs must comply with Figure 113-11-3, which establishes the required dimensions and architectural features.

Required Residential Pod Entry Monument Sign

The applicant has already constructed a monument sign located on Persimmon Boulevard East. The sign consists of white stucco, black 12” x 24” tile, and a totem feature finished with blue tile.

Proposed Residential Pod Entry Monument Sign



Residential Pod Entry Monument Sign (under construction secondary rear entrance)

FINAL REMARKS

MSP-2026-02 will be heard by the City Council on April 7th, 2026. The public hearing was advertised in compliance with the City's code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have conditions of approval listed in the first page.

CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	3/13/2026
APPLICATION NUMBER:	MSP-2026-02 (PL202600011)
DESCRIPTION:	Cresswind Palm Beach – Rear Entrance Monument
APPLICANT:	Urban Design Studio
OWNER:	KH Westlake LLC
REQUEST:	Master Signage Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	**RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 03-05-2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

1. 1) Cresswind Master Sign Plan Application.pdf, dated 03/05/26
2. 2) Cresswind Master Sign Plan Permit Fee Authorization.pdf, dated 03/06/26
3. 3) Cresswind MSP Justification.pdf, dated 03/05/26
4. 4) Cresswind Rear Entry Monument Sign Plans.pdf, dated 03/05/26

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Permit No:
PRSG202500467

SIGN

Westlake, FL

Job Address	4865 Gulf Place	**ISSUED**
Owner KH Westlake LLC 1st Street Suite 105, Delray Beach, FL 33444		
Applicant SHARLENE THEROFF 2740 SW MARTIN BLVD, #384 PALM CITY, FL 34990 (772) 232-5800		
Contractor Ron's Restoration and Services DBA Ron's Underground Utilities and Services 2740 SW Martin Downs Blvd #384 Palm City, FL 34990		
Legal Description of Property PB 132 PG 120	**Description of Work** CRESSWINDS - Building a rear monument sign for rear of property.	**Date Issued** **06-17-2025**

Parcel #	Type of Construction	Zoning	# Of Units	Stories
77-41-43-07-00-000-1020	New			

Zoning Conditions:	**Proposed monument sign shall match the colors with other monument signs including letters.**

Permit #	PRSG202500467	**Permit Fee**	$2.00	**Permit Types**	Sign

Building Components:

Quantity	Units	Description	Unit Cost	Subtotal Cost
1	# Units	Sign - Freestanding - Non-Billboard	$0.00	$50,000.00

Total Value of Work:	$50,000.00

Permit in force for period of 180 days from above date. Provided, however, the above named party complies with all of the regulations as set out in the Building and Zoning Ordinances as are now in effect or that may be enacted during the time this permit is in effect.
This permit covers only the building specified. Any other building must have a seperate permit.
Any violations of Ordinances and Building Codes if not corrected will automatically cancel this permit.

Inspections are completed Monday - Friday, 7:30 AM to 4 PM.
Inspection should be scheduled through our CityView Portal. https://cityviewportal.westlakegov.com/
Inspection requests must be submitted before 2PM for the next business day.

NOTICE OF COMMENCEMENT (F.S. 713.135)

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as Water Management Districts, State agencies or Federal agencies.

This Permit Placard must be displayed.
The Building Department reserves the right to add inspections not listed.

Permit Number: PRSG202500467-SG1

Location: 4865 Gulf Place

INSPECTION RECORD SCHEDULE

INSPECTION	SIGNATURE	BN #	DATE	COMMENTS
Footer				
Framing				
Sign Attachment				
Stucco Scratch				
Stucco Final				
Sign Final				

CITY OF WESTLAKE
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
(561) 530-5880
www.westlakegov.com

10-9-2025

Certified Mail Return Receipt #7020 3160 0000 0805 6431

Radoslav Temelkoski
c/o Ron's Restoration & Services LLC
1239 SW Dyer Point Road
Palm City, Florida 34990

Sharlene Theroff
2740 SW Martin Downs Blvd. Unit 384
Palm City, Florida 34990

RE: *Florida Building Code-Section 115- STOP WORK ORDER*
Cresswind Monument sign installation. Permit #PRSG202500467-4865 Gulf Place, Florida 33470

To Whom It May Concern,

Please be advised that the permit for proposed sign installation, located at: 4865 Gulf Place Westlake Florida 33470, that is being installed, is placed on hold, effective immediately.

The installation does not match the approved plans submitted and approved by Zoning and Building.

*Pursuant to the City of Westlake General Ordinances Sections 113-2, 113-5, 113-7, 113-8, 113-9, and Florida Building Code Section 105.6, and **115.2 STOP WORK ORDER**-you are hereby ordered to immediately cease and desist all sign installation operations until further notice.*

The sign shall be restored and installed to the original approved design per plan or removed in its entirety.

Please provide a return response to the Westlake Building Department, no later than 10 days from the date of receiving this letter.

If there are any questions, comments or concerns, please do not hesitate to contact me at your earliest convenience.

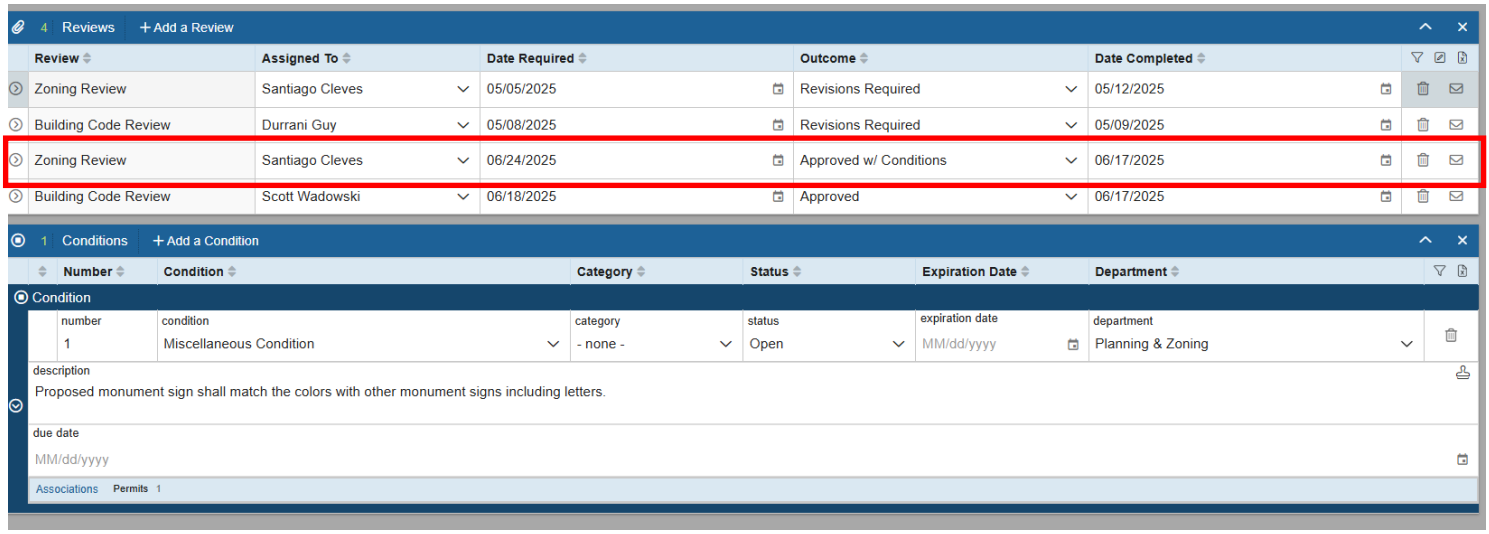
Thank you and best regards,

S. Wadowski

Scott Wadowski- Building Official-BU-2172
swadowski@usanova.com
561-530-5880 Ext201

CC:
Zoie Burgess- City Manager
Santiago Cleves- Planning and Zoning
Lea Ann Robinson- Cresswind Palm Beach HOA c/o Lang Management

Please see below Approval with Conditions on Ciyview Portal



4 Reviews + Add a Review

Review	Assigned To	Date Required	Outcome	Date Completed
Zoning Review	Santiago Cleves	05/05/2025	Revisions Required	05/12/2025
Building Code Review	Durrani Guy	05/08/2025	Revisions Required	05/09/2025
Zoning Review	Santiago Cleves	06/24/2025	Approved w/ Conditions	06/17/2025
Building Code Review	Scott Wadowski	06/18/2025	Approved	06/17/2025

1 Conditions + Add a Condition

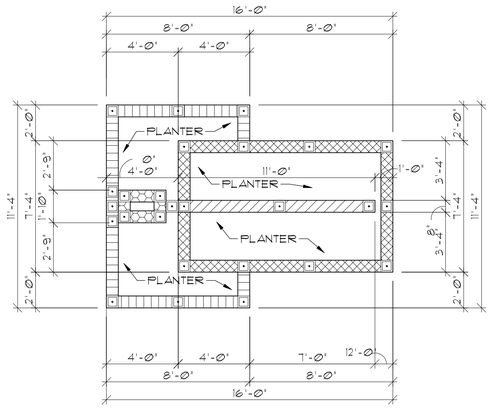
Number	Condition	Category	Status	Expiration Date	Department
1	Miscellaneous Condition	- none -	Open	MM/dd/yyyy	Planning & Zoning

Condition

description: Proposed monument sign shall match the colors with other monument signs including letters.

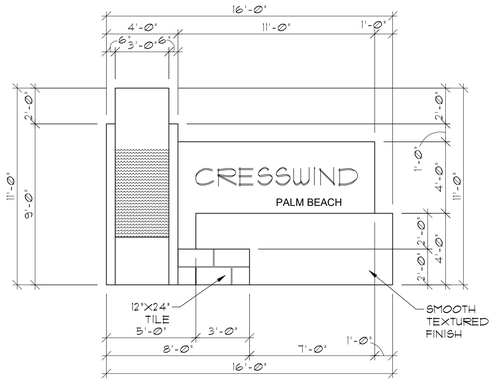
due date: MM/dd/yyyy

Associations Permits 1

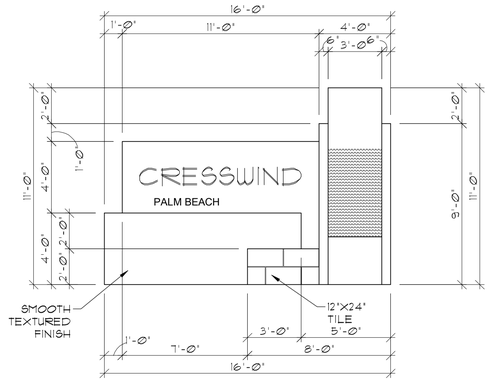


FLOOR PLAN

SCALE: 1/4 = 1'-0"



FRONT ELEVATION



REAR ELEVATION

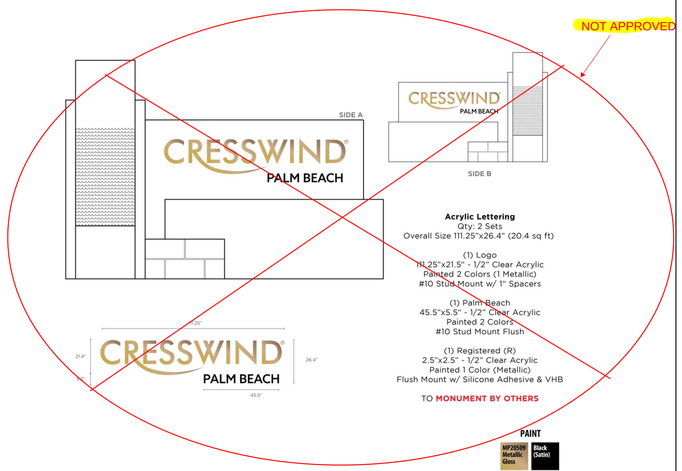
City of Westlake
Planning and Zoning Department

APPROVED

By: Santiago Cleves
06/17/2025

COLOR SHALL MATCH THE OTHER MONUMNET SIGN IN THE CITY

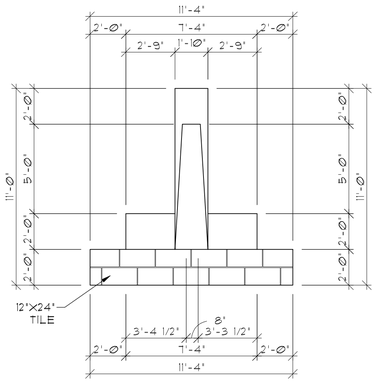
NOT APPROVED



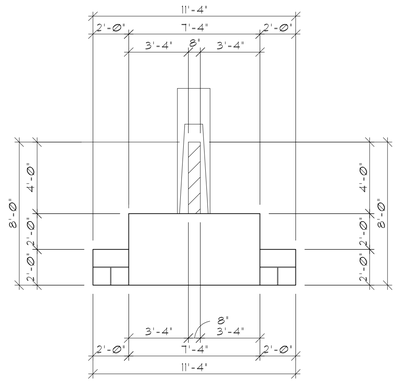
wo.400338 v.06.12.25 Kolter Homes - Treasure Coast - Cresswind Palm Beach Monument Lettering

ONSIGHT C. SILVEIRA C. DEMING

This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P:407.830.8881 F:407.830.5569 onsightindustries.com



LEFT ELEVATION



RIGHT ELEVATION

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX:407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

KOLTER HOMES
CREATING BETTER COMMUNITIES
701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY MONUMENT SIGN

PROJECT#: KH200.000/25027

PAGE:

PLAN & ELEVATIONS

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

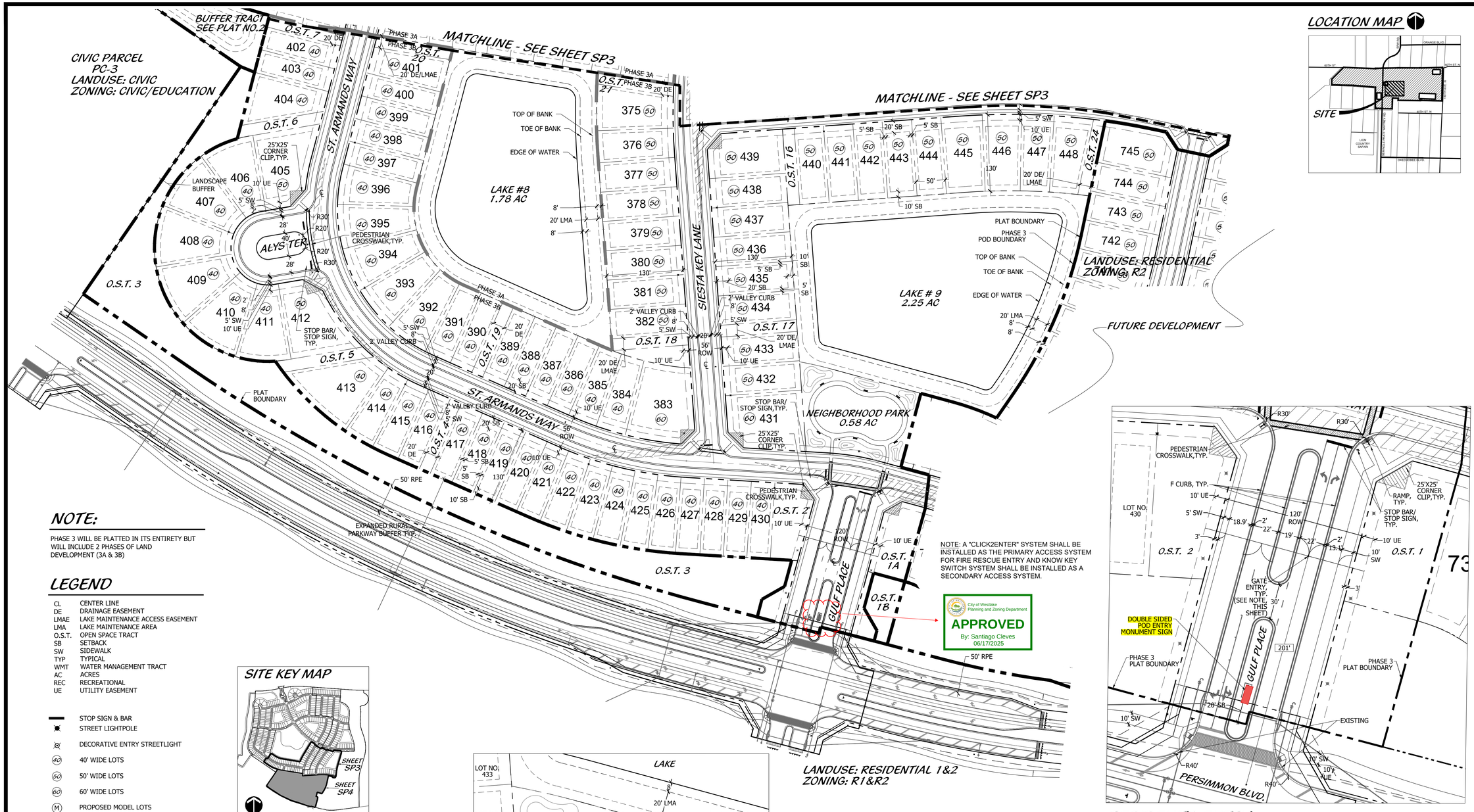
ROLAND A. ABOUCHACRA
AR NO 93723

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:23-04'00'

DATE: 6/16/25

SCALE: AS NOTED

SHEET
A1



LOCATION MAP

NOTE:

PHASE 3 WILL BE PLATTED IN ITS ENTIRETY BUT WILL INCLUDE 2 PHASES OF LAND DEVELOPMENT (3A & 3B)

LEGEND

CL	CENTER LINE
DE	DRAINAGE EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LMA	LAKE MAINTENANCE AREA
O.S.T.	OPEN SPACE TRACT
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
WMT	WATER MANAGEMENT TRACT
AC	ACRES
REC	RECREATIONAL
UE	UTILITY EASEMENT

- STOP SIGN & BAR
- STREET LIGHTPOLE
- DECORATIVE ENTRY STREETLIGHT
- (40) 40' WIDE LOTS
- (50) 50' WIDE LOTS
- (60) 60' WIDE LOTS
- (M) PROPOSED MODEL LOTS

SITE KEY MAP

PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY (PER ORDINANCE 2018-5)

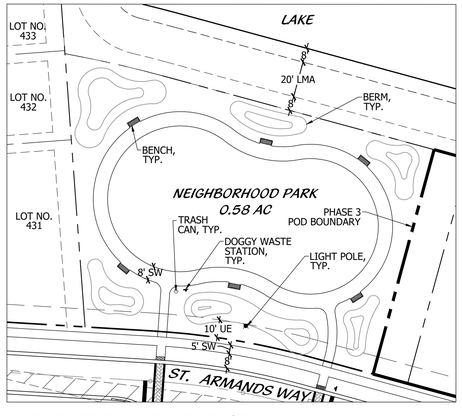
	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS			
		SIZE	WIDTH	DEPTH	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	POD P	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10'	10' BUILDING 5' ACCESORY
PROVIDED	POD P	40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5'	10'	10' BUILDING 5' ACCESORY

NOTES:

1. PORCHES SHALL HAVE A MINIMUM DEPTH OF 6' AND A MINIMUM WITH OF 8'. A PORCH OR PORTE COCHERE MAY ENCROACH UP TO A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
2. A SINGLE FAMILY PATIO MAY ENCROACH A MAXMIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
3. A BALCONY MAY ENCROACH A MAXMIMUM OF 6' INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.

NOTE: A "CLICK2ENTER" SYSTEM SHALL BE INSTALLED AS THE PRIMARY ACCESS SYSTEM FOR FIRE RESCUE ENTRY AND KNOW KEY SWITCH SYSTEM SHALL BE INSTALLED AS A SECONDARY ACCESS SYSTEM.

City of Westlake
Planning and Zoning Department
APPROVED
By: Santiago Cleves
06/17/2025



NEIGHBORHOOD PARK

Scale: 1" = 40'

RESIDENT'S ENTRY

Scale: 1" = 40'

DRO AMENDMENTS	ZONING STAMP

Cotleur & Hearing
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Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Cresswind Palm Beach

POD P-1 SITE PLAN - PHASE 3

City of Westlake, Florida

Donaldson E Hearing:A0109 800000015D8 A13286A000 697

Digitally signed by Donaldson E Hearing:A010980000 0015D8A13286A000

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF FLORIDA

Scale: 1" = 80'

DESIGNED	DEH
DRAWN	JS, JCO, HK
APPROVED	DEH
JOB NUMBER	181002
DATE	03-11-21
REVISIONS	04-06-21
	09-29-21

September 29, 2021 2:47:08 p.m.
Drawing: 181002 FSBP3.DWG

SHEET SP4 OF 4

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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.

MONUMENT SIGN

FOR:

KOLTER HOMES

CREATING BETTER COMMUNITIES

DESIGN CRITERIA:	CONTROL DATE
• FLORIDA BUILDING CODE (FBC), 8TH EDITION(2023) • ALL LOCAL AND STATE CODES • MIN. INTERIOR FINISH – CLASS C • BASIC WIND SPEED – VULT = 170 MPH – VASD = 132 MPH RISK CATEGORY II • EXPOSURE CATEGORY – EXPOSURE C •1–STORY RESIDENCE – •2–STORY RESIDENCE – MAX. HEIGHT AS PER LOCAL AND STATE CODES	06–16–25
	SQ.FT. CALC.'S

TOTAL SQUARE FOOTAGE	149

● STATE OF FLORIDA
CERTIFIED BUILDING CONTRACTOR:

KOLTER HOMES
701 S OLIVE AVE
SUITE 104
WEST PALM BEACH, FL 33401

● STATE OF FLORIDA PROFESSIONAL ARCHITECT:
ROLAND ABOUCHACRA
AR NO. 93723

A.B. DESIGN GROUP, LLC.
1441, NORTH RONALD REAGAN BLVD.
LONGWOOD, FLORIDA 32750
Fax: (407) 774–4078 Tel: (407) 774–6078

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
CS	COVER PAGE
GN	GENERAL NOTES
A1	FLOOR PLAN
S1	STRUCTURAL PLANS & NOTES

DRAWING / CONTRACT DOCUMENT REVIEW BY BUILDER

THE BUILDER ASSUMES ALL LIABILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS.

IF ANY ASPECT OF THE CONSTRUCTION (AS DESCRIBED IN THIS DRAWING SET) ARE UNCLEAR AND IN NEED OF FURTHER DETAILING OR EXPLANATION IN ORDER TO BUILD THIS PROJECT BASED ON THIS DRAWING SET, THE CORRECT PROCEDURE IS FOR THE BUILDER TO SUBMIT A WRITTEN R.F.I. (REQUEST FOR INFORMATION) TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION.

AB DESIGN GROUP WILL RESPOND TO ALL WRITTEN RFI's IN WRITTEN/DRAWN FORMS IN A TIMELY MANNER. AB DESIGN GROUP TAKES NO RESPONSIBILITY FOR INTERPRETATIONS OF CONSTRUCTION BY THE BUILDER WHEN NO RFI's HAVE BEEN GENERATED FOR UNCLEAR ASPECTS OF THE CONSTRUCTION BASED ON THE DRAWING SET.

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AA #: 0003325

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PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#:
KH200.000/25027

PAGE:

COVER
SHEET

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA · ROLAND A. ABOUCHACRA · AR93723 · REGISTERED ARCHITECT

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:09-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

SHEET
CS

GENERAL NOTES

1. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC) 8th EDITION, (2023).AND IN CONJUNCTION WITH ASCE 7-16. ALL REFERENCED CHAPTERS, CODE SECTIONS AND TABLES STATED IN THESE DOCUMENTS ARE UNDER FBC 8TH EDITION (2023) UNO.

2. WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 16, SECTION 1609.1.2.

3. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

4. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

5. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

6. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.

7. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

8. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.

9. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).

2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.

3. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.

4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.

5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.

6. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.

7. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)

8. EXCAVATIONS TO BE A MINIMUM OF 3'- 0" BEYOND NEW FOOTING LINE.

9. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.

10. THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.

11. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.

12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMENT PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

EXTERIOR WALL COVERINGS

1. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED FOR THE WALLS FOR COMPONENTS AND CLADDING LOADS IN ACCORDANCE WITH SECTION 1609.1.1

2. ALL EXTERIOR WALL COVERING SHALL FOLLOW FBC CHAPTER 14 REQUIREMENTS AND SPECIFICATIONS

3. PER FBC 1405; EXTERIOR WALL COVERING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND TAS 202 AND 203 IN THE HVHZ

EXTERIOR FINISHES

1. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS, 1/2" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
2. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926 & ASTM-C1063-12a.
3. LATH & ACCESORIES PER ASTM-C-1063-18b , FBC CHAPTER 14 & FBC CHAPTER 25, SECTION 2510. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
   - ALL STUCCO CONTROL JOINTS
   - KICK-OUT DETAILS
   - "L" FLASHING
   - HORIZONTAL LATH AND PAPER DETAILS
   - PIPE PENETRATION DETAILS
   - VENT PENETRATION DETAILS
   - WEEP SCREED DETAILS
   - CONDUIT PENETRATION DETAILS
   - CASING BEAD DETAILS
   - DRIP EDGE DETAILS
   - CANTILEVER DRIP EDGE DETAILS
   - CORNER BEAD DETAILS
   - WINDOW CASING DETAILS
   - STUCCO TO SIDING TRANSITION DETAILS
   - WINDOW FLASHING DETAILS
4. SIDING TO BE INSTALLED PER ASTM C1186 STANDARD SPECIFICATIONS FOR FLAT FIBER CEMENT SHEETS.

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GENERAL
NOTES

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA · ROLAND A. ABOUCHACRA · AR93723 · REGISTERED ARCHITECT

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:16-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

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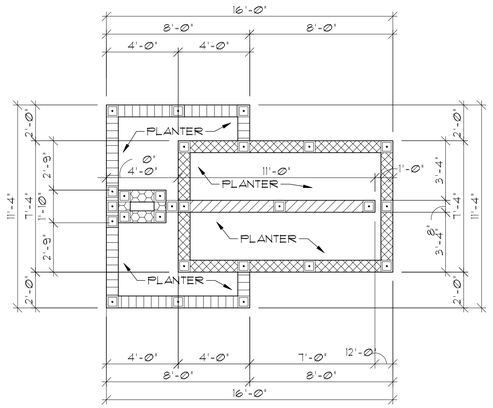
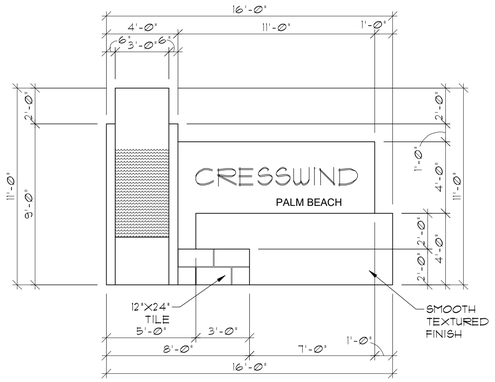
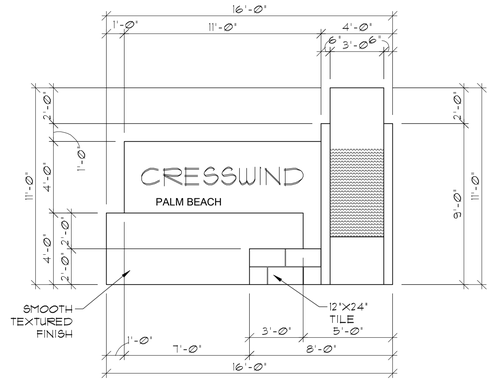


FLOOR PLAN

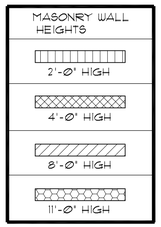
SCALE: 1/4 = 1'-0"



FRONT ELEVATION



REAR ELEVATION



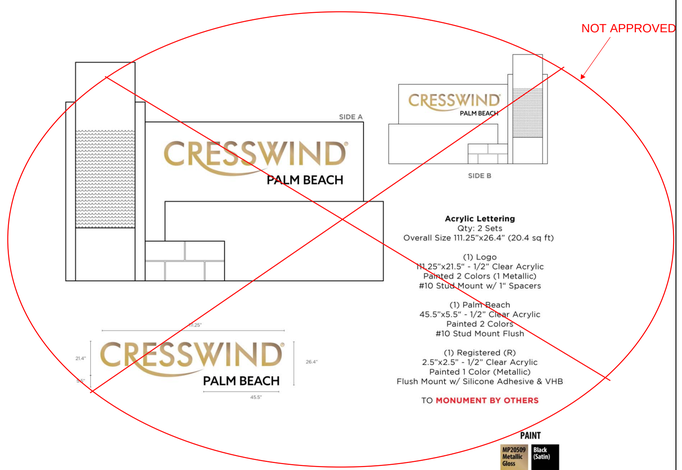
City of Westlake
Planning and Zoning Department

APPROVED

By: Santiago Cleves
06/17/2025

COLOR SHALL MATCH THE OTHER MONUMNET SIGN IN THE CITY

NOT APPROVED



Acrylic Lettering
Qty: 2 Sets
Overall Size 111.25"x26.4" (20.4 sq ft)

(1) Logo
111.25"x21.5" - 1/2" Clear Acrylic
Painted 2 Colors (1 Metallic)
#10 Stud Mount w/ 1" Spacers

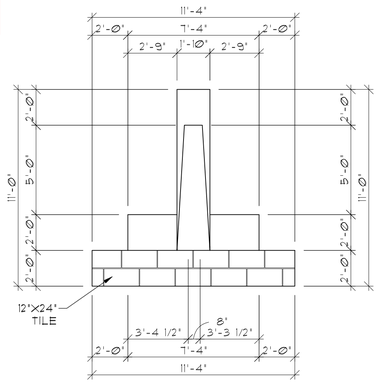
(1) Palm Beach
45.5"x5.5" - 1/2" Clear Acrylic
Painted 2 Colors
#10 Stud Mount Flush

(1) Registered (R)
2.5"x2.5" - 1/2" Clear Acrylic
Painted 1 Color (Metallic)
Flush Mount w/ Silicone Adhesive & VHB

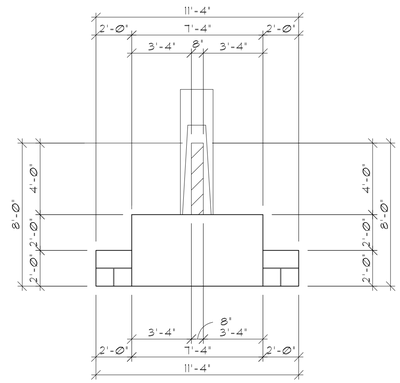
TO **MONUMENT BY OTHERS**

PAINT

SW2850W Metallic Gloss	Black (Satin)



LEFT ELEVATION



RIGHT ELEVATION

wo.400338 v.06.12.25 | Kolter Homes - Treasure Coast - Cresswind Palm Beach | Monument Lettering

ONSIGHT | C. SILVEIRA C. DEMING

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CRESSWIND
PALM BEACH

REAR ENTRY MONUMENT SIGN

PROJECT#: KH200.000/25027

PAGE:

PLAN & ELEVATIONS

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA · ROLAND A. ABOUCHACRA · AR93723 · REGISTERED ARCHITECT

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:23-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

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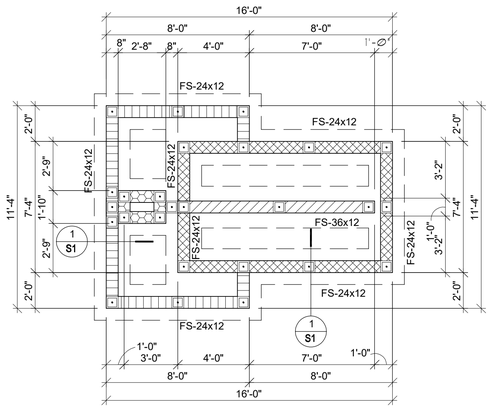
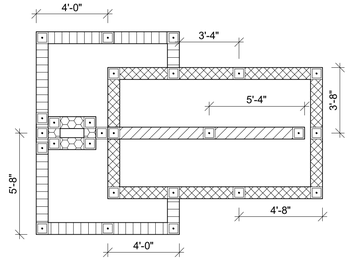


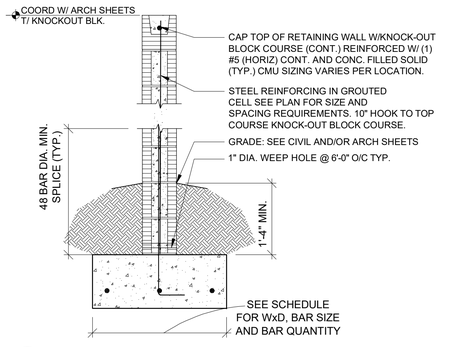
FOUNDATION PLAN

SCALE: 1/4 = 1'-0"



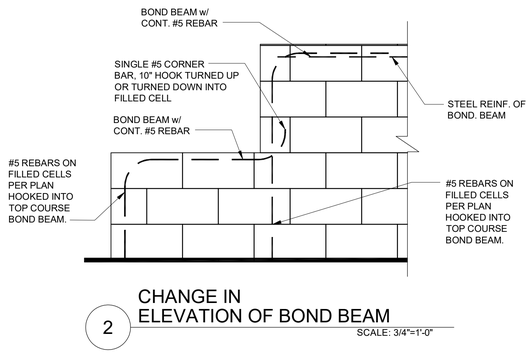
DOWEL PLAN

SCALE: 1/4 = 1'-0"



1 SCREEN WALL SECTION

SCALE: 3/4"=1'-0"



2 CHANGE IN ELEVATION OF BOND BEAM

SCALE: 3/4"=1'-0"

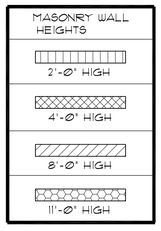
FOUNDATION NOTES

1. SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
2. TOP OF FINISHED SLAB SHALL BE +-0'-0".
3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
4. REFERENCE ELEVATION +-0'-0", SEE SURVEY PLOT FOR NAVD.
5. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
6. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
7. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
8. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
9. WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURES SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
11.⊡INDICATES #5 BAR, ⊡INDICATES #6 BAR,■INDICATES #7 BAR VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90° HOOK. BARS SHALL BE PLACED AS SHOWN IN HE PLANS.
12. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THEN 48 BAR DIAMETERS (#5 = 30", #6 =36"), AND REINFORCING SHALL BE CONTINUOUS.
13. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGNED WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
14. VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
A) IN ALL WALL INTERSECTIONS B) CHANGES IN ELEVATION
C) EACH SIDE OF ALL OPENINGS D) ALL CORNERS
15. STRUCTURAL DESIGN IS IN ACCORDANCE WITH TMS 402/802-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602-16, USING: F'm = 2,000 PSI, TYPE "M" OR"S" MORTAR, ASTM C476 GROUT (3000 PSI), UNITS LAID IN RUNNING BOND.
16. WIRE WELDED MESH LOCATED IN THE MIDDLE TO UPPER ⅓ OF SLAB SUPPORTED 3'-0" O/C MAX. SEE PLAN FOR WWM SIZE.

INSPECTOR NOTE:

INSPECTOR NOTE:

1. STRUCTURE WAS DESIGNED BASED ON CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE, 8TH EDITION.



GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R 2023, 8th EDITION
ACI 318-19, BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE. TMS 402/602-16 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2016, ASCE 7-22 AND AISC SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS
DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:

ROOF: LIVE LOAD
20 psf TOP CHORD -non-concurrent
10 psf BTM CHORD -non-concurrent
200lb CONCENTRATED LOAD ALL BTM CHORD PANEL JOINTS (HVHZ ONLY)-non-concurrent
DEAD LOAD
15 psf TOP CHORD
(10 psf w/ ASPHALT SHINGLES)
10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf
DEAD LOAD
20 psf TOP CHORD
(10 psf w/ No GYPCRETE)
5 psf BTM CHORD
BALCONY LIVE LOAD 60 psf

WIND: DEAD LOAD SPEED =170 MPH 3- SECOND GUST
(ASCE 7-22 (FBC R2023) EXPOSURE C, RISK CATEGORY II)
LIVE LOADS: UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf,
DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CONTRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf, FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 318-19 AND ASTM C-94/C-94M OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33/C33M. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347 LATEST EDITION, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:

WELDED WIRE MESH, SHALL BE ASTM A1064/1064M, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615/615M GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.
TYP. MIN LAPS SHALL BE AS FOLLOWS: #4 BAR - 25" #6 BAR - 36"
#5 BAR - 30" #7 BAR - 42"

PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 2000 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS)., U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36/A36M, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A500/A500M, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-A53/A53M, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM F3125/F3125M BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL

FOOTING SCHEDULE

PROVIDE CORNER BARS, SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.

MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.		TOP REINF.	T.O.F.
				SHORT	LONG		
FS-24x12	24"	CONT.	12"	-	(3) #5's	-	-1'-4"
FS-36x12	36"	CONT.	12"	-	(3) #5's	-	-1'-4"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX:407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
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8	
9	

KOLTER HOMES
CREATING BETTER COMMUNITIES
701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY MONUMENT SIGN

PROJECT#: KH200.000/25027

PAGE:

STRUCTURAL PLANS & NOTES

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA ROLAND A. ABOUCHACRA AR93723 REGISTERED ARCHITECT

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:30-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

SHEET
S1

CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	3/13/2026
APPLICATION NUMBER:	MSP-2026-02 (PL202600011)
DESCRIPTION:	Cresswind Palm Beach – Rear Entrance Monument
APPLICANT:	Urban Design Studio
OWNER:	KH Westlake LLC
REQUEST:	Master Signage Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	**RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 03-05-2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

1. 1) Cresswind Master Sign Plan Application.pdf, dated 03/05/26
2. 2) Cresswind Master Sign Plan Permit Fee Authorization.pdf, dated 03/06/26
3. 3) Cresswind MSP Justification.pdf, dated 03/05/26
4. 4) Cresswind Rear Entry Monument Sign Plans.pdf, dated 03/05/26

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

3/9/22b

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

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

APPLICATION FOR MASTER SIGNAGE PLAN

CITY COUNCIL MEETING DATE: April 7, 2026

*The **City Council** meets on **the first Tuesday of the month at 6:00 p.m.,*** at The Lodge at Westlake Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida.

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. **Please complete all sections of this application. If not applicable, indicate with N/A.**
2. **Provide all required documents as requested in the Master Signage Plan Application. If not applicable, indicate with N/A.**
3. **The applicant must be present at scheduled City Council meeting.**

I. PROJECT DESCRIPTION AND APPLICANT INFORMATION

PROJECT NAME: Cresswind Palm Beach- Rear Entrance Monument

PROJECT ADDRESSS: 4865 Gulf Place, Westlake, FL 33470

DESCRIPTION OF PROJECT: Proposed monument at the rear entrance of Cresswind Palm Beach designed to match the overall design theme of the previously approved front entrance monument.

Estimated Project Cost: $80,000

Property Control Number (PCN): 77-40-43-12-13-019-40

Section/Township/Range: _____

Property Owner(s) of Record (Developer) KH Westlake LLC

Address: 1st Street # 105, Delray Beach, FL 33444

Phone No.: Contact Agent Fax No. _____ E-mail Address: Contact Agent

Applicant/Agent (if other than owner, complete *Acknowledgement and Consent* section on page 2):

Name: Wendy Tuma & John L. Clark, Urban Design Studio

Address: 610 Clematis Street Suite CU-02, West Palm Beach, FL 33401

Phone No.: 561-366-1100 Fax No.: _____ E-mail Address: JClark@udsflorida.com

II. LAND USE & ZONING

A) ZONING DISTRICT Residential **B) FUTURE LAND USE DESIGNATION** _____

C) EXISTING USE(S) Gulf Place- Cresswind Palm Beach rear entrance to neighborhood

D) PROPOSED USE(S) Proposed rear entrance monument for Cressswind Palm Beach

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Gulf Place- Neighborhood Entrance	R-2	R-2
NORTH	Planned neighborhood park	R-2	R-2
SOUTH	ROW- Persimmon Blvd	R-2	R-2
EAST	HOA Greenspace	R-2	R-2
WEST	HOA Greenspace	R-2	R-2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Urban Design Studio 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.

Brian Grove (KH Westlake LLC)	John L. Clark, Urban Design Studio
Owner's Name (please print)	Applicant/Agent's Name (please print)
Owner's Signature	John L. Clark Applicant/Agent's Signature
3/5/2026	03/05/2026
Date	Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit**. Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge	3/5/2026 **Date**

VII. SUBMITTAL REQUIREMENTS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

1) ***Complete signed application form as provided by the City and all required fees and costs.***

2) ***Final Submittal Signage Package: Digital and Three (3) 11x17 sets*** *of plans, documents, and exact rendering of all proposed signage, and proposed modification, construction, or addition. Color photographs or prints as close to the actual colors to be used must be supplied. Since color printers often do not display the correct color,* ***provide specific color names and numbers****.*

3) *Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.*

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.

CRESSWIND- PALM BEACH
Master Sign Plan Amendment
Justification Statement

urban design studio

Urban Planning and Design
Landscape Architecture
Communication Graphics

Application Number: MSP-2026.02

Submittal: March 10, 2026

Introduction

The Applicant (KH Westlake, LLC) is requesting approval of a Master Sign Plan (MSP) Amendment for the Cresswind – Palm Beach community located within the City of Westlake, Florida.

The purpose of this request is to permit a residential entry monument at the rear community entrance that is consistent in design, scale, and architectural character with the previously approved and constructed Cresswind Palm Beach entry monuments.

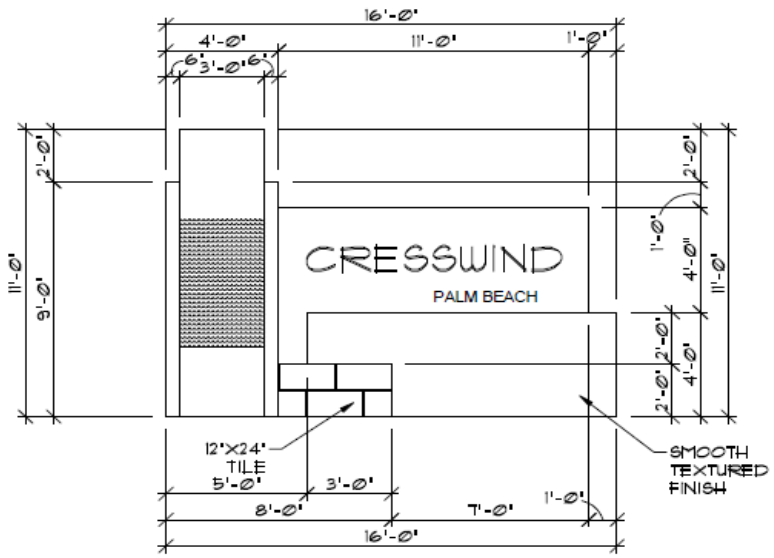
Subject Request

The Applicant proposes to install a rear entrance monument sign within the landscaped median of the secondary community entrance that complements the established Cresswind entry feature design. The monument is integrated into the entry wall and incorporates the same architectural vocabulary, materials, and branding elements as the approved primary entrance signage.

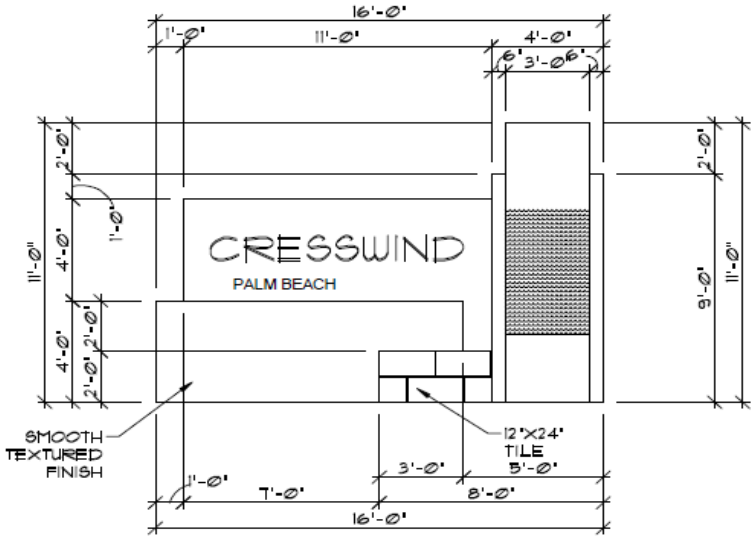
A MSP Amendment is required because certain dimensional aspects of the proposed monument do not strictly comply with Section 113-8 of the City of Westlake Sign Code. Importantly, the request does not introduce a new sign type but rather extends the established Cresswind monument design to the rear access point in order to maintain visual continuity throughout the community.

Figure 113-11-3. Residential Pod Entry Monument

Proposed Cresswind- Palm Beach Rear Entry Monument



FRONT ELEVATION



REAR ELEVATION

Previously Approved Primary Entrance Monument

Copy Area Compliance

As demonstrated on the submitted elevations, the proposed monument provides approximately 44

square feet of sign copy area, which remains below the maximum 60 square feet permitted for Residential Pod Entry Monuments under Section 113-8 of the City of Westlake Sign Code. The remaining portions of the monument consist of architectural elements and decorative features that are not considered sign area.

Design Consistency with Approved Cresswind Monument

The proposed rear entrance monument is designed to complement the previously approved and constructed Cresswind – Palm Beach entry signage. While the rear monument is not an exact replica and is scaled appropriately for the secondary entrance, it incorporates the same architectural vocabulary, material palette, proportions, and branding elements established at the primary community gateway.

This coordinated design approach maintains a unified and cohesive visual identity throughout the development while appropriately distinguishing the secondary entrance feature. The monument therefore remains fully consistent with the established character and design intent of the Cresswind – Palm Beach community.

Waivers Requested

Waiver Request No.	Sign Type	Code Requirement	Applicant Proposal	Deviation
1	Residential Pod Entry Monument	Maximum base height: 7 feet per Fig. 113-11-3 of the City of Westlake Sign Code	Monument base height of 8 feet	Required 7 ft, Proposed 8 ft, Deviation +1 ft
2	Residential Pod Entry Monument	Maximum totem width: 2’-10” per Fig. 113-11-3 of the City of Westlake Sign Code	Totem width of 3 feet.	Required 2’-10”, Proposed 3’-0”, Deviation +2”
3	Residential Pod Entry Monument	Standard freestanding Residential Pod monument per Fig. 113-11-3	Architecturally integrated monument incorporated into masonry entry wall consistent with approved Cresswind entry feature	Deviating from freestanding residential monument per Fig.113-11-3.

Justification for Requested Deviations

Maintains Unified Community Identity

Cresswind – Palm Beach was approved and constructed as a coordinated master-planned

residential community with enhanced architectural entry features. Replicating the approved monument design at the rear entrance reinforces brand continuity, maintains architectural cohesion, and supports the City's high-quality design objectives.

Rear Entrance Context Minimizes Visual Impact

The subject monument is located at a secondary rear entrance serving primarily residents and invited guests. Visibility to the broader public realm is limited, and the feature does not function as the primary community gateway. As such, any dimensional deviations have minimal off-site visibility.

Architectural Integration

As demonstrated in the submitted elevations, the monument is fully integrated into a masonry/stucco entry composition measuring approximately 16 feet in width and 11 feet in height. The feature functions as an architectural gateway element rather than a typical freestanding residential pod monument and therefore warrants consideration under the Master Sign Plan alternative design provisions.

No Adverse Impacts

The constructed monument does not obstruct visibility, does not create traffic safety concerns, does not introduce excessive illumination, and remains compatible with surrounding residential development.

Consistent with Westlake MSP Intent

The City of Westlake Sign Code allows flexibility through the Master Sign Plan process to accommodate high-quality master-planned community design. The requested amendment simply extends the established Cresswind monument program to the rear entrance.

Conclusion

The requested Master Sign Plan Amendment supports a cohesive, high-quality community entrance design that is fully consistent with the established Cresswind – Palm Beach architectural theme. The rear entrance monument will not create adverse impacts and is appropriate for approval under the City of Westlake Master Sign Plan provisions. Accordingly, the Applicant respectfully requests approval of the Master Sign Plan Amendment.

The agents at Urban Design Studio are Wendy Tuma and John L. Clark and who can be reached at (561) 366-1100 or via email at WTuma@udsflorida.com and JClark@udsflorida.com. Please feel free to contact the agent with any questions or additional information in support of the requested application.

MONUMENT SIGN

FOR:

KOLTER HOMES

CREATING BETTER COMMUNITIES

DESIGN CRITERIA:

- FLORIDA BUILDING CODE (FBC), 8TH EDITION(2023)
- ALL LOCAL AND STATE CODES
- MIN. INTERIOR FINISH – CLASS C
- BASIC WIND SPEED – VULT = 170 MPH
  – VASD = 132 MPH
  RISK CATEGORY II
- EXPOSURE CATEGORY – EXPOSURE C
  - 1–STORY RESIDENCE –
  - 2–STORY RESIDENCE – MAX. HEIGHT AS PER LOCAL AND STATE CODES

- STATE OF FLORIDA
  CERTIFIED BUILDING CONTRACTOR:

  KOLTER HOMES
  701 S OLIVE AVE
  SUITE 104
  WEST PALM BEACH, FL 33401

- STATE OF FLORIDA PROFESSIONAL ARCHITECT:
  ROLAND ABOUCHACRA
  AR NO. 93723

  A.B. DESIGN GROUP, LLC.
  1441, NORTH RONALD REAGAN BLVD.
  LONGWOOD, FLORIDA 32750
  Fax: (407) 774–4078 Tel: (407) 774–6078

CONTROL DATE

06–16–25

SQ.FT. CALC.'S

TOTAL SQUARE FOOTAGE	149

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
CS	COVER PAGE
GN	GENERAL NOTES
A1	FLOOR PLAN
S1	STRUCTURAL PLANS & NOTES

DRAWING / CONTRACT DOCUMENT REVIEW BY BUILDER

THE BUILDER ASSUMES ALL LIABILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS.

IF ANY ASPECT OF THE CONSTRUCTION (AS DESCRIBED IN THIS DRAWING SET) ARE UNCLEAR AND IN NEED OF FURTHER DETAILING OR EXPLANATION IN ORDER TO BUILD THIS PROJECT BASED ON THIS DRAWING SET, THE CORRECT PROCEDURE IS FOR THE BUILDER TO SUBMIT A WRITTEN R.F.I. (REQUEST FOR INFORMATION) TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION.

AB DESIGN GROUP WILL RESPOND TO ALL WRITTEN RFI's IN WRITTEN/DRAWN FORMS IN A TIMELY MANNER. AB DESIGN GROUP TAKES NO RESPONSIBILITY FOR INTERPRETATIONS OF CONSTRUCTION BY THE BUILDER WHEN NO RFI's HAVE BEEN GENERATED FOR UNCLEAR ASPECTS OF THE CONSTRUCTION BASED ON THE DRAWING SET.

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX:407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

KOLTER HOMES
CREATING BETTER COMMUNITIES
701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#:
KH200.000/25027

PAGE:

COVER
SHEET

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA · ROLAND A. ABOUCHACRA · AR93723 · REGISTERED ARCHITECT

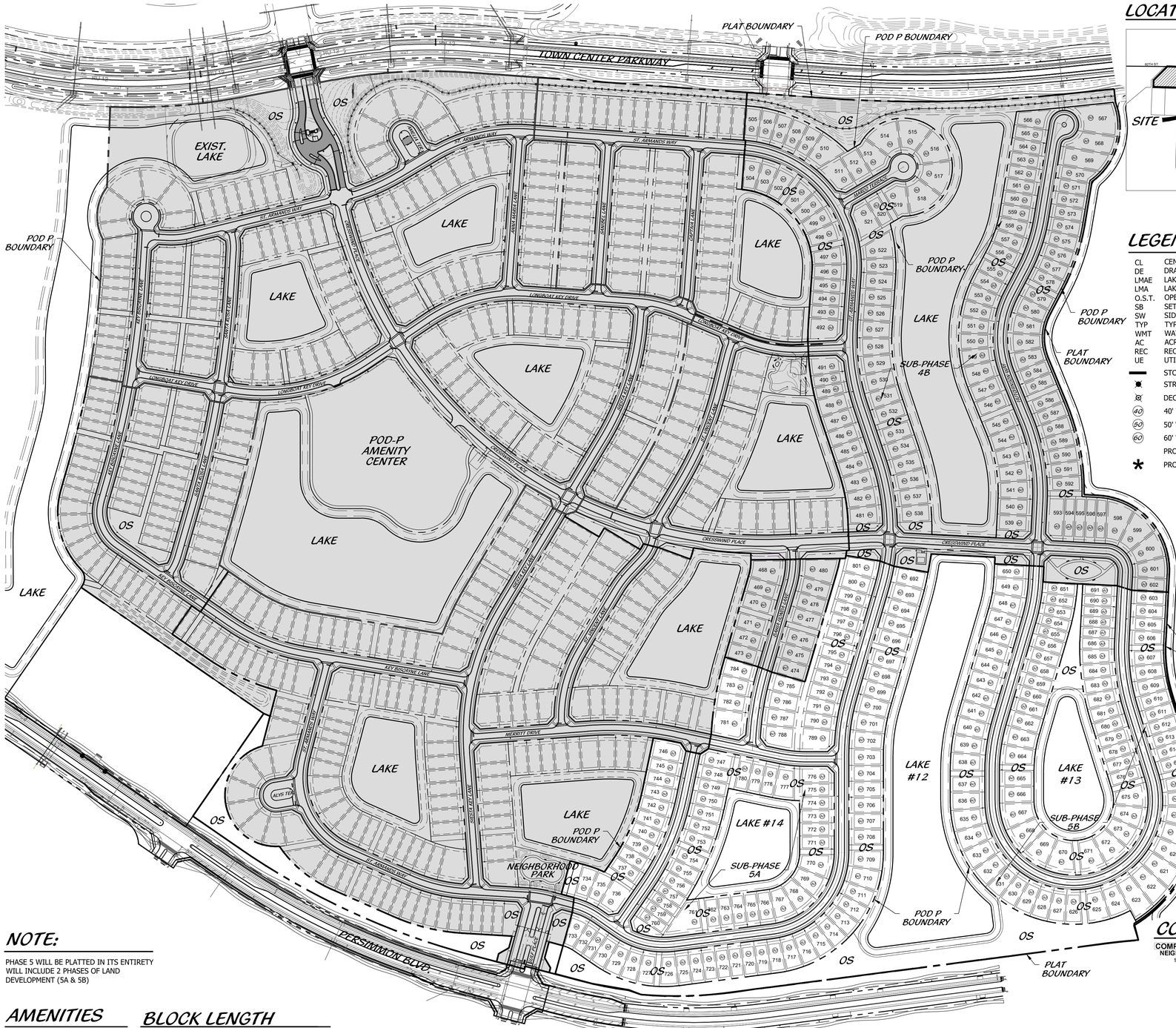
Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:09-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

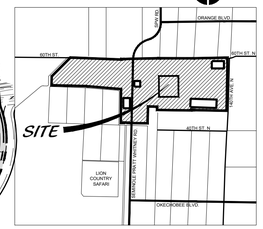
DATE: 6/16/25

SCALE: AS NOTED

SHEET
CS



LOCATION MAP



LEGEND

CL	CENTER LINE
DE	DRAINAGE EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LMA	LAKE MAINTENANCE AREA
O.S.T.	OPEN SPACE TRACT
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
WMT	WATER MANAGEMENT TRACT
AC	ACRES
REC	RECREATIONAL
UE	UTILITY EASEMENT
	STOP SIGN & BAR
	STREET LIGHTPOLE
	DECORATIVE ENTRY STREETLIGHT
40	40' WIDE LOTS
50	50' WIDE LOTS
60	60' WIDE LOTS
	PROPOSED MODEL LOTS
*	PROPOSED TEMPORARY MODEL PARKING

SITE DATA

NAME OF APPLICATION, (FKA NAME)	CRESSWIND PALM BEACH
APPLICATION NUMBER	SP-2021-10
CH PROJECT NUMBER	18-1002.03
LAST BCC APPROVAL DATE	10/29/2014
LAST CITY OF WL/MASTER PLAN APPROVAL DATE	5/9/2019
RESOLUTION NUMBERS	TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2018-01, MPA-2017-01, MPA-2019-01, RESO 2019-14
FUTURE LAND USE DESIGNATION	**RESIDENTIAL-2**
EXISTING ZONING DISTRICT	**R-2 TTD/TND**
SECTION/ TOWNSHIP/ RANGE/	
6 & 7 / 43 / 41	
PROPERTY CONTROL NUMBER(S)	77-41-43-06-00-000-5010 77-41-43-07-00-000-1020
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY
APPROVED USE	RESIDENTIAL R-2

TOTAL POD P-1 DATA		
TOTAL POD BOUNDARY AREA	**8,500,299 SF**	**195.14 AC**
BUILDING DATA		
APPROVED DENSITY	**3.59 DU/AC**	
HOUSING TYPE	**SINGLE FAMILY DETACHED**	
PROPOSED DENSITY	**3.34 DU/AC**	
TOTAL DWELLING UNITS	**651 UNITS**	
DWELLING UNITS THIS PHASE	**199 UNITS**	
NET DENSITY THIS PHASE	**4.47 DU/AC**	
DWELLING UNITS TO DATE (PH I, PH II, PH III & PH IV)	**600**	

PHASE 1 DATA	**PHASE I**
PHASE 1 PLAT AREA	73.17 AC
PHASE 1 POD BOUNDARY AREA	57.31 AC
PHASE 2 DATA	**PHASE II**
PHASE 2 PLAT AREA	49.07 AC
PHASE 2 POD BOUNDARY AREA	42.36 AC
PHASE 3 DATA	**PHASE III**
PHASE 3 PLAT AREA	51.43 AC
PHASE 3 POD BOUNDARY AREA	49.07 AC
PHASE 4 DATA	**PHASE IV**
PHASE 4 PLAT AREA	47.42 AC
PHASE 4 POD BOUNDARY AREA	34.78 AC
PHASE 5 DATA	**PHASE V**
PHASE 5 PLAT AREA	65.15 AC
PHASE 5 POD BOUNDARY AREA	44.54 AC

DWELLING UNITS DATA	**PHASE I**	**PHASE II**	**PHASE III**	**PHASE IV**	**PHASE V**
40 WIDE LOTS	35	50	60	8	18
50 WIDE LOTS	66	74	81	81	115
60 WIDE LOTS	45	28	27	46	66
TOTAL DWELLING UNITS	**146**	**152**	**168**	**135**	**199**

PHASE 5 PARKING DATA	**REQ**	**PROV**	
2 SPACE PER DWELLING UNIT	398	796	(SPACES LOCATED ON INDIVIDUAL LOTS)
PARKING SPACES IN REC. AREAS	0	75*	
(INCLUDES HANDICAP PARKING)	0	N/A	
TOTAL	**398**	**796**	
GUEST PARKING (4% OF REQUIRED)	16	75*	

BUILDING HEIGHT	**40 FT MAX.**
NUMBER OF STORIES	**1 & 2**

SUBDIVISION PLAN ACREAGE BREAKDOWN	
TOTAL WITHIN POD BOUNDARY	**44.54 AC**
SINGLE FAMILY LOTS (199 LOTS):	**34.93 AC**
ROADWAY TRACTS	**8.39 AC**
TRACT R-1	3.46 AC
TRACT R-2	4.93 AC
OPEN SPACE TRACTS	**1.62 AC**
O.S.T. 9 - 19	1.62 AC
TOTAL WITHIN PLAT BOUNDARY	**20.61 AC**
OPEN SPACE TRACTS	**4.64 AC**
O.S.T. 1	3.91 AC
O.S.T. 2	0.48 AC
O.S.T. 3	0.25
WM TRACTS	**15.97 AC**
TRACT W-12	10.31 AC
TRACT W-13	2.96 AC
TRACT W-14	2.70 AC
TOTAL ACREAGE OF POD & PLAT AREA	**65.15 AC**

OPEN SPACE & COMMON USE	**REQ (AC)**	**PROV. PH. I**	**PROV. PH. II**	**PROV. PH. III**	**PROV. PH. IV**	**PROV. PH. V**	**TOTAL TO DATE**
(5% MIN. IN TOTAL POD BOUNDARY)	**9.76**	18.82	2.73	2.09	1.46	1.62	26.72
NEIGHBORHOOD PARK OR SQUARE	**REQ (AC)**	**PROV. PH. I**	**PROV. PH. II**	**PROV. PH. III**	**PROV. PH. IV**	**PROV. PH. V**	**TOTAL TO DATE**
MIN. 25% OF REQ. OPEN SPACE & COMMON USE	**2.44**	0.86	0.56	0.59	0.63	0.00	8.44

NOTE: SITE PLAN BASED ON SURVEY & PLAT PROPOSED BY CALHFIELD & WHEELER SURVEYING, INC.

(*) APPROXIMATLEY 75 SPACES WILL BE PROVIDED AT THE CLUB HOUSE WHICH CAN BE USED FOR GUEST PARKING. ADDITIONAL GUEST PARKING AVAILABLE ON STREET.

PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY (PER ORDINANCE 2018-5)

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS			
		SIZE	WIDTH	DEPTH	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	POD P	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10'	10' BUILDING 5' ACCESORY
PROVIDED	POD P	40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5'	10'	10' BUILDING 5' ACCESORY

COMP. PLAN REC. REQUIREMENTS

COMPREHENSIVE PLAN RECREATON REQUIREMENTS

NEIGHBORHOOD PARK
1510 RESIDENTS

LEVEL OF SERVICE (LOS) = 2.00 AC PER 1,000 RESIDENTS

PHASE 1 REQ (AC)	**PHASE 2 REQ (AC)**	**PHASE 3 REQ (AC)**	**PHASE 4 REQ (AC)**	**PHASE 5 REQ (AC)**	**TOTAL REQ (AC)**
0.677	0.705	0.780	0.626	0.232	**3.021**
PHASE 1 PROV (AC)	**PHASE 2 PROV (AC)**	**PHASE 3 PROV (AC)**	**PHASE 4 PROV (AC)**	**PHASE 5 PROV (AC)**	**TOTAL PROV (AC)**
6.664	0.559	0.973	0.632	0.000	**8.828**

NOTE:

PHASE 5 WILL BE PLATTED IN ITS ENTIRETY
WILL INCLUDE 2 PHASES OF LAND
DEVELOPMENT (5A & 5B)

AMENITIES

NEIGHBORHOOD SQAURE (CLUBHOUSE)	
QNTY:	EQUIPMENT/AMENITY:
1	CLUBHOUSE
1	MAIL KIOSK
2	CABANA
1	POOL
5	SPORT COURT
1	PARKING LOT
1	WALKING TRAIL
5	BENCH
1	PET WASTE STATION
1	TRASH CAN

NEIGHBORHOOD PARK	
QNTY:	EQUIPMENT/AMENITY:
1	MEANDERING SIDEWALK
6	BENCH
1	PET WASTE STATION
1	TRASH CAN

BLOCK LENGTH

AVERAGE BLOCK LENGTH: 585' *
AVERAGE BLOCK PERIMETER: 2,086'
*NOTE:AVERAGES EXCLUDE PERIMETER BLOCK LENGTHS

BLOCK DIM. REQUIREMENTS		
MAX. BLOCK LENGTH		
900 FT NO PED. PASS THROUGH		
1,250 FT * WITH PED. PASS THROUGH		
MAX. BLOCK PERIMETER		
MIN.	**AVERAGE**	**MAX.**
500 FT	1,500-1,800 FT	2,500 FT

(*) MAX. BLOCK FACE WITHIN A TND POD MAY BE INCREASED UP TO 1,000 FT SUBJECT TO THE FOLLOWING:

- PED. PASS THROUGH SHALL BE A MIN. OF 20 FT IN WIDTH.
- PED. PASS THROUGH SHALL INTERCONNECT WITH OTHER PEDESTRIAN PASS THROUGH OR STREET TO PROVIDE ENHANCED INTERCONNECTIVITY BETWEEN THE OUTER EDGES OF EACH TND AND A REQUIRED NEIGHBORHOOD CENTER.

LEGAL DESCRIPTION

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AND THE EASTERLY EXTENSION THEREOF, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S75°14'29"E, A DISTANCE OF 103.22 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,399.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY; THENCE S70°59'35"E, A DISTANCE OF 50.31 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N05°32'42"E, A RADIAL DISTANCE OF 1,410.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°46'29", A DISTANCE OF 314.38 FEET; THENCE N82°36'13"E, A DISTANCE OF 1,459.69 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°01'44", A DISTANCE OF 115.77 FEET TO A POINT OF NON-TANGENCY; THENCE N14°48'47"W, A DISTANCE OF 64.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N13°05'49"W, A RADIAL DISTANCE OF 518.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET; THENCE N17°13'19"W, A DISTANCE OF 276.23 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 592.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A POINT OF NON-TANGENCY; THENCE N02°57'09"E, A DISTANCE OF 203.52 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 4, AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____ OF SAID PUBLIC RECORDS, THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: N87°02'51"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.08 FEET; THENCE N86°46'06"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°46'06"W, A RADIAL DISTANCE OF 670.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'10", A DISTANCE OF 2.37 FEET; THENCE N03°01'44"E, A DISTANCE OF 55.78 FEET; THENCE N86°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N03°01'44"E, A DISTANCE OF 25.02 FEET; THENCE N86°58'16"W, A DISTANCE OF 240.52 FEET; THENCE S09°58'31"W, A DISTANCE OF 70.38 FEET; THENCE N80°01'29"W, A DISTANCE OF 130.00 FEET; THENCE N69°30'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°00'23", A DISTANCE OF 11.28 FEET TO A POINT OF NON-TANGENCY; THENCE S89°16'47"W, A DISTANCE OF 20.38 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N79°20'07"W, A RADIAL DISTANCE OF 622.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF 421.43 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: N73°43'12"W, A DISTANCE OF 130.00 FEET; THENCE N68°57'46"W, A DISTANCE OF 56.20 FEET; THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°24'03"E, A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N78°06'51"W, A DISTANCE OF 56.00 FEET; THENCE N33°06'51"W, A DISTANCE OF 35.36 FEET; THENCE N78°06'51"W, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,172.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°55'43", A DISTANCE OF 80.36 FEET TO A POINT OF NON-TANGENCY; THENCE S11°53'09"W, A DISTANCE OF 199.93 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 742.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'41", A DISTANCE OF 294.55 FEET; THENCE S34°37'50"W, A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S25°04'33"W, A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N74°47'16"W, A DISTANCE OF 56.57 FEET; THENCE S15°12'44"W, A DISTANCE OF 130.00 FEET; THENCE S74°47'16"E, A DISTANCE OF 50.00 FEET; THENCE S06°43'42"W, A DISTANCE OF 56.63 FEET; THENCE S15°35'19"W, A DISTANCE OF 241.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,837,901 SQUARE FEET/65.1492 ACRES, MORE OR LESS.

DRO AMENDMENTS

ZONING STAMP

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Cresswind Palm Beach

POD P & P-1 SITE PLAN - PHASE 5
City of Westlake, Florida

Scale: 1" = 200'
0' 100' 200' 400'

DESIGNED	DEH
DRAWN	HK
APPROVED	DEH
JOB NUMBER	181002.03
DATE	12-09-21
REVISIONS	01-12-22

January 12, 2022
Drawing: 181002.03 FSBP5.DWG

SHEET SP2 OF 6

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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.

CRESSWIND ENTRY MONUMENT

KOLTER HOMES

ARTIST RENDERING ONLY - PLEASE REFER TO PO's FOR SPECIFIC FINISHES

THE HATCHING PATTERN FOR TILE IS NOT INDICATIVE OF COURSEWORK . PLEASE CONTACT MANAGER BEFORE TILE INSTALLATION FOR ANY QUESTIONS

GENERAL PROJECT NOTES:

1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO REVIEW THESE PLANS. IF A CONFLICT EXISTS, THE GENERAL CONTRACTOR MUST CONTACT THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY PRIOR TO THE BEGINNING OF ANY WORK TO RESOLVE THE CONFLICT. ADDITIONAL CONSTRUCTION COSTS AS A RESULT OF NON COMPLIANCE CANNOT BE USED AS A BASIS FOR BACK CREDIT.
2. DO NOT SCALE THESE DRAWINGS, CONTACT THE CONSTRUCTION MANAGER WITH ANY CONFLICTS IN THE PLANS PRIOR TO BEGINNING ANY WORK.
3. IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE THE FLORIDA BUILDING CODE 6th EDITION (2017), THE NEC 2014 AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE OF WORK.
4. SEE THE GENERAL CONTRACTOR FOR SCOPE OF WORK AND OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. SEE STRUCTURAL SHEETS FOR GENERAL STRUCTURAL NOTES.
6. ALL DIMENSIONS ARE FROM FACE OF 7 5/8" BLOCK WALL (OR EDGE OF FLOOR SLAB) TO FACE OF WALL STUD U.N.O.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE ERECTION PROCEDURES, MEANS AND METHODS, AND SEQUENCE OF CONSTRUCTION.
8. CONTRACTOR TO FURNISH AND INSTALL CONCEALED WOOD BLOCKING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. ALL WOOD BLOCKING IN CONTACT WITH MASONRY IS TO BE PRESSURE TREATED.
9. THE GENERAL CONTRACTOR SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE, TO THE STRUCTURAL ENGINEER. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. THE GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

CONTACT INFORMATION

STRUCTURAL ENGINEER
VORTEX ENGINEERING, LLC
ADDRESS: 607 S. ALEXANDER ST., SUITE 103. PLANT CITY, FLORIDA 33563
PHONE: (813) 704-4842

ARCHITECT
SHARP DESIGN STUDIO LLC.
ADDRESS: 12100 RACE TRACK ROAD, UNIT Q1, TAMPA, FL. 33636
PHONE: (813) 408-8404

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

ELECTRICAL CONSULTANT
ELECTRICAL CONSULTING GROUP
ADDRESS: 324 MONROE ST, DUNEDIN, FL 34698
PHONE: (727) 736-4903

BUILDING DATA

BUILDING CODE: FLORIDA BUILDING CODE 6TH EDITION (2017), LOCAL CODES AND REGULATIONS, NEC 2014, NFPA 70-14

LOCATION AND CLASSIFICATION

BUILDING LOCATION:	PALM BEACH COUNTY
OCCUPANCY CLASSIFICATION:	UTILITY. U
BUILDING USE:	COMMUNITY ENTRY SIGNAGE
CONSTRUCTION TYPE:	VB
ULTIMATE WIND SPEED (Vult.):	165
WIND EXPOSURE:	C

INDEX OF DRAWINGS

SHEET#	SHEET NAME
CS	COVER
SP	SITE PLAN
2.0	FOUNDATION AND FLOOR PLANS
2.1	FLOOR PLANS
3.0	ELEVATIONS
3.1	SECTIONS
E1	ELECTRICAL SITE PLAN
N1	STRUCTURAL DETAILS

- **SIGN SHOP DRAWINGS TO BE REVIEWED BY KOLTER HOMES. DO NOT USE FONT OR PLACEMENT SHOWN IN THESE DRAWINGS.**
- **TRADE PARTNERS TO ASK QUESTIONS TO KOLTER HOMES FOR PLAN DISCREPANCIES**

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E.
FL. REG # 52683

ANDREW J. MEISHEID P.E.
FL. REG # 83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING (6TH EDITION).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

REVISION:

NO	DATE	NOTES

PROJECT NAME:
CRESSWIND ENTRY MONUMENT

COMMUNITY NAME:
CRESSWIND PALM BEACH

PROJECT ADDRESS:

DRAWN BY: E. BLANCO
ISSUE DATE: 12-20-19

1/2/2020 2:43:44 PM

SHARP DESIGN STUDIO
12100 RACE TRACK ROAD,UNIT Q1
TAMPA, FL 33626
OFFICE: (813)408-8404
AA26003627

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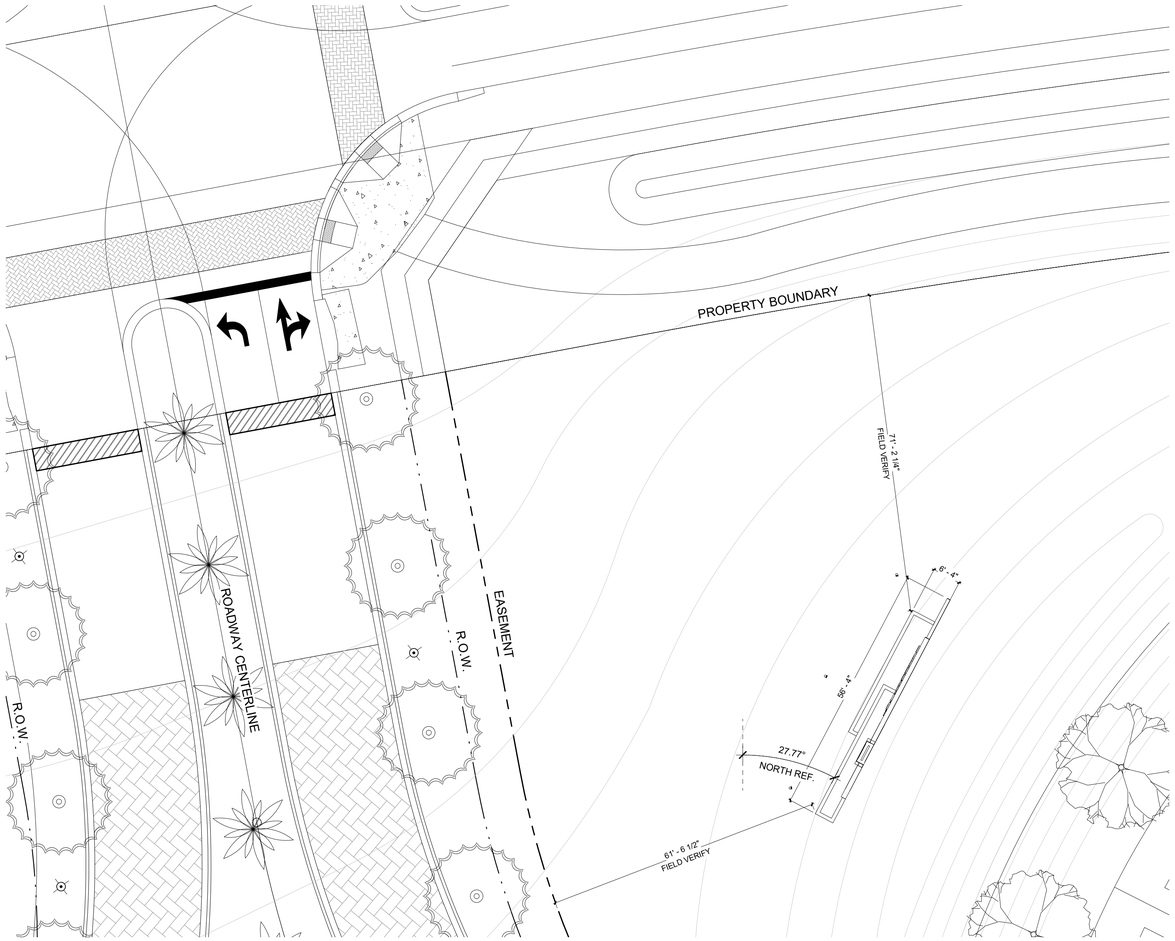
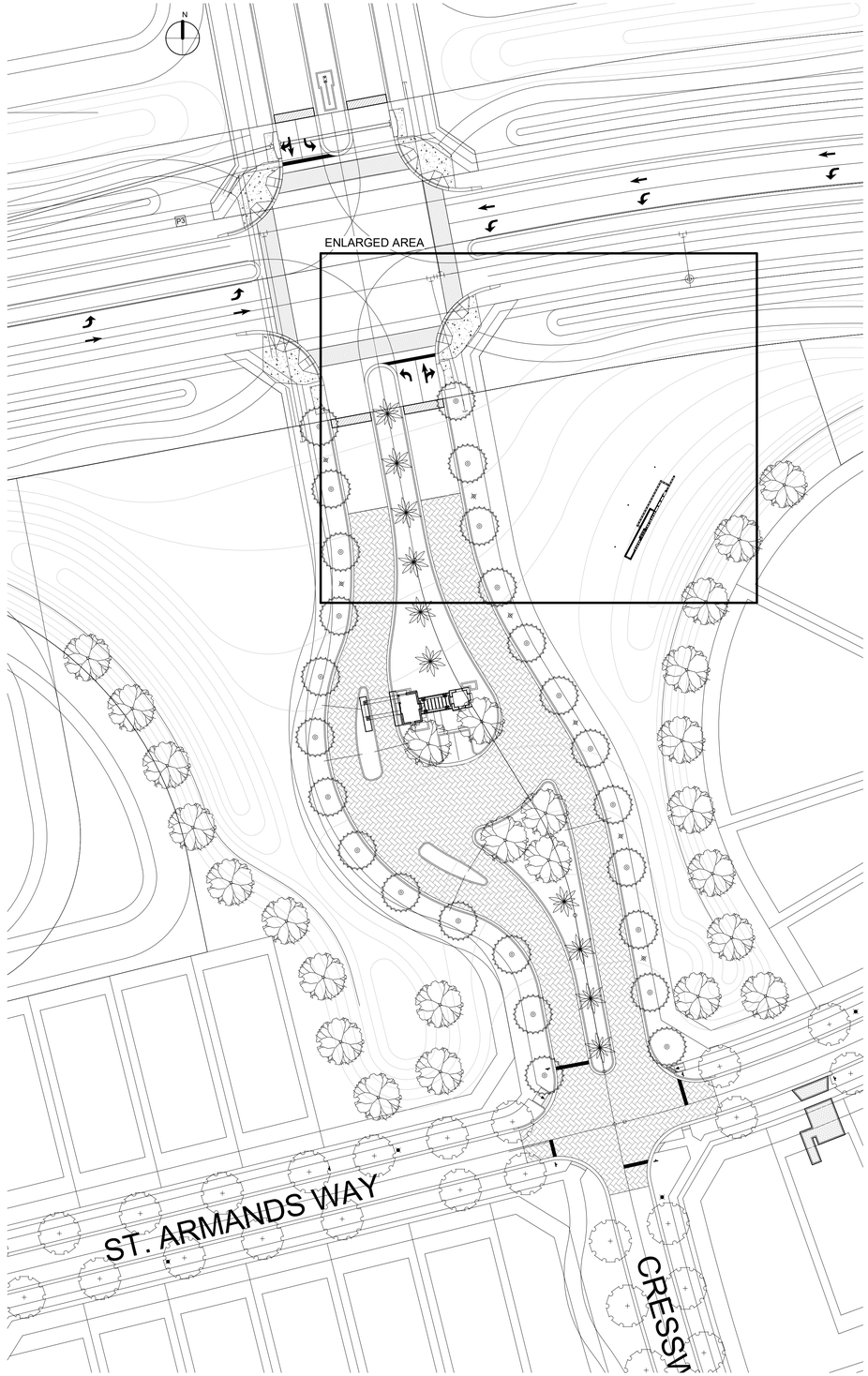
DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
COVER

SHEET NUMBER:
CS



3 SITE PLAN
SCALE: 1/16" = 1'-0"



1 LOCATION PLAN
SCALE: 1" = 40'-0"

REVISION:

NO	DATE	NOTES

PROJECT NAME:

CRESSWIND ENTRY MONUMENT

COMMUNITY NAME:

CRESSWIND PALM BEACH

PROJECT ADDRESS:

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E. BLANCO	12-20-19

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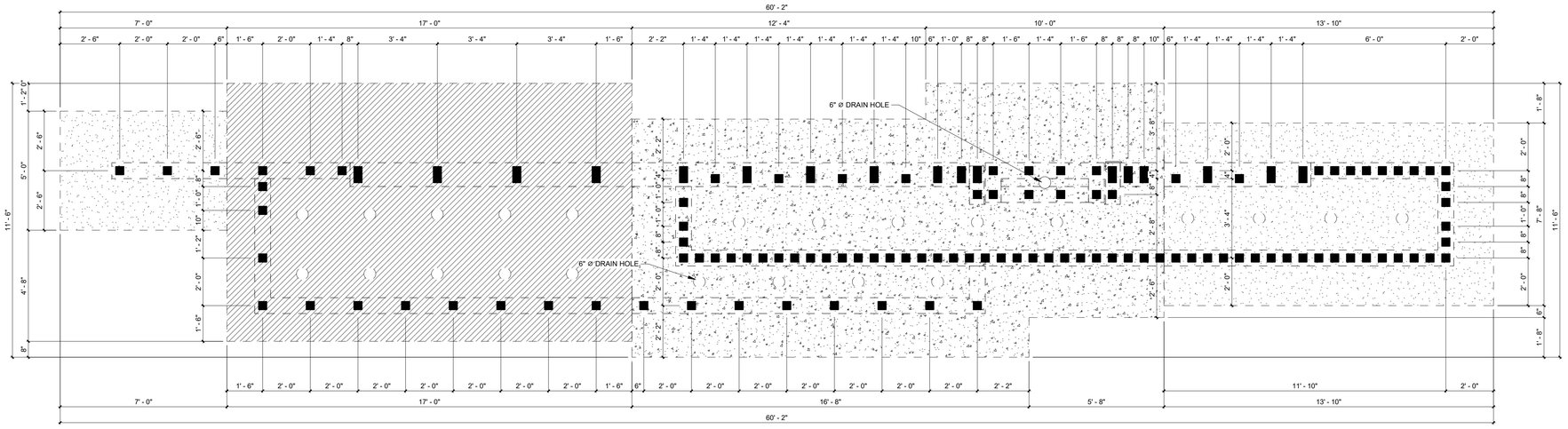
DIEGO H. DURAN, AIA
AR99267

SHEET NAME:

SITE PLAN

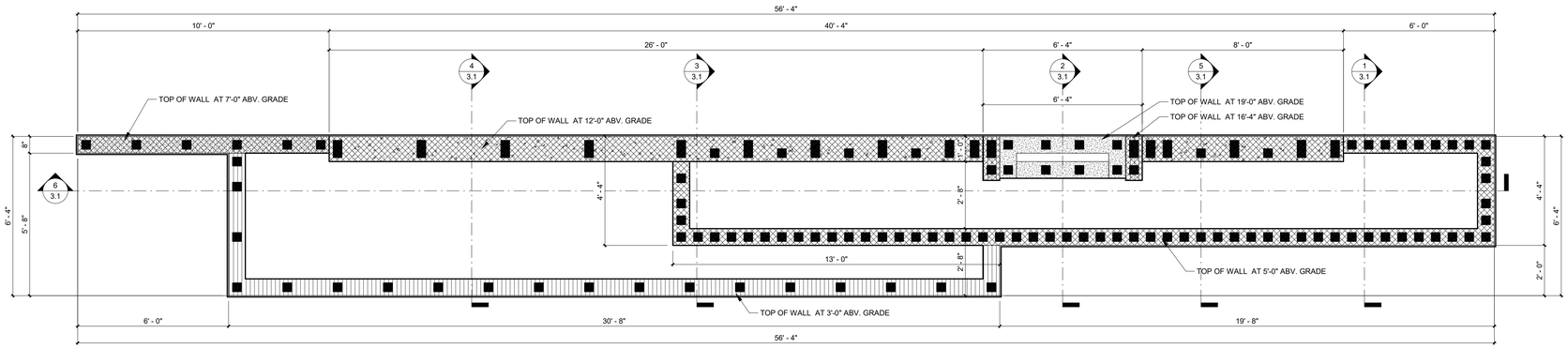
SHEET NUMBER:

SP



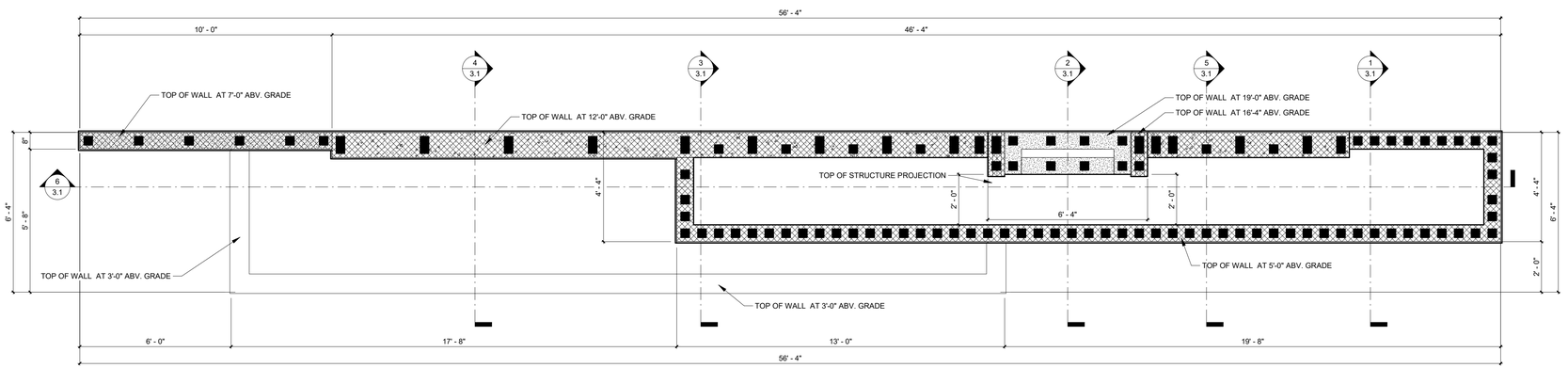
1 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

WHERE FILLED CELLS ARE NOT DIMENSIONED THE DISTANCE BETWEEN FILLED CELLS SHALL BE 8"



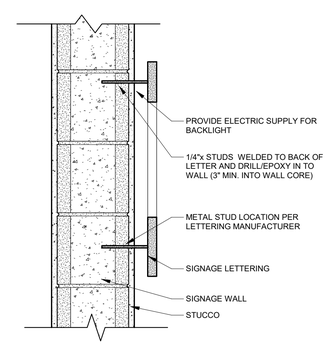
2 FLOOR PLAN AT 1'-0"
SCALE: 3/8" = 1'-0"

WHERE FILLED CELLS ARE NOT DIMENSIONED THE DISTANCE BETWEEN FILLED CELLS SHALL BE 8"



3 FLOOR PLAN AT 4'-0"
SCALE: 3/8" = 1'-0"

WHERE FILLED CELLS ARE NOT DIMENSIONED THE DISTANCE BETWEEN FILLED CELLS SHALL BE 8"



5 LETTERING MOUNTING DETAIL
SCALE: 1 1/2" = 1'-0"

FILL CELL LEGEND

- INDICATES 1 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE
- INDICATES 2 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE
- INDICATES 3 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE

NOTE:
VERT.REINF. SHALL HOOK INTO BEAM ABOVE & FOOTING BELOW. PROVIDE 25" MIN. LAP WHERE SPLICES OCCUR AND WIRE TOGETHER

WALL LEGEND

	19'-4" HT. CMU WALL
	16'-4" HT. CMU WALL
	12'-0" HT. CMU WALL
	7'-0" HT. CMU WALL
	5'-0" HT. CMU WALL
	3'-0" HT. CMU WALL

FOUNDATION LEGEND

- INDICATES 16" DEEP FOUNDATION W/ #5 @ 9" O.C. E.W.
- INDICATES 12" DEEP FOUNDATION W/ #5 @ 9" O.C. E.W.
- INDICATES 12" DEEP FOUNDATION W/ #5 @ 12" O.C. E.W.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E.
FL. REG # 52683

ANDREW J. MEISHEID P.E.
FL. REG # 83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING (6TH EDITION).

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COMMUNITY NAME:
CRESSWIND PALM BEACH

PROJECT ADDRESS:

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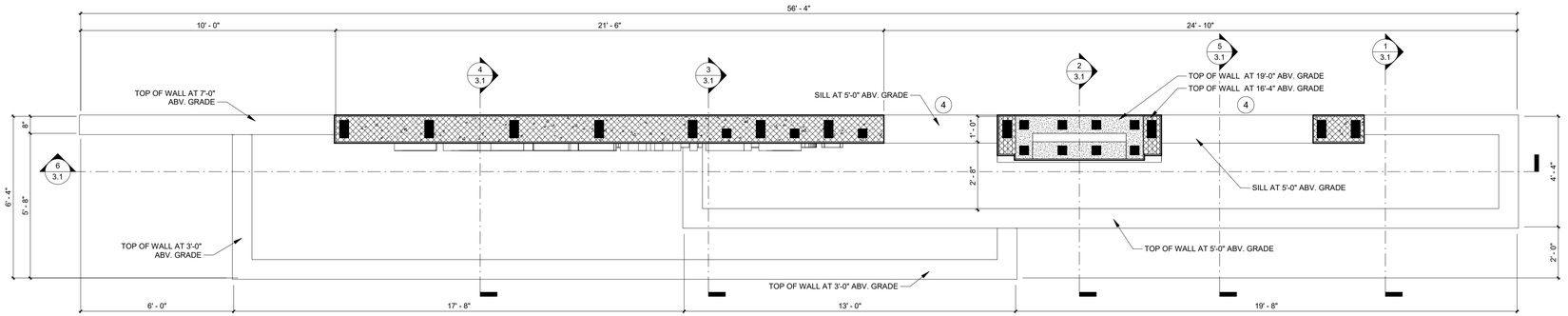
DIEGO H. DURAN, AIA
AR99267

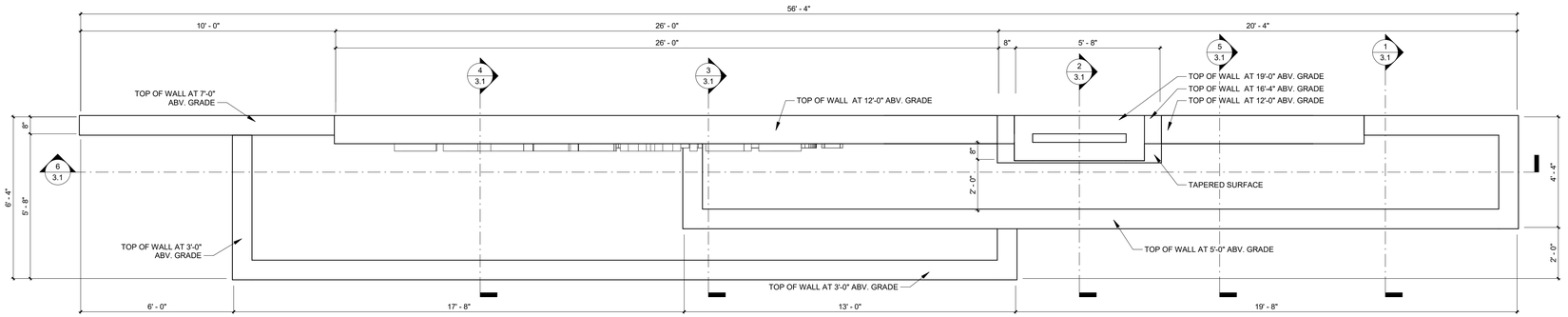
SHEET NAME:
FOUNDATION AND FLOOR PLANS

SHEET NUMBER:
2.0



WHERE FILLED CELLS ARE NOT DIMENSIONED THE DISTANCE BETWEEN FILLED CELLS SHALL BE 8"

1 FLOOR PLAN AT 9'-0"
SCALE: 3/8" = 1'-0"



2 FLOOR PLAN - TOP VIEW
SCALE: 3/8" = 1'-0"

FILL CELL LEGEND

- INDICATES 1 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE
- INDICATES 2 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE
- INDICATES 3 - #5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH CONCRETE

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WALL LEGEND

	19'-4" HT. CMU WALL
	16'-4" HT. CMU WALL
	12'-0" HT. CMU WALL
	7'-0" HT. CMU WALL
	5'-0" HT. CMU WALL
	3'-0" HT. CMU WALL

STRUCTURAL LEGEND

16" MIN.	1	8" K.O. BLOCK FILLED W/ (1) #5 BAR OVER 8" PRE-ENGINEERED CONCRETE LINTEL FILLED W/ (1) # 5 BAR
8" MIN.	2	8" PRE-ENGINEERED CONCRETE LINTEL FILLED W/ (1) #5 BAR
16" MIN.	3	8" K.O. BLOCK FILLED AND REINFORCED W/ (1) #5 BAR OVER 8" LINTELS FILLED
16" MIN.	4	12" K.O. BLOCK FILLED W/ (2) #5 BAR OVER 12" PRE-ENGINEERED CONCRETE LINTEL FILLED W/ (2) # 5 BAR

VORTEX ENGINEERING, LLC.
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COMMUNITY NAME:
CRESSWIND PALM BEACH

PROJECT ADDRESS:

DRAWN BY: E. BLANCO
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1/2/2020 2:43:36 PM

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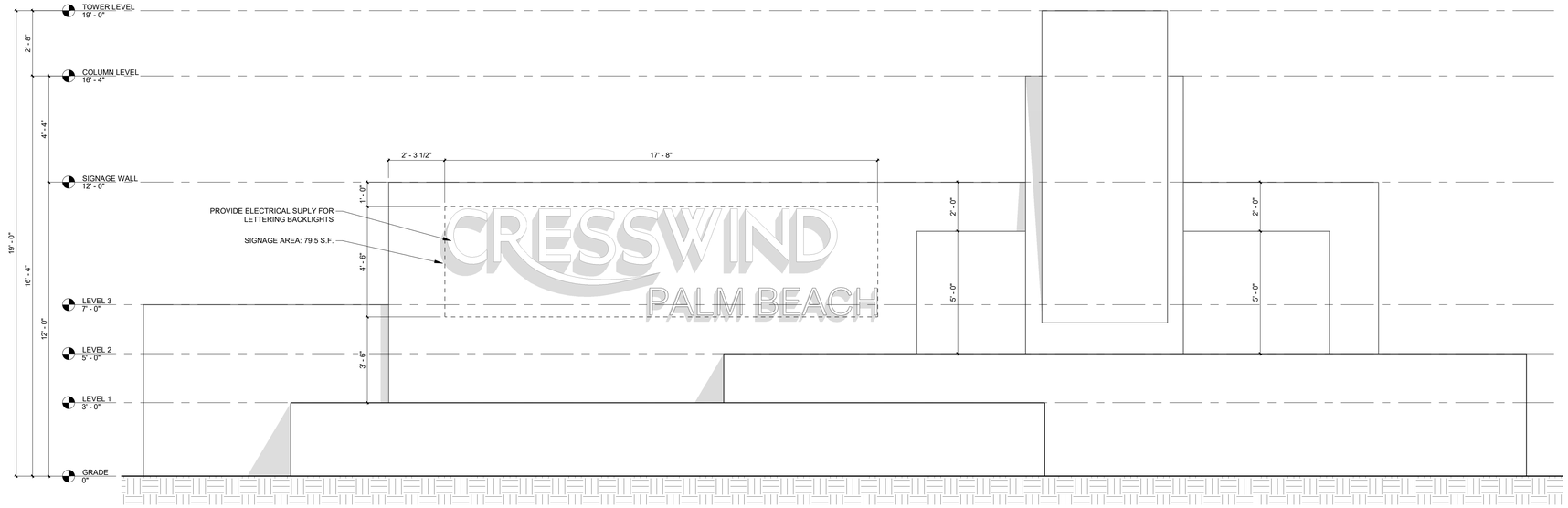
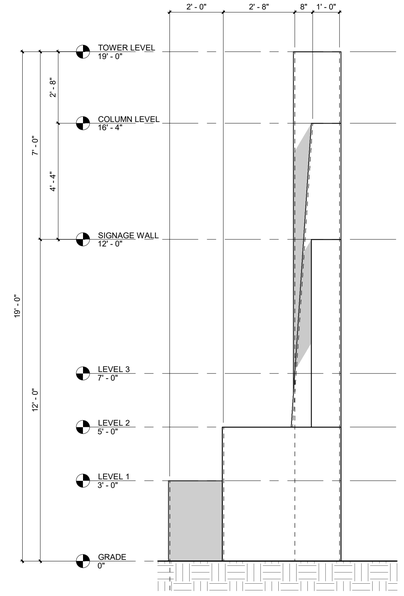
DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
FLOOR PLANS

SHEET NUMBER:
2.1



1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

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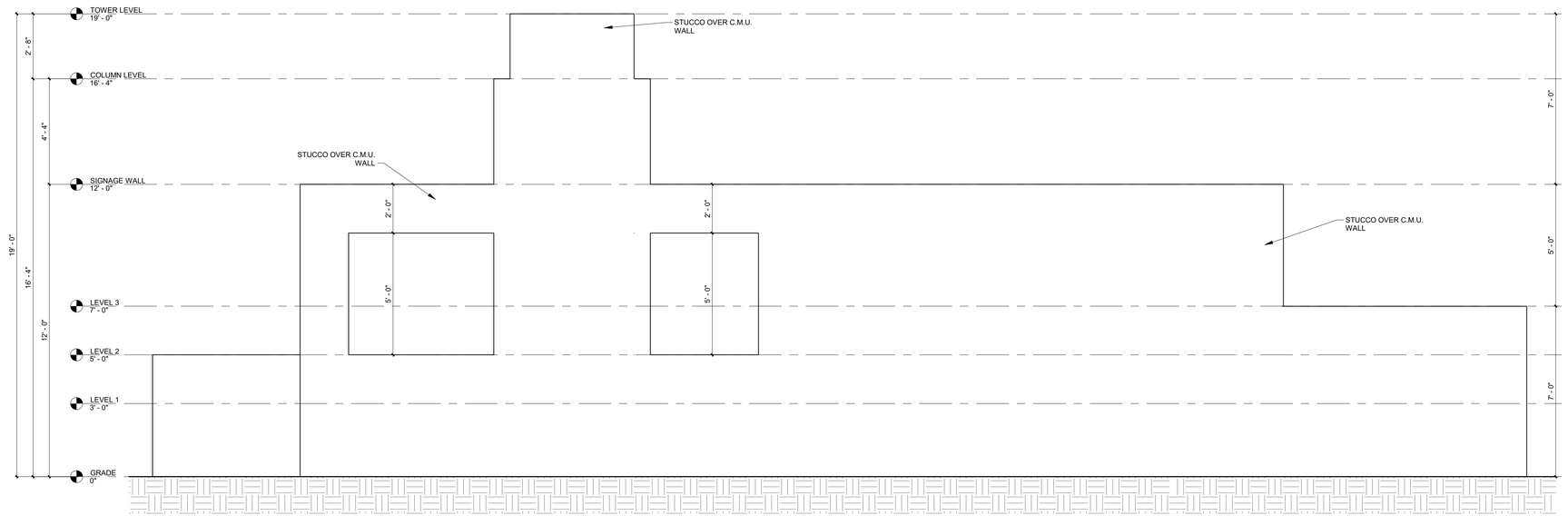
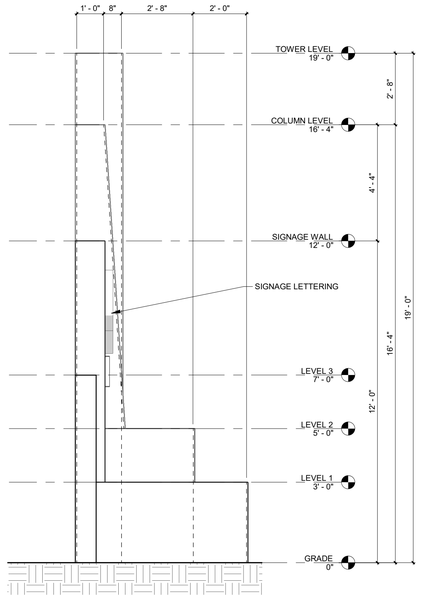


3 REAR ELEVATION
SCALE: 3/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 3/8" = 1'-0"

THE HATCHING PATTERN FOR TILE IS NOT INDICATIVE OF COURSEWORK, MATERIAL OR FINISHING. REFER TO THE PURCHASE ORDER FOR FINAL FINISH AND COLOR . PLEASE CONTACT MANAGER BEFORE ANY TILE INSTALLATION FOR QUESTIONS

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DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
ELEVATIONS

SHEET NUMBER:
3.0

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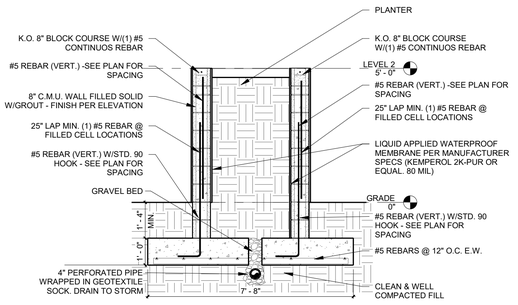
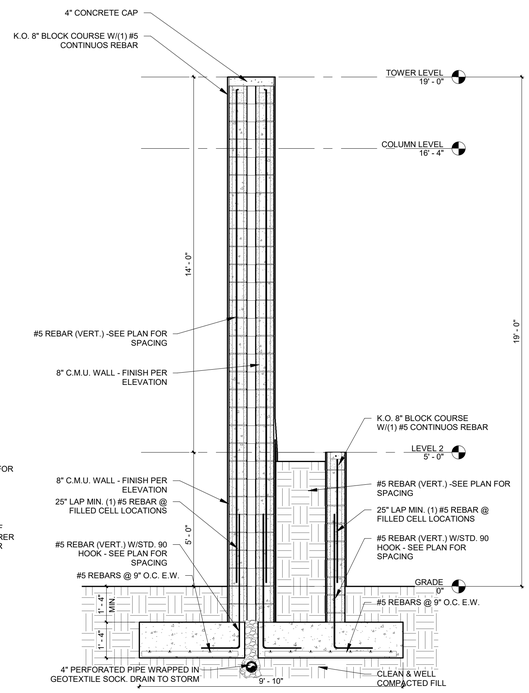
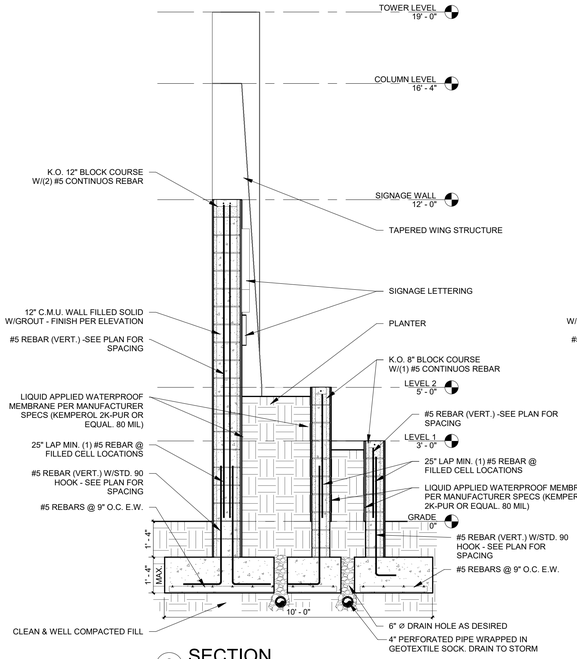


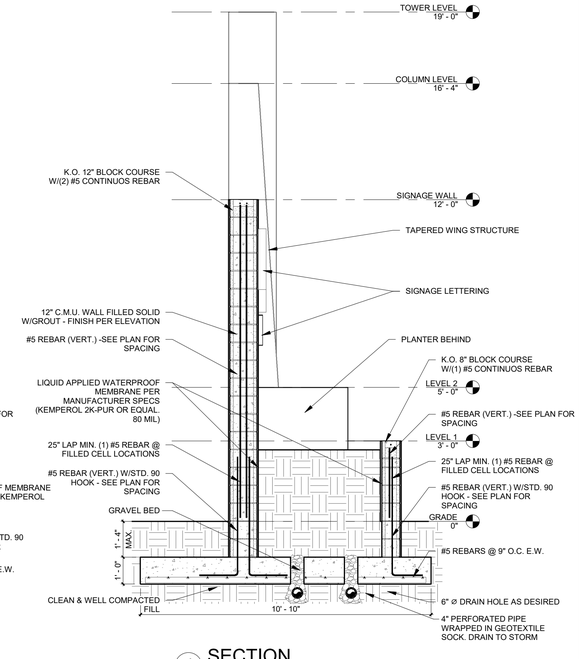
1 SECTION
SCALE: 3/8" = 1'-0"



2 SECTION
SCALE: 3/8" = 1'-0"



3 SECTION
SCALE: 3/8" = 1'-0"



4 SECTION
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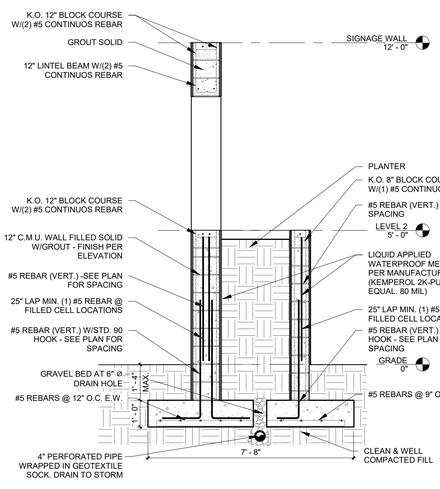
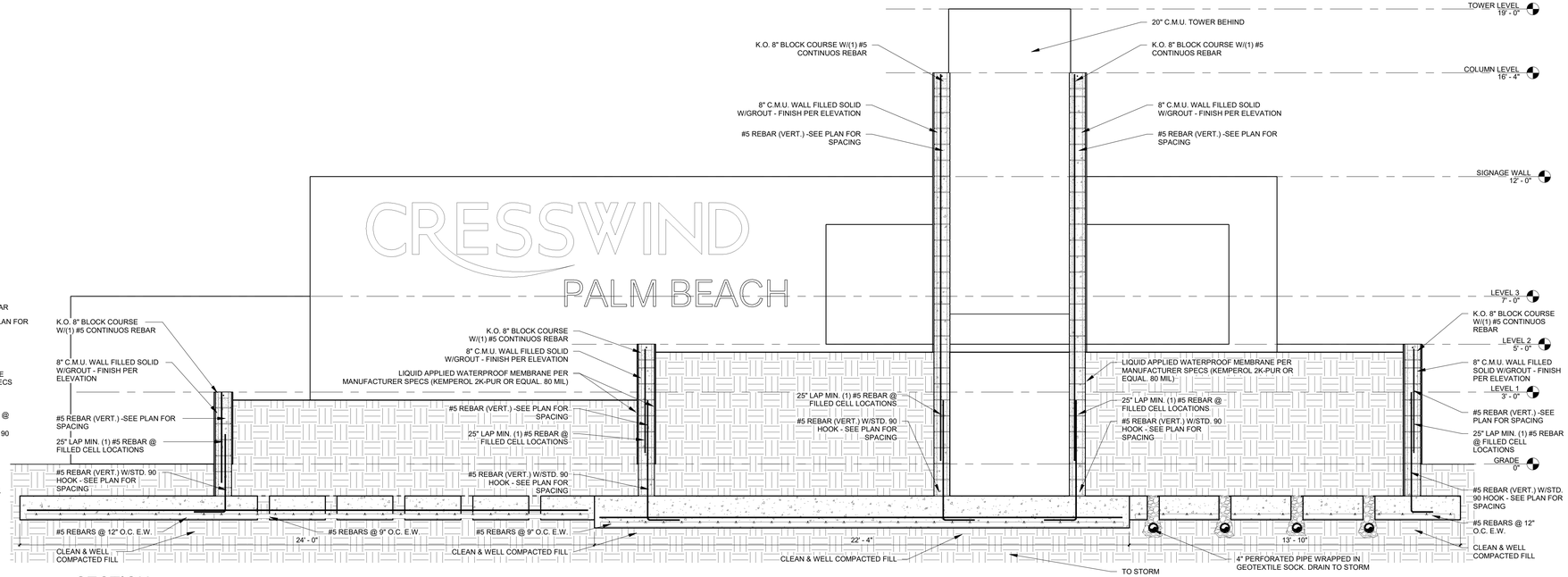


5 SECTION
SCALE: 3/8" = 1'-0"



6 SECTION
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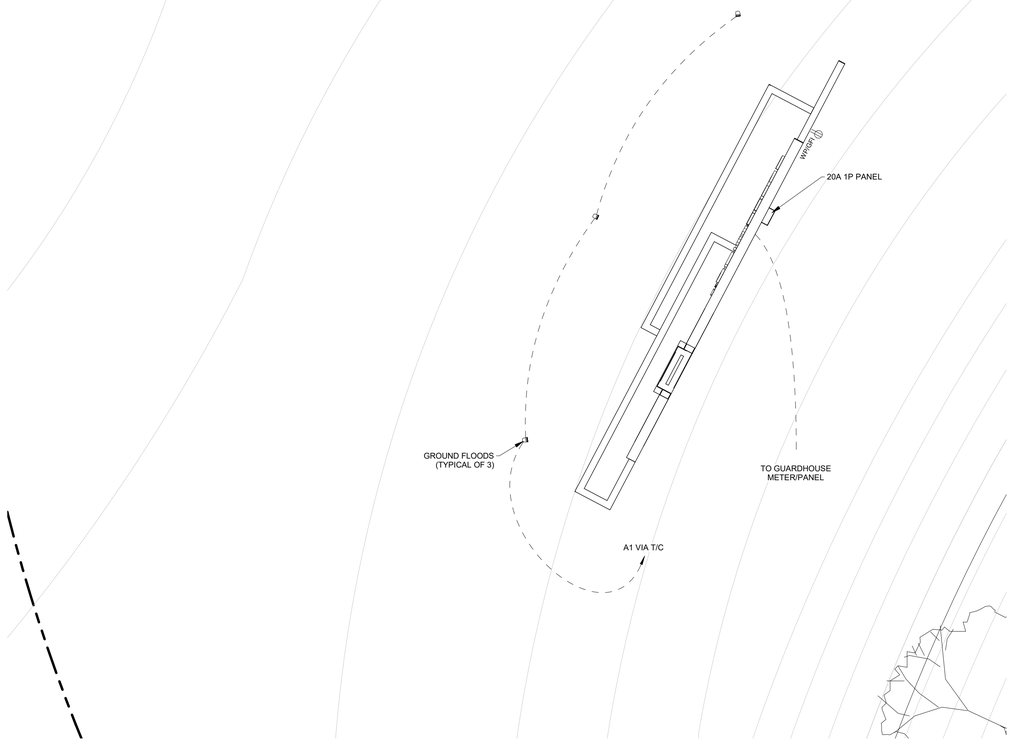
DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
SECTIONS

SHEET NUMBER:
3.1

ELECTRICAL NOTE:
PROVIDE WEATHERPROOF (NEMA 3R) JUNCTION BOX AT REAR OF MONUMENT FOR LED LIGHTING. PROVIDE 120V, 20A BRANCH CIRCUIT (2 #10 CU, 1 #10 CU G, 3/4"C) FROM GUARDHOUSE PANEL TO THIS LOCATION. RUN CIRCUIT UNDERGROUND PER NEC 300-5 AND MAKE FINAL CONNECTION WITH LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT. PROVIDE NEW 20A/1P CB IN PANEL (SEE GUARDHOUSE PLANS FOR PANEL SCHEDULE). ALL LIGHTING SHALL BE LED WET LOCATION LISTED FIXTURES SELECTED BY OWNER. MAX LIGHTING LOAD ON THIS CIRCUIT SHALL NOT EXCEED 1,920VA. COORDINATE WITH OWNER AS NECESSARY.



1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

coloronix®
COLORFUL ARCHITECTURAL ILLUMINATION
RGBW.COM

SS2-RGBW-8R-15

110W (15-LED) 3,500 MAX. LUMEN
RGBW ROUND SPOT / FLOOD LIGHT

CATALOG NO. .....
TYPE .....
PROJECT .....

APPLICATION

For the use of direct flood and/or accent lighting. To install as an above grade fixture. Perfect for applications desiring a dynamic color changing effect. Recommended for retail, modern residential, hospitality and entertainment installations. RGBW design allows fine-tuned pastel colors, saturated hues without sacrificing illumination brightness.

ELECTRICAL

Power Input:
Direct 120V-277V AC input comes standard. 50/60 Hz.

Power Consumption:
See ordering guidebelow.

Power Input:
Proprietary 3-pin watertight connectors pre-installed for easy daisy-chain connections up to 2.5 feet on center (6 units max) Direct Line Voltage hard-wire if needed.

PHYSICAL

Environment:
Wet location IP65.

Data Connection:
Proprietary miniature 3-pin watertight DMX connection for easy daisy-chain connections up to 2.5 feet on center (32 links max).

Environment:
Made of die-cast aluminum to protect light emiting diodes, other electronics and preserve optical alignment. Integral junction box provides easy access for electrical maintenance. Steel screws installed on face plate for a tight gap-free installation onto housing. Cast aluminum tightening allows for 90° Tilt and 360° Rotation.

Housing Finish:
Painted black to maximize color mixing and eliminate stray light leaks.

L70 Life:
35,000 hours for ambient temperatures under 100°F.
Temperature Rating:
14°F - 104°F Ambient

COLOR DETAILS

Direct DMX Color Control:
Color controlled with USITT DMX512A Standard Protocol to work with Coloronix or 3rd Party DMX Systems such as the Color Kinetics® iPlayer 3. On board LCD display inside the Data Enabler allow selecting of DMX addresses between 1-512 in a given DMX universe. DMX Data fed to housing via proprietary 3-wire data cable. Data Input/Output ports allow daisy-chaining of DMX Signal..

LED Die Colors:
Red (620-635nm) Blue (450-465nm)
Green (520-535nm) Neutral White (4000K)

Static Color Available:
All standard colors. Consult factory.

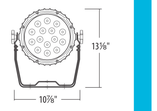
Stand Alone Color Control:
Pre-Programmed static and dynamic scenes, as well as specific colors, can be user activated by the integral Data Enabler's computer eliminating the need for an external data source. On board LCD display inside the Data Enabler allow selecting of over 30 static and dynamic color sequences.

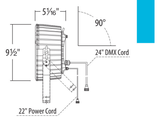
Color Mixing:
Using InternaMix™ proprietary technology, colors are efficiently blended together through an internal mixing chamber. The one-color output reduces unsightly views of isolated Red, Green and Blue Diodes for a seamless rainbow-free appearance.

Dimming:
Smooth and flicker-free dimming of all colors down to 1% using Patented Color Mixing and Dimming technologies developed at Philips Color Kinetics®

SAFETY

ETL listed complies to UL 1598 and ANSI/UL 8750. Wet location rated. IP65 protection.





FOOTCANDLE CALCULATION: SS2-RGBW-8R-15-B25

Height	FC	Ø@50% of beam	Ø@90% of beam
11'	100	18'	38'
12'	87	20'	40'
15'	56	25'	50'
18'	39	30'	60'
20'	32	35'	73'

ORDERING example: SS2-RGBW-8R-15-B45/SWR-PWR-WL-80

HOUSING	BEAM SPREAD	ACCESSORIES
SS2-RGBW-8R-15	-B25 : Narrow Flood -B45 : Flood	/SWR-PWR-WL-80 : 80" Power Jumper /SWR-PWR-WL-60-PI : 60" Plug-in Cord /SWR-DMX-WL-80 : 80" DMX/Data Jumper /SWR-DMX-WL-300 : 300" (25') Data Cable Interconnect

COLORONIX | WWW.RGBW.COM | PH. 323.677.4242 | A DIVISION OF EEMA LIGHTING GROUP | ALL RIGHTS RESERVED | PRODUCT SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

ELECTRICAL NOTES:

2017 FBC (ENERGY CONSERVATION) - SECTION C405.2.1 OCCUPANT SENSOR CONTROLS. OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES:

1. CLASSROOMS/LECTURE/TRAINING ROOMS.
2. CONFERENCE/MEETING/MULTIPURPOSE ROOMS.
3. COPY/PRINT ROOMS.
4. LOUNGES.
5. EMPLOYEE LUNCH AND BREAK ROOMS.
6. PRIVATE OFFICES.
7. RESTROOMS.
8. STORAGE ROOMS.
9. JANITORIAL CLOSETS.
10. LOCKER ROOMS.
11. OTHER SPACES 300 SQUARE FEET (28 M2) OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS.
12. WAREHOUSES.

2017 FBC (ENERGY CONSERVATION) - SECTION C405.2.1.2 OCCUPANT SENSOR CONTROL FUNCTION IN WAREHOUSES. IN WAREHOUSES, THE LIGHTING IN AISLEWAYS AND OPEN AREAS SHALL BE CONTROLLED WITH OCCUPANT SENSORS THAT AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50 PERCENT WHEN THE AREAS ARE UNOCCUPIED. THE OCCUPANT SENSORS SHALL CONTROL LIGHTING IN EACH AISLEWAY INDEPENDENTLY AND SHALL NOT CONTROL LIGHTING BEYOND THE AISLEWAY BEING CONTROLLED BY THE SENSOR.

2017 FBC (ENERGY CONSERVATION) - SECTION C405.2.2 TIME-SWITCH CONTROLS. EACH AREA OF THE BUILDING THAT IS NOT PROVIDED WITH OCCUPANT SENSOR CONTROLS COMPLYING WITH SECTION C405.2.1.1 SHALL BE PROVIDED WITH TIME SWITCH CONTROLS COMPLYING WITH SECTION C405.2.2.1.

ANSI STANDARD 90.1-2016 SECTION 8.4.2 - AUTOMATIC RECEPTACLE CONTROL THE FOLLOWING SHALL BE AUTOMATICALLY CONTROLLED:

a. AT LEAST 50% OF ALL 125 V, 15 AND 20 AMP RECEPTACLES IN ALL PRIVATE OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARILY FOR PRINTING AND/OR COPYING FUNCTIONS, BREAK ROOMS, CLASSROOMS, AND INDIVIDUAL WORKSTATIONS.
b. AT LEAST 25% OF BRANCH CIRCUIT FEEDERS INSTALLED FOR MODULAR FURNITURE NOT SHOWN ON THE CONSTRUCTION DOCUMENTS. THIS CONTROL SHALL FUNCTION ON
c. A SCHEDULED BASIS USING A TIME-OF-DAY OPERATED CONTROL DEVICE THAT TURNS RECEPTACLES OFF AT SPECIFIC PROGRAMMED TIMES—AN INDEPENDENT PROGRAM SCHEDULE SHALL BE PROVIDED FOR CONTROLLED AREAS OF NO MORE THAN 5000 FT2 AND NOT MORE THAN ONE FLOOR (THE OCCUPANT SHALL BE ABLE TO MANUALLY OVERRIDE THE CONTROL DEVICE FOR UP TO TWO HOURS);
d. AN OCCUPANT SENSOR THAT SHALL TURN RECEPTACLES OFF WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING A SPACE; OR
e. AN AUTOMATED SIGNAL FROM ANOTHER CONTROL OR ALARM SYSTEM THAT SHALL TURN RECEPTACLES OFF WITHIN 20 MINUTES AFTER DETERMINING THAT THE AREA IS UNOCCUPIED. ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED TO VISUALLY DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES AND ARE TO BE UNIFORMLY DISTRIBUTED THROUGHOUT THE SPACE. PLUG-IN DEVICES SHALL NOT BE USED TO COMPLY WITH SECTION 8.4.2. EXCEPTIONS TO SECTION 8.4.2 RECEPTACLES FOR THE FOLLOWING SHALL NOT REQUIRE AN AUTOMATIC CONTROL DEVICE:

1. RECEPTACLES SPECIFICALLY DESIGNATED FOR EQUIPMENT REQUIRING CONTINUOUS OPERATION (24/DAY, 365 DAYS/YEAR).
2. SPACES WHERE AN AUTOMATIC CONTROL WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS.

GENERAL ELECTRICAL NOTES:

CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR TELEPHONE AND POWER SERVICES WITH RESPECTIVE UTILITY COMPANIES PRIOR TO SUBMITTING THE BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INFORM THE ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANIES FOR SERVICES SHALL BE INCLUDED IN THE BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME, THE CONTRACTOR SHALL INCLUDE WITH BID, A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.

THIS CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS FOR MECHANICAL EQUIPMENT FROM MANUFACTURERS RECOMMENDATIONS PRIOR TO ROUGHING IN CONDUIT SIZE, WIRE SIZE AND CIRCUIT PROTECTION SIZE ACCORDINGLY. IF REQUIREMENTS ARE LARGER THAN CALLED FOR ON THE ELECTRICAL PLANS, NOTIFY THE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

COMPLIANCE STATEMENT

ELECTRICAL SHALL COMPLY WITH ALL PROVISIONS OF THE 2014 NEC, NFPA 70 NEC 517 AND OTHER APPLICABLE CODES AND ORDINANCES.

ELECTRICAL NOTES

ALL ELECTRICAL WIRING EXPOSED TO VIEW IN EMT
ALL ELECTRICAL IN CONDUITS, ARMORED CABLE OR BLUE CARLON CONDUIT
ALL 110V EQUIPMENT RECEPTACLES MUST BE GFCI PROTECTED PER NEC 2014 210.8(B)(2).
ALL CONDUITS RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL FRAMING.
ALL LO-VOLT WIRING BY OTHERS UNDER SEPARATE PERMIT.

INCREASE WIRE SIZES FOR RUNS OVER 100' PER NEC 2014.

CLARIFICATION NOTES

ALL GENERAL PURPOSE RECEPTACLES WITHIN 6 FEET OF A SINK SHALL BE GFCI PROTECTED. ALL 125V SINGLE PHASE EQUIPMENT RECEPTACLES TO BE GFCI PROTECTED ON GFCI BREAKER CIRCUIT.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E.
FL. REG # 52683

ANDREW J. MEISHEID P.E.
FL. REG # 83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING (6TH EDITION).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

REVISION:

NO	DATE	NOTES

PROJECT NAME:
CRESSWIND ENTRY MONUMENT

COMMUNITY NAME:
CRESSWIND PALM BEACH

PROJECT ADDRESS:

DRAWN BY: E. BLANCO
ISSUE DATE: 12-20-19
1/2/2020 2:43:45 PM

SHARP DESIGN STUDIO
12100 RACE TRACK ROAD,UNIT Q1
TAMPA, FL 33626
OFFICE: (813)408-8404
AA26003627

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF SHARP DESIGN STUDIO, LLC, ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY SHARP DESIGN STUDIO, LLC IS PROHIBITED.

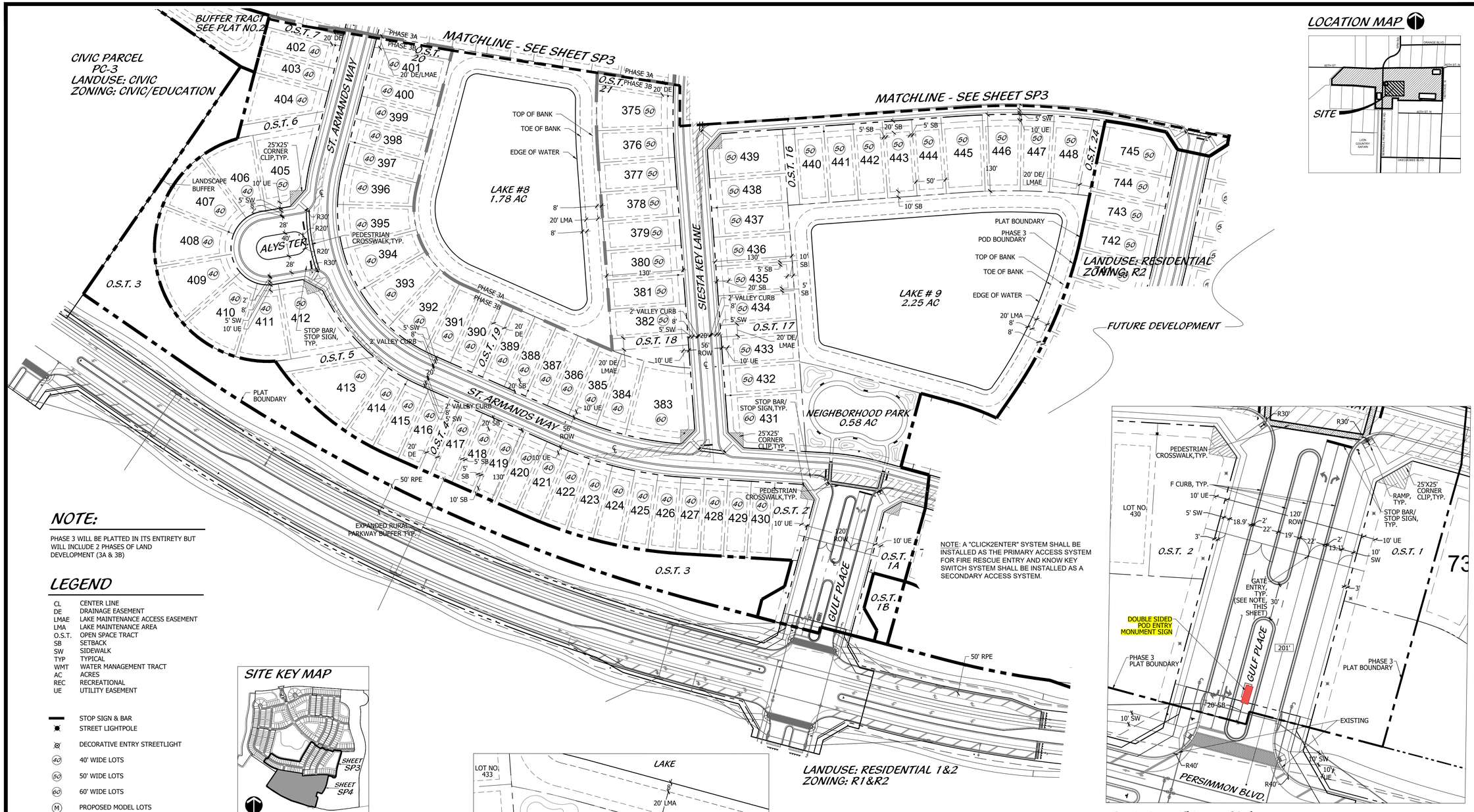
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS ARE NOT TO BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY; WRITTEN DIMENSIONS SHALL GOVERN.

DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
ELECTRICAL SITE PLAN

SHEET NUMBER:
E1



NOTE:

PHASE 3 WILL BE PLATTED IN ITS ENTIRETY BUT WILL INCLUDE 2 PHASES OF LAND DEVELOPMENT (3A & 3B)

LEGEND

CL	CENTER LINE
DE	DRAINAGE EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LMA	LAKE MAINTENANCE AREA
O.S.T.	OPEN SPACE TRACT
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
WMT	WATER MANAGEMENT TRACT
AC	ACRES
REC	RECREATIONAL
UE	UTILITY EASEMENT

- STOP SIGN & BAR
- STREET LIGHTPOLE
- DECORATIVE ENTRY STREETLIGHT
- (40) 40' WIDE LOTS
- (50) 50' WIDE LOTS
- (60) 60' WIDE LOTS
- (M) PROPOSED MODEL LOTS

SITE KEY MAP

PROPERTY DEVELOPMENT REGULATIONS

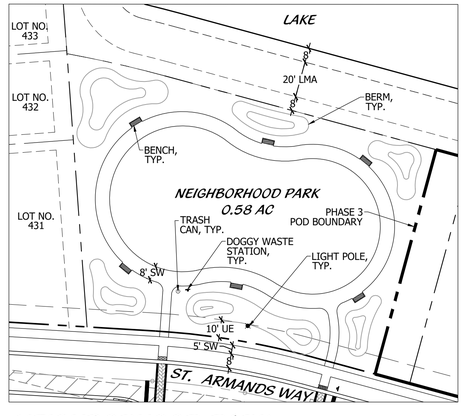
PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY (PER ORDINANCE 2018-5)

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS			
		SIZE	WIDTH	DEPTH	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	POD P	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10'	10' BUILDING 5' ACCESORY
PROVIDED	POD P	40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5'	10'	10' BUILDING 5' ACCESORY

NOTES:

1. PORCHES SHALL HAVE A MINIMUM DEPTH OF 6' AND A MINIMUM WITH OF 8'. A PORCH OR PORTE COCHERE MAY ENCROACH UP TO A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
2. A SINGLE FAMILY PATIO MAY ENCROACH A MAXMIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
3. A BALCONY MAY ENCROACH A MAXMIMUM OF 6' INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.



NEIGHBORHOOD PARK

Scale: 1" = 40'

0' 40' 80' 160'

NOTE: A "CLICK2ENTER" SYSTEM SHALL BE INSTALLED AS THE PRIMARY ACCESS SYSTEM FOR FIRE RESCUE ENTRY AND KNOW KEY SWITCH SYSTEM SHALL BE INSTALLED AS A SECONDARY ACCESS SYSTEM.

RESIDENT'S ENTRY

Scale: 1" = 40'

0' 40' 80' 160'

DRO AMENDMENTS	ZONING STAMP

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

Cresswind Palm Beach

POD P-1 SITE PLAN - PHASE 3

City of Westlake, Florida

Donaldson E Hearing:A0109 800000015D8 A13286A0001 697

Digitally signed by Donaldson E Hearing:A010980000 0015D8A13286A000

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF FLORIDA

Scale: 1" = 80'

0' 40' 80' 160'

DESIGNED	DEH
DRAWN	JS, JCO, HK
APPROVED	DEH
JOB NUMBER	181002
DATE	03-11-21
REVISIONS	04-06-21
	09-29-21

September 29, 2021 2:47:08 p.m.
Drawing: 181002 FSBP3.DWG

SHEET SP4 OF 4

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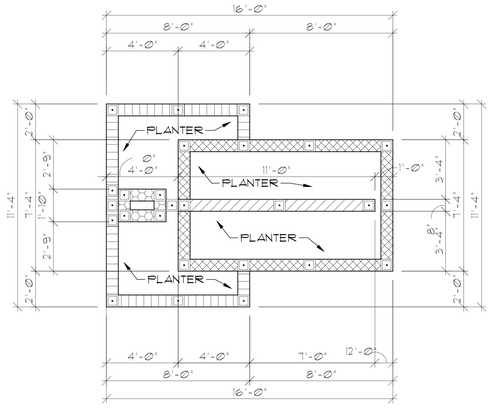
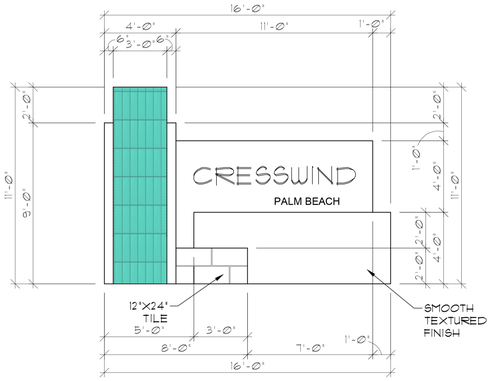
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

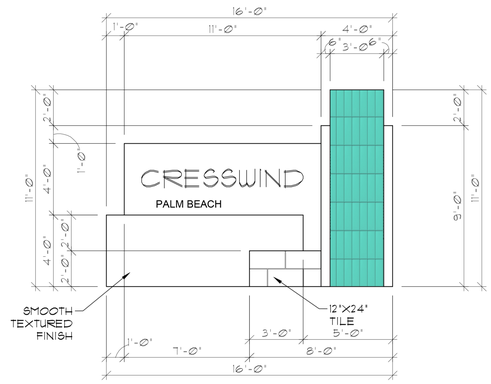


FLOOR PLAN

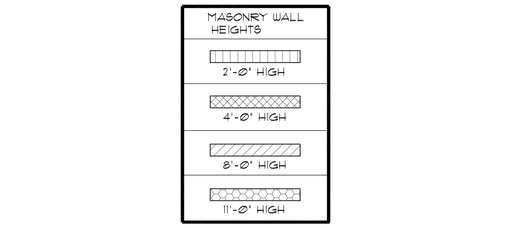
SCALE: 1/4 = 1'-0"

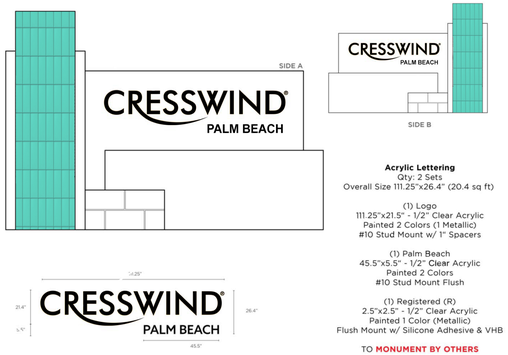


FRONT ELEVATION



REAR ELEVATION





Acrylic Lettering
Qty: 2 Sets
Overall Size 111.25"x26.4" (20.4 sq ft)

(1) Logo
111.25"x21.5" - 1/2" Clear Acrylic
Painted 2 Colors (1 Metallic)
#10 Stud Mount w/ 1" Spacers

(1) Palm Beach
45.5"x5.5" - 1/2" Clear Acrylic
Painted 2 Colors
#10 Stud Mount Flush

(1) Registered (R)
2.5"x2.5" - 1/2" Clear Acrylic
Painted 1 Color (Metallic)
Flush Mount w/ Silicone Adhesive & VHB

TO **MONUMENT BY OTHERS**

PAINT
Black (Satin)

wo.400338 v.06.12.25 Kolter Homes - Treasure Coast - Cresswind Palm Beach Monument Lettering

ONSIGHT C. SILVEIRA C. DEMING

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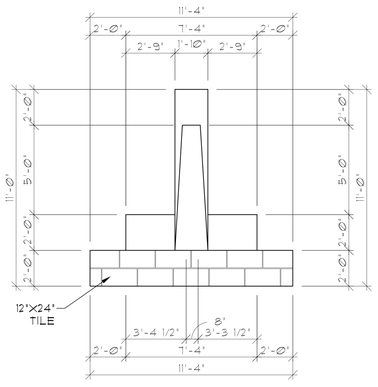
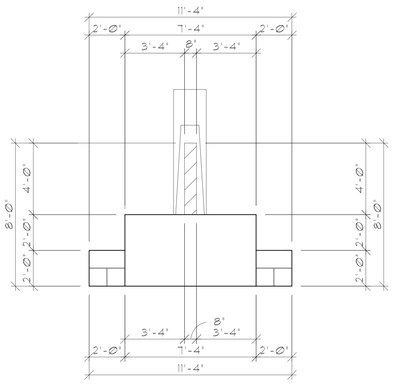
CURRENTLY BUILT



LEFT ELEVATION



RIGHT ELEVATION

urban design studio

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX:407-774-4078
www.abdesigngroup.com
AA #: 0003325

	DATE	△ DESCRIPTION
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KOLTER HOMES
CREATING BETTER COMMUNITIES
701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY MONUMENT SIGN

PROJECT#:
KH200.000/25027

PAGE:

PLAN & ELEVATIONS

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

STATE OF FLORIDA ROLAND A. ABOUCHACRA REGISTERED ARCHITECT AR93723

Digitally signed by Roland Abouchacra
Date: 2025.06.16 08:54:23-04'00'

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25
SCALE: AS NOTED
SHEET
A1

File Attachments for Item:

A. FIRST READING Ordinance 2026-02: Chapter 101 & 119 Text Amendment (Accessory Structure)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	04/07/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**FIRST READING** Ordinance 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)	
STAFF RECOMMENDATION: (MOTION READY)	Motion to recommend approval of Ordinance 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)	
SUMMARY *and/or* JUSTIFICATION:	This Ordinance amends Chapter 101 & 119 of the City Westlake, Code of Ordinances chapter 101, "general and administrative provisions," to revise section 101-1, "definitions and acronyms," to establish definitions for "cabana" and "trellis or arbor"; amending chapter 119, "zoning," by amending section 119-31, "residential districts," to provide reduced rear yard setbacks for certain accessory structures, establish minimum building separation standards for structures with solid roofing systems, and establish roof overhang standards for certain accessory structures	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: Ordinance 2026-XX: Chapter 101 & 119 Text Amendment (Accessory Structure)			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-xx**	X

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***

ORDINACE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FO CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____

ORDINANCE 2026-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake finds it necessary and appropriate to update and clarify certain definitions related to accessory structures, including cabanas, trellises, and arbors, in order to improve consistency and enforcement of the City's land development regulations; and

WHEREAS, the City Council of the City of Westlake finds that allowing reduced rear yard setbacks for certain accessory structures and establishing minimum building separation standards for structures with solid roofing systems within the Residential-1 (R-1) and Residential-2 (R-2) Districts will provide property owners with additional flexibility while maintaining public safety and neighborhood compatibility; and

WHEREAS, the City Council of the City of Westlake finds that establishing clear standards for roof overhang encroachments for accessory structures, including cabanas, will reduce ambiguity in plan review, support proper drainage, and prevent adverse impacts to adjacent properties.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein by reference and made a part hereof.

SECTION 2. Amendment to the Code of Ordinances.
The City of Westlake Code of Ordinances is hereby amended as follows:

(a) Chapter 101, "General and Administrative Provisions," Section 101-1, "Definitions and Acronyms," is amended to establish definitions for Cabanas and Trellises

or Arbors;

(b) Chapter 119, "Zoning," Section 119-31, "Residential Districts," is amended to provide reduced rear yard setbacks for certain accessory structures, establish minimum building separation standards for structures with solid roofing systems, and establish roof overhang standards for accessory structures; and

(c) Chapter 119, "Zoning," Section 119-33, "Mixed Use District," is amended to establish roof overhang standards for cabanas.

Section 101-1. Definitions and acronyms.

Cabana means a freestanding accessory structure with a solid roofing system that is used in connection and associated with outdoor pools. A cabana may have privacy walls or curtained sides, but it shall not be used for habitation, and shall not contain kitchen facilities, bathrooms, or sleeping areas.

Trellis or *Arbor* means a structure made from an open framework or lattice panels of interwoven or intersecting pieces of wood, bamboo, or metal that may be used to support and display climbing plants. Trellises and arbors shall not include solid roofing systems.

Sec. 119-31. - Residential districts.

(a) Residential-1 District (R-1).

(3) *Accessory structures.* Accessory structures shall be permitted pursuant to the requirements below:

a. Unless otherwise specified in this subsection, accessory structures are subject to the following requirements: ~~shall not exceed twenty-five (25) feet in height, and shall meet all setback requirements of the principal structure.~~

1. Height. Accessory structures shall not exceed twenty-five (25) feet in height.

2. Setbacks. Accessory structures shall meet the front, side road, and side yard setback requirements of the principal structure. The minimum rear setback is five (5) feet, unless otherwise specified in this section for a specific accessory structure type.

3. Accessory structures with solid roofing systems are subject to the following requirements:

(i) Building separation. Accessory structures shall be separated from each other and from the principal structure by a minimum distance of five (5) feet, inclusive of a minimum horizontal separation of 24 inches between rooflines. Separation shall be measured horizontally at the closest point between structures, including eaves and roof overhangs.

(ii) Roof overhang. An encroachment of no more than 24 inches into the required setbacks is allowed to accommodate roof overhangs, provided roof drainage shall be directed onto the subject property and shall not discharge onto adjacent property.

b. The following structures are subject to the following requirements:

1. Fences and walls.

(i) Setbacks. The minimum front setback for fences and walls is ten (10) feet. Except for decorative edge treatments permitted in this subsection, fences and walls shall be set back at least three (3) feet from the nearest face of the structure.

A. Decorative edge treatments, which may include decorative fencing or walls, are permitted for a group of residences developed under a common plan of development but will not permitted on a lot-by-lot basis. Decorative edge treatments permitted under this section may be located in front of a residence, shall not encroach on any right-of-way, and shall not exceed three (3) feet in height.

B. Fences and walls are not subject to any other setback requirements.

(ii) The maximum height of a wall or fence shall be six (6) feet.

2. Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.

(i) For single-family detached dwelling units, these structures are not permitted in the front yard.

(ii) The minimum side road, side yard, and rear setbacks are three (3) feet.

(iii) For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.

3. Detached garages.

(i) For detached garages on lots developed under a common plan of development, the minimum rear setback is five (5) feet.

(ii) For all other detached garages, the minimum rear setback is ten (10) feet.

(b) *Residential-2 District (R-2).*

(1) *Permitted uses, density and intensity.* Uses permitted within the R-2 district are identified in Table 119-127.

a. *Density for all residential uses.*

1. The maximum gross density is twelve (12) dwelling units per gross acre.

(i) Accessory dwelling units are not counted towards the maximum gross density.

(ii) The maximum gross density for continuing care and assisted living facilities may be calculated as follows: twenty-five (25) beds per acre.

2. Bonus densities may be permitted up to eight (8) dwelling units per gross acre pursuant to section 119-39.

b. *Accessory dwelling units.*

1. Each single-family dwelling unit may have one (1) accessory dwelling unit.

2. Mobile homes are not permitted as accessory dwelling units.

c. *Intensity for all nonresidential uses.*

1. Maximum FAR is 0.35.

2. Neighborhood centers shall not exceed fifteen (15) acres and shall be governed by the requirements of section 119-38.

(2) *Requirements.*

a. Development in R-2 is subject to the standards found in the following tables.

b. Forty (40) feet is the minimum lot width for a lot containing a single-family detached dwelling.

Table 119-31-5. R-2 district residential standards for single-family detached (excluding zero lot line)

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback[1] (feet)	Minimum Side Road Setback[2] (feet)	Minimum Side Yard Setback[2] (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg:20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. Bldg = building without side-loading garage, or portion of building without 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 is 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 in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide 70 foot (or less) lots.

Table 119-31-6. R-2 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback[1] (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line[2,3] (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.

3. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.

Table 119-31-7. R-2 District Other Residential Standards

Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback[1] (feet)	Minimum Side Road Setback[2] (feet)	Minimum Side Yard Setback[2] (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height[3] (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10	Bldg: 10 / 5[5]	Bldg: 10	10	40	65%	20%
			Flg: 20	Slg: 10	Flg: 20				
Cottage Homes	20	1,600	Bldg: 10	Bldg: 10	Bldg: 5	Bldg: 10	36	65%	20%
Multifamily dwellings[4]	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10	Bldg: 10	Bldg: 10	10	40	60%	25%
			Flg: 20	Slg: 10	Flg: 20				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage. No setback is required for single-family attached dwelling units along the shared wall.

3. The maximum building height for buildings abutting lots containing single-family detached dwellings shall be 40 feet, regardless of the number in this column.

4. For multifamily developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and fire safety codes.

5. The minimum side yard setback for Single-family attached and cottage homes with no more than two attached units shall be reduced to five feet (5').

Table 119-31-8. R-2 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height[2] (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. No setback required if abutting a lake or open space tract.

2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

(3) *Accessory structures.* Unless otherwise specified in this section, accessory structures are subject to the following requirements: ~~shall not exceed twenty-five (25) feet in height, and shall meet all setback requirements of the principal structure.~~

1. Height. Accessory structures shall not exceed twenty-five (25) feet in height.

2. Setbacks. Accessory structures shall meet the front, side road, and side yard setback requirements of the principal structure. The minimum rear setback is five (5) feet.

3. Accessory structures with solid roofing systems are subject to the following requirements:

(i) Building separation. Accessory structures shall be separated from each other and from the principal structure by a minimum distance of five (5) feet, inclusive of a minimum horizontal separation of 24 inches between rooflines. Separation shall be measured horizontally at the closest point between structures, including eaves and roof overhangs.

(ii) Roof overhang. An encroachment of no more than 24 inches into the required setbacks is allowed to accommodate roof overhangs, provided roof drainage shall be directed onto the subject property and shall not discharge onto adjacent property.

(4) *Other structures.* The following structures are subject to the following requirements:

a. *Fences and walls.*

1. Setbacks. The minimum front setback for fences and walls is ten (10) feet. Except for decorative edge treatments permitted in this section, fences and walls shall be set back at least three (3) feet from the nearest face of the structure.

(i) Decorative edge treatments, which may include decorative fencing or walls, are permitted for a group of residences developed under a common plan of development but will not permitted on a lot-by-lot basis. Decorative edge treatments permitted under this section may be located in front of a residence, shall not encroach on any right-of-way, and shall not exceed three (3) feet in height.

(ii) Fences and walls are not subject to any other setback requirements.

2. The maximum height of a wall or fence shall be six (6) feet.

b. *Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.*

1. For single-family detached dwelling units, these structures are only permitted in the rear yard.

2. The minimum side road, side yard, and rear setbacks are three (3) feet, except that screen enclosures are permitted along the attached side of attached dwelling units.

3. For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.

c. *Detached garages.* Detached garages shall only be permitted as part of a common plan of development. The minimum setback is ten (10) feet.

Sec. 119-33. – Mixed Use District (MU).

...

(3) *Accessory structures.* Accessory structures shall be permitted pursuant to the following requirements:

a. Unless otherwise specified in this subsection, accessory structures are subject to same setback and height requirements as the principal structure.

b. The following structures are subject to the following additional requirements:

1. Fences and walls.

(i) The minimum front setback for fences and walls is ten (10) feet. Fences and walls are not subject to any other setback requirements.

(ii) The maximum height of a wall or fence shall be six (6) feet; except for fences or walls for an athletic training facility, which have a maximum height of eight (8) feet. The city council may approve additional fence height for purposes of protecting public health, safety, or welfare.

2. Swimming pools, screen enclosures, pool decks, spas, cabanas, saunas, and patios.

(i) For single-family attached residential uses, these structures are only permitted in the rear yard.

(ii) The minimum side road, side yard, and rear setbacks for a screen enclosure are five (5) feet, unless the screen enclosure is adjacent to a lake or open space tract, in which case the minimum side road, side yard, and rear yard setbacks are three (3) feet from the lake or open space tract.

(iii) Except for screen enclosures, the minimum side road, side yard, and rear setback is three (3) feet.

(iv) For cabanas, an encroachment of no more than twelve (12) inches into the required setbacks is allowed to accommodate roof overhangs, measured from the vertical face of the structure to the edge of the roofline.

3. Detached garages.

(i) Detached garages shall have minimum side road, side yard, and rear setbacks of ten (10) feet.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 6. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this ___ day of _____, 2026, on first reading.
PUBLISHED on this ___ day of_____, 2026 in the Sun Sentinel
PASSED AND ADOPTED this ___ day of_____, 2026, on second reading.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Odet Izquierdo, Acting City Clerk,

APPROVED AS TO LEGAL FORM

_____
OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

A. RESOLUTION 2026-03 - Selection of Vice Mayor

Submitted By: City Clerk's Office

RESOLUTION 2026-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 6, 2027, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	April 7, 2026	**Submitted By:** Clerks Office			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Selection of Vice Mayor pursuant to the City of Westlake Charter.				
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution 2026-03, selecting a member of the City Council to serve as Vice-Mayor of the City of Westlake until April 6, 2027, pursuant of the City Charter.				
SUMMARY *and/or* JUSTIFICATION:	Pursuant to the City of Westlake Charter, the City Council must select a member of the sitting City Council to serve in the position of Vice-Mayor. The Vice-Mayor serves in the absence of the Mayor and performs duties as provided by the Charter. Resolution 2026-03 provides for the selection of a City Council member to serve as Vice-Mayor until April 6, 2027. The selected Council member will assume the responsibilities of Vice-Mayor in accordance with the Charter and applicable laws.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):		**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*					
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**		
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-03** **A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 6, 2027, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**				
FISCAL IMPACT *(if any):*			$		

CITY OF WESTLAKE

RESOLUTION 2026-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 6, 2027, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to section 8D of the City's charter, the City of Westlake hereby selects a member of the sitting City Council to serve as the Vice-Mayor; and

WHEREAS, the Vice-Mayor shall serve until April 6, 2027, in the position of vice-mayor in the absence of the Mayor; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The City Council for the City of Westlake, selects _____, of seat ____ to serve as the Vice-Mayor for the City of Westlake until April 6, 2027.

SECTION 2. That this resolution shall take effect immediately upon its adoption.

SECTION 3. **CONFLICTS**. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. **SEVERABILITY**. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this __ day of _____2026.

_____

City of Westlake
JohnPaul O'Connor, Mayor

_____

Odet Izquierdo, Acting City Clerk

File Attachments for Item:

B. RESOLUTION 2026-04 – Supporting Senate Bill 484 and House Bill 1007 Relating to the Siting of Hyperscale Data Centers

Submitted By: City Clerk's Office

RESOLUTION 2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING SENATE BILL 484 AND HOUSE BILL 1007 RELATING TO THE SITING OF HYPERSCALE DATA CENTERS; ADVOCATING FOR MEANINGFUL PROXIMITY PROTECTIONS FOR SCHOOLS AND RESIDENTIAL NEIGHBORHOODS; PRESERVING LOCAL LAND-USE AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	April 7, 2026	**Submitted By:** Clerks Office
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution 2026-04 – Supporting Senate Bill 484 and House Bill 1007 Relating to the Siting of Hyperscale Data Centers	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution 2026-04, supporting Senate Bill 484 and House Bill 1007 relating to the siting of hyperscale data centers and advocating for proximity protections for schools and residential neighborhoods while preserving local land-use authority.	
SUMMARY *and/or* JUSTIFICATION:	The proposed Resolution expresses the City of Westlake's support for Senate Bill 484 and House Bill 1007, which address the siting of hyperscale data centers in Florida. These large-scale facilities can generate significant noise, lighting, and infrastructure impacts that may be incompatible with nearby schools and residential neighborhoods. The resolution supports reasonable proximity protections, transparency in the siting process, and ensures hyperscale facilities bear the cost of necessary infrastructure. It also affirms the importance of preserving local land-use authority so municipalities can implement safeguards appropriate for their communities.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-04** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING SENATE BILL 484 AND HOUSE BILL 1007 RELATING TO THE SITING OF HYPERSCALE DATA CENTERS; ADVOCATING FOR MEANINGFUL PROXIMITY PROTECTIONS FOR SCHOOLS AND RESIDENTIAL NEIGHBORHOODS; PRESERVING LOCAL LAND-USE AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**			
FISCAL IMPACT *(if any):*			$	

CITY OF WESTLAKE

RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING SENATE BILL 484 AND HOUSE BILL 1007 RELATING TO THE SITING OF HYPERSCALE DATA CENTERS; ADVOCATING FOR MEANINGFUL PROXIMITY PROTECTIONS FOR SCHOOLS AND RESIDENTIAL NEIGHBORHOODS; PRESERVING LOCAL LAND-USE AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake recognizes that Florida's rapid growth necessitates the expansion of infrastructure to support emerging technologies and digital innovation; and

WHEREAS, hyperscale data centers are large-scale industrial operations that operate continuously, consume significant electricity and water, and utilize expansive cooling and backup power systems; and

WHEREAS, the operational footprint of facilities exceeding 50 megawatts is fundamentally industrial in nature and may be incompatible with immediate adjacency to K-12 campuses and residential neighborhoods; and

WHEREAS, Senate Bill 484 and House Bill 1007, as amended, seek to establish prudent distance requirements to protect students from industrial noise, vibration, light spillover, and emissions; and

WHEREAS, it is essential that local governing authorities such as municipalities maintain the right to enact legislation that serves to impose additional safeguards or waive requirements based on the unique needs of their specific communities; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council of the City of Westlake hereby expresses its formal support for SB 484 and HB 1007, including any amendments that strengthen proximity protections for schools and residential neighborhoods.

SECTION 3. The City of Westlake urges the Florida Legislature to maintain the following pillars within the proposed legislation:

- Meaningful school proximity and residential setback protections;
- Requirements for hyperscale facilities to bear the full cost of utility infrastructure;
- Robust transparency and public hearing provisions; and
- The preservation of local land-use and home-rule authority.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Odet Izquierdo, Acting City Clerk

File Attachments for Item:

C. RESOLUTION 2026-05 – Supporting the Extension of State Road 7

Submitted By: Administration

RESOLUTION 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE EXTENSION OF STATE ROAD 7; RECOGNIZING THE NEED FOR IMPROVED TRANSPORTATION, PUBLIC SAFETY, AND REGIONAL CONNECTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	April 7, 2026	**Submitted By:** Administration
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution 2026-05 – Supporting the Extension of State Road 7	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution 2026-05, supporting the extension of State Road 7.	
SUMMARY *and/or* JUSTIFICATION:	The proposed Resolution 2026-05 expresses the City of Westlake's support for the extension of State Road 7, a critical regional transportation project connecting Okeechobee Boulevard to Northlake Boulevard. The extension is intended to address increasing traffic congestion and limited north-south connectivity in western Palm Beach County due to continued population growth. The project is expected to improve mobility, reduce travel delays, and enhance overall quality of life for residents in surrounding communities, including The Acreage. Additionally, the extension will improve emergency response times for police, fire, and medical services and serve as an important hurricane evacuation route, strengthening regional resiliency. Approval of this resolution affirms the City's support for advancing the project while encouraging continued environmental stewardship and intergovernmental collaboration.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-05** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE EXTENSION OF STATE ROAD 7; RECOGNIZING THE NEED FOR IMPROVED TRANSPORTATION, PUBLIC SAFETY, AND REGIONAL CONNECTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**.			

FISCAL IMPACT *(if any):*		$

CITY OF WESTLAKE

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, SUPPORTING THE EXTENSION OF STATE ROAD 7; RECOGNIZING THE NEED FOR IMPROVED TRANSPORTATION, PUBLIC SAFETY, AND REGIONAL CONNECTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the extension of State Road 7 is a long-planned regional transportation project intended to connect Okeechobee Boulevard to Northlake Boulevard; and

WHEREAS, western Palm Beach County continues to experience significant population growth, resulting in increased traffic congestion and limited north-south connectivity; and

WHEREAS, residents in communities such as The Acreage and surrounding areas currently rely on a limited number of roadways, leading to delays, restricted mobility, and reduced quality of life; and

WHEREAS, the extension of State Road 7 is expected to improve traffic flow, reduce congestion, and provide a critical alternative route for daily commuters; and

WHEREAS, the project is anticipated to enhance emergency response times for police, fire, and medical services, thereby improving public safety outcomes; and

WHEREAS, the extension is also expected to serve as an important hurricane evacuation route, increasing regional resiliency during emergency events; and

WHEREAS, the Florida Department of Transportation has undertaken design modifications to reduce environmental impacts, including improvements to drainage systems, reduction of project footprint, and incorporation of mitigation measures; and

WHEREAS, the project has undergone extensive environmental review and legal scrutiny, with an administrative law judge ruling in favor of the project's compliance with applicable environmental standards; and

WHEREAS, while legal appeals remain ongoing, the need for improved infrastructure, mobility, and safety for residents remains critical;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, hereby expresses its support for the extension of State Road 7 as a vital regional infrastructure project.

SECTION 3. The City of Westlake, FL encourages the Florida Department of Transportation and all relevant agencies to continue advancing the project while maintaining a commitment to environmental stewardship and community engagement. The City supports continued collaboration among local, county, and state partners to ensure the project is implemented responsibly and efficiently.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Odet Izquierdo, Acting City Clerk

File Attachments for Item:

D. RESOLUTION 2026-06 – Education Advisory Board Appointment

Submitted By: City Clerk's Office

RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) BOARD MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	April 7, 2026	**Submitted By:** Clerk Office			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution 2026-06 – Education Advisory Board Appointment				
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution No. 2026-06, appointing one (1) board member to the Education Advisory Board.				
SUMMARY *and/or* JUSTIFICATION:	This resolution appoints one (1) individual to serve on the City of Westlake Education Advisory Board. The appointment supports the City's continued commitment to educational initiatives and community engagement. The City Council has determined that filling this vacancy is in the best interest of the City.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):		**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*					
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**		
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	Resolution No. 2026-06 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) BOARD MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**				
FISCAL IMPACT *(if any):*					$

CITY OF WESTLAKE
RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) BOARD MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint one (1) board member to serve on the Education Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, hereby appoints the following one (1) board member to serve on the Education Advisory Board:

Board Member

_____

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this_____day of _____, 2025.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Odet Izquierdo, Acting City Clerk