

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, June 04, 2024, 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: 2632 888 9851 | 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

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, CMC, City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

PRESENTATIONS/PROCLAMATIONS

- A. Palm Beach County District 6 Update
Presented By: Commissioner Sara Baxter - District 6

- B. Road Development Update - 60th Street
Presented By: David Ricks, P.E., Palm Beach County Engineer

- C. Proclamation 2024-12 - Juneteenth

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 - 05.07.2024 DRAFT
- B. Monthly Financial Report - April

PUBLIC HEARING – QUASI JUDICIAL

- A. **SPR-2024-01:** The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

Submitted By: Planning and Zoning

- B. SPR-2023-01:** The applicant is requesting approval of a Site Plan Review for a Bank with Drive Through for Parcel C within the Westlake Plaza development. Parcel C is located on the east side of the Westlake Plaza site, abutting the south side of Parcel B. The proposed Bank with Drive Through consists of a 1,956 sq.ft. building with dual drive-through lanes.

Submitted By: Planning and Zoning

NEW BUSINESS

- A.** Art In Public Places Advisory Board - Consideration and Appointment of Carole Waldman as a Regular Advisory Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2024-10

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

- B.** City of Westlake 5k - Discussion and Action for Donation of Surplus Funds

Submitted By: Administration

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE DONATION OF SURPLUS FUNDS IN THE AMOUNT OF \$_____ TO _____ SCHOOL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **Tuesday, July 2, 2024**

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: Friday, May 24, 2024

File Attachments for Item:

C. Proclamation 2024-12 - Juneteenth

Proclamation

JUNETEENTH INDEPENDENCE DAY

WHEREAS, the Emancipation Proclamation was formally issued on January 1, 1863, declaring that enslaved Africans in the Confederate States of America were to be freed; and

WHEREAS, news of the issuance of the Emancipation Proclamation was not immediately delivered to the most remote areas of the Confederate States of America; and

WHEREAS, news of the abolition of the enslavement of Africans was not delivered to all the Confederate States until after the conclusion of the American Civil War; and

WHEREAS, all of the Confederate States received news of the end of enslavement of African people on June 19, 1865; and

WHEREAS, June 19th – JUNETEENTH a linguistic blend of the words June and nineteenth, was adopted to commemorate this historical and pivotal date in American history; and

WHEREAS, beginning on January 1, 1980, several states and municipal governments in the United States have declared June 19th – JUNETEENTH a legal holiday; and

WHEREAS, June 19th – JUNETEENTH, is celebrated nationally and internationally to recognize the end of the enslavement of Africans in the United States and to celebrate the culture and achievements of African Americans; and

WHEREAS, today, millions of Americans of all races, creeds, religious and ethnic backgrounds celebrate Juneteenth, which not only celebrates freedom, but also acknowledges the achievements of African Americans; and as celebrations continue to spread, we can all be reminded of the oft-repeated maxim, “Until all are free, none are free,” that highlights the manner of the end of slavery in the United States.

NOW, THEREFORE, I JohnPaul O’Connor, Mayor of the City of Westlake, Florida, in the State of Florida on behalf of the City of Westlake, do hereby proclaim June 19th, 2024, in the City of Westlake as

“JUNETEENTH INDEPENDENCE DAY”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 4th day of June 2024.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC

File Attachments for Item:

A. Minutes_City Council Regular Meeting - 05.07.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Tuesday, May 07, 2024, 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
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, May 7, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also live streamed the meeting through electronic means and accessed as follows:

1. Webex Meeting: <https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

Password: hello

2. By Phone:

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

Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday, May 7, 2024, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Julian Martinez
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Osniel Leon, Assistant City Planner

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 add an item allowing the TPA (Transportation Planning Agency) to use the City logo on their flyer for the bike safety audit, under New Business as Item B on the Agenda.

Motion by Councilman Werner to add item under New Business, Item B., allowing the TPA to include the City logo on the Palm Beach TPA organization flyer, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

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

Motion by Vice Mayor Langowski, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Martinez	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).

PUBLIC COMMENTS AND REQUESTS

Mayor O'Connor called for public comments.

Public Comment - Candace Rojas – 3006 Waterside Circle, Boynton Beach, FL 33435 – Ms. Rojas identified herself as a sovereign citizen noting the city to be operating illegally and requested public records of various items.

Public Comment – Nicki Isackson – 11260 Glen Orchard Lane, Boynton Beach, FL 33473 – Ms. Isackson asked for clarification on the voting and election procedures in the City of Westlake. Ms. Isackson also inquired about the Palm Beach League of Cities.

CONSENT AGENDA

- A. Minutes_City Council Regular Meeting - 02.06.2024 DRAFT
- B. Minutes_City Council Regular Meeting - 03.05.2024 DRAFT
- C. Minutes_City Council Regular Meeting - 04.02.2024 DRAFT
- D. Monthly Financial Report – March

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

Motion by Councilman Martinez to approve the consent agenda, seconded by Councilman Werner.

UPON ROLL CALL:

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

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

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2024-08 - Water Reuse
- B. Proclamation 2024-09 - National Days of Remembrance
- C. Proclamation 2024-10 - 55th Annual Professional Municipal Clerk's Week
- D. Proclamation 2024-11 - Mental Health Awareness Month

Mayor O'Connor identified Proclamations and read each into record.

- E. Presentation - Palm Beach County Commission on Ethics

Presented By: Gina A. Levesque, CFE, Intake and Compliance Manager

Ms. Levesque presented an overview of the purpose and role of the Palm Beach County Commission on Ethics.

PUBLIC HEARING - QUASI JUDICIAL

- A. **A Resolution for the Plat of Westlake Pod G – North.**

Submitted By: Engineering

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF 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 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item and asked for Mr. Doody to swear in any witnesses. Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications if any; there were none.

Ms. Suzanne Dombrowski of Chen Moore and Associates was available, virtually, for any questions.

Mayor O'Connor opened for public comment.

Public Comment – Ted Serrandis – 15780 Cresswind Place – Mr. Serrandis asked for staff to be present and provide a detailed explanation of items presented.

Applicant presentation by Ms. Donna Cesaro of Cotleur and Hearing on behalf of Minto PBLH, LLC.

Council discussed item in further detail.

Ms. Kathryn Rossmell with Lewis, Longman and Walker on behalf of Minto PBLH, LLC gave further details on the boundary plat noting it is not being divided at this time and stated staff has approved the item.

The Public Hearing was closed.

Further discussion by Mr. Doody, explaining the state law requiring the approval of a plat.

Motion by Vice Mayor Langowski to reopen public comments, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

Public Comment – Larry Chatzidakis - 5580 Starfish Road – Mr. Chatzidakis inquired about the property zoning.

Mr. Leon clarified that the zoning is for mixed use.

Council and staff discussed item further.

Mr. Doody read the Resolution, by title only, into record.

Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2024-08, seconded by Councilwoman Leonard.

Mayor O'Connor	YES
Councilman Werner	NO
Councilman Martinez	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

Motion carried, with Councilmember Werner dissenting (4-1).

NEW BUSINESS

- A. Resolution 2024-09 - An Interlocal Agreement with the Palm Beach County Commission on Ethics

Submitted By: Administration

RESOLUTION 2024-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND PALM BEACH COUN

RELATIVE TO THE PALM BEACH COUNTY COMMISSION ON ETHICS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the Resolution, by title only, into the record.

Mayor O'Connor called for Council comments, there being none, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2024-09, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

- B. Allowing the TPA (Transportation Planning Agency) to use the City's logo on their flyer for the bike safety audit.

Amended Agenda Submitted By: Administration

Mayor O'Connor asked for the flyer to be corrected and stated "Westlake, Florida."

Mayor O'Connor called for a motion to approve item with corrections.

Motion by Councilman Martinez to allow the TPA to use the city logo and to make the correction from Loxahatchee to City of Westlake Florida, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Martinez	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

- A. Councilwoman Charlotte Leonard – Ms. Leonard wanted to recognize National Foster Care Awareness Day, Happy Haitian Heritage Month, Happy Nurses Week, National Hurricane Preparedness Week, Happy Mother's Day, and to remember and honor those who have served and given their lives in service to our nation.
- B. Councilman Julian Martinez – Mr. Martinez discussed the potential date of February 1st for next year's 5K Run, funds that were raised and to which school to give the money to.
- C. Councilman Gary Werner – No further comments.

- D. Vice Mayor Greg Langowski – Mr. Langowski discussed the Education Advisory Board Meeting that was held and asked for a Juneteenth Awareness Day Proclamation for June 19th.
- E. Mayor JohnPaul O'Connor – Mr. O'Connor discussed his appreciation of Mothers for Mother's Day, and the proclamations that were presented.

REPORT – STAFF

Battalion Chief Moses Abdelnour of the Palm Beach County Fire Department discussed the Palm Beach County Fire Rescue monthly response times report for the City.

Lieutenant Sowers of the Palm Beach County Sherifs Office discussed the monthly response time report for the City of Westlake.

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

Mr. Cassel announced there are currently 3,093 registered voters in the City of Westlake according to the Supervisor of Elections. Between January and April 394 permits were issued, same time last year they were around 400 permits issued. Mr. Cassel Encouraged residents to visit the city website to review the land use map that explains the different sections of the city and their uses.

PUBLIC COMMENTS AND REQUESTS

Public Comment – Jackie Campbell – 15938 Key Biscayne Lane – Ms. Campbell asked the Lieutenant Sowers of the Palm Beach Sherifs Office regarding unmarked cars.

Public Comment – Ms. Aaron – 122 W Royal Palm Circle, Jupiter, FL 33458 – Ms. Aaron discussed the voting precincts and registered voters within the city.

Public Comment – Theodore Serrandis – 15780 Cresswind Place – Mr. Serrandis asked the city manager to record all public comments and asked for a detailed explanation to be listed on the city website regarding the relationship between the City of Westlake and the Seminole Improvement District, election information and the history of the City. Mr. Serrandis also asked for an ordinance to be established to register golf carts with license plates.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:03 PM.

File Attachments for Item:

B. Monthly Financial Report - April



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant
CC: Ken Cassel, City Manager
DATE: May 17, 2024
SUBJECT: April Financial Report

Please find attached the April 2024 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 me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through April were approximately 92% of the annual budget. Collections of the FY2024 Ad Valorem Tax and Special Assessments were approximately 98% and 99%, respectively.
- Total Expenditures and Contingency through April were approximately 52% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through April were approximately 185% 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 April were approximately 26% of the annual budget.
- Total Expenditures through April were approximately 46% of the annual budget.

City of Westlake

Financial Report

April 30, 2024



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City of Westlake

Financial Statements

April 30, 2024

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 1,894,446	\$ -	\$ -	\$ 1,894,446
Assessments Receivable	41,017	-	-	41,017
Due From Other Districts	7,779	-	-	7,779
Due from Vendor	165	-	-	165
Due From Other Funds	-	-	196,384	196,384
Investments:				
Money Market Account	5,947,175	4,333,331	-	10,280,506
Prepaid Items	5,159	-	-	5,159
Deposits	666	-	-	666
Total Current Assets	7,896,407	4,333,331	196,384	12,426,122
Noncurrent Assets				
Mortgages Receivable	-	598,373	-	598,373
Total Noncurrent Assets	-	598,373	-	598,373
TOTAL ASSETS	\$ 7,896,407	\$ 4,931,704	\$ 196,384	\$ 13,024,495
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 118,991	\$ -	\$ 143,719	\$ 262,710
Accrued Expenses	211,679	-	67,535	279,214
DBPR surcharge	1,177	-	-	1,177
DCA surcharge	1,522	-	-	1,522
Impact Fees	123,179	-	-	123,179
Unearned Revenue	486,876	-	-	486,876
Due To Other Gov'tl Units	420	-	-	420
Deferred Revenue-Developer Submittals (Minto)	-	-	62,220	62,220
Due To Other Funds	196,384	-	-	196,384
Total Current Liabilities	1,140,228	-	273,474	1,413,702
Long-Term Liabilities				
Deferred Inflow of Resources	41,406	-	-	41,406
Total Long-Term Liabilities	41,406	-	-	41,406
TOTAL LIABILITIES	1,181,634	-	273,474	1,455,108

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
FUND BALANCES				
Nonspendable:				
Prepaid Items	5,159	-	-	5,159
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	4,931,704	-	4,931,704
Unassigned:	6,708,948	-	(77,090)	6,631,858
TOTAL FUND BALANCES	\$ 6,714,773	\$ 4,931,704	\$ (77,090)	\$ 11,569,387
TOTAL LIABILITIES & FUND BALANCES	\$ 7,896,407	\$ 4,931,704	\$ 196,384	\$ 13,024,495

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 84,151	\$ 84,151
Ad Valorem Taxes	4,721,257	4,721,257	4,527,338	(193,919)
Ad Valorem Taxes - Prior Years	-	-	1,894	1,894
Ad Valorem Taxes - Discounts	(188,850)	(188,850)	(179,226)	9,624
FPL Franchise	365,200	213,033	215,797	2,764
Gas	60,100	35,058	17,058	(18,000)
Solid Waste	22,200	12,950	12,341	(609)
Electricity	430,600	251,183	209,002	(42,181)
Water	109,000	63,583	73,743	10,160
Gas	102,900	60,025	53,175	(6,850)
Communication Services Taxes	148,400	86,567	70,304	(16,263)
Occupational Licenses	6,100	3,558	6,760	3,202
Building Permits - Admin Fee	95,700	55,825	41,777	(14,048)
State Revenue Sharing Proceeds	43,200	25,200	21,572	(3,628)
Other Public Safety Chrgs/Fees	5,400	3,150	3,905	755
Garbage/Solid Waste Revenue	228,900	133,525	46,632	(86,893)
Other Operating Revenues	13,200	6,600	5,788	(812)
Special Events	-	-	5,650	5,650
Event Sponsors	-	-	21,150	21,150
Judgements and Fines	-	-	3,127	3,127
Interest - Tax Collector	-	-	42	42
Special Assmnts- Tax Collector	499,468	499,468	488,675	(10,793)
Special Assmnts- Delinquent	-	-	281	281
Special Assmnts- Discounts	(19,979)	(19,979)	(19,303)	676
Other Miscellaneous Revenues	-	-	815	815
Lien Search Fee	5,900	3,442	5,463	2,021
TOTAL REVENUES	6,648,696	5,965,595	5,717,911	(247,684)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	35,000	30,000	5,000
FICA Taxes	4,600	2,683	2,295	388
ProfServ-Legislative Expense	24,000	14,000	-	14,000
Telephone, Cable & Internet Service	3,800	2,217	2,366	(149)
Lease - Building	16,000	9,333	4,500	4,833
Public Officials Insurance	4,200	4,200	4,557	(357)
Misc-Election Fee	-	-	240	(240)
Misc-Event Expense	250,000	50,000	56,666	(6,666)
Council Expenses	50,000	29,167	44,087	(14,920)
Dues, Licenses, Subscriptions	1,600	1,300	3,042	(1,742)
Total Legislative	414,200	147,900	147,753	147
<u>City Manager</u>				
Contracts-City Manager	220,000	128,333	110,000	18,333
Office Supplies	12,300	7,175	5,140	2,035
Dues, Licenses, Subscriptions	2,900	1,461	2,420	(959)
Total City Manager	235,200	136,969	117,560	19,409
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	6,100	4,183	5,274	(1,091)
Contracts-City Clerk	218,600	127,517	109,300	18,217
Postage and Freight	1,500	875	184	691
Printing	15,500	9,042	7	9,035
Legal Advertising	23,200	13,533	4,631	8,902
Miscellaneous Services	1,300	758	404	354
Miscellaneous Expenses	-	-	545	(545)
Office Supplies	2,900	1,692	-	1,692
Dues, Licenses, Subscriptions	19,700	14,240	12,460	1,780
Total City Clerk	288,800	171,840	132,805	39,035
<u>Finance</u>				
Auditing Services	7,000	-	-	-
Contracts-Finance	85,600	49,933	42,800	7,133
Total Finance	92,600	49,933	42,800	7,133

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Legal Counsel</u>				
ProfServ-Legal Services	101,400	59,150	37,798	21,352
Total Legal Counsel	101,400	59,150	37,798	21,352
<u>Other Administrative Services</u>				
ProfServ-Info Technology	81,100	47,308	44,764	2,544
Contracts-Admin. Service	286,100	166,892	140,968	25,924
Misc-Assessment Collection Cost	5,000	5,000	4,334	666
General Government	150,000	87,500	12,001	75,499
Total Other Administrative Services	522,200	306,700	202,067	104,633
<u>Facility Services</u>				
Telephone, Cable & Internet Service	16,200	9,450	7,094	2,356
Lease - Copier	12,500	7,292	6,375	917
Lease - Building	86,700	50,575	-	50,575
Insurance (Liab,Auto,Property)	8,100	8,100	11,017	(2,917)
Miscellaneous Services	1,700	992	523	469
Cleaning Services	26,000	15,167	10,496	4,671
Principal-Capital Lease	18,200	11,178	10,139	1,039
Interest-Capital Lease	4,400	2,593	2,600	(7)
Total Facility Services	173,800	105,347	48,244	57,103
<u>Community Services</u>				
Contracts-Solid Waste	926,300	540,342	514,129	26,213
Contracts-Sheriff	1,025,600	598,267	512,792	85,475
Electricity	142,700	83,242	56,174	27,068
R&M-Community Maintenance	29,100	16,975	16,975	-
Operating Supplies	57,300	28,650	27,955	695
Roadway Services	28,000	14,000	(7,500)	21,500
Total Community Services	2,209,000	1,281,476	1,120,525	160,951
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Cap Outlay - Equipment	-	-	37,761	(37,761)
Total Capital Expenditures & Projects	50,000	50,000	37,761	12,239

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
Misc-Contingency	201,900	117,775	13,089	104,686
1st Quarter Operating Reserves	1,059,800	618,217	-	618,217
Reserve - Capital Projects	200,000	116,667	-	116,667
Total Reserves	1,461,700	852,659	13,089	839,570
TOTAL EXPENDITURES & RESERVES	5,548,900	3,161,974	1,900,402	1,261,572
Excess (deficiency) of revenues Over (under) expenditures	1,099,796	2,803,621	3,817,509	1,013,888
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,099,796	-	-	-
TOTAL FINANCING SOURCES (USES)	1,099,796	-	-	-
Net change in fund balance	\$ 1,099,796	\$ 2,803,621	\$ 3,817,509	\$ 1,013,888
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,849,284	2,849,284	2,849,284	
FUND BALANCE, ENDING	\$ 3,949,080	\$ 5,652,905	\$ 6,666,793	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 90,455	\$ 90,455
Dividends	-	-	23,302	23,302
Donations	300,000	175,000	391,500	216,500
TOTAL REVENUES	300,000	175,000	505,257	330,257
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	12,250	3,990	8,260
Assistance Program	279,000	162,750	-	162,750
Total Public Assistance	300,000	175,000	3,990	171,010
TOTAL EXPENDITURES	300,000	175,000	3,990	171,010
Excess (deficiency) of revenues Over (under) expenditures	-	-	501,267	501,267
Net change in fund balance	\$ -	\$ -	\$ 501,267	\$ 501,267
FUND BALANCE, BEGINNING (OCT 1, 2023)	4,381,728	4,381,728	4,381,728	
FUND BALANCE, ENDING	\$ 4,381,728	\$ 4,381,728	\$ 4,882,995	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 2,284,500	\$ 1,332,625	\$ 491,314	\$ (841,311)
Reinspection Fees	4,800	2,800	250	(2,550)
Building Permits - Surcharge	4,200	2,450	3,618	1,168
Other Building Permit Fees	30,000	17,500	48,300	30,800
Building Permits - Admin Fee	135,400	78,983	66,290	(12,693)
Engineering Permits	330,500	192,792	41,272	(151,520)
Planning & Zoning Permits	293,200	171,033	31,291	(139,742)
TOTAL REVENUES	3,082,600	1,798,183	682,335	(1,115,848)

EXPENDITURES

Comprehensive Planning

ProfServ-Engineering	308,500	179,958	79,677	100,281
ProfServ-Info Technology	200,800	117,133	135,097	(17,964)
ProfServ-Legal Services	75,300	43,925	14,520	29,405
ProfServ-Planning/Zoning Board	293,200	171,033	151,288	19,745
ProfServ-Compliance Service	185,800	108,383	90,000	18,383
ProfServ-Consultants	22,000	12,833	-	12,833
ProfServ-Building Permits	1,796,000	1,047,667	644,538	403,129
Outside Legal Services	1,800	1,050	-	1,050
Telephone, Cable & Internet Service	5,300	3,092	3,104	(12)
Lease - Copier	6,800	3,967	2,468	1,499
Lease - Building	43,400	25,317	-	25,317
Printing	2,200	1,283	713	570
Miscellaneous Services	1,300	758	9,352	(8,594)
Misc-Admin Fee (%)	116,600	68,017	58,299	9,718
Office Supplies	2,100	1,225	445	780
Cleaning Services	15,900	9,275	9,750	(475)
Principal-Capital Lease	4,500	2,744	-	2,744
Interest-Capital Lease	1,100	648	-	648
Total Comprehensive Planning	3,082,600	1,798,308	1,199,251	599,057
TOTAL EXPENDITURES	3,082,600	1,798,308	1,199,251	599,057

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 03, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(125)	(516,916)	(516,791)
Net change in fund balance	\$ -	\$ (125)	\$ (516,916)	\$ (516,791)
FUND BALANCE, BEGINNING (OCT 1, 2023)	519,720	519,719	519,720	
FUND BALANCE, ENDING	\$ 519,720	\$ 519,594	\$ 2,804	

City of Westlake

Supporting Schedules

April 30, 2024

Cash and Investment Report

April 30, 2024

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$1,894,446
Money Market	BankUnited	MMA	5.25%	\$5,947,175
		Subtotal		\$7,841,621

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	5.25%	\$1,203,887
Government Checking	Valley Bank	Checking Account	5.25%	\$66,134
Brokerage Account	Valley Bank	Government Fund Class A	4.93%	\$3,063,310
		Subtotal		\$4,333,331
		Total		\$12,174,952

File Attachments for Item:

A. SPR-2024-01: The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

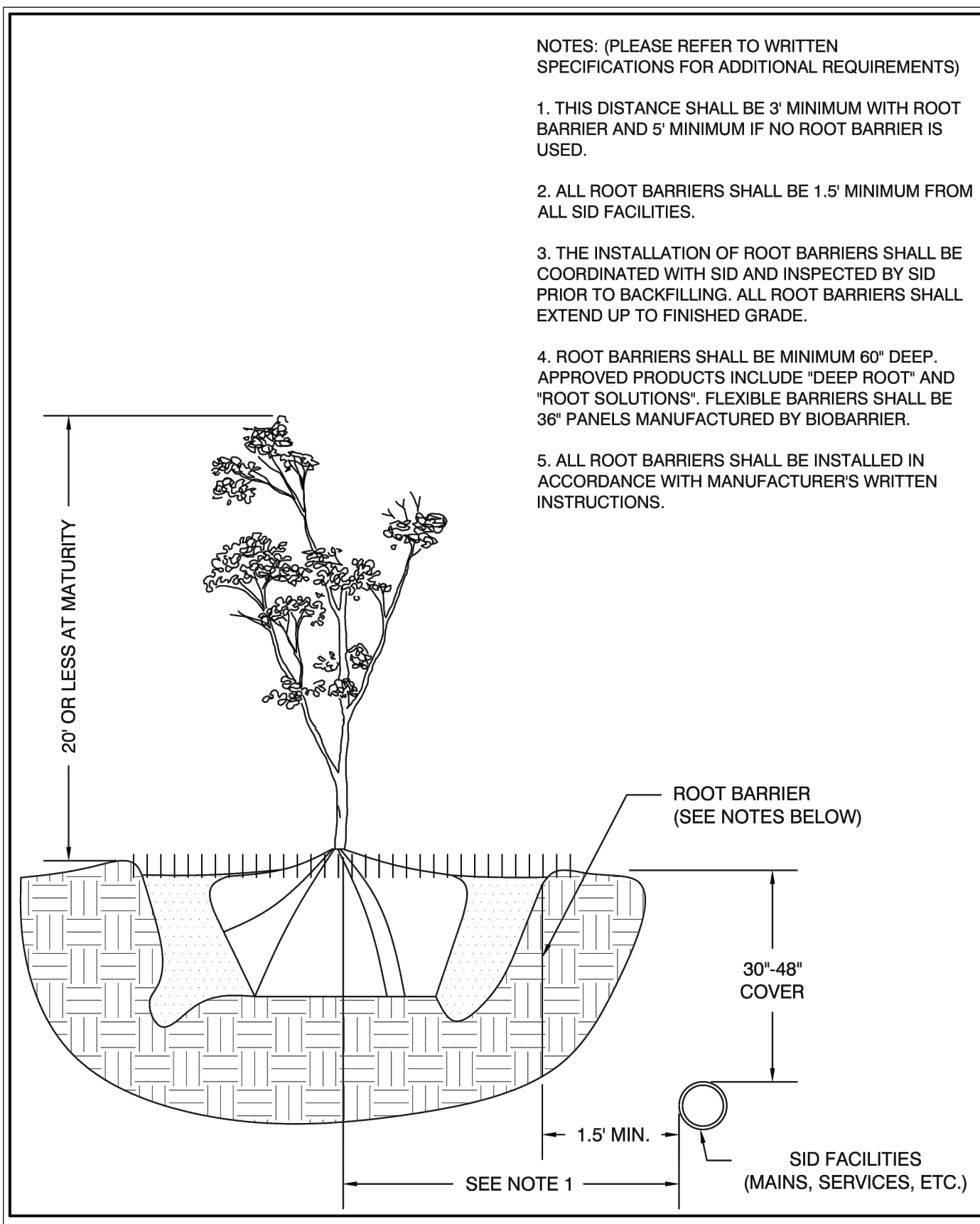
Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		6/4/2024	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>SPR-2024-01: The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.</p>			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve with Conditions SPR-2024-01 - Site Plan Review for Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development.			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting approval of a site plan for a 4.54 acre Retail Sales & Services known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The proposed Retail Sales & Services use will include a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area and a 1,300 sq.ft. storage shed and a driveway lane for customers to pull their vehicles to pick up large items (feed, hay, tools, etc.). Additionally, the site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the nothermost boundary of the site abutting the landscape buffer.</p> <p>Pursuant to Article 24.2, Section 4) of the Art In Public Places (AIPP) Ordinance, the applicant has opted to contribute one percent (1%) of the building construction cost (non-residential development projects with costs of one million dollars (\$1,000,000.00) or more) to the Art Acquisition Fund. Additionally, a Master Sign Plan will be submitted at a later date.</p> <p>Due to the nature of the subject business operation, Staff is recommending a series of conditions of approval in order to mitigate any adverse aesthetics impacts to the site (Ex. clutter) regarding the outdoor display and storage of merchandise throughout the site. Staff is also recommending a condition of approval regarding customer loading to avoid obstructions of drive isles and provide safety.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Justification Statement Applicant Waiver Request Survey Master Site Plan Site Plan SID Confirmation			

	Fire Review Comments Photometrics Plan Publix Consent Letter Landscape Plan Elevation Plans Engineering Plans Drainage Statement Traffic Statement		
SELECT, if applicable	RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>			
FISCAL IMPACT (if any):			⌘



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

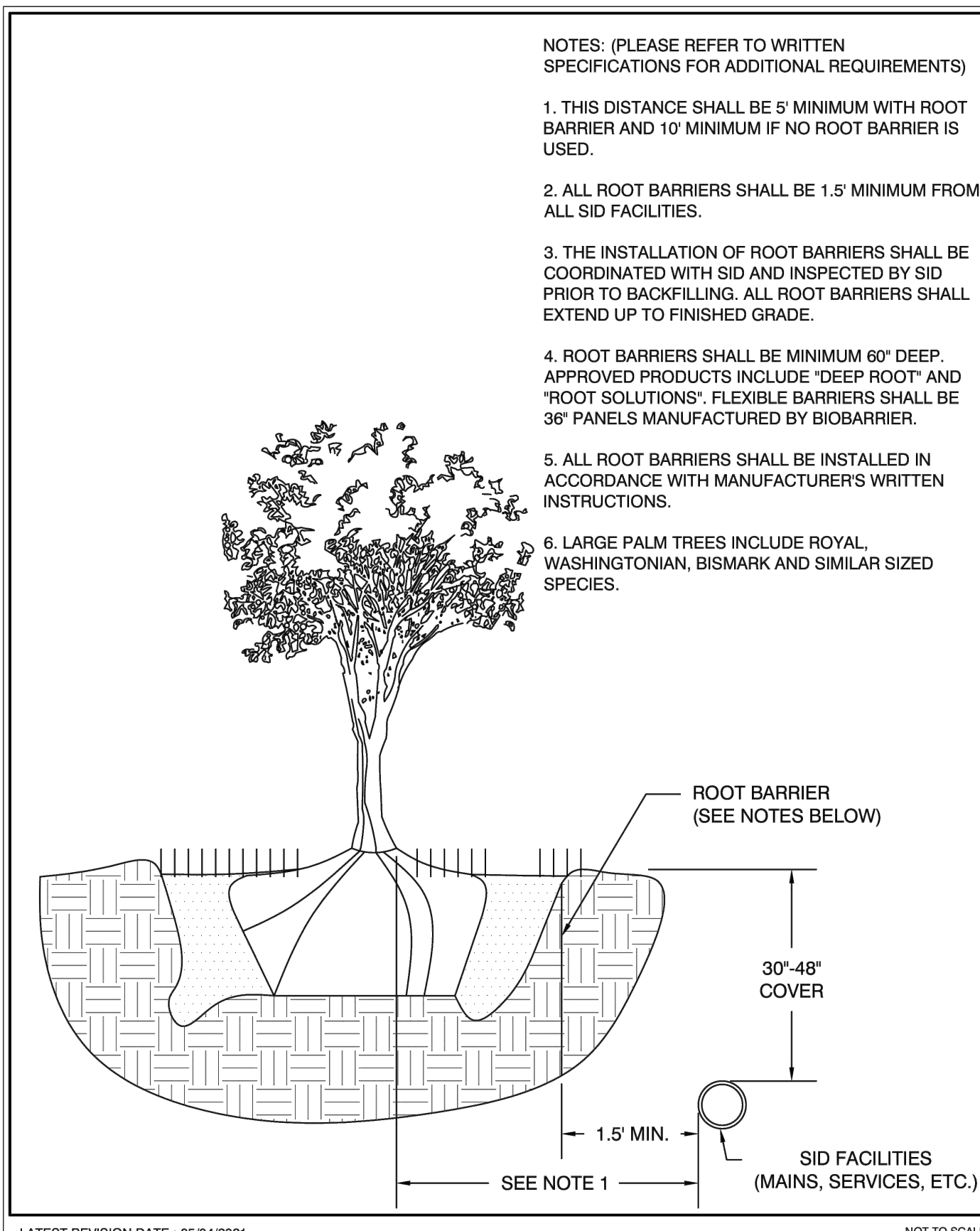
- THIS DISTANCE SHALL BE 3' MINIMUM WITH ROOT BARRIER AND 5' MINIMUM IF NO ROOT BARRIER IS USED.
- ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.
- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

LATEST REVISION DATE: 05/04/2021

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: (561) 392-1991 / FAX: (561) 750-4452

TYPICAL SMALL TREE OR PALM WITH ROOT BARRIER

GU-23



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

- THIS DISTANCE SHALL BE 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
- ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.
- 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.
- ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARCK AND SIMILAR SIZED SPECIES.

LATEST REVISION DATE: 05/04/2021

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: (561) 392-1991 / FAX: (561) 750-4452

TYPICAL LARGE TREE OR PALM WITH ROOT BARRIER

GU-22

LANDSCAPE CALCULATIONS

JURISDICTION:	CITY OF WESTLAKE, FL
ZONING:	MUPD
VEHICLE USE AREAS	
VEHICLE USE AREA:	79,149 SF
PLANTING AREA REQUIRED:	7,915 SF (10% OF THE PAVED VUA)
PLANTING AREA PROVIDED:	8,843 SF (11%)
TREES REQUIRED:	22 TREES (1 TREE PER ISLAND)
TREES PROVIDED:	22 CANOPY TREES
*ON AVERAGE, EACH PARKING SPACE SHOULD BE WITHIN 50' OF A REQUIRED TREE	
VISUAL SCREEN FROM R.O.W./ADJ. PROPERTIES:	CONTINUOUS HEDGE REQUIRED AND PROVIDED
COMPATIBILITY PERIMETER BUFFERS	
NORTH (ADJ. PERSIMMON BLVD W):	358 LF, 15' WIDTH
CANOPY TREES REQUIRED:	15 CANOPY TREES (1 CANOPY TREE PER 25 LF)
CANOPY TREES PROVIDED:	15 CANOPY TREES
CONTINUOUS HEDGE:	REQUIRED AND PROVIDED
EAST (ADJ. INTERNAL DEV. DRIVEWAY):	302 LF, 8' WIDTH
CANOPY TREES REQUIRED:	12 CANOPY TREES (1 CANOPY TREE PER 25 LF)
CANOPY TREES PROVIDED:	14 CANOPY TREES (INCLUDES 6 PALMS AND 6 SMALL TREES)
CONTINUOUS HEDGE:	REQUIRED AND PROVIDED
EAST (ADJ. INTERNAL TO DEV.):	298 LF, 8' WIDTH
CANOPY TREES REQUIRED:	12 CANOPY TREES (1 CANOPY TREE PER 25 LF)
CANOPY TREES PROVIDED:	12 CANOPY TREES
CONTINUOUS HEDGE:	REQUIRED AND PROVIDED
NOTE: AN 8' LANDSCAPE BUFFER FOR THE EAST BOUNDARY WILL BE PROVIDED BY PARCEL F1, AND PLANTED BY PARCEL F2 AS DEPICTED ON THESE PLANS	
SOUTH (ADJ. INTERNAL TO DEV.):	307 LF, 8' WIDTH
CANOPY TREES REQUIRED:	12 CANOPY TREES (1 CANOPY TREE PER 25 LF)
CANOPY TREES PROVIDED:	12 CANOPY TREES
CONTINUOUS HEDGE:	REQUIRED AND PROVIDED
WEST LENGTH (ADJ. INTERNAL TO DEV.):	AN 8' LANDSCAPE BUFFER FOR THE WEST BOUNDARY WILL BE PROVIDED ON PARCEL F3, AND PLANTED BY PARCEL F3.

FOUNDATION LANDSCAPING	
BUILDING FACADE LENGTH:	842 LF
LANDSCAPING AREA REQUIRED:	AVG. 5' WIDE, MIN. 3' WIDE, 50% OF BLDG FACADES 679.8 LF X 50% = 339.9 LF REQ. 339.9 LF X 5' WIDTH = 1,699.9 SF REQ.
LANDSCAPING AREA PROVIDED:	471 LF / 1,877 SF

TREE PLANTING REQUIRED:	21 TREES OR PALMS (1 CANOPY TREE OR PALM PER 20 LF)
TREE PLANTING PROVIDED:	30 PALMS
SHRUB/GROUNDCOVER PLANTING REQUIRED:	211 SHRUBS/GROUNDCOVERS (1 PER 10 SF OF REQUIRED PLANTING AREA)
SHRUB/GROUNDCOVER PLANTING PROVIDED:	388 SHRUBS/GROUNDCOVERS

PLANTING AROUND SIGNS	
REQUIRED:	3' WIDE AROUND BASE OF GROUND SIGNS, CONTINUOUS SHRUBS/GROUNDCOVERS
PROVIDED:	SIGN PLANTING PROVIDED BY OTHERS

NATIVE PLANT REQUIREMENTS	
REQUIRED TREES:	94 TREES
NATIVE TREES REQUIRED:	50% OF REQUIRED TREES
NATIVE TREES PROVIDED:	88% (83 OF 94 REQUIRED TREES)
REQUIRED SHRUBS:	3,019 SHRUBS
NATIVE SHRUBS REQUIRED:	25% OF REQUIRED SHRUBS
NATIVE SHRUBS PROVIDED:	61% (1,846 OF 3,019 REQUIRED SHRUBS)

MAXIMUM SMALL AND PALM TREES	
REQUIRED CANOPY TREES:	94 CANOPY TREES
MAX. SMALL TREES/PALM TREES FOR CANOPY:	50% OF REQUIRED CANOPY TREES
SMALL TREES/PALM TREES PROPOSED:	40% (38 OF 94 REQUIRED CANOPY TREES)

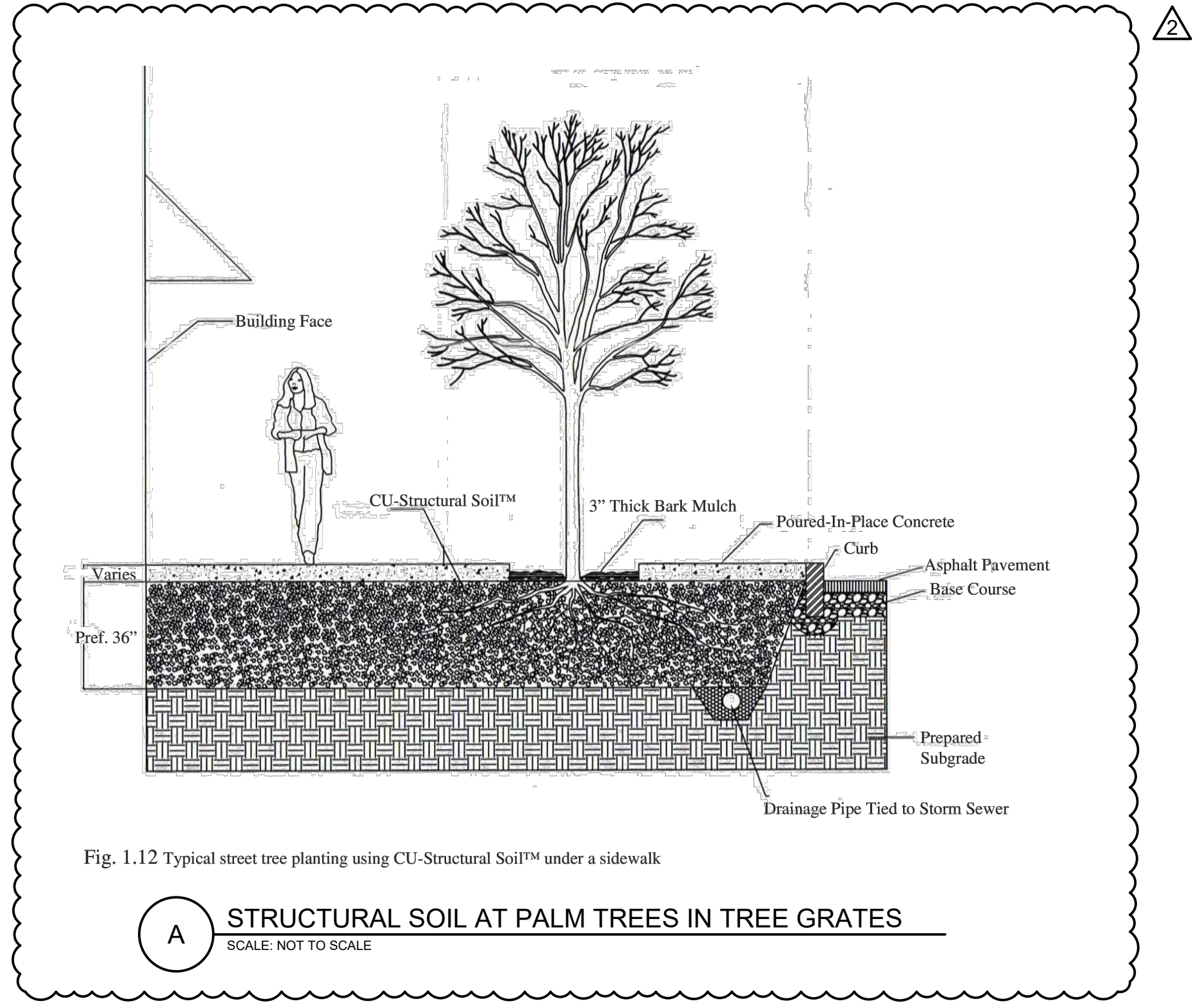


Fig. 1.12 Typical street tree planting using CU-Structural Soil™ under a sidewalk

A STRUCTURAL SOIL AT PALM TREES IN TREE GRATES
SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B.).
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

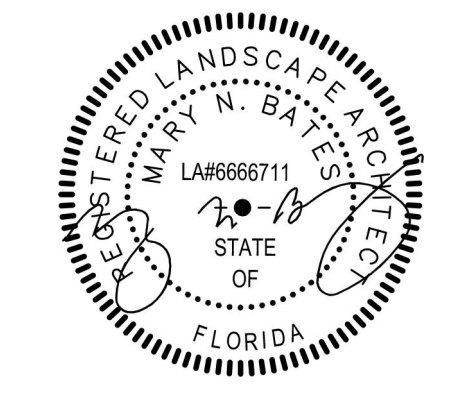
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

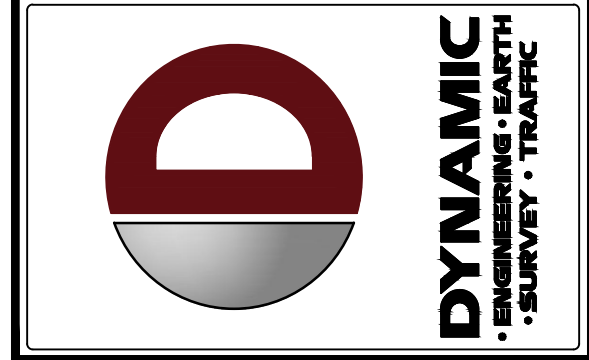
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

INSTALL ROOT BARRIERS WHERE TREES WILL BE PLANTED WITHIN 10' OF A UTILITY PER THE SID ROOT BARRIER DETAILS ON THIS SHEET.



EVERGREEN DESIGN GROUP
(800) 680-6630
2255 Glades Rd., Suite 324A
Boca Raton, FL 33431
www.EvergreenDesignGroup.com
LA #6666710



REV.	DATE	COMMENTS
2	04/12/24	AGENCY COMMENTS
1	03/27/24	AGENCY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: _____ DRAWN BY: _____

PROJECT: **HUX SNEDEKER COMPANIES, LLC**
PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
WESTLAKE, PALM BEACH COUNTY, FLORIDA

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Florida Certificate of Authorization: NS, 22533
www.dynamiccec.com

Digitally signed by
Mary N Bates
Reason: LA6666711
State of Florida
Date: 2024.04.17
00:05:58 -06'00'

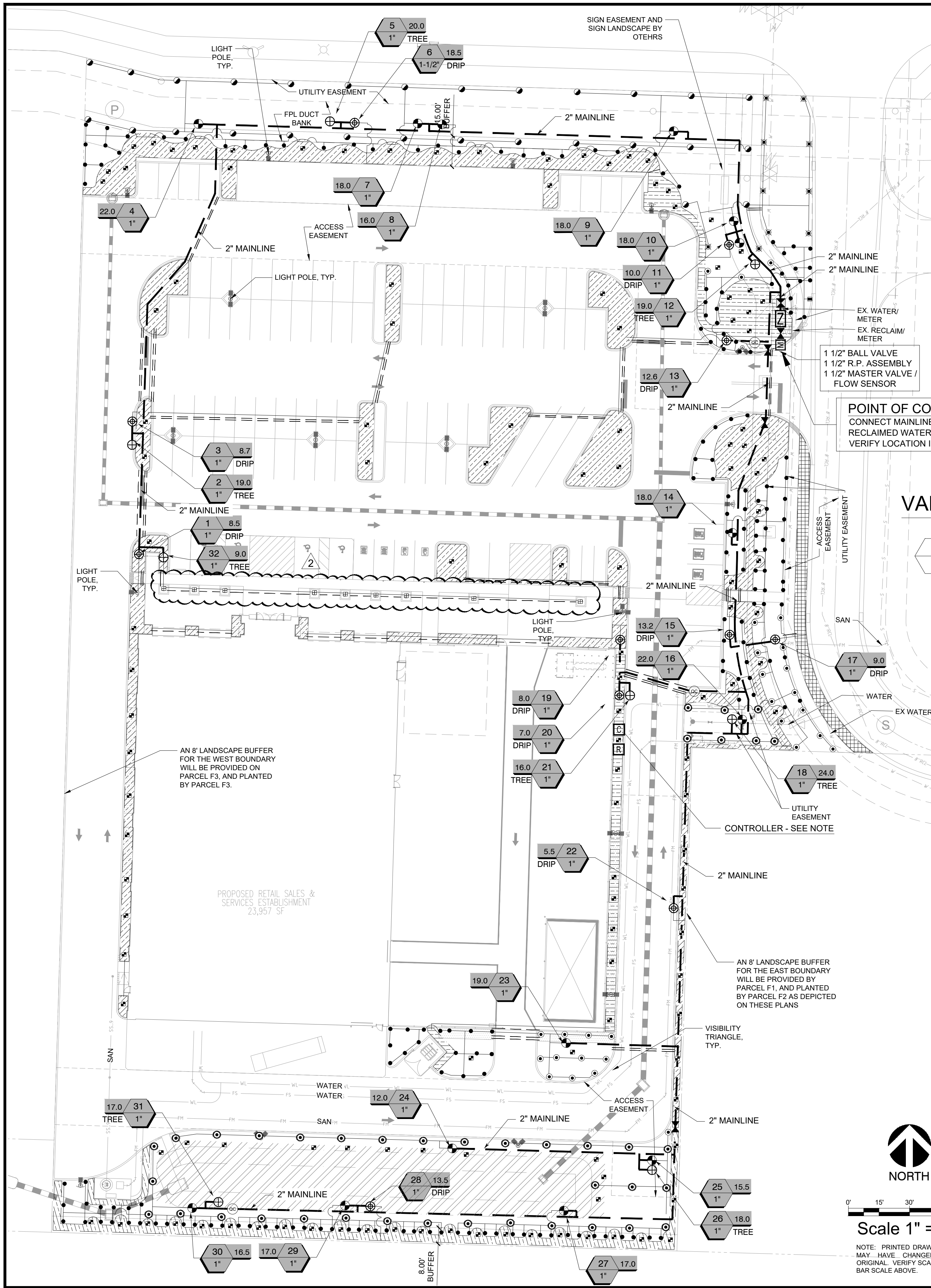
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TITLE:
LANDSCAPE NOTES

SCALE: (H) DATE: 02/08/2024
(M)

PROJECT No:
2451-23-04281

SHEET No: **LP-2** Rev. #:



NOTE:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

CONTROLLER NOTE

LOCATE CONTROLLERS AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

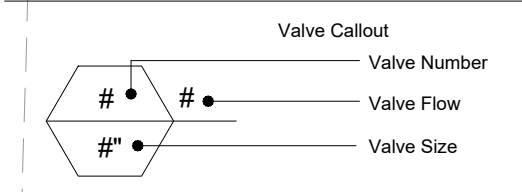
120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

RECLAIMED WATER

PURPLE PIPE AND NON POTABLE EQUIPMENT, INCLUDING VALVE BOXES, VALVE HANDLES, DRIP TUBE, AND HEAD TOPS ARE REQUIRED ON ALL ZONES INCLUDING PESB SERIES VALVES.

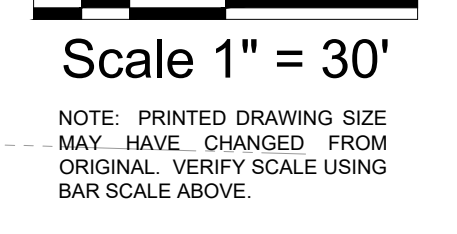
POINT OF CONNECTION
 CONNECT MAINLINE DOWNSTREAM OF 1 1/2" RECLAIMED WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

VALVE KEY

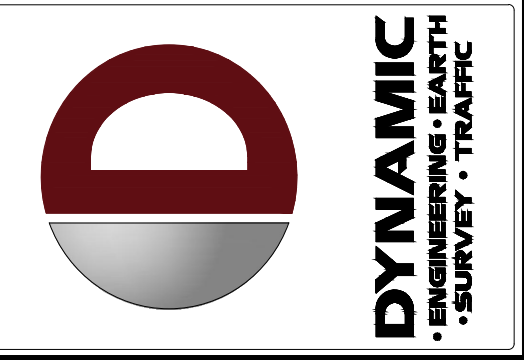


IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
1/1/1	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊕	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊗	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE)
⊠	RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-SOCK. (TWO PER TREE)
⊙	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
⊙	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
⊕	RAINBIRD PESB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAINBIRD PESB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFSP-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFSP-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
▭	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.
▭	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
▭	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
▭	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
▭	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH TWO ESPLXMS12 STATION MODULES
▭	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
▭	1 1/2" RAINBIRD MASTER VALVE MODEL # 150-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS150B SERIES



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



REV.	DATE	COMMENTS
2	04/12/24	AGENCY COMMENTS
1	03/27/24	Agency Comments

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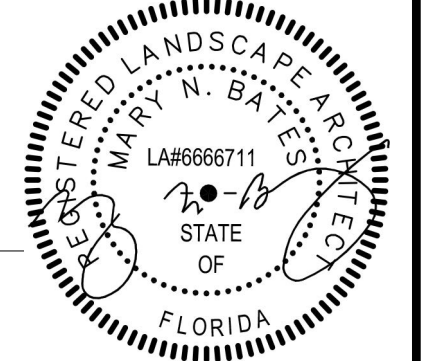
PROJECT: HIX SNEDEKER COMPANIES, LLC
 Prop. Retail Sales & Services Establishment
 PERSIMON BLVD & SEMINOLE PRATT WHITNEY RD
 WESTLAKE, PALM BEACH COUNTY, FLORIDA

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SCALE: (H) 02/08/2024
 PROJECT No: 2451-23-04281

SHEET No: **LI-1** Rev. #:

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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 #

Revised

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: Pod H, Parcel F-3 - Tractor Supply (SPR-2024-01)

PROJECT ADDRESS: 16950 Persimmon Blvd. West

DESCRIPTION OF PROJECT: Tractor Supply is a retail store that sells products for home improvement, agriculture, lawn & garden, maintenance, livestock, equine and pet care.

Estimated Project Cost: TBD

Property Control Number (PCN): ~~77-40-43-01-17-000-0010~~

Parcel F: 77-40-43-01-17-000-0021

Section/Township/Range: _____

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

Address: _____

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

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

Name: Cotleur & Hearing - Don Hearing

Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458 Phone No.: 561-747-6336

Fax No.: 561-747-1377 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 Retail Sales & Service

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Pod H, Parcel F-3 F-2 Vacant	Downtown Mixed Use	Mixed Use
NORTH	James Business Park/Publix – Pod G South	Downtown Mixed Use	Mixed Use
SOUTH	Warehouse, Pod H, Parcel G Approved	Downtown Mixed Use	Mixed Use
EAST	Pod H - Parcels A-2/A-1 and B Partially Under Construction	Downtown Mixed Use	Mixed Use
WEST	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family

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 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)

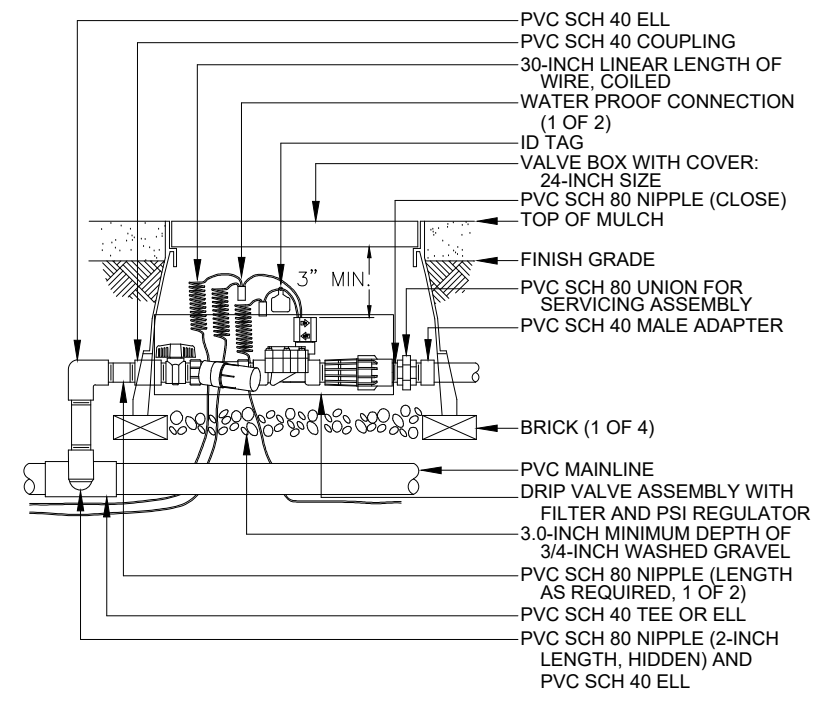
Donaldson E. Hearing
Applicant/Agent's Name (please print)

[Signature]
Owner's Signature

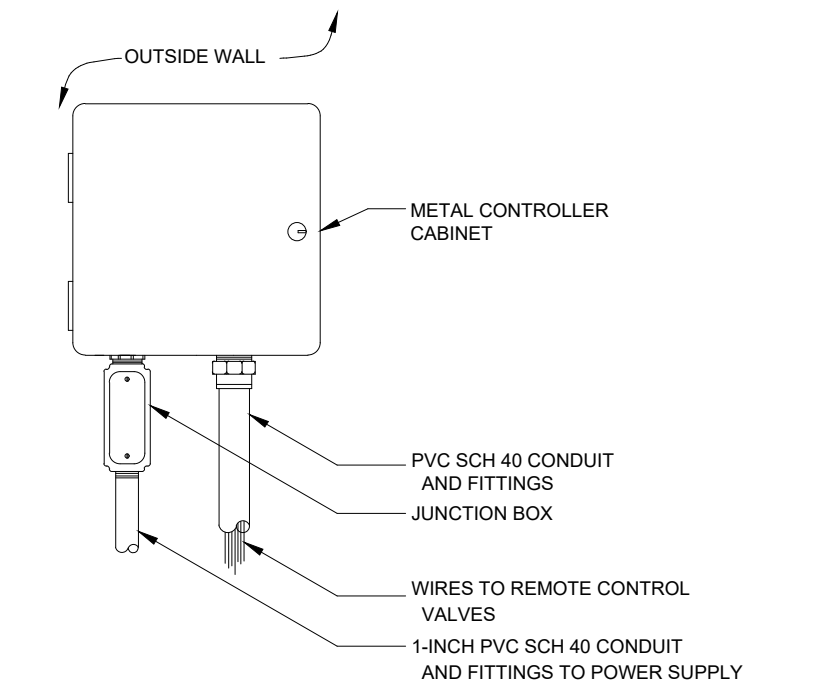
DEH
Applicant/Agent's Signature

2/7/2024
Date

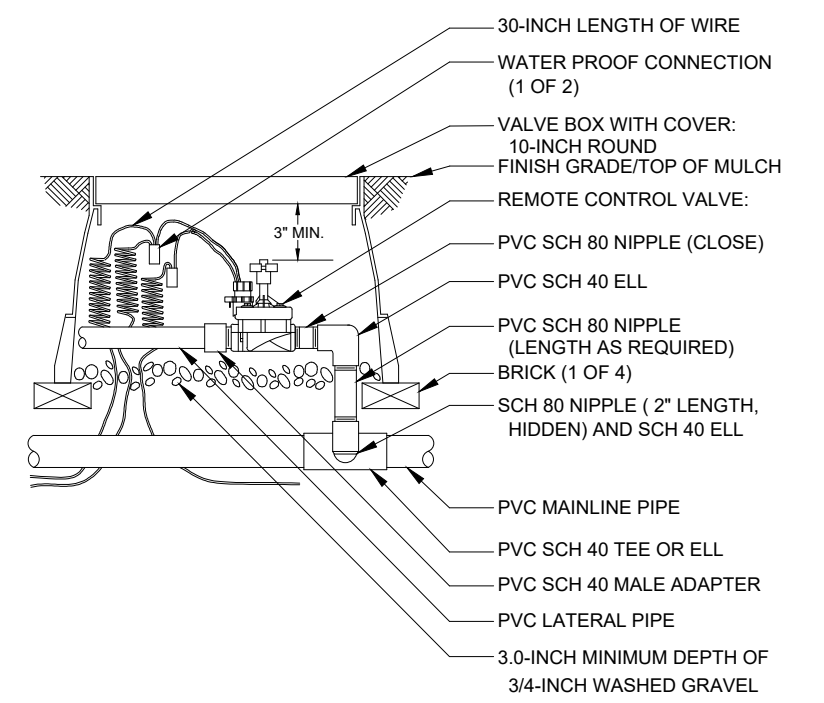
February 09, 2024
Date



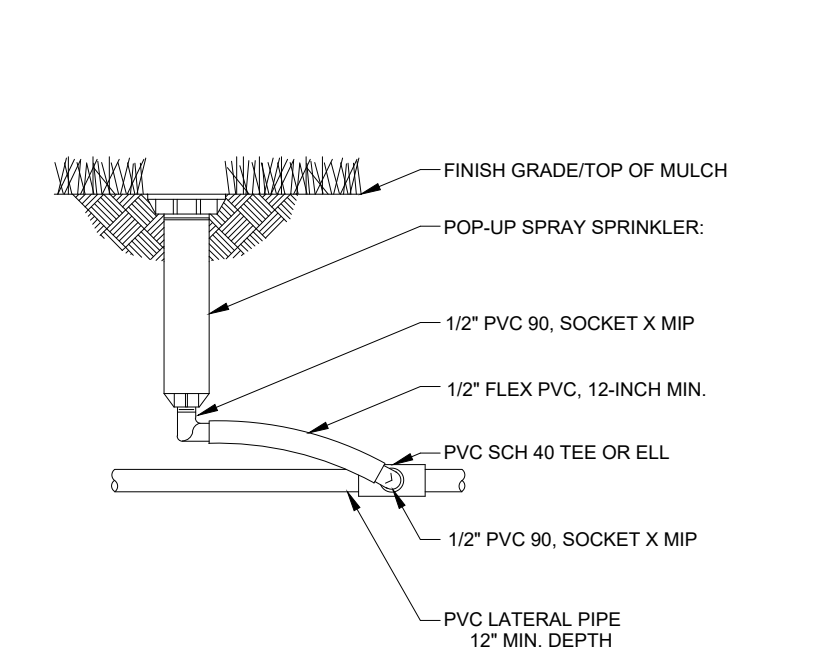
CONTROL ZONE KIT N.T.S.



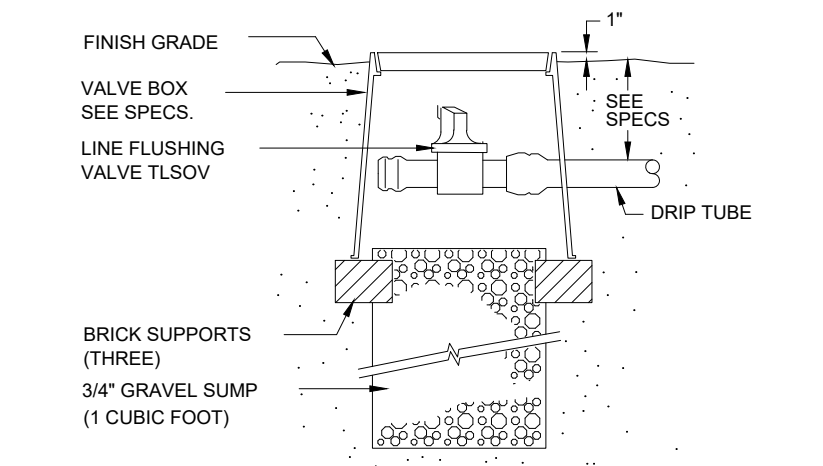
WALL MOUNT CONTROLLER N.T.S.



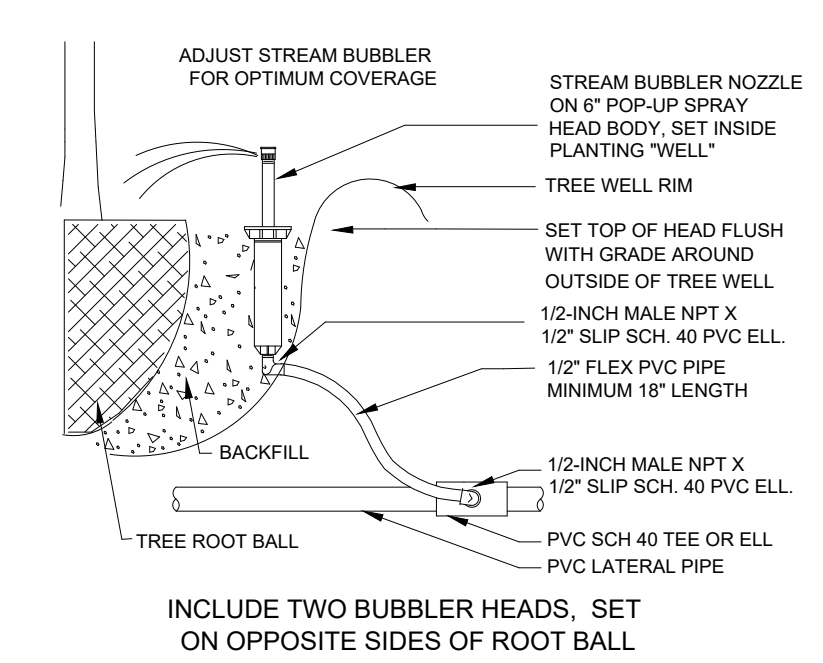
REMOTE CONTROL VALVE N.T.S.



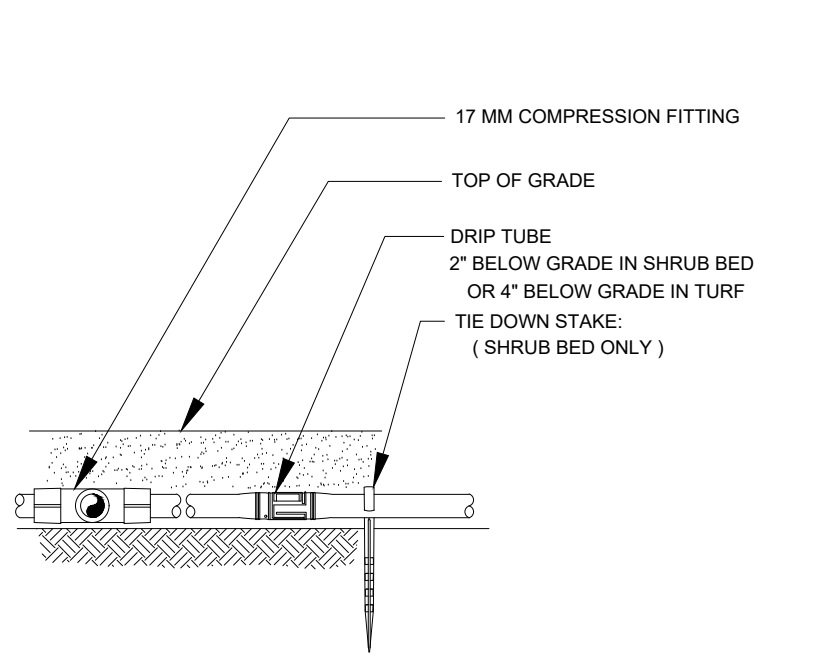
POP-UP SPRAY HEAD N.T.S.



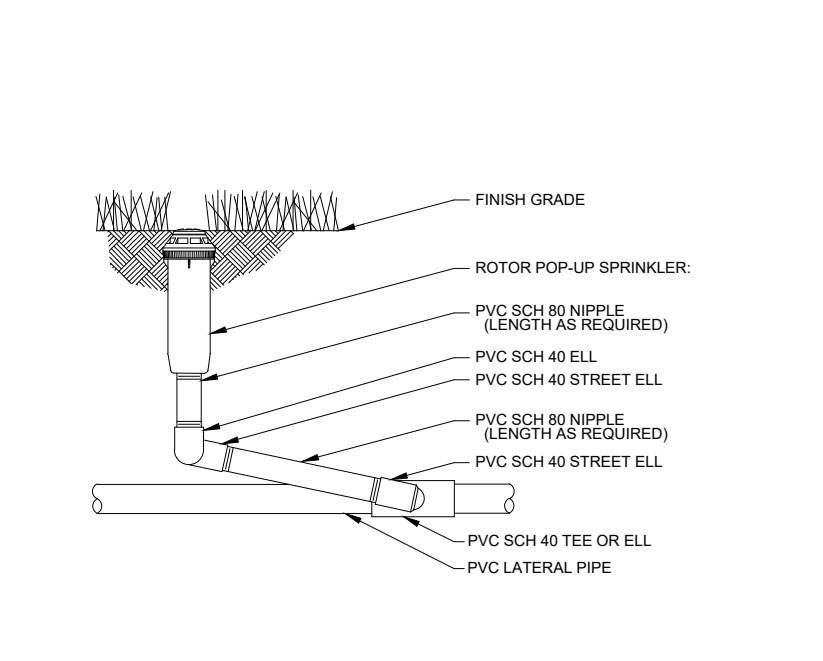
MANUAL LINE FLUSH VALVE N.T.S.



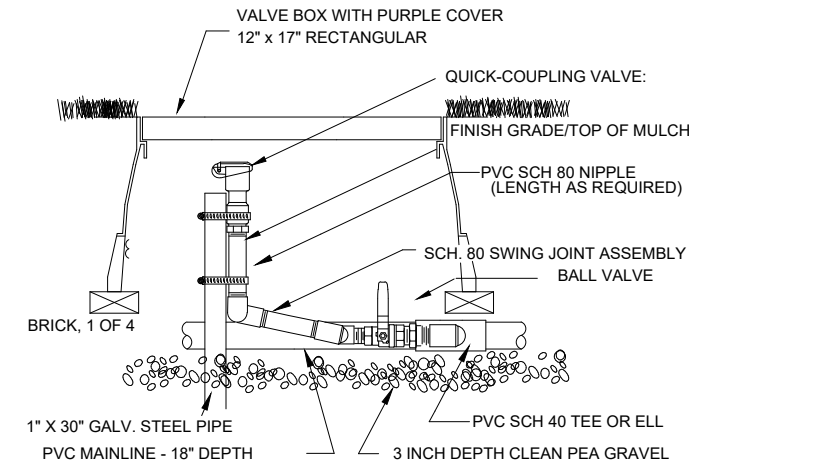
TREE BUBBLER N.T.S.



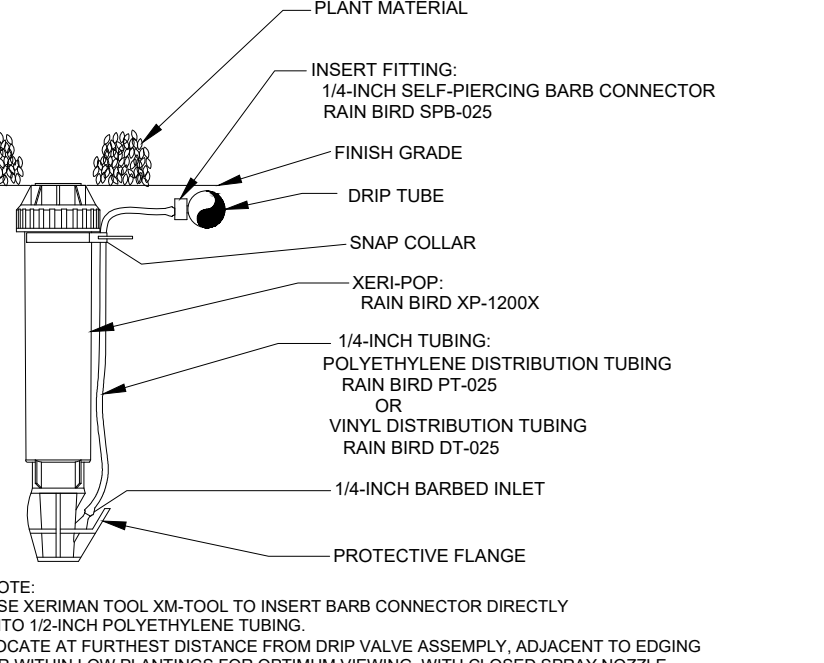
DRIP TUBE N.T.S.



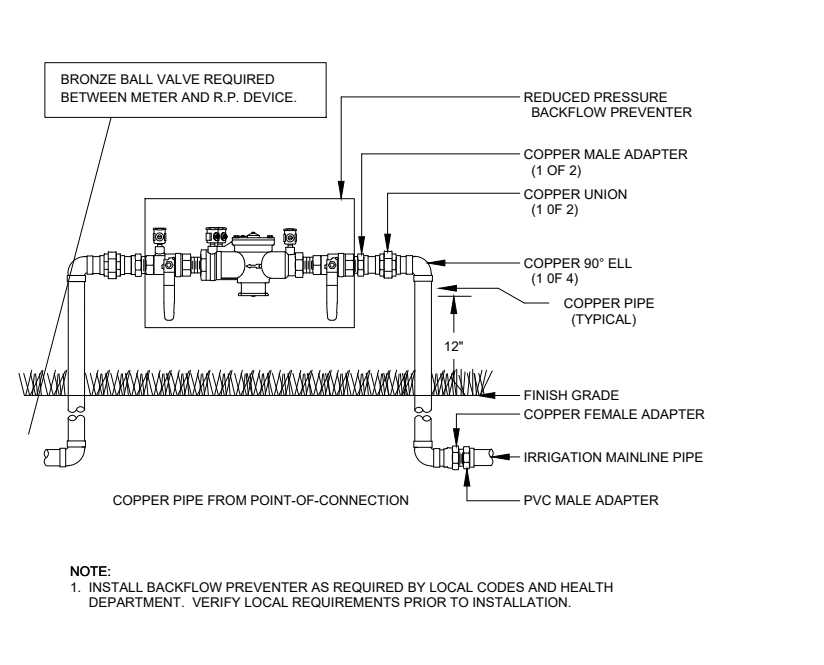
ROTOR POP-UP SPRINKLER N.T.S.



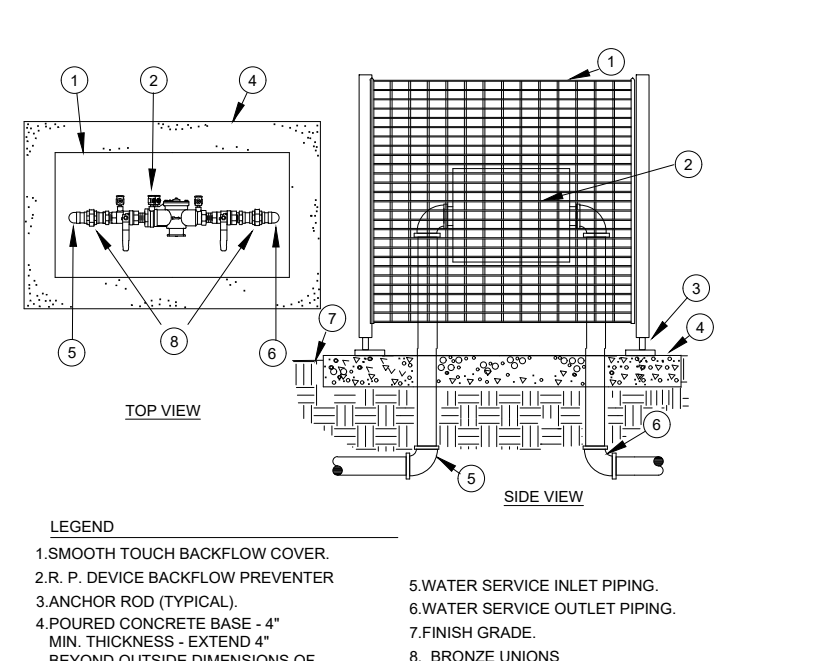
QUICK COUPLER VALVE WITH PVC BALL VALVE N.T.S.



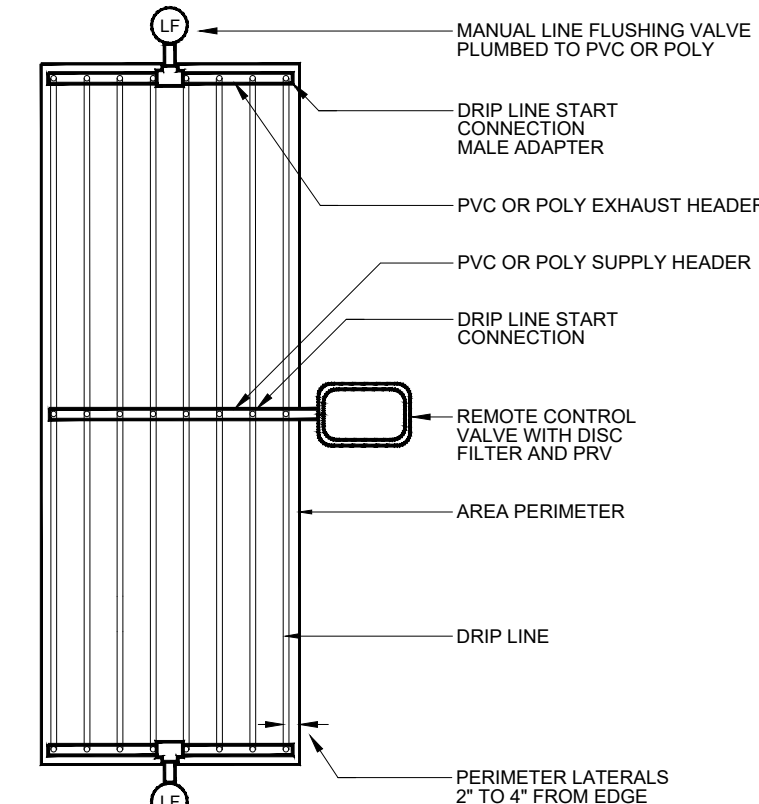
DRIP ZONE INDICATOR N.T.S.



RP DEVICE N.T.S.

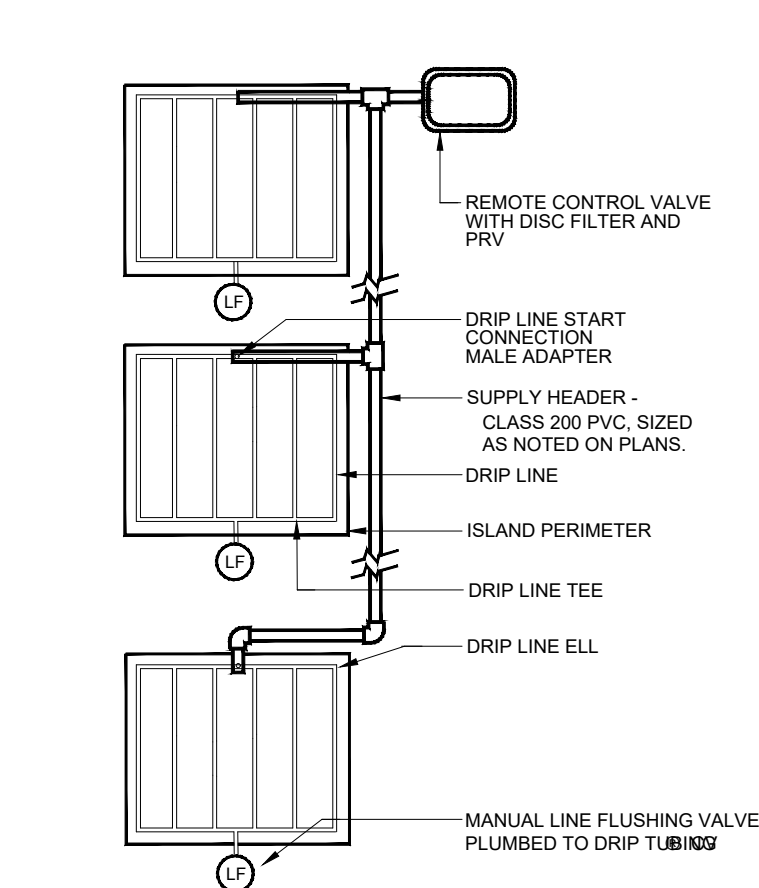


RP DEVICE WITH ENCLOSURE N.T.S.



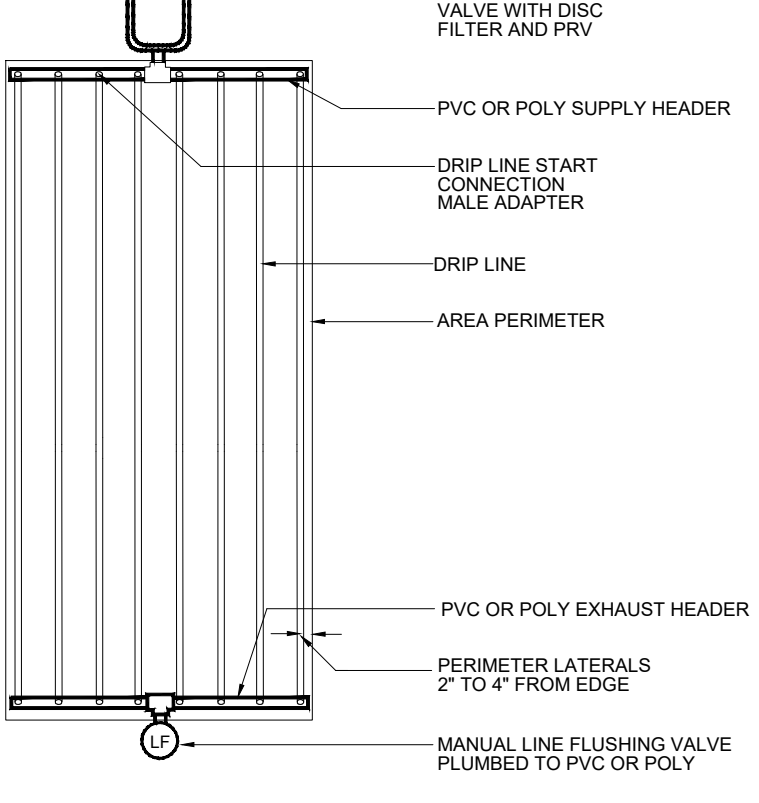
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT N.T.S.



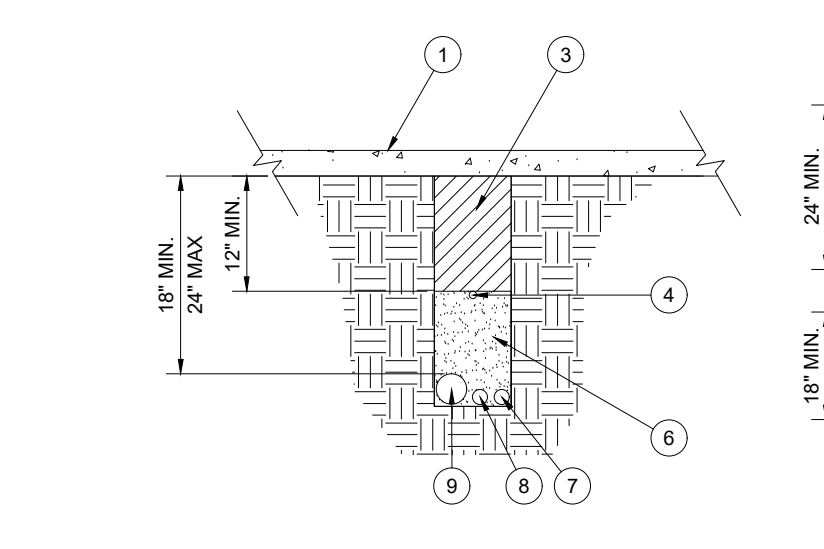
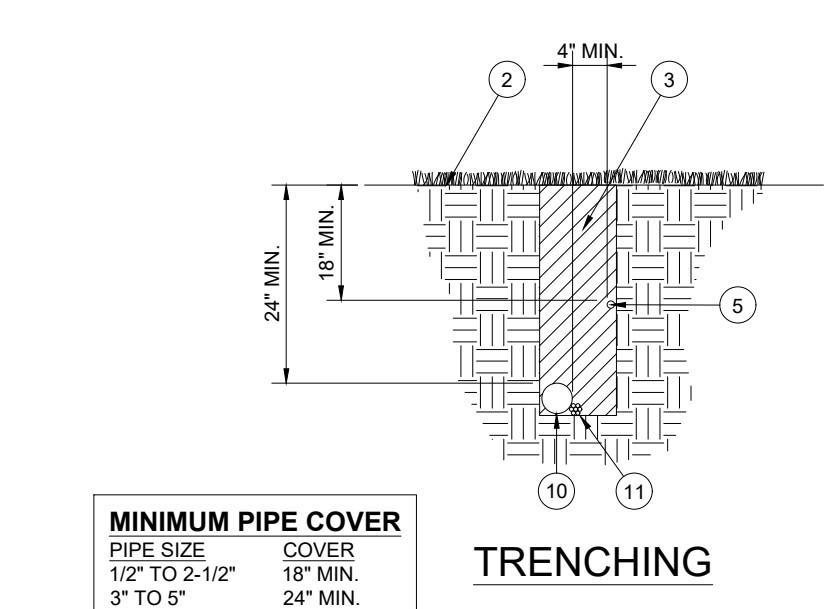
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT N.T.S.

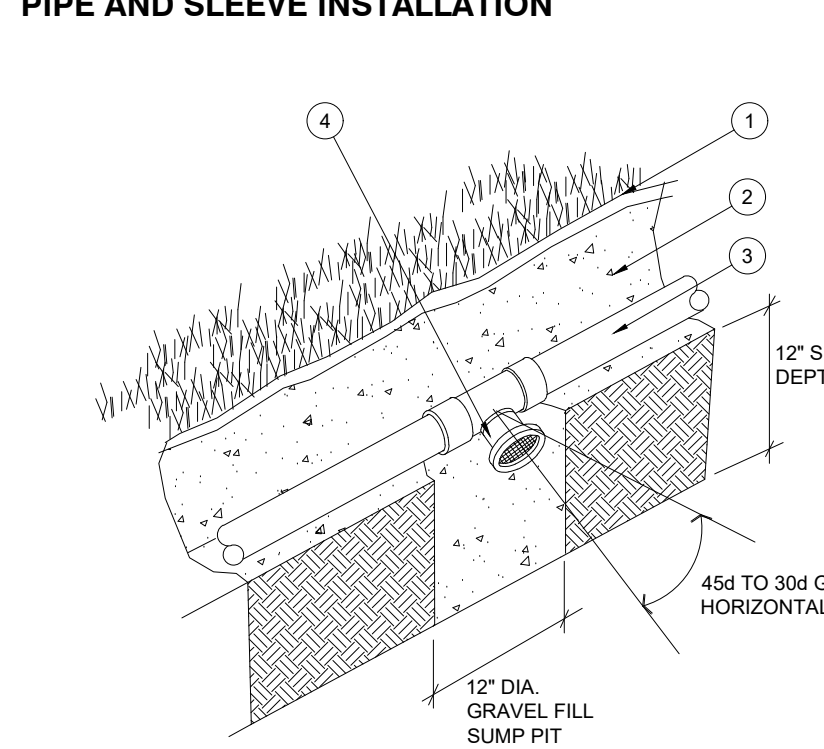


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT N.T.S.

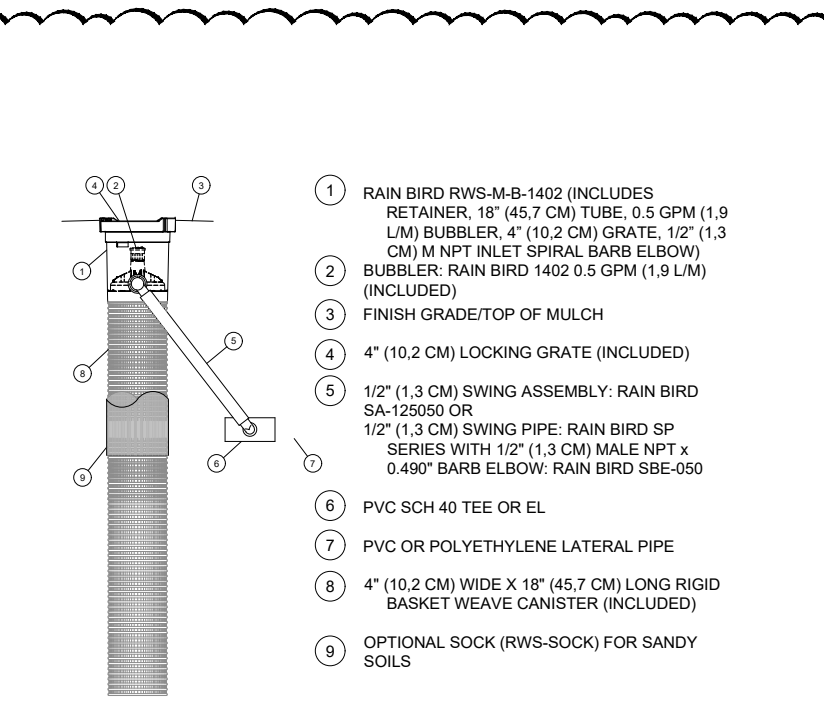


PIPE AND SLEEVE INSTALLATION N.T.S.



NOTE: AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

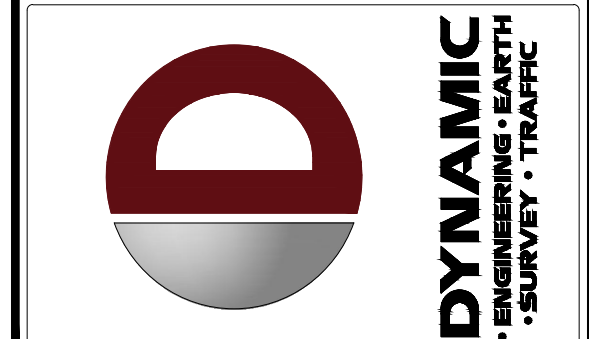
AUTOMATIC DRAIN VALVE N.T.S.



(TWO PER TREE)

ROOT WATERING SYSTEM N.T.S.

- PAVEMENT SURFACE
- FINISH GRADE
- TRENCH BACKFILL
- LOCATOR WIRE W/BURIED CAUTION TAPE
- PVC IRRIGATION LATERAL
- SAND BACKFILL
- SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
- SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
- SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
- PVC IRRIGATION MAINLINE
- CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
- PVC CAP, SOLVENT WELDED



REV.	DATE	COMMENTS	BY
2	04/12/24	AGENCY COMMENTS	EDC
1	03/27/24	Agency Comments	EDC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: JIM
 CHECKED BY: JIM
 DRAWN BY: JIM
 PROJECT: HIX SNEDEKER COMPANIES, LLC
 Prop. Retail Sales & Services Establishment
 PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
 WESTLAKE, PALM BEACH COUNTY, FLORIDA

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TITLE: **IRRIGATION DETAILS**

SCALE: (H) DATE: 02/08/2024
 (V)
 PROJECT No: 2451-23-04281

SHEET No: **LI-2** Rev. #:

EVERGREEN DESIGN GROUP
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IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 - THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 - THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS, ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 - FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- PIPING
 - PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
 - CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
 - CLASS 200 PVC GASKETED FOR ALL PIPE 3" AND LARGER
 - SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
 - FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
- VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- INTEGRAL EMITTER DRIP TUBING, TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- 24 VOLT WIRE SHALL BE A MINIMUM OF #14 GAUGE. U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
 - STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - COMMON WIRE - WHITE
 - EXTRA COMMON WIRES - BLUE
- WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
 - TRENCHING NEAR EXISTING TREES
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- WARRANTY
 - THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
 - BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
 - IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION NOTE:

- L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

- SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
- NO OVERSPRAY ONTO PAVEMENT PERMITTED
- USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

RECLAIMED WATER

PURPLE PIPE AND NON POTABLE EQUIPMENT, INCLUDING VALVE BOXES, VALVE HANDLES, DRIP TUBE, AND HEAD TOPS ARE REQUIRED ON ALL ZONES INCLUDING PESB SERIES VALVES.

ZONE PRESSURE LOSS CHART

Zone #	Zone GPM	Zone Type	PSI Loss at Water Meter	PSI Loss at Backflow	PSI Loss at Master Valve	PSI Loss at Mainline	PSI Loss at Zone Valve	PSI Loss at Lateral Pipe	PSI Loss at Head / Nozzle	Total PSI Required	Residual PSI
1	8.5	DRIP	0.4	11	2.1	0.05	3	3.3	30	49.85	15.15
2	19	BUBBLER	0.7	11	2.1	0.23	2.9	3.3	25	45.23	19.77
3	8.7	DRIP	0.4	11	2.1	0.05	3	3.3	30	49.85	15.15
4	22	ROTOR	1	11	2.1	0.33	2.9	3.3	35	55.63	9.37
5	20	BUBBLER	0.8	11	2.1	0.28	2.9	3.3	25	45.38	19.62
6	18.5	DRIP	0.7	11	2.1	0.23	3	3.3	30	50.33	14.67
7	18	ROTOR	0.6	11	2.1	0.23	1.8	3.3	35	54.03	10.97
8	18	SPRAY	0.4	11	2.1	0.18	1.8	3.3	35	53.78	11.22
9	18	ROTOR	0.6	11	2.1	0.23	1.8	3.3	35	54.03	10.97
10	18	ROTOR	0.6	11	2.1	0.23	1.8	3.3	35	54.03	10.97
11	10	DRIP	0.4	11	2.1	0.08	3	3.3	30	49.88	15.12
12	19	BUBBLER	0.7	11	2.1	0.18	2.9	3.3	25	45.18	19.82
13	12.6	DRIP	0.4	11	2.1	0.11	3	3.3	30	49.91	15.09
14	18	SPRAY	0.6	11	2.1	0.23	1.8	3.3	35	54.03	10.97
15	13.2	DRIP	0.4	11	2.1	0.11	3	3.3	30	49.91	15.09
16	22	SPRAY	1	11	2.1	0.33	2.9	3.3	35	55.63	9.37
17	9	DRIP	0.4	11	2.1	0.05	3	3.3	30	49.85	15.15
18	24	BUBBLER	1.2	11	2.1	0.39	2.9	3.3	25	45.89	19.11
19	8	DRIP	0.4	11	2.1	0.05	3	3.3	30	49.85	15.15
20	7	DRIP	0.4	11	2.1	0.04	3	3.3	30	49.84	15.16
21	16	BUBBLER	0.4	11	2.1	0.18	1.8	3.3	25	43.78	21.22
22	5.5	DRIP	0.4	11	2.1	0.03	3	3.3	30	49.83	15.17
23	19	SPRAY	0.7	11	2.1	0.23	2.9	3.3	35	55.23	9.77
24	12	SPRAY	0.4	11	2.1	0.11	1.8	3.3	35	53.71	11.29
25	15.5	SPRAY	0.4	11	2.1	0.18	1.8	3.3	35	53.78	11.22
26	18	BUBBLER	0.6	11	2.1	0.23	1.8	3.3	25	44.03	20.97
27	17	SPRAY	0.5	11	2.1	0.18	1.8	3.3	35	53.88	11.12
28	13.5	DRIP	0.4	11	2.1	0.14	3	3.3	30	49.94	15.06
29	17	SPRAY	0.5	11	2.1	0.18	1.8	3.3	35	53.88	11.12
30	16.5	SPRAY	0.4	11	2.1	0.23	1.8	3.3	35	53.83	11.17
31	17	BUBBLER	0.5	11	2.1	0.18	1.8	3.3	25	44.88	16.12
32	9	BUBBLER	0.4	11	2.1	0.05	1.8	3.3	25	18.65	46.35

CRITICAL ANALYSIS

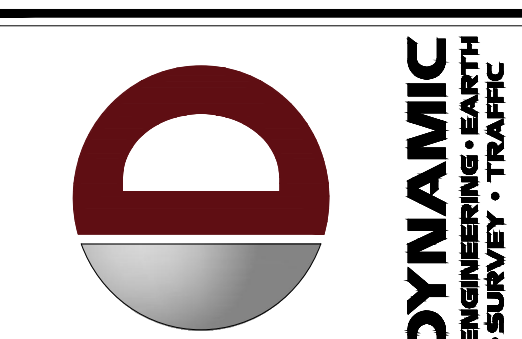
P.O.C. NUMBER: 01
Water Source Information: Irrigation Meter, By Others RECLAIMED

FLOW AVAILABLE
Water Meter Size: 1 1/2"
Flow Available: 47 gpm

PRESSURE AVAILABLE
Static Pressure at POC (est.): 68.00 psi
Elevation Change: NA
Service Line Size: NA
Length of Service Line: NA
Pressure Available: 65.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 44.0 gpm
Flow Available at POC: 47.0 gpm
Residual Flow Available: 3.0 gpm

Critical Station: 16
Head Pressure Required: 35.0 psi
Loss (Laterals): 3.3 psi
Loss through Valve: 2.9 psi
Pressure Req. at Critical Station: 41.92 psi
Loss for Main Line: 1.99 psi
Loss for Fittings 20%(Main Line): 0.39 psi
Loss for Master Valve: 2.1 psi
Loss for Backflow: 11.0 psi
Loss for Water Meter: 1.0 psi
Critical Station Pressure at POC: 57.68 psi
Pressure Available: 65.00 psi
Residual Pressure Available: 7.32 psi



REV.	DATE	COMMENTS
2	04/12/24	AGENCY COMMENTS
1	03/27/24	Agency Comments

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: HIX SNEDEKER COMPANIES, LLC
Prop. Retail Sales & Services Establishment
PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
WESTLAKE, PALM BEACH COUNTY, FLORIDA

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TITLE: IRRIGATION SPECS

SCALE: (H) DATE: 02/08/2024
(V)
PROJECT No: 2451-23-04281

SHEET No: LI-3 Rev. #:

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***POD H, Parcel F-2
Retail Sales & Services
Site Plan Review (SPR-2024-01)***

Justification Statement

February 09, 2024

Revised: April 2, 2024

Introduction

The Applicant is pleased to submit this request for the site plan review of a tractor supply store a/ka/a “Retail Sales and Services” in Pod H, “Westlake Landings.” Pod H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School.

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 adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original 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 has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, 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 hereinafter 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 list of Westlake’s cumulative approved zoning entitlements are included, separately, with this submittal).

Pod H is to be known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Moving forward, Pod H will be subdivided by metes and bounds, whereby no additional platting will be necessary.

Pod H, and therefore, Lot 2-Parcel F, have a Mixed-Use zoning designation allowing commercial, retail, industrial uses, and retail sales and services. The site plan for tractor supply store will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. 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 sales and services facility 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 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Subject Request

The Applicant is requesting the site plan approval of a commercial retail site to be known as tractor supply store, a/k/a/ land use “Retail Sales and Services” within Pod H, “Westlake Landings” to be situated on Lot 2 of Parcel F withing the previously platted Pod H site. Lot 2 consists of 4.54 acres and will contain a 23,976 square foot indoor retail store, accompanied by an abutting 20,055 square foot fenced outdoor display area located directly next to the building’s east side and will contain a 1,600 live goods center, forage shed, and a driveway lane to allow their customers to pull their vehicles up to pick up large items (i.e., feed, hay, tools, etc.). In addition, the north side of the building proposes a sidewalk display area for plants and seasonal items and providing an entrance into the Greenhouse. The north side of

the site, abutting Persimmon Boulevard West, will have an 890 square foot outdoor display area to showcase equipment such as mowers, trailers and the like.

Landscape Design Narrative

Landscape design for this site follows Florida Friendly principals and uses drought-tolerant and hardy, low-maintenance species with an emphasis on South Florida natives. Tree species exhibit high wind resistance. The plan follows City of Westlake landscape requirements for commercial use in the MUPD zoning district.

Foundation plantings utilize native Sabal Palms to meet the tree requirement in a narrow planting space adjacent to the building and fenced outdoor space. Shrubs and groundcovers provide low maintenance color beneath the palms. Required buffers provide canopy tree plantings with a continuous hedge as follows:

North: 15' width

East: 8' width

South: 8' width

West: An 8' landscape buffer for the west boundary will be provided on the adjacent property if less than 30' of open space is provided.

Art In Public Places

Pursuant to Article 24.2, Section 4) of the AIP Ordinance , the applicant is choosing to contribute one percent (1%) of the building construction cost (non-residential development projects with costs of one million dollars (\$1,000,000.00) or more) to the Art Acquisition Fund.

Waiver Request

*Chapter 5., Article 3.3, Section 3. Mixed Use (MU), B) Requirements, (2) Non Residential, (1) Accessory Structures, (i) Fences & Walls, 2., states the following:
The maximum height of a wall or fence shall be 6 feet.*

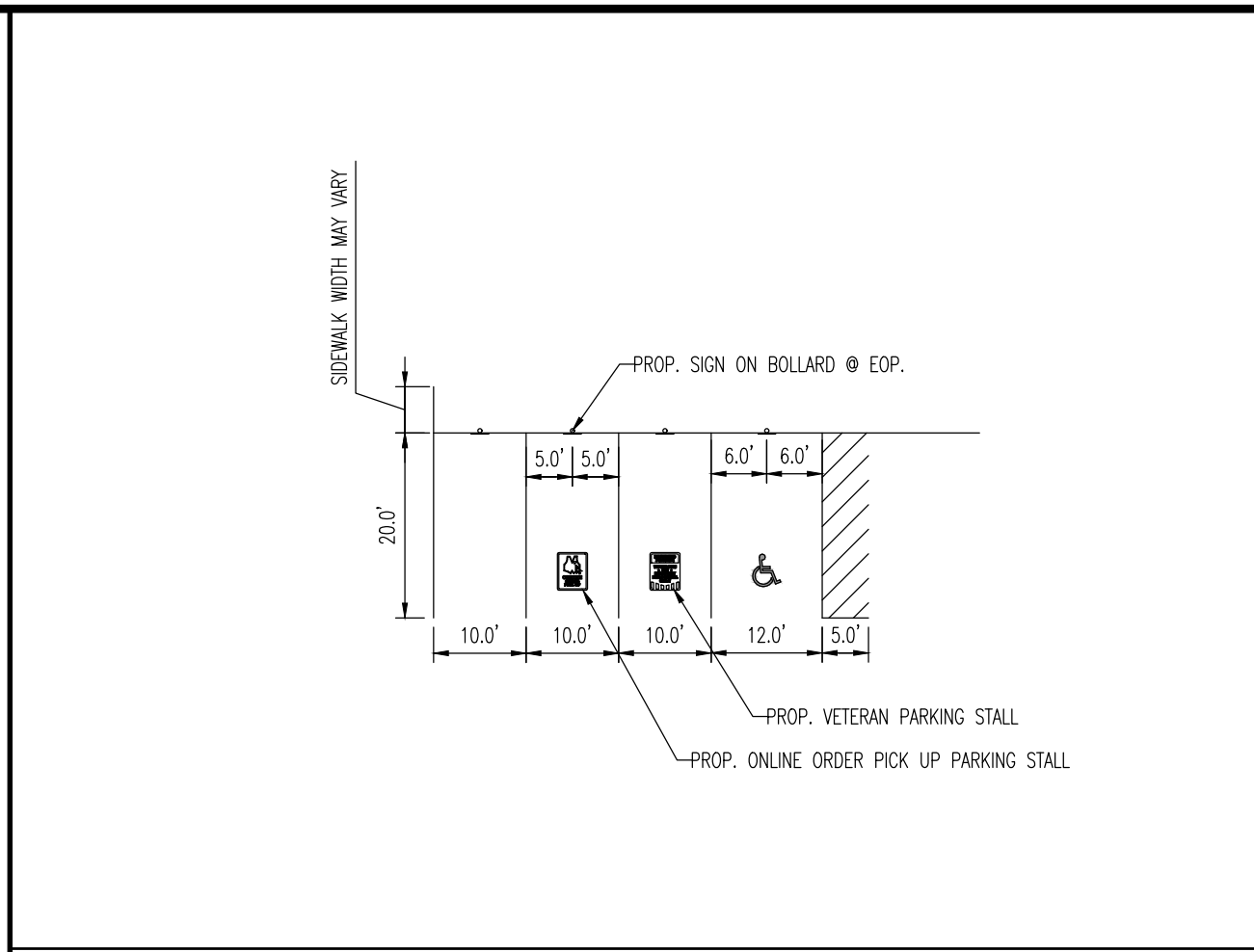
The applicant is requesting a waiver to increase the height of the fence proposed around the outdoor display area to eight (8) feet. Typically, they use a sixteen (16)' foot high fence for the security and protection of their product inventory but are proposing an eight (8') foot high fence at this location. Again, this fence is intended to aid in the security and protection of their outdoor product inventory. This waiver request does not negatively impact the health, safety or welfare of the residents of the City or impede the function or operation of SID's facilities and duties. The waiver is being presented to the City Council because it is connected to the site plan approval. Additionally, a letter to the City Manager requesting this waiver is being submitted concurrently.

A waiver table has been added to the Site Plan, and is as follows:

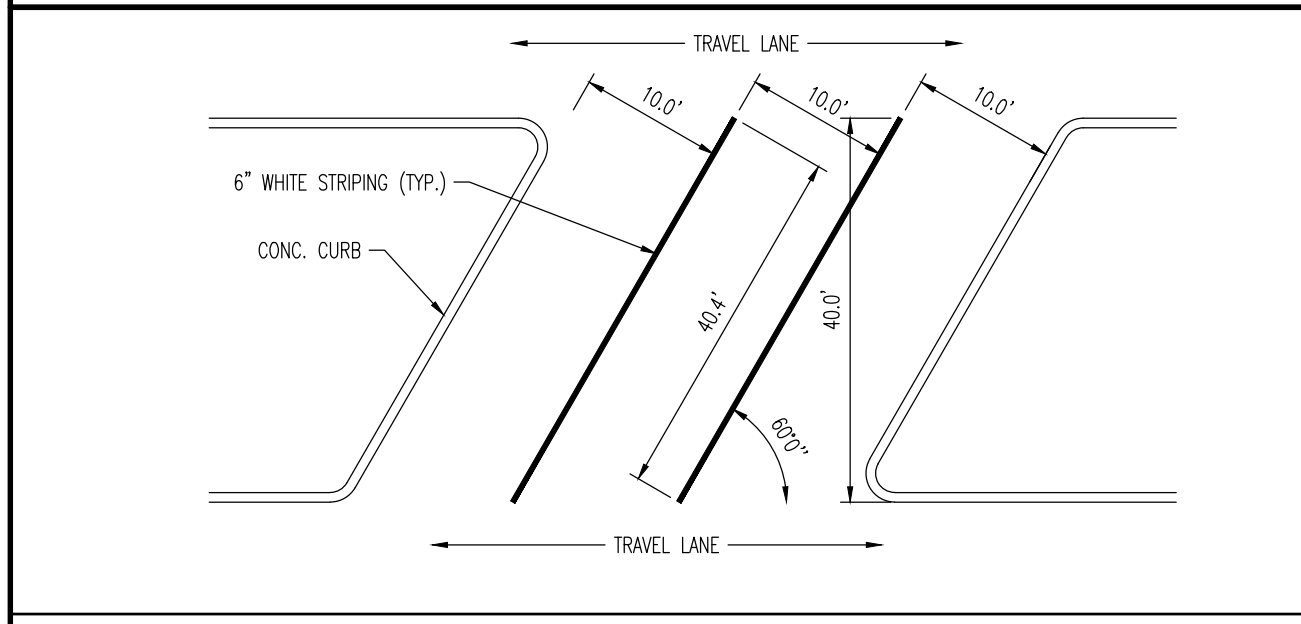
Non-Residential Accessory Structure	Code Requirement	Applicant Request	Deviation
Fence Height	Maximum Height – 6'	Maximum Height 8'	+2'

Conclusion

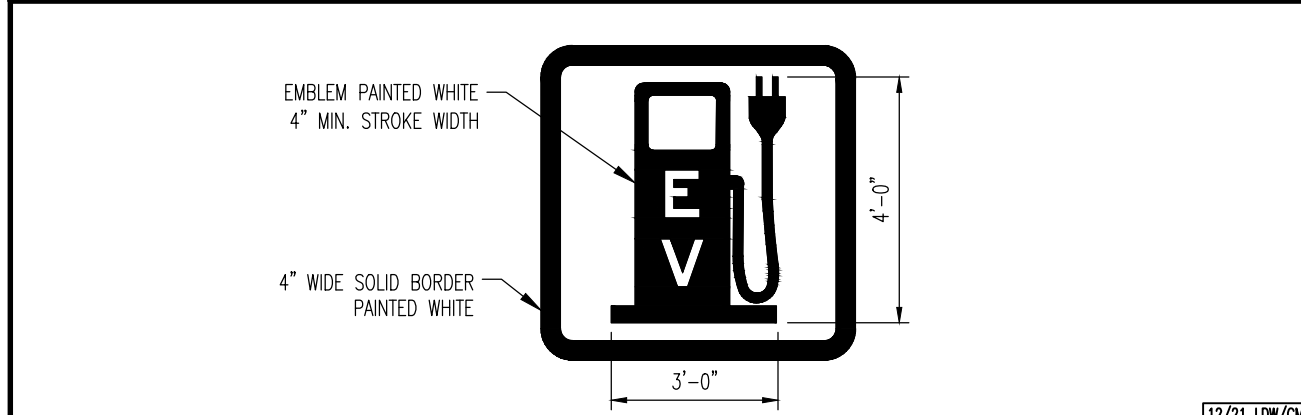
The Applicant is requesting approval of tractor supply store on Lot 2, Parcel F, Pod H as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.



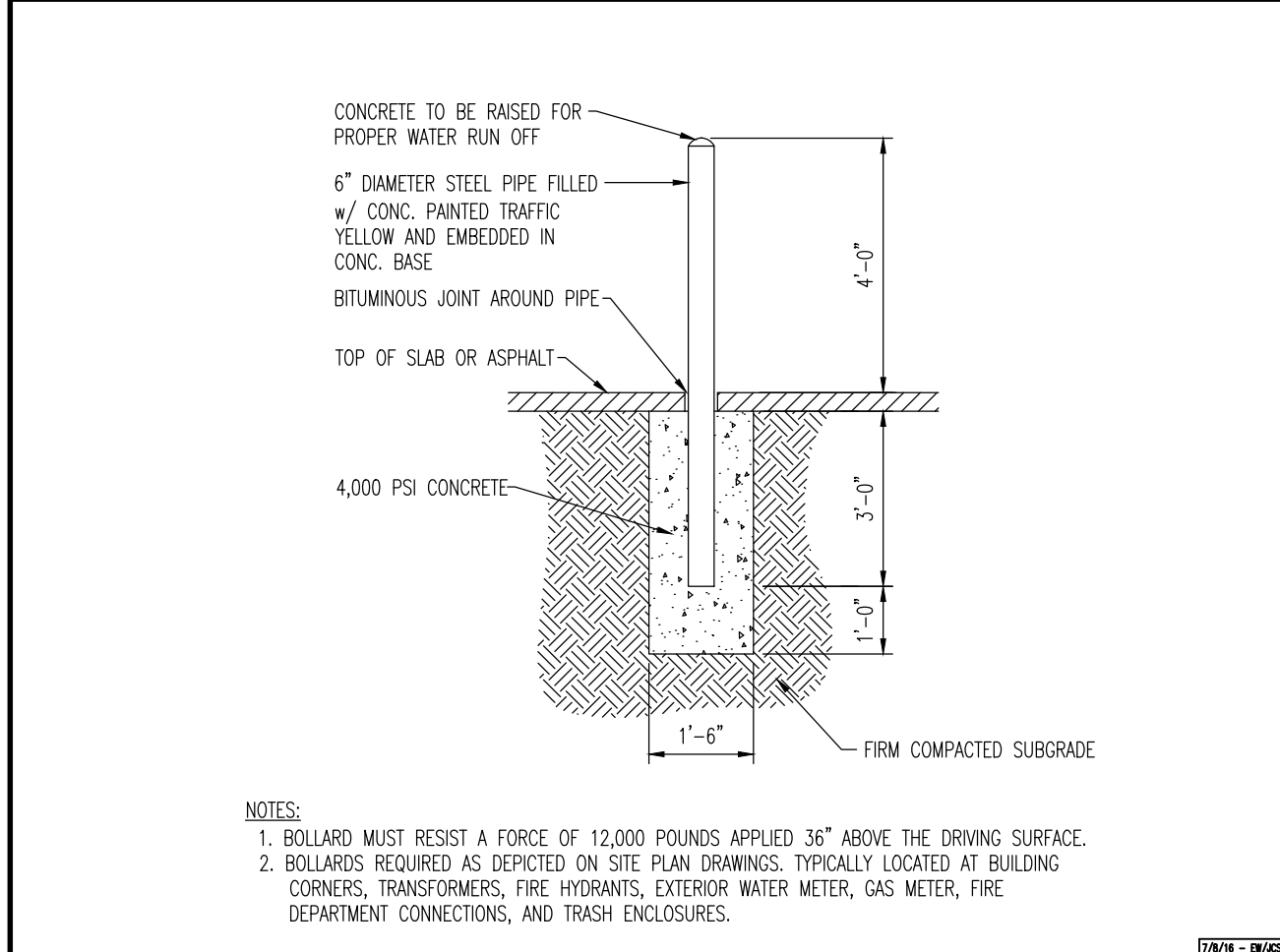
ADA, ONLINE ORDER PICKUP, AND VETERAN PARKING STALL SIGNS ON BOLLARDS TYPICAL DETAIL AT STORE FRONTAGE
 NOT TO SCALE



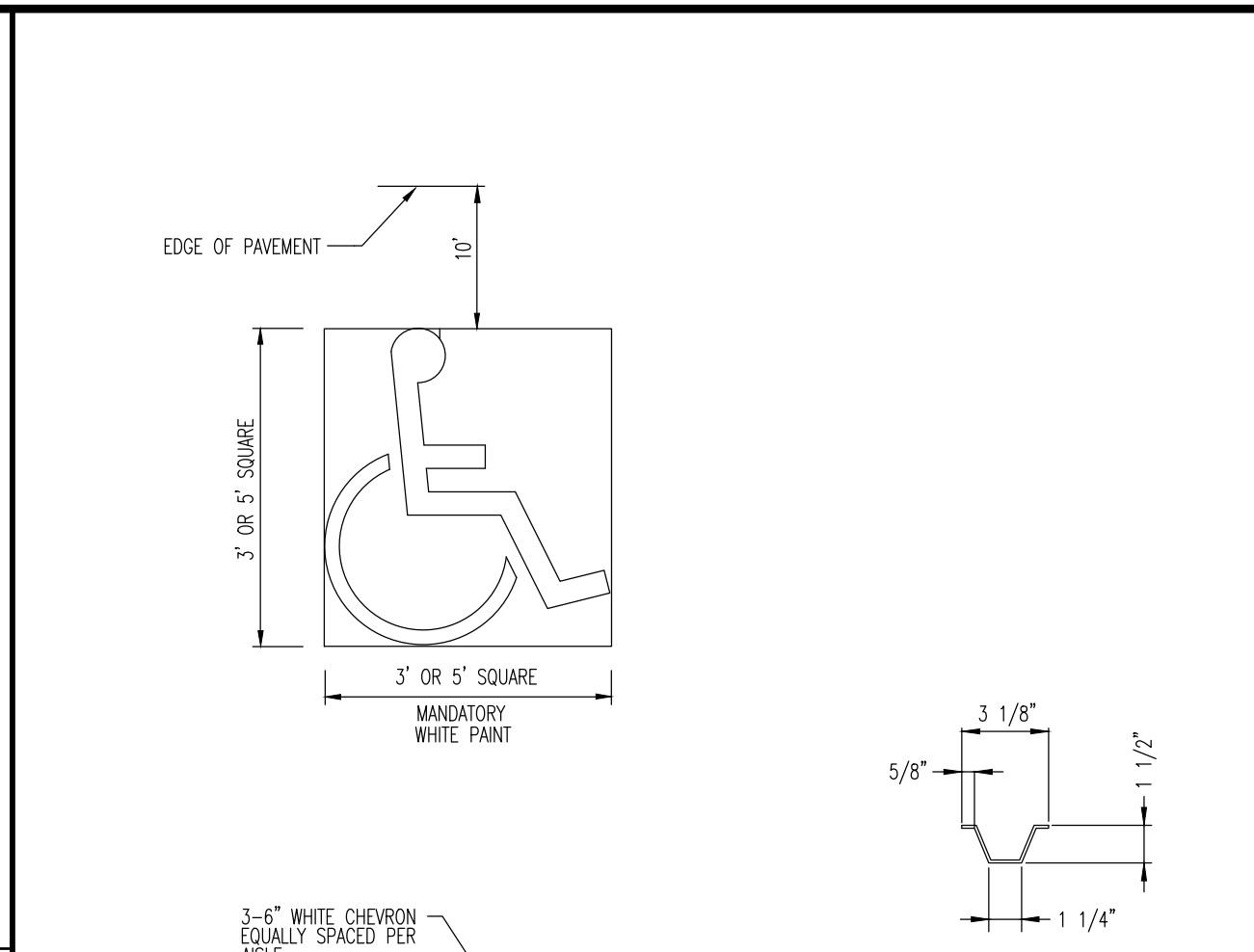
OVERSIZED PARKING STALL DETAILS
 NOT TO SCALE



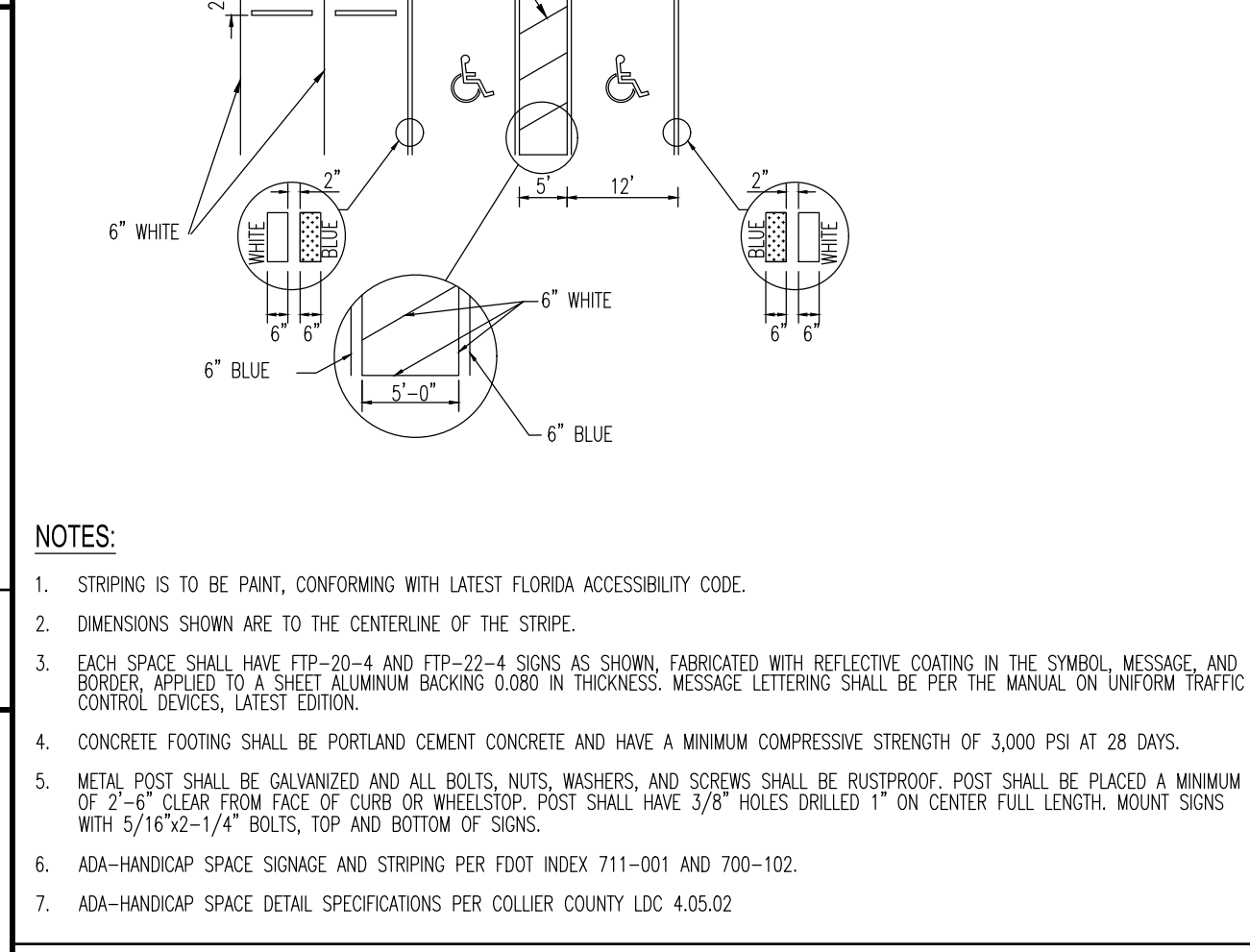
PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL
 NOT TO SCALE



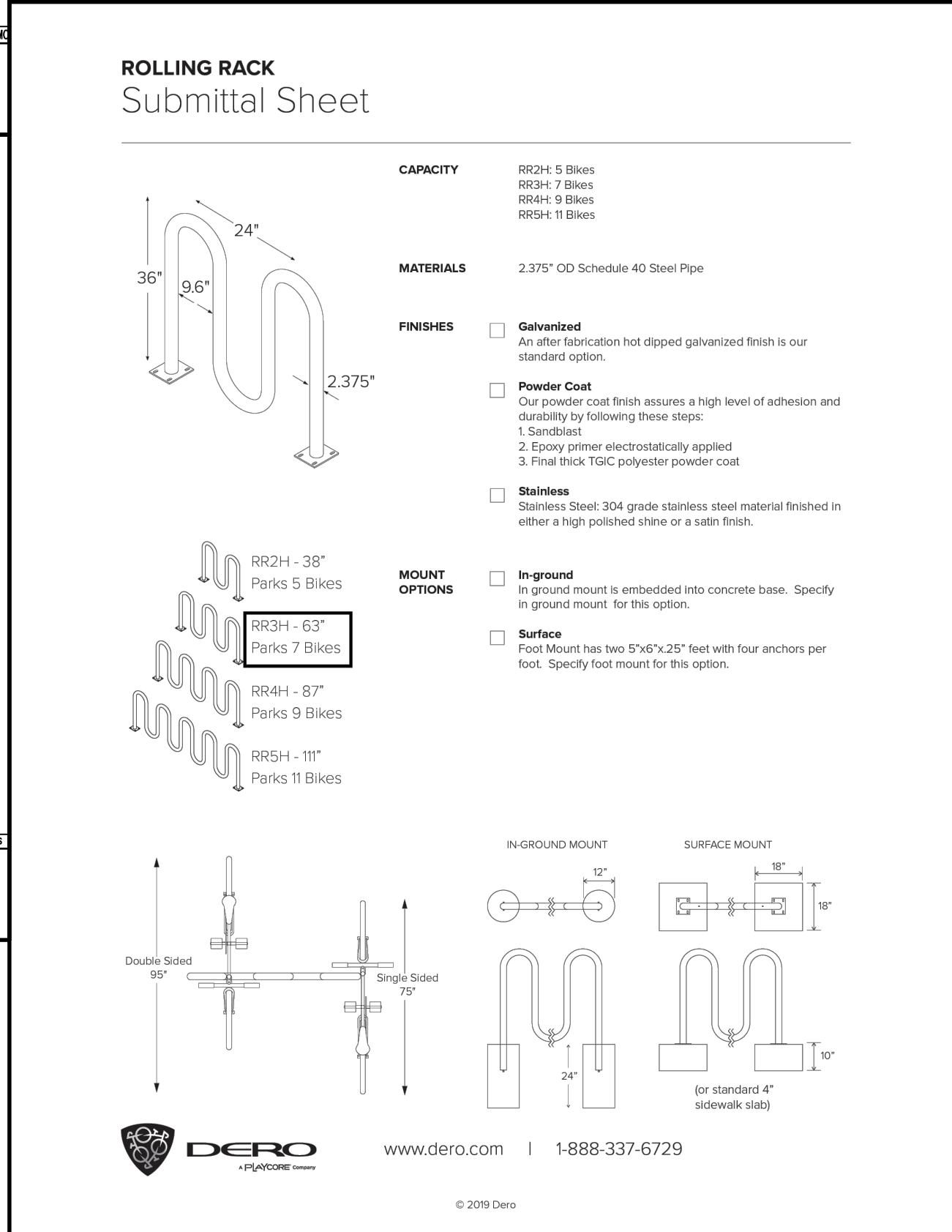
**6\"/>
 NOT TO SCALE**



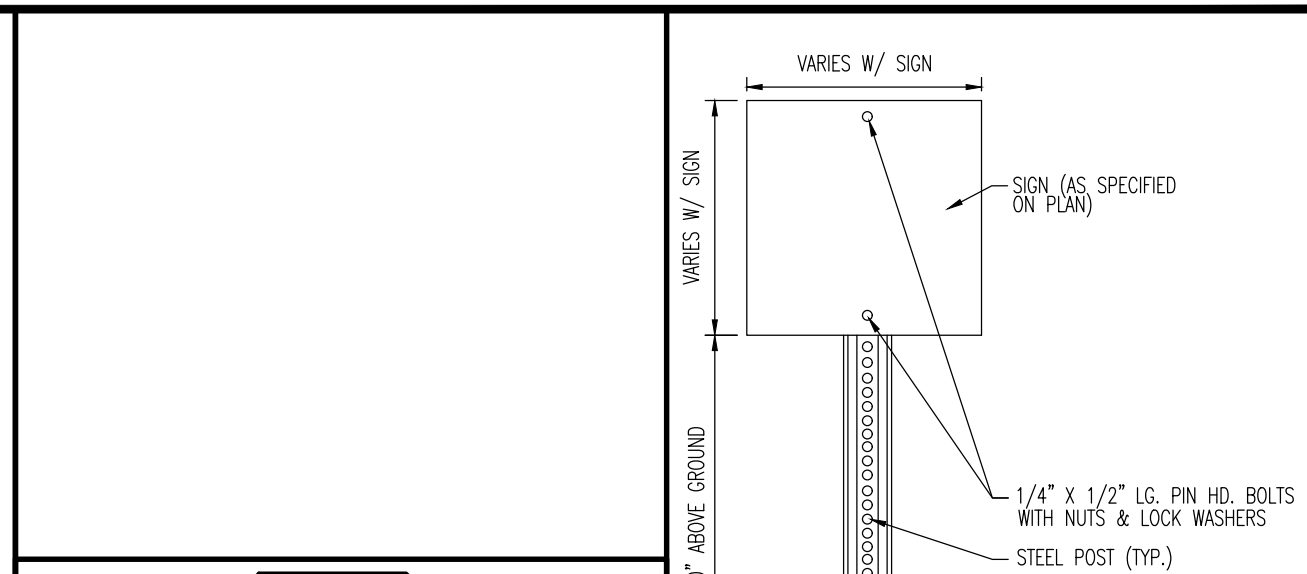
ADA SIGNAGE AND STRIPING DETAIL
 NOT TO SCALE



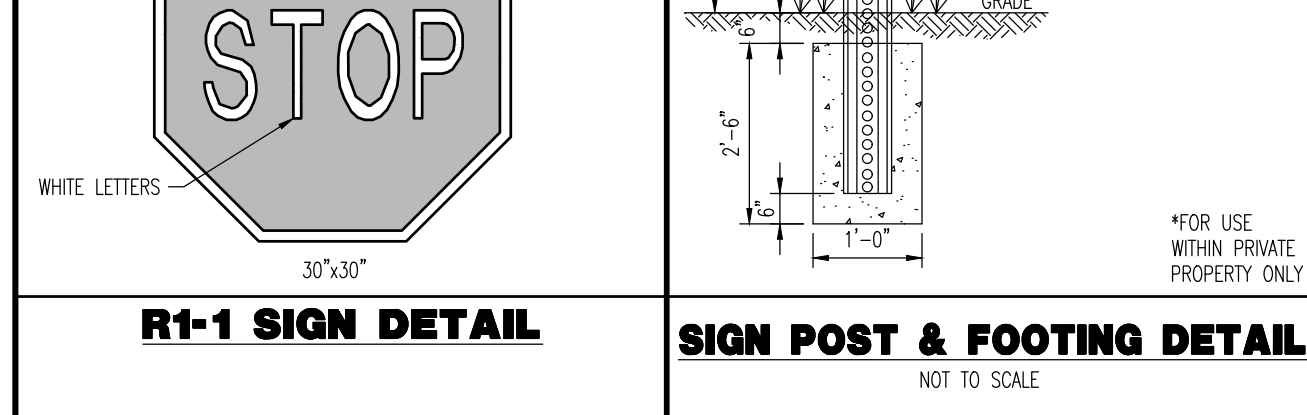
ROLLING RACK Submittal Sheet



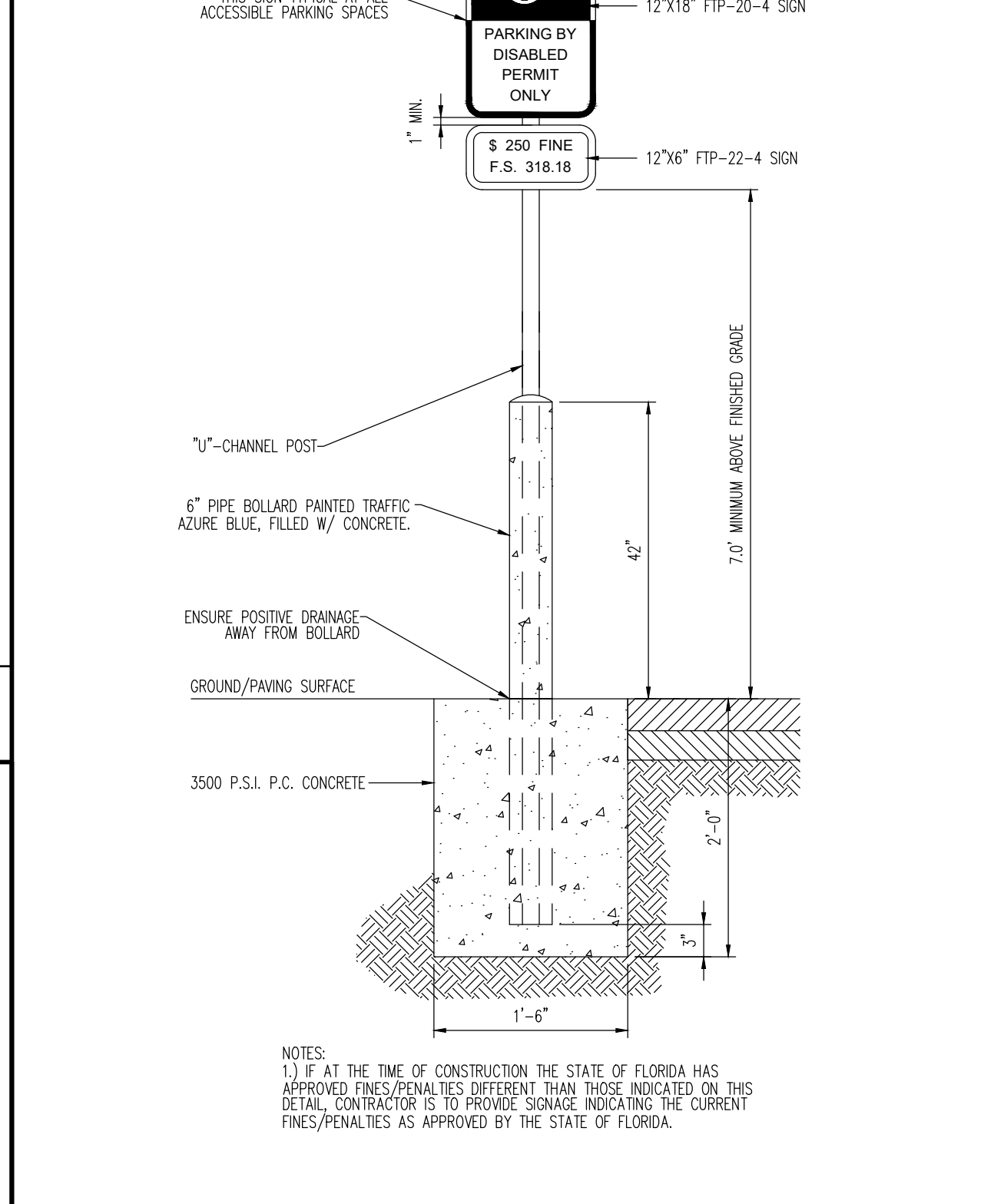
RR4H BICYCLE RACK DETAIL (5 BIKE CAPACITY)
 NOT TO SCALE



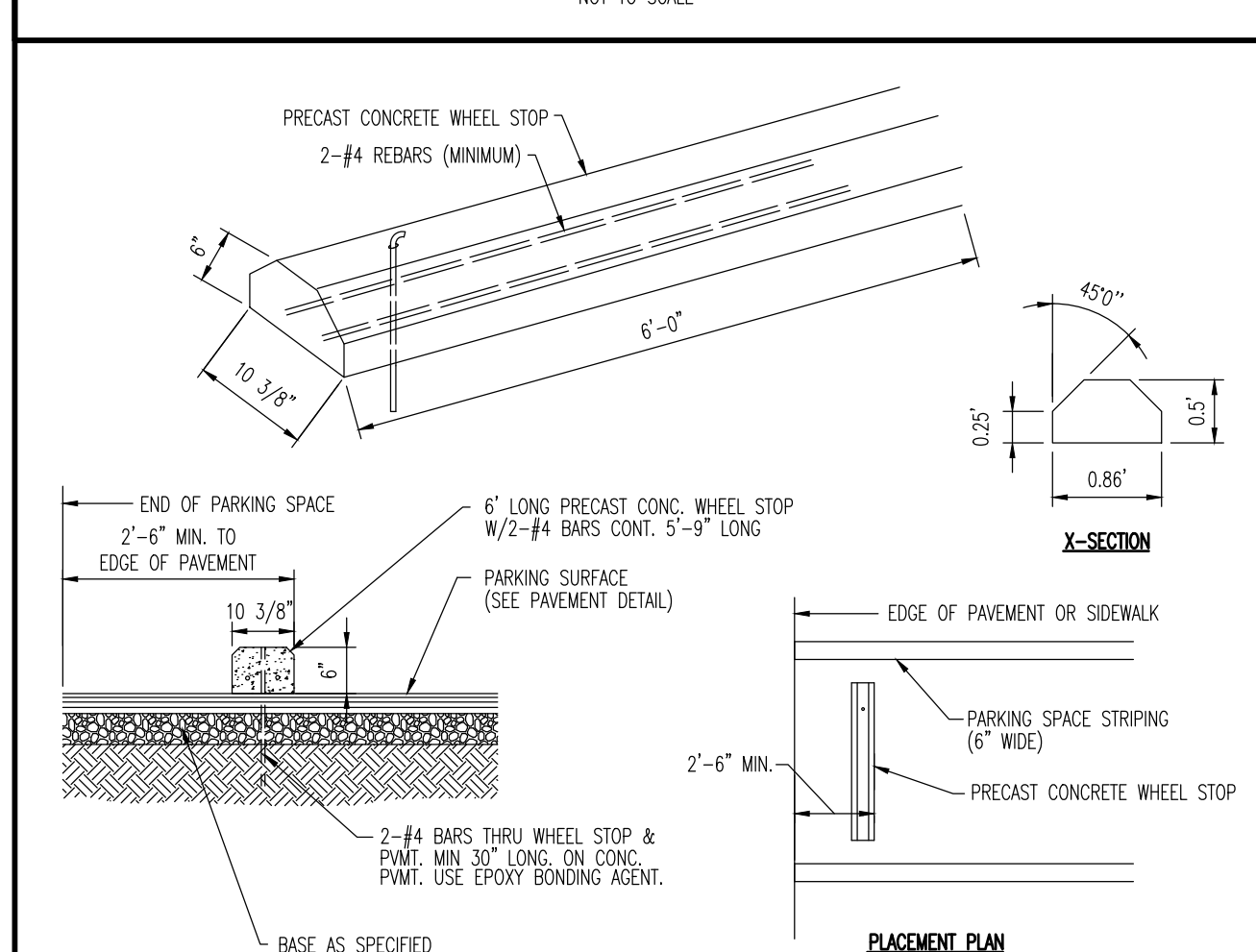
R1-1 SIGN DETAIL



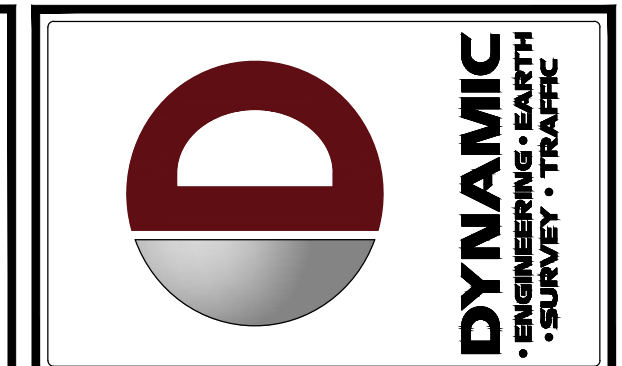
SIGN POST & FOOTING DETAIL
 NOT TO SCALE



A.D.A. PARKING SIGN ON BOLLARD DETAIL
 NOT TO SCALE



PRECAST CONCRETE WHEEL STOP DETAIL
 NOT TO SCALE



REV.	DATE	COMMENTS
1	03/27/24	AGENCY COMMENTS
2	04/12/24	AGENCY COMMENTS

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 CHECKED BY: JMP
 MDW

PROJECT: **HIX SNEDEKER COMPANIES, LLC**
 PROPOSED TRACTOR SUPPLY
 PERSIMMON BLVD & SEMINOLE PRATT, WHITNEY RD
 WESTLAKE, PALM BEACH COUNTY, FLORIDA

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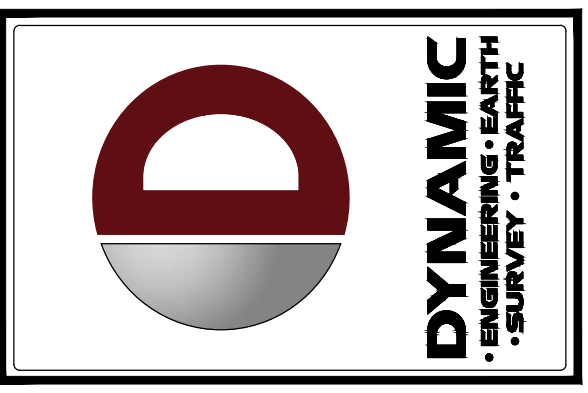
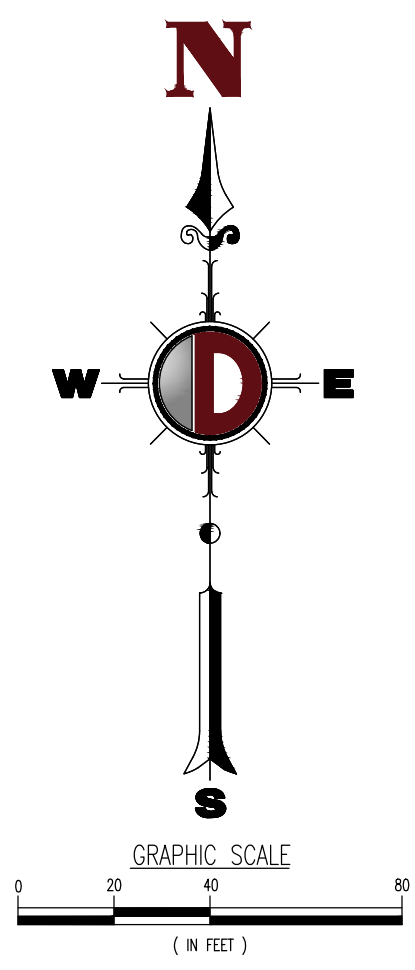
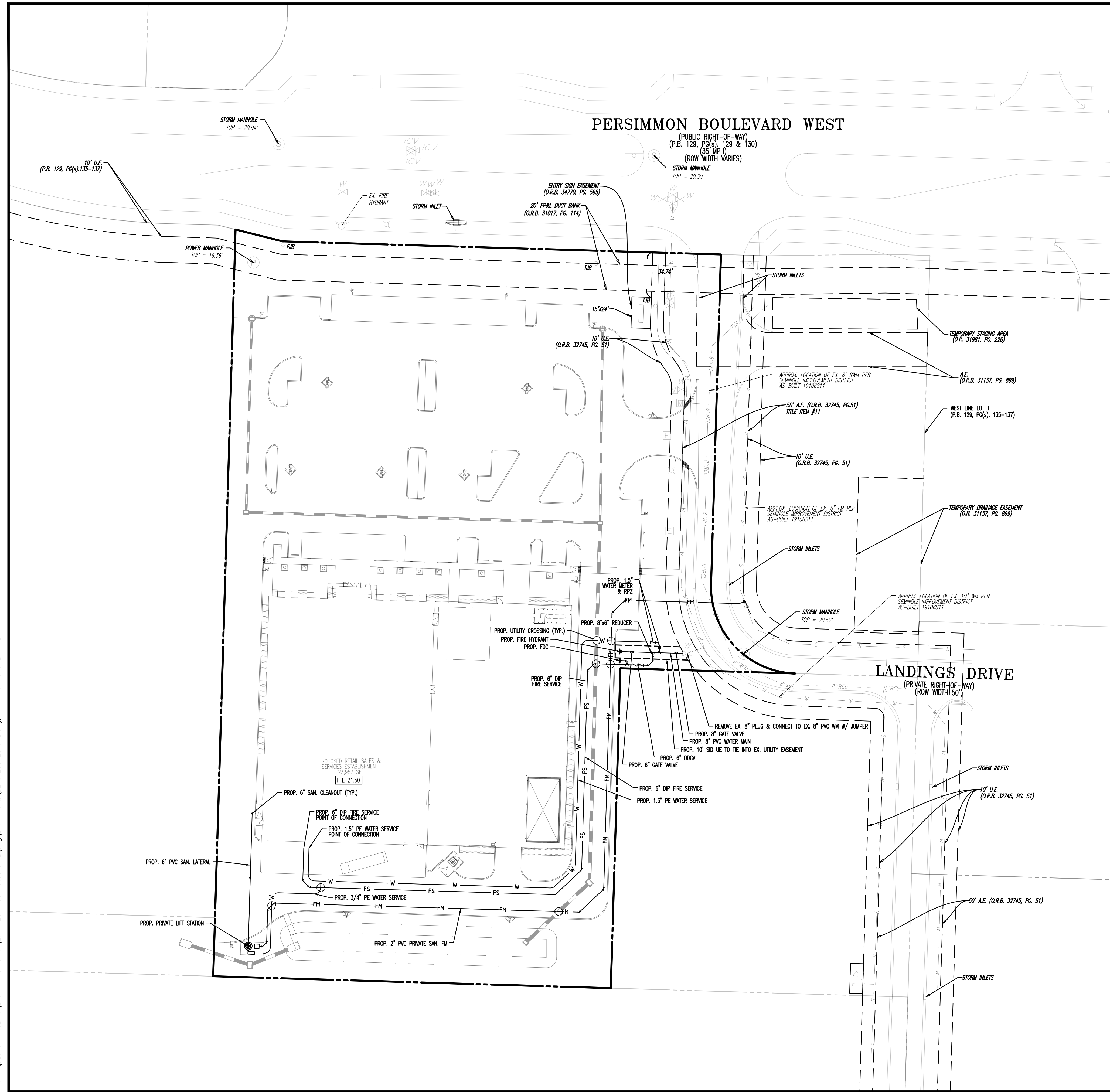
TITLE:
SITE DETAILS

SCALE: (H) NOT TO SCALE (V) SCALE DATE: 02/01/2024
 PROJECT No: 2451-23-04281

SHEET No: **C1.02** Rev. #: **2**

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Plotted: 04/16/24 - 5:08 PM, By: kkonius
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REV.	DATE	COMMENTS	BY
1	03/27/24	AGENCY COMMENTS	KJK
2	04/12/24	AGENCY COMMENTS	KJK

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 MDW
 MDM

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UTILITY PLAN

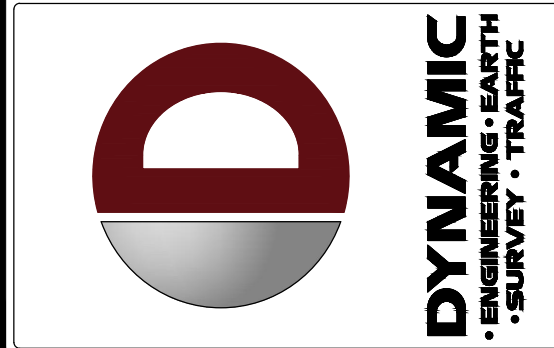
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 DATE: 02/01/2024
 PROJECT No: 2451-23-04281

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 Rev. #: **2**

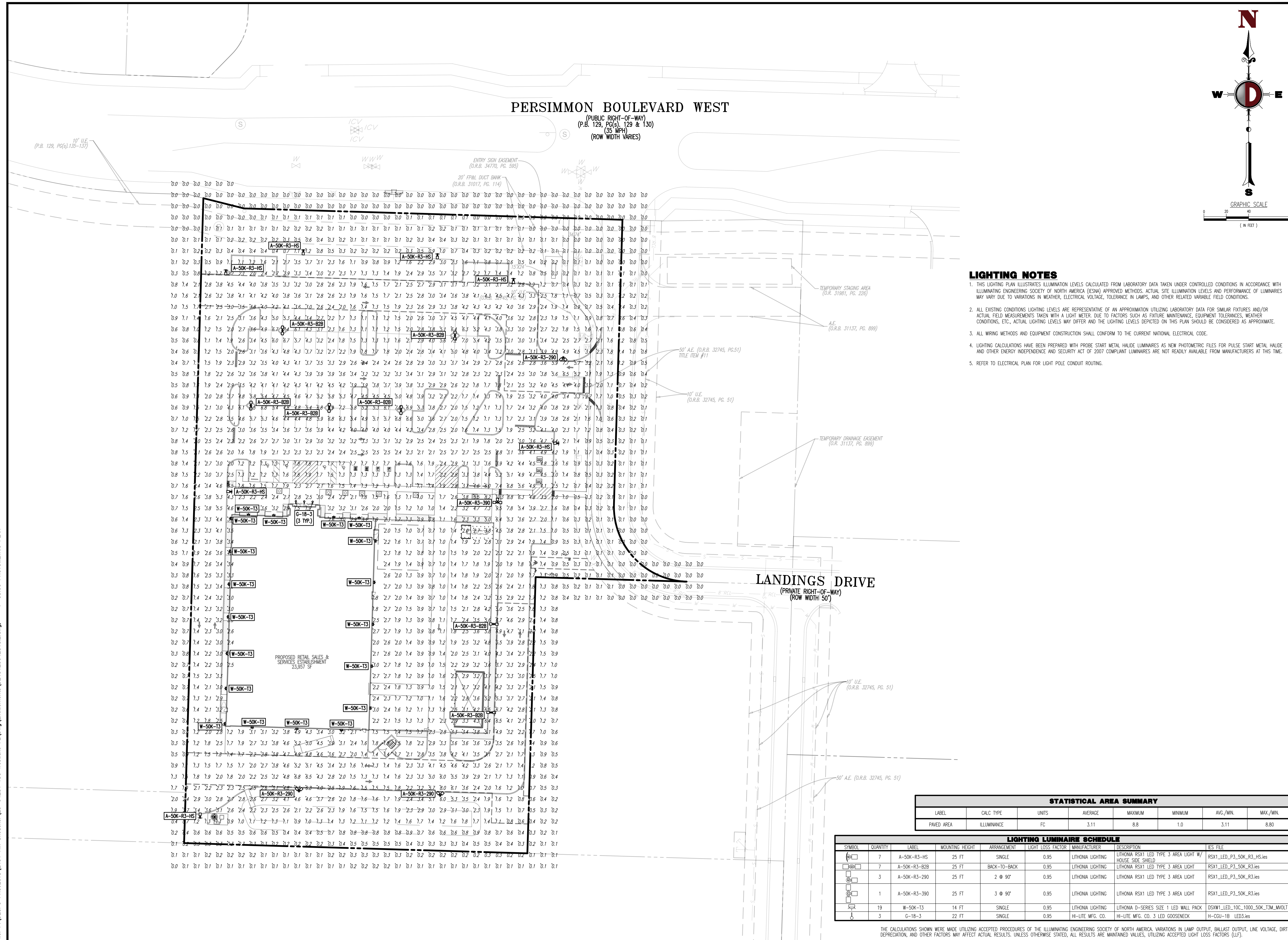
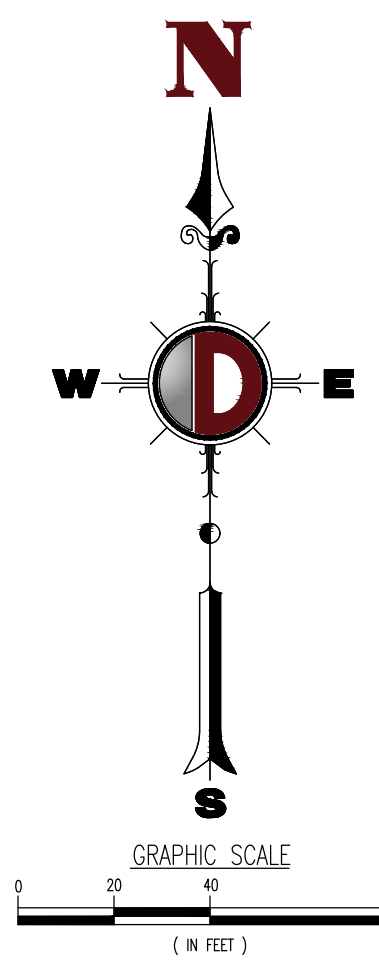
UTILITY NOTES

- CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
- ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE AHJ STANDARD DETAILS.
- NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE AHJ ENGINEER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE AHJ ENGINEER.
- ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
- ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
- ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
- PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
- ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
- ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
- ALL SEWER FORCE MAIN (SFM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED. ALL SEWER FORCE MAIN IS PRIVATE.
- CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
- ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
- WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE AHJ UTILITIES DIVISION.
- ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
- EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY AHJ HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
- THE AHJ UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 243-7312.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
- PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVIEWED AND CD-SUBMITTED TO THE AHJ UTILITIES DIVISION.
- PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET THE AHJ COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WORK AFFECT THE PUBLIC SAFETY.
- CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (E. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

MICHAEL D. MILES IS A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. THIS DOCUMENT IS UNOFFICIALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2024. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



REV.	DATE	COMMENTS
1	02/27/24	AGENCY COMMENTS
2	04/16/24	AGENCY COMMENTS



- ### LIGHTING NOTES
- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
 - ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
 - LIGHTING CALCULATIONS HAVE BEEN PREPARED WITH PROBE START METAL HALIDE LUMINAIRES AS NEW PHOTOMETRIC FILES FOR PULSE START METAL HALIDE AND OTHER ENERGY INDEPENDENCE AND SECURITY ACT OF 2007 COMPLIANT LUMINAIRES ARE NOT READILY AVAILABLE FROM MANUFACTURERS AT THIS TIME.
 - REFER TO ELECTRICAL PLAN FOR LIGHT POLE CONDUIT ROUTING.

STATISTICAL AREA SUMMARY

LABEL	CALC TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
PAVED AREA	ILLUMINANCE	FC	3.11	8.8	1.0	3.11	8.80

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
⊕	7	A-50K-R3-HS	25 FT	SINGLE	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT W/ HOUSE SIDE SHIELD	RSX1_LED_P3_50K_R3_HS.ies
⊕	7	A-50K-R3-B2B	25 FT	BACK-TO-BACK	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_B2B.ies
⊕	3	A-50K-R3-290	25 FT	2 @ 90°	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_290.ies
⊕	1	A-50K-R3-390	25 FT	3 @ 90°	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_390.ies
⊕	19	W-50K-T3	14 FT	SINGLE	0.95	LITHONIA LIGHTING	LITHONIA D-SERIES SIZE 1 LED WALL PACK	DSWMT_LED_LOC_1000_50K_T3M_MV0LT.ies
⊕	3	G-18-3	22 FT	SINGLE	0.95	HI-LITE MFG. CO.	HI-LITE MFG. CO. 3 LED GOOSENECK	H-COU-18_LED3.ies

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

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DATE: 02/27/24

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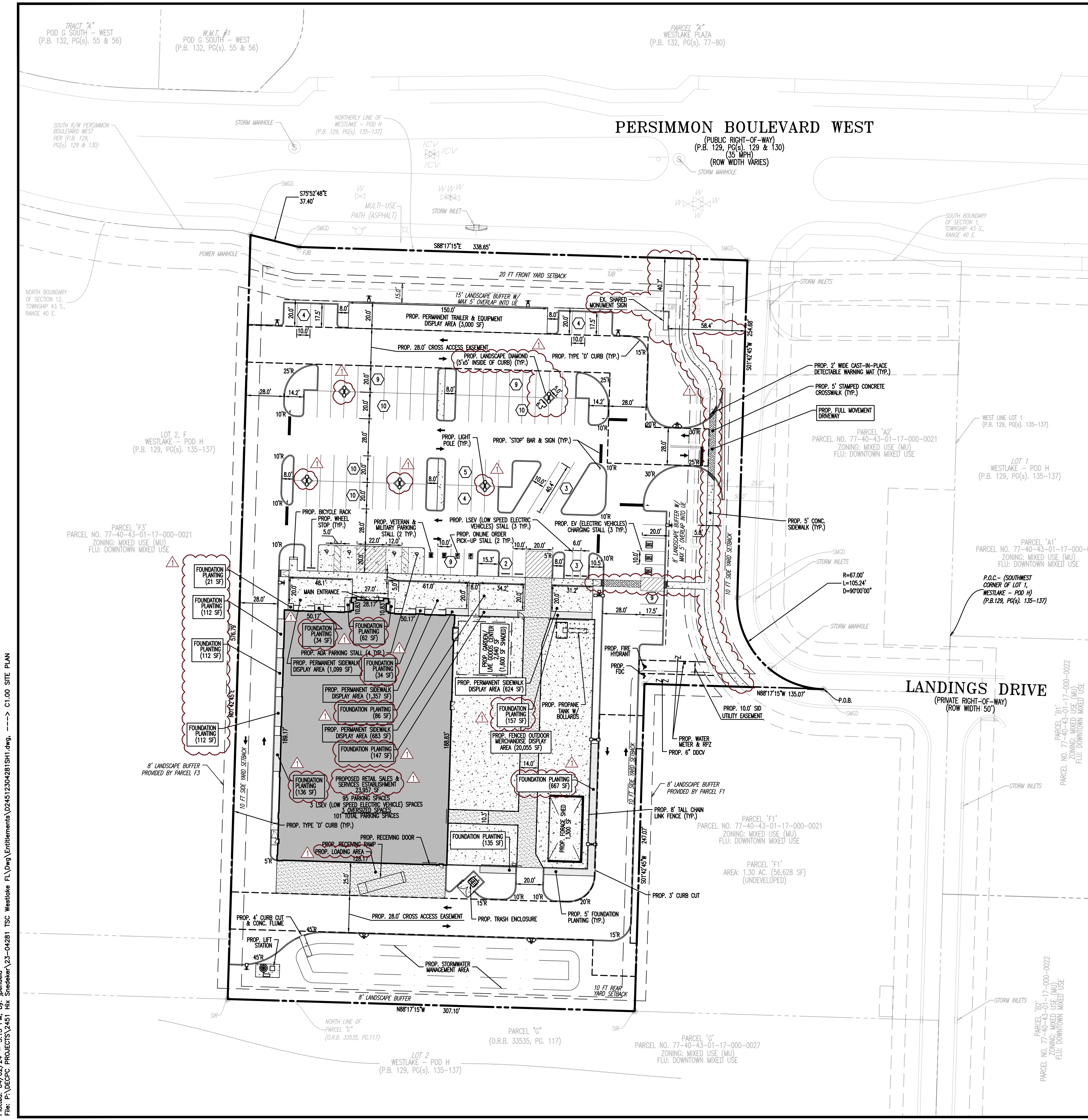
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PROJECT: 2451-23-04281

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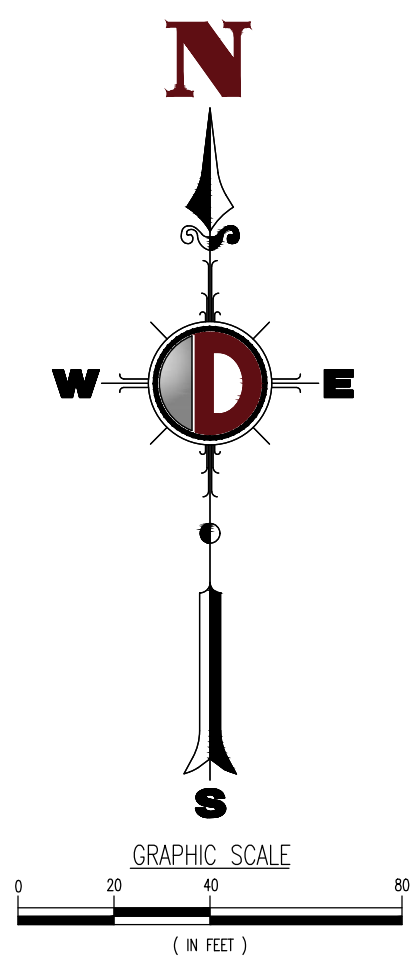


SIGN & MARKING LEGEND

- PROPOSED 24" WHITE PAINTED STOP BAR AND 25' DOUBLE 6" YELLOW LANE DELINEATOR PAINT AT 12" O.C. PER FOOT INDEX 711-001.
- PROPOSED 8" WIDE 45' 4" O.C. PER MUTCD 3B24.05
- PROPOSED SIGNS
- PROPOSED WHITE PAINTED THROUGH-LANE-USE ARROW IN DRIVE ASILES PER FOOT INDEX 711-001.
- 5' ACCESS ASILE WHITE PAINTED STRIPING PER FOOT INDEX 711-001.

HORIZONTAL CONTROL & STRIPING NOTES

- ALL CURBING IS TYPE "UNLESS OTHERWISE STATED."
- TYPE "D" CURB SHALL BE CONSTRUCTED PER FOOT INDEX 300.
- ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2" DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FOOT DESIGN STANDARD PLANS INDEX 304.
- ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
- ALL RADIi ARE 3' UNLESS OTHERWISE NOTED ON PLANS.



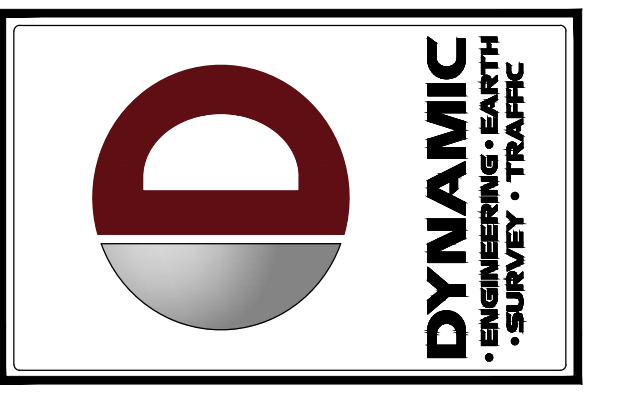
PROJECT DATA	
PARCEL ID:	77-40-43-01-17-000-0021
OWNER:	MAYO FERRA, LLC
APPLICANT:	HIX SNEDEKER COMPANIES, LLC
ADDRESS:	16950 PERSIMMON BOULEVARD WEST, WESTLAKE, FL 33470
EXISTING ZONING:	MIXED USE (MU)
DEVELOPMENT ZONING:	MIXED USE (MU)
EXISTING LAND USE:	DOWNTOWN MIXED USE (DTMU)
FUTURE LAND USE:	DOWNTOWN MIXED USE (DTMU)
CURBTYPE:	UNLANE
PROPOSED USE:	RETAIL SALES & SERVICES
ADJACENT ZONE:	ENTER FROM CORNER 725-04-0149-01, 1/07/2024
LEGAL DESCRIPTION:	REFER TO SURVEY
TOTAL GROSS SITE AREA:	4.54 AC (197,671 SF)
TOTAL GROSS FLOOR AREA (BUILDING ONLY):	23,957 SF
FENCED OUTDOOR DISPLAY AREA:	20,055 SF
FLOOR AREA RATIO (FAR):	0.12
TOTAL NUMBER OF NON-RESIDENTIAL BUILDINGS:	One (1)
MINIMUM PARCEL SIZE:	N/A
MINIMUM PARCEL WIDTH:	N/A
MINIMUM LOT COVERAGE:	45%
MINIMUM PERVIOUS AREA:	25%
MINIMUM BUILDING SEPARATION:	20 FEET
TOTAL SQUARE FEET OF EACH BUILDING:	23,957 SF (0.55 AC) (12% OF SITE)
FOOTPRINT OF EACH BUILDING:	23,957 SF (0.55 AC) (12% OF SITE)
TOTAL BUILDING FOOTPRINTS:	23,957 SF (0.55 AC) (12% OF SITE)

TOTAL NUMBER OF OFF-STREET VEHICLE PARKING SPACES		
REQUIRED	PROVIDED	REMARKS
101	101	
*CALCULATIONS BASED ON LAND USE OF FARM EQUIPMENT & SALES: 1 PER 250 SF OF ENCLOSED DISPLAY AREA AND BUILDING: 23,957 SF (1 SPACE/250 SF) = 96 SPACES		
FENCED OUTDOOR DISPLAY AREA: 20,055 SF (1 SPACE/4,500 SF) = 5 SPACES		

SITE DATA AND SETBACKS			
	REQUIRED	PROVIDED	
MAXIMUM LOT COVERAGE:	88,993 45%	23,957 12.12%	
PERVIOUS AREA:	49,441 25%	52,006 26.31%	
FRONT SETBACK (NORTH):	20'	262.6'	
SIDE SETBACK (EAST):	10'	43.1'	
SIDE SETBACK (WEST):	10'	34.0'	
REAR SETBACK (SOUTH):	10'	105.9'	
MEAN BUILDING HEIGHT:	MAX. 120'	29.7'	
NUMBER OF STORES:	N/A	1	
MINIMUM SIDEWALK WIDTH:	4'	5'	

LANDSCAPE BUFFER STRIPS	
	REQUIRED
NORTH	15'
EAST	8'
WEST	8'
SOUTH	8'

TABLE 3-12: MU DISTRICT NON-RESIDENTIAL STANDARDS							
NON-RESIDENTIAL USE TYPE	MINIMUM PARCEL SIZE (SQ. FT)	MINIMUM FRONT SETBACK (FT)	MINIMUM SIDE SETBACK (FT)	MINIMUM REAR SETBACK (FT)	MINIMUM BUILDING SEPARATION (FT)	MAXIMUM LOT COVERAGE	MINIMUM PERVIOUS PERCENTAGE OF PARCEL
COMMERCIAL USES	N/A	20	10	10	20	45%	25%



REV.	DATE	AGENCY COMMENTS	BY
1	03/27/24		KAC

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DESIGNED BY: GJZ
 CHECKED BY: JMP
 MDW
 MDM

HIX SNEDEKER COMPANIES, LLC
 PROPOSED TRACTOR SUPPLY
 PERSIMMON BLVD & SEMINOLE PRATT, WHITNEY RD
 WESTLAKE, PALM BEACH COUNTY, FLORIDA

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Digitally signed by Michael D. Miles
 Date: 2024.04.02 16:36:57-04'00'

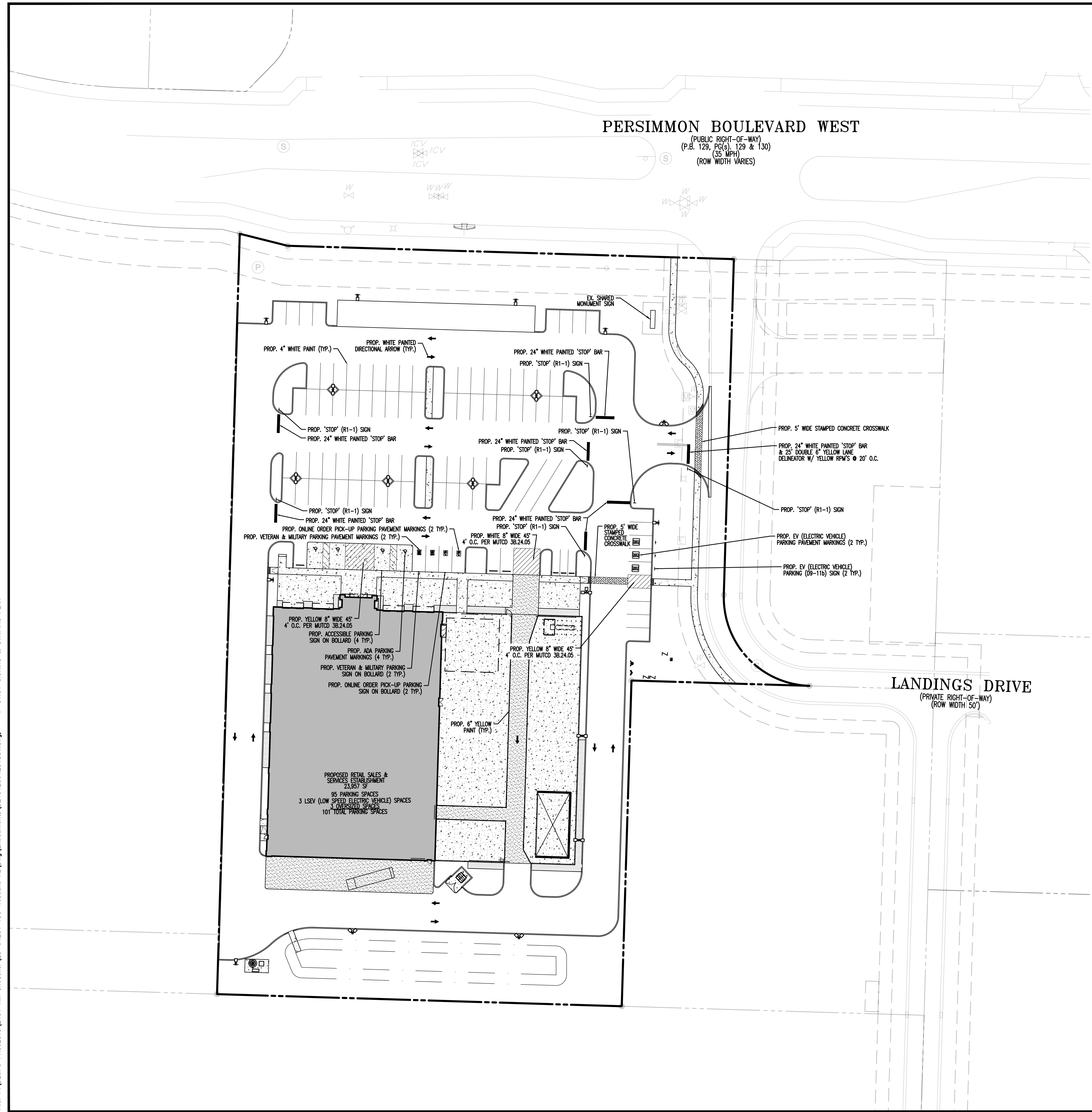
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TITLE: **SITE PLAN**

SCALE: (H) AS NOTED (V) NOTED DATE: 02/01/2024
 PROJECT No: 2451-23-04281
 SHEET No: **C100** Rev. #: 1

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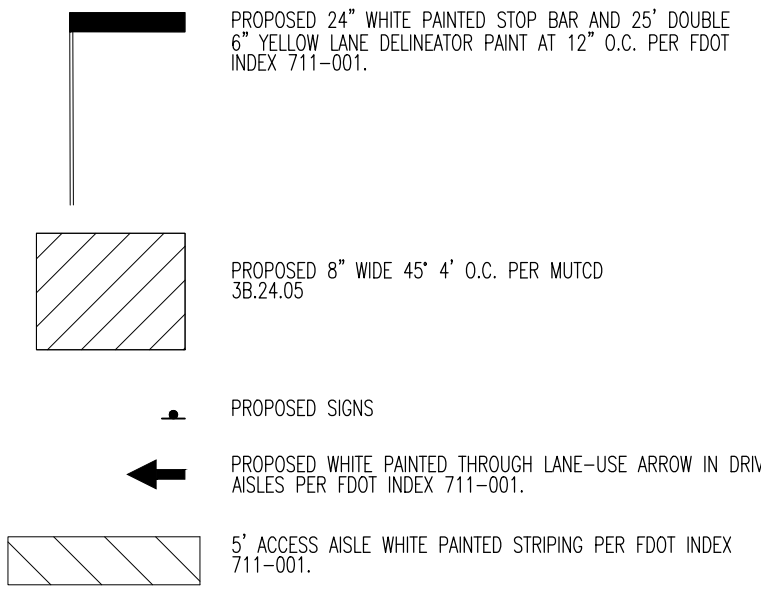
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 File: F:\DEPC PROJECTS\2451 Hix Sheddler\23-04281 TSC Westlake FL\Drawings\Entitlements\024512304281SSI.dwg, ----> C:1.01 SIGNING & STRIPING PLAN



PERSIMMON BOULEVARD WEST
 (PUBLIC RIGHT-OF-WAY)
 (P.B. 129, PC(6), 129 & 130)
 (35 MPH)
 (ROW WIDTH VARIES)

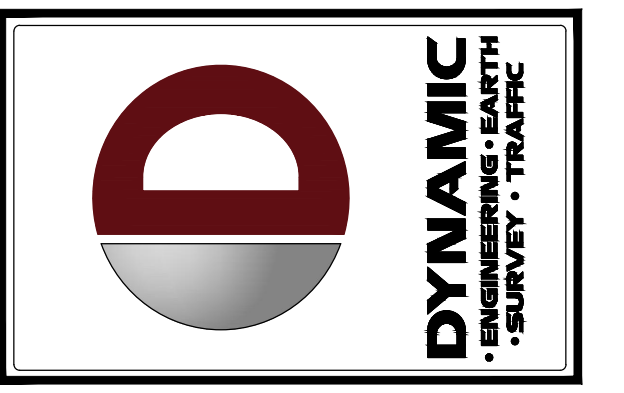
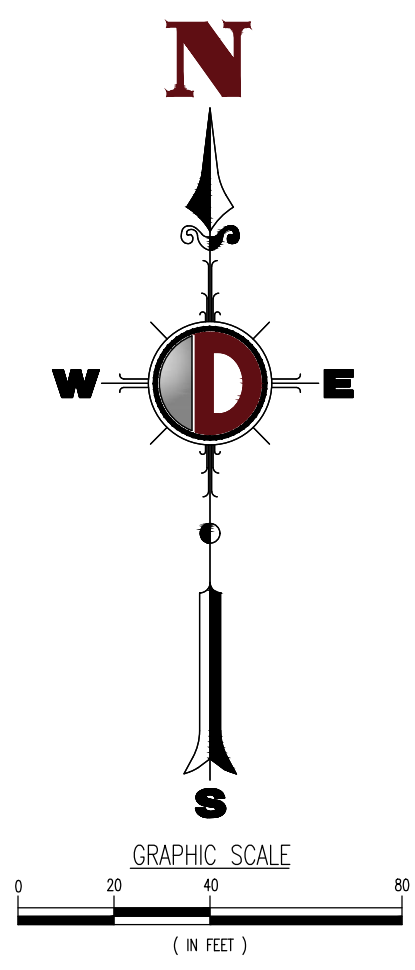
LANDINGS DRIVE
 (PRIVATE RIGHT-OF-WAY)
 (ROW WIDTH 50')

SIGN & MARKING LEGEND



HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED.
2. TYPE 'D' CURB SHALL BE CONSTRUCTED PER FOOT INDEX 300.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FOOT DESIGN STANDARD PLANS INDEX 304.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.



REV.	DATE	AGENCY COMMENTS	BY
1	03/27/24		KAK

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DESIGNED BY: KAK
 CHECKED BY: JMP
 MDW
 MDM

HIX SNEDEKER COMPANIES, LLC
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MICHAEL D. MILES
 PROFESSIONAL ENGINEER
 FLORIDA LICENSE NO. 81313
 DATE:

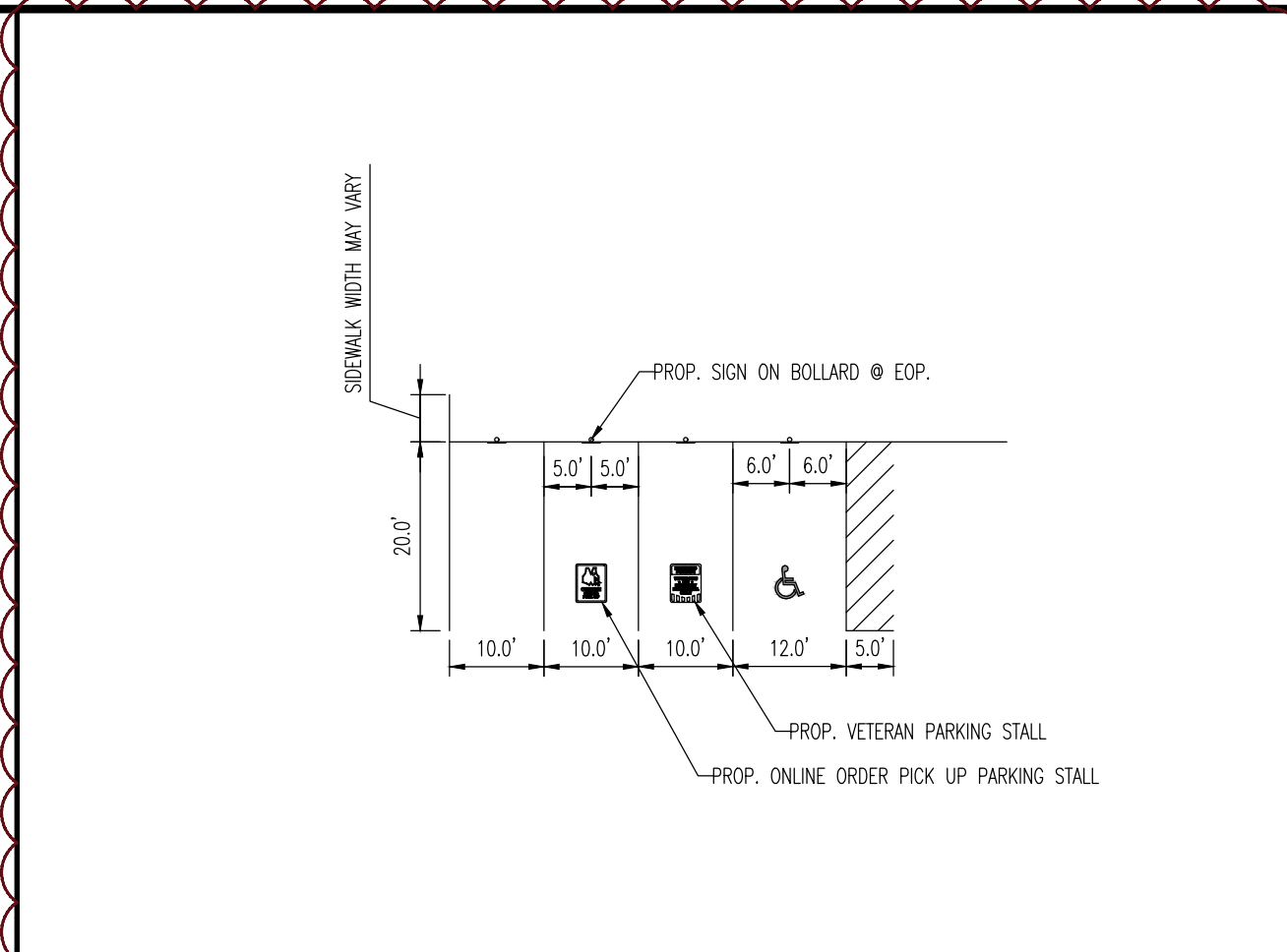
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 PREPARING TO DIG INTO THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE.
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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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TITLE: **SIGNING & STRIPING PLAN**

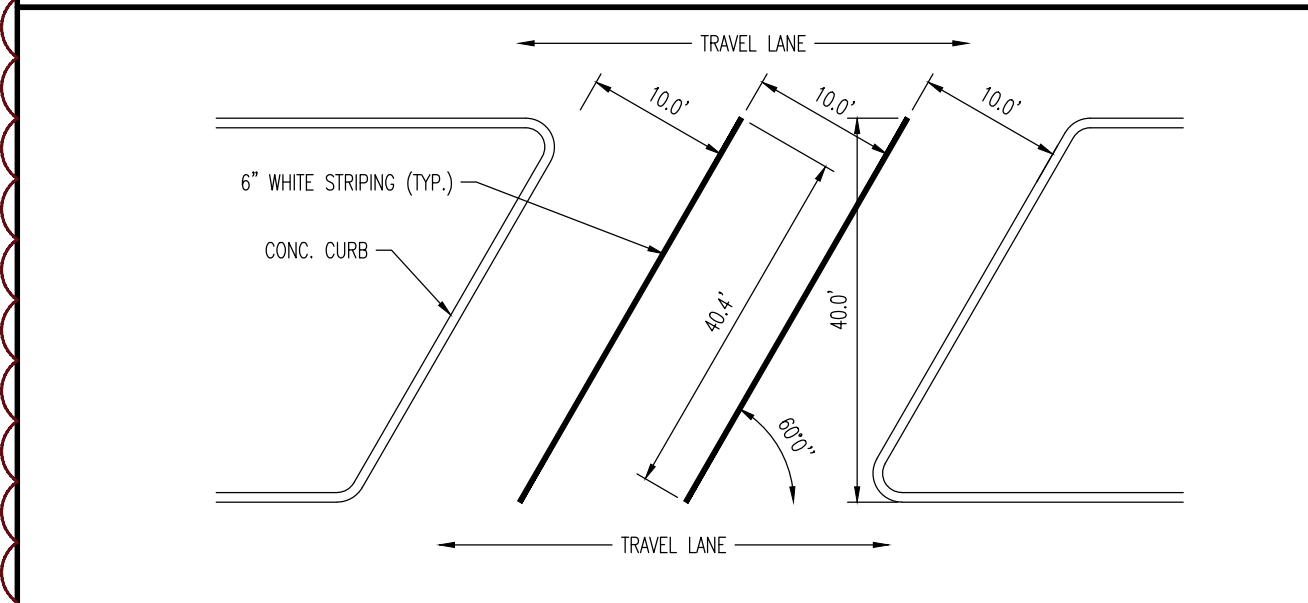
SCALE: (H) AS NOTED DATE: 02/01/2024
 PROJECT No: 2451-23-04281

SHEET No: **C1.01** Rev. #: 1

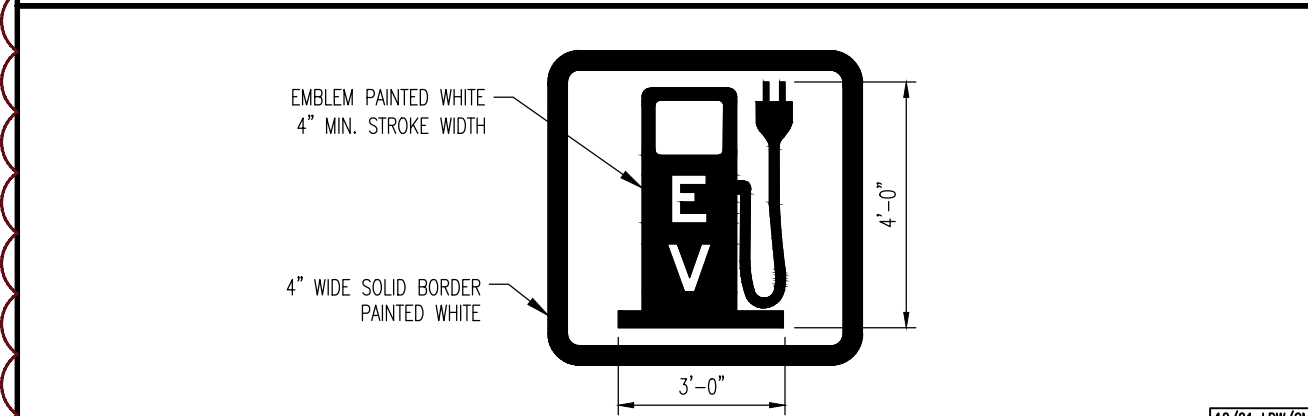
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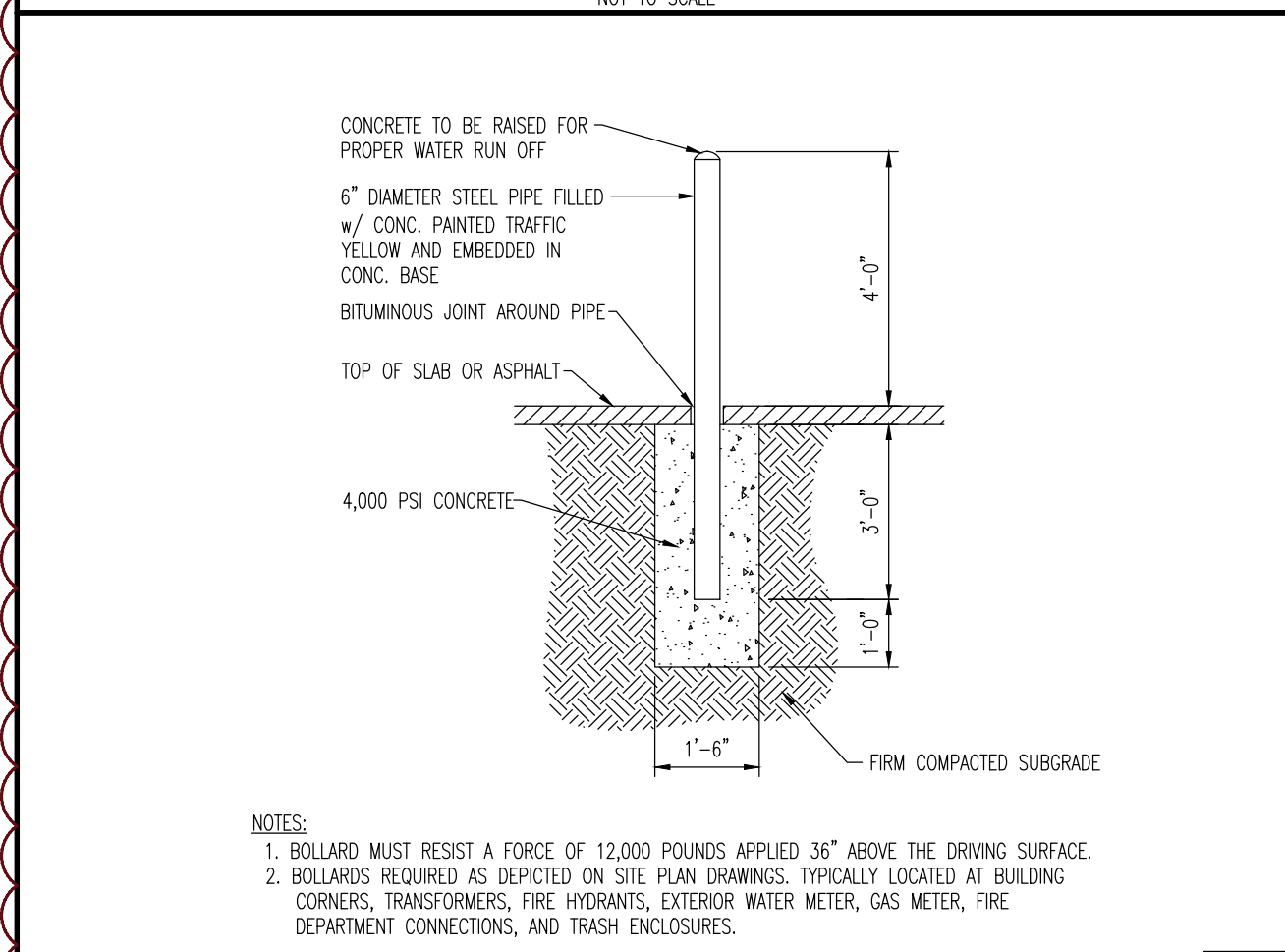
ADA, ONLINE ORDER PICKUP, AND VETERAN PARKING STALL SIGNS ON BOLLARDS TYPICAL DETAIL AT STORE FRONTAGE
 NOT TO SCALE



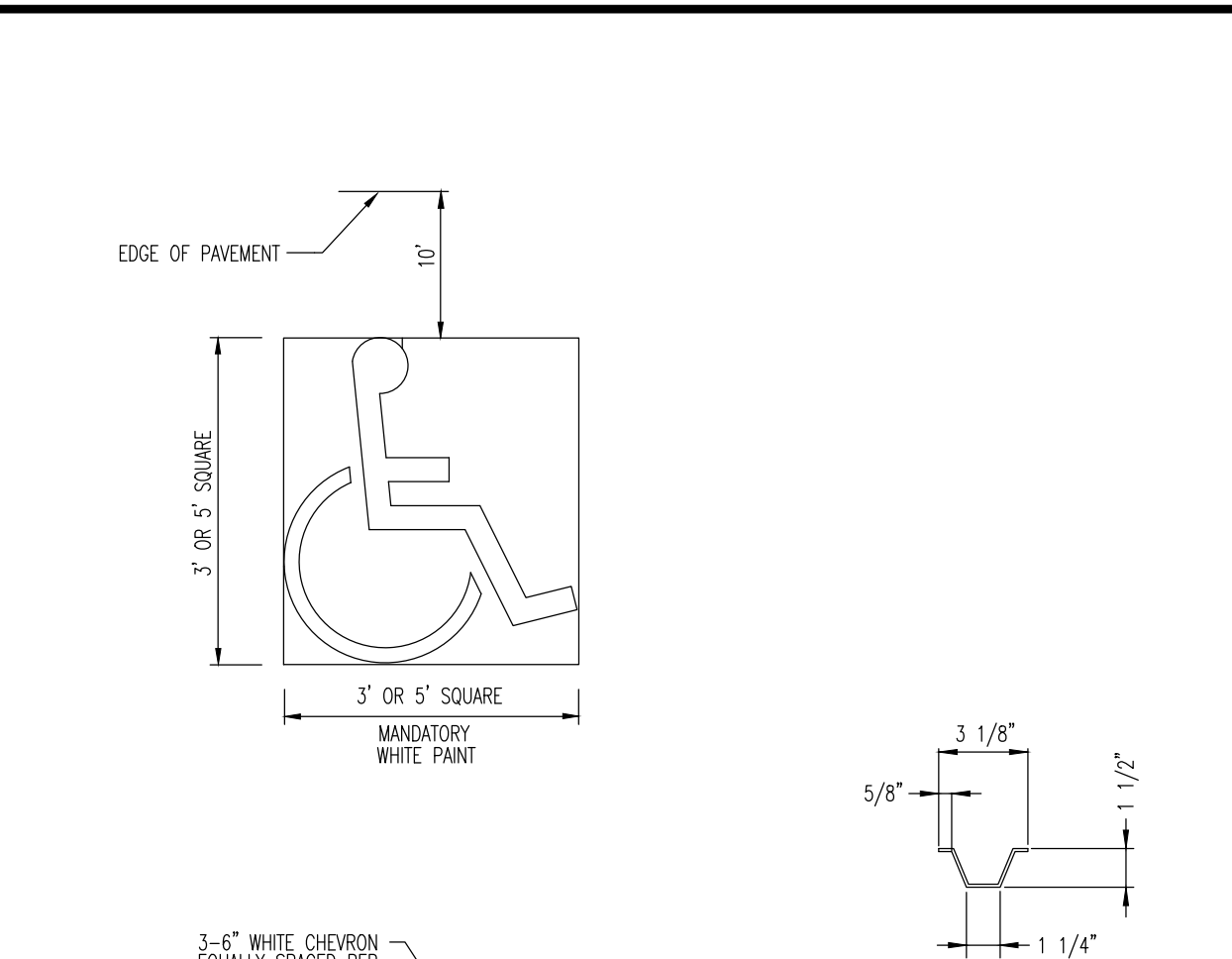
OVERSIZED PARKING STALL DETAILS
 NOT TO SCALE



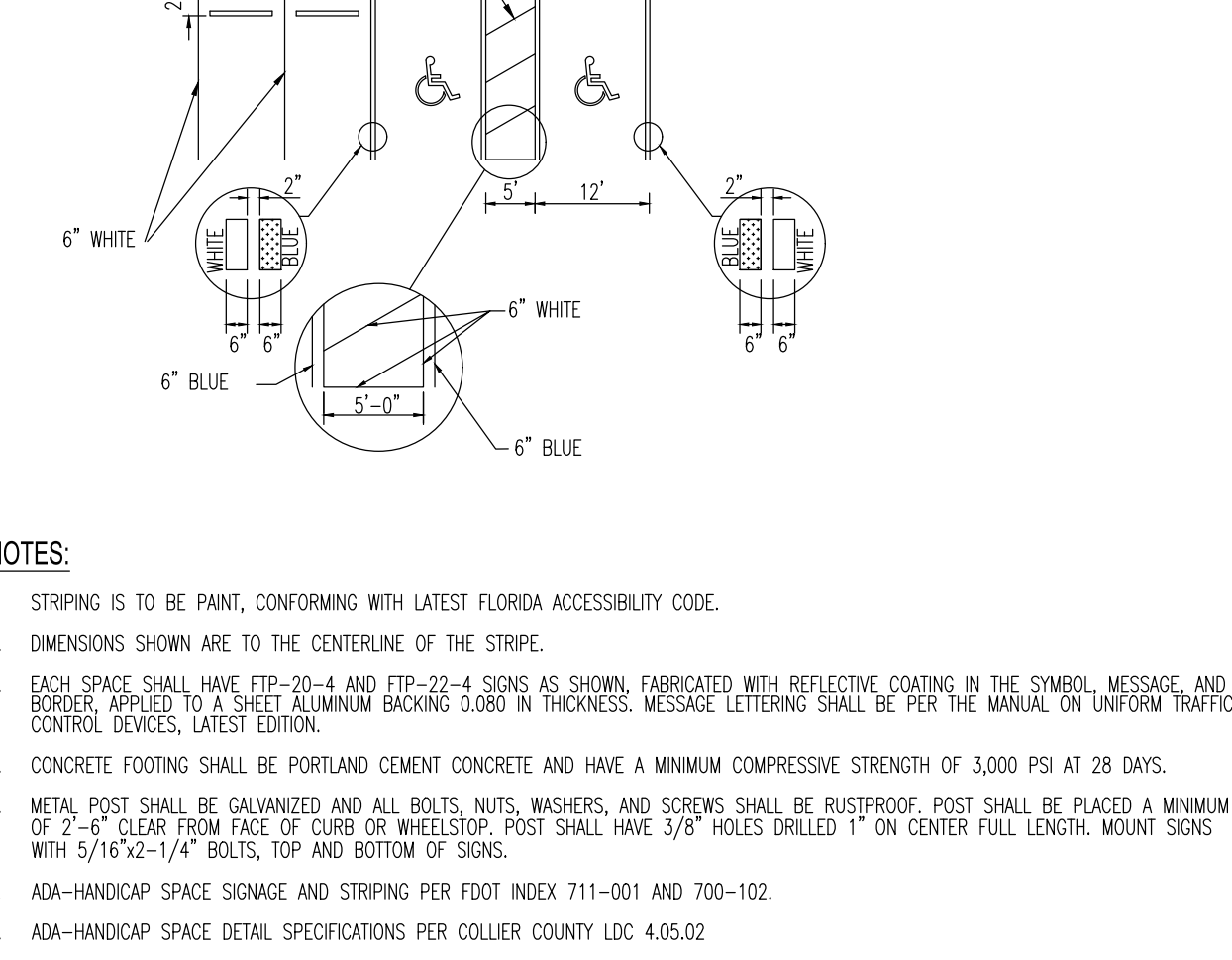
PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL
 NOT TO SCALE



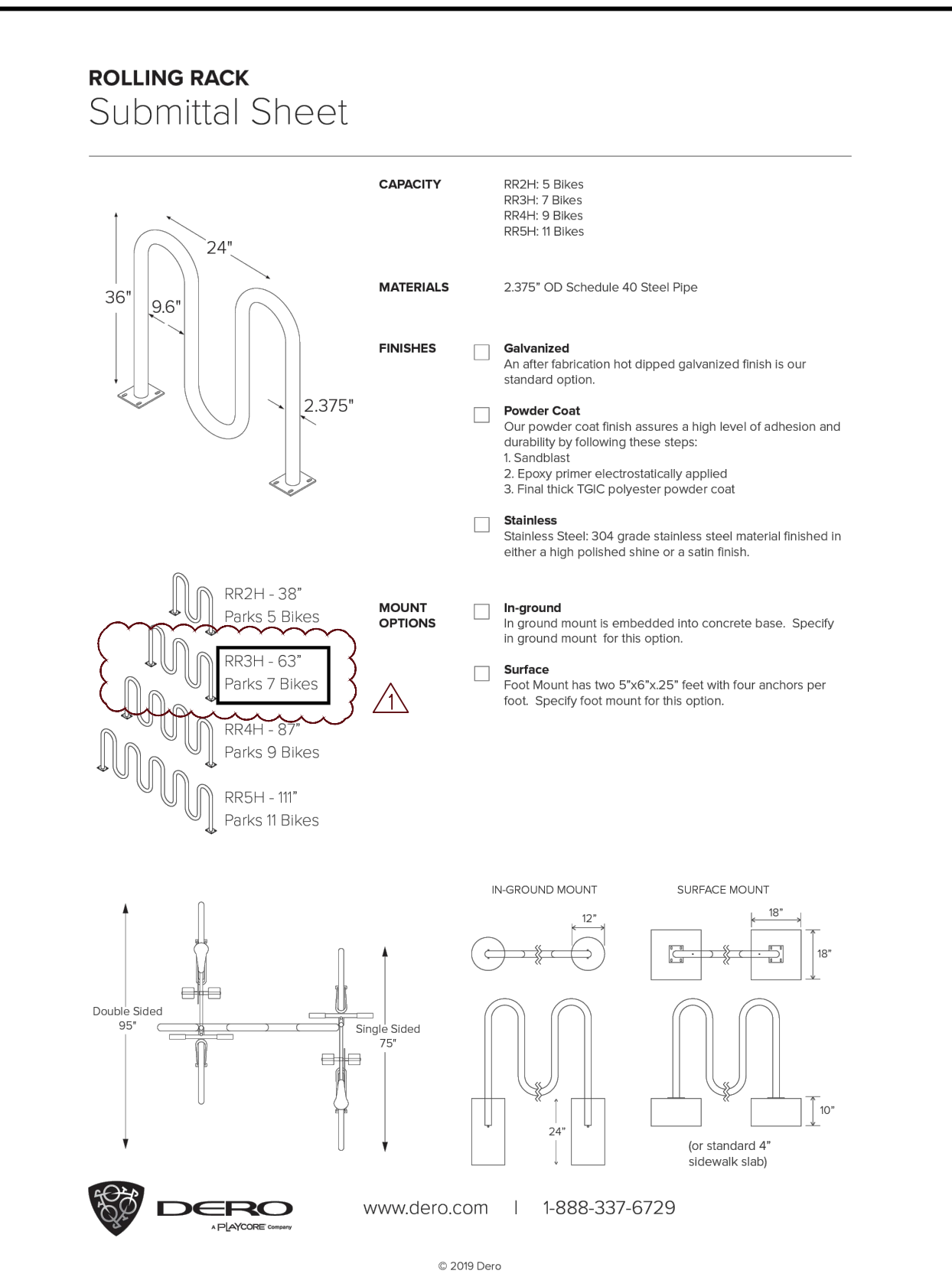
**6\"/>
 NOT TO SCALE**



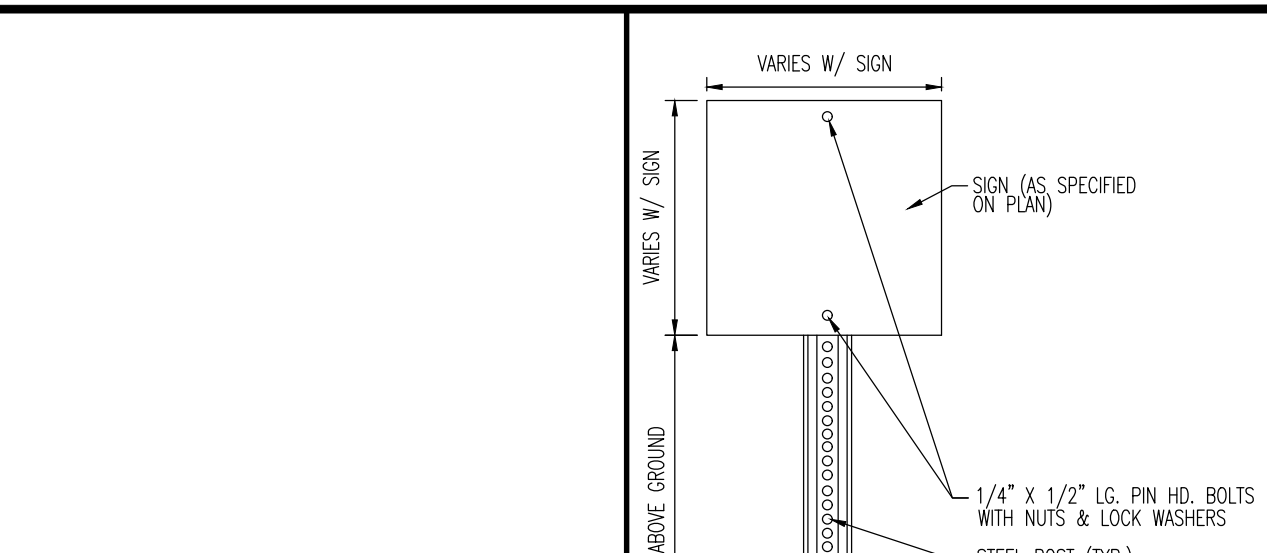
ADA SIGNAGE AND STRIPING DETAIL
 NOT TO SCALE



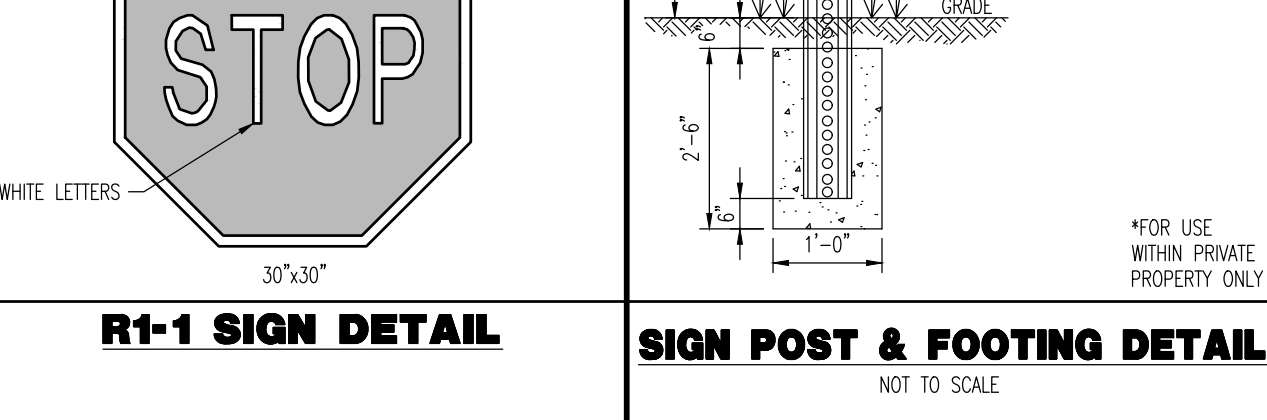
ROLLING RACK Submittal Sheet



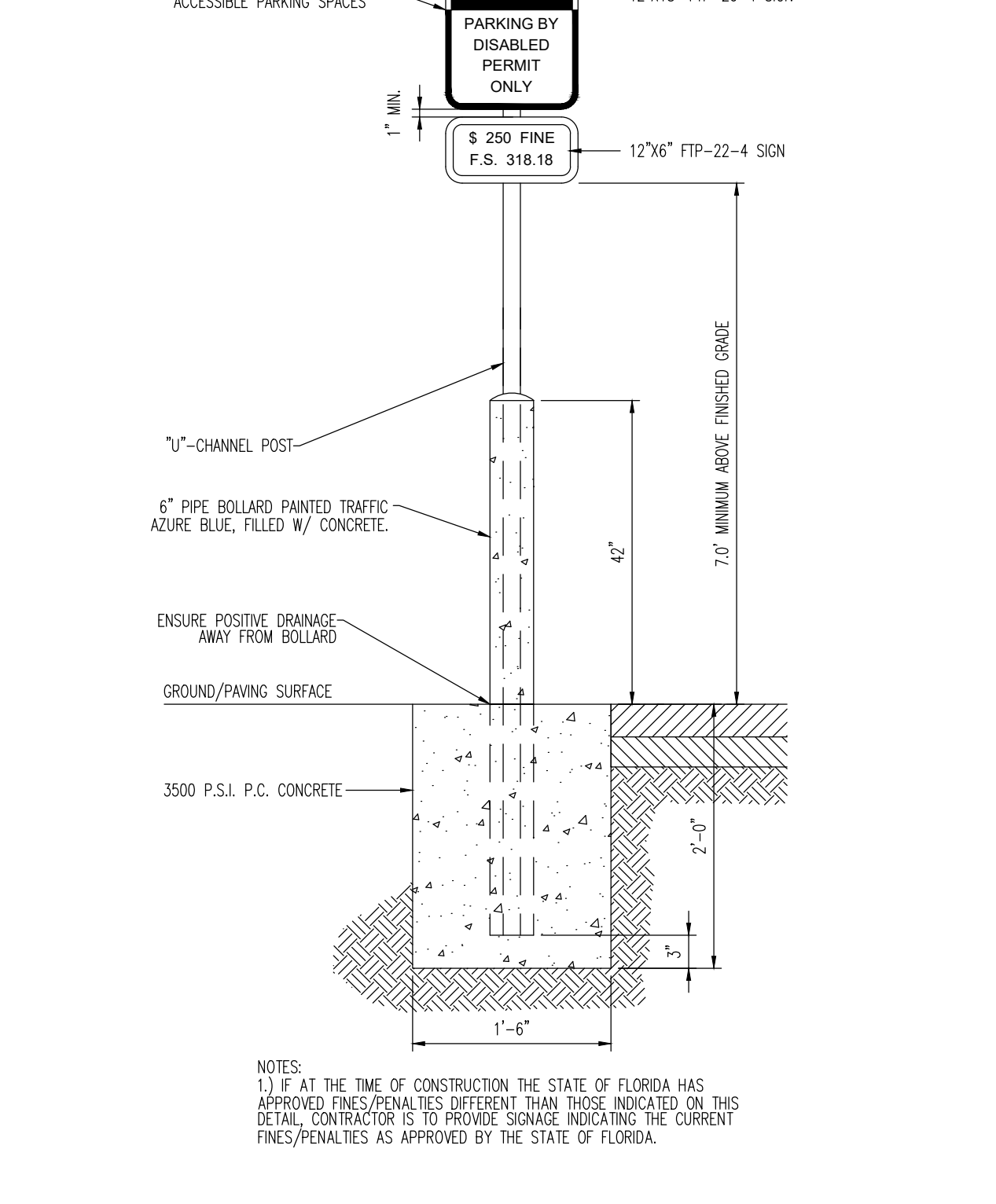
RR4H BICYCLE RACK DETAIL (5 BIKE CAPACITY)
 NOT TO SCALE



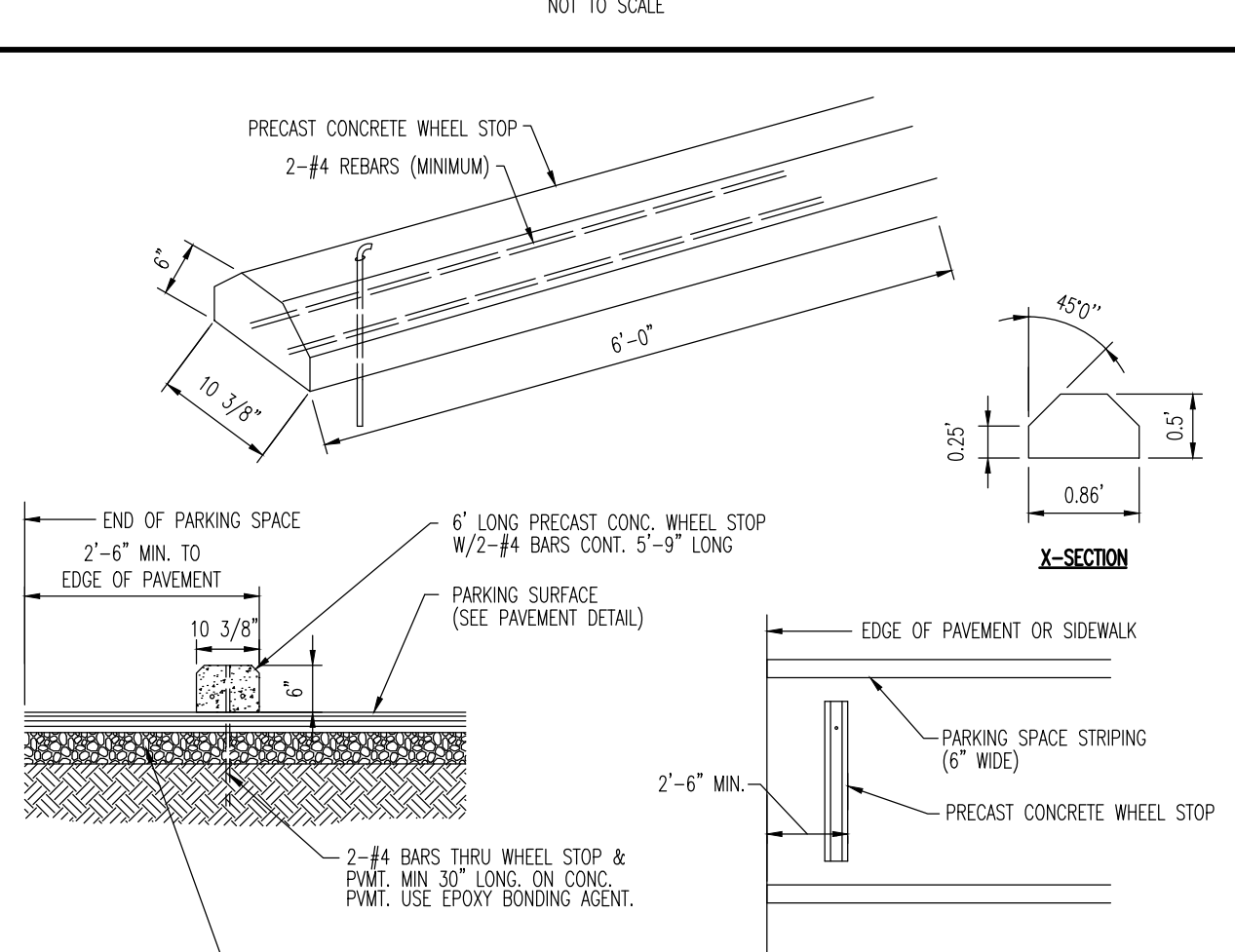
R1-1 SIGN DETAIL



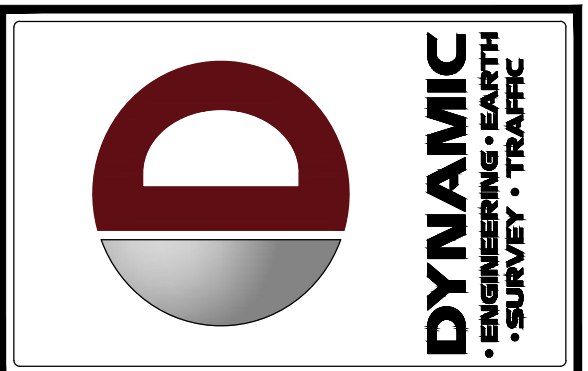
SIGN POST & FOOTING DETAIL
 NOT TO SCALE



A.D.A. PARKING SIGN ON BOLLARD DETAIL
 NOT TO SCALE



PRECAST CONCRETE WHEEL STOP DETAIL
 NOT TO SCALE



REV.	DATE	AGENCY COMMENTS	COMMENTS
1	03/27/24		

HIX SNEDEKER COMPANIES, LLC
 PROPOSED TRACTOR SUPPLY
 PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
 WESTLAKE, PALM BEACH COUNTY, FLORIDA

DESIGNED BY: JMP
 CHECKED BY: MDM
 DRAWN BY: GMZ

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 FLORIDA LICENSE No. 81313
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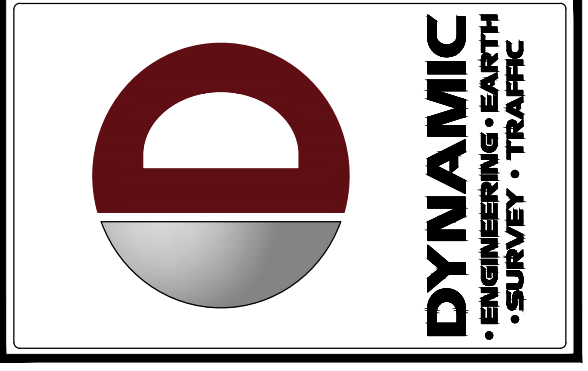
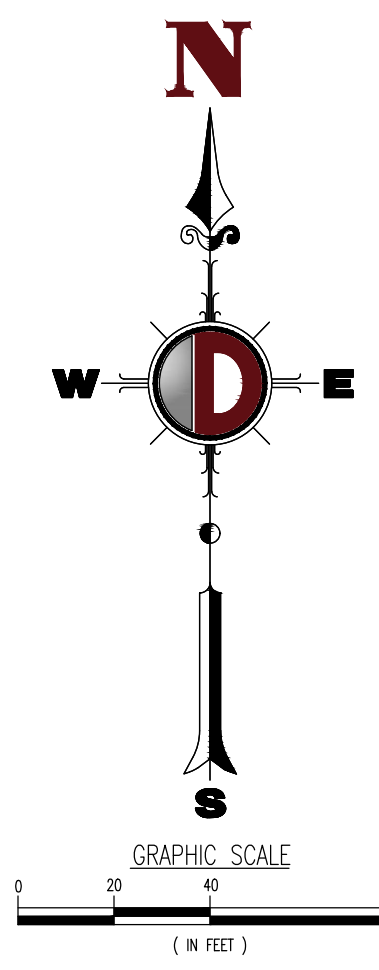
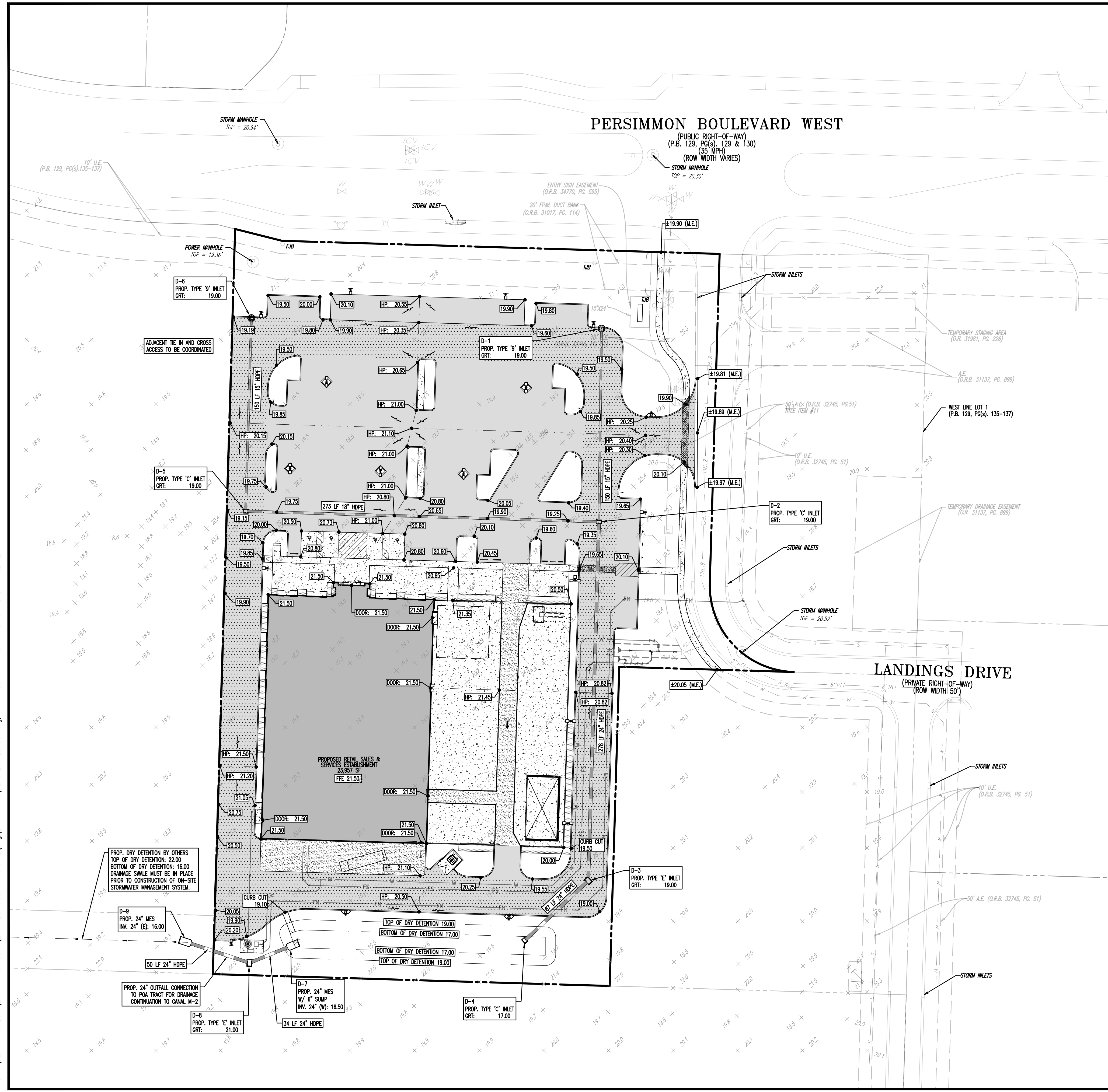
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SITE DETAILS

SCALE: (H) NOT TO SCALE (V) SCALE
 DATE: 02/01/2024
 PROJECT No: 2451-23-04281

SHEET No: **C1.02** Rev. #: 1

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REV.	DATE	COMMENTS
1	03/27/24	AGENCY COMMENTS

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CHECKED BY: MDW
DRAWN BY: GMZ

PROJECT: HIX SNEDEKER COMPANIES, LLC
PROPOSED TRACTOR SUPPLY
PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
WESTLAKE, PALM BEACH COUNTY, FLORIDA

PAVEMENT LEGEND

[Pattern]	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT

- PAVING, GRADING & DRAINAGE NOTES**
- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FOOT REQUIREMENTS.
 - ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (N.A.V.D. '89).
 - ALL ELEVATIONS ARE BASED ON THE (NORTH AMERICAN VERTICAL DATUM OF 1989 (N.A.V.D. '89)), TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1989 (N.A.V.D. '89) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) ADD +1.47 FEET, PROVIDED BY GEOPUNT SURVEYING, INC.
 - THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1:12 (8.33%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
 - DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
 - STORM DRAIN PIPE SHALL BE AS FOLLOWS:
 - TOP CLASS III PER ASTM C-76
 - ALUMINIZED STEEL TYPE 2 ULTRA FLO
 - 48" AND SMALLER SHALL BE 1/2" X 1/2" CORRUGATION 16 GA WITH A MINIMUM THICKNESS OF 0.064"
 - 54" AND LARGER SHALL BE 1/2" X 1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.074"
 - CORRUGATED POLYETHYLENE PIPE PER ASTM M294 JOINTS SHALL BE WATER TIGHT
 - ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
 - CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
 - PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 - PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOG/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
 - ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
 - GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE.
 - ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
 - ALL EXISTING AND PROPOSED R/W ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE. UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN, THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 81313
DATE:

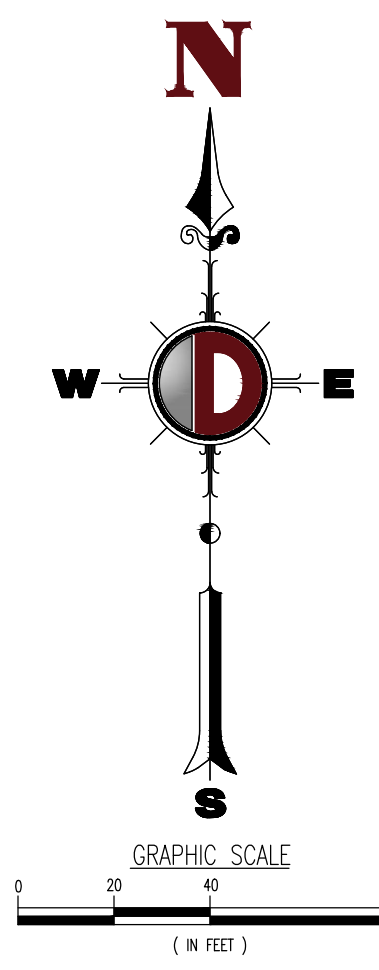
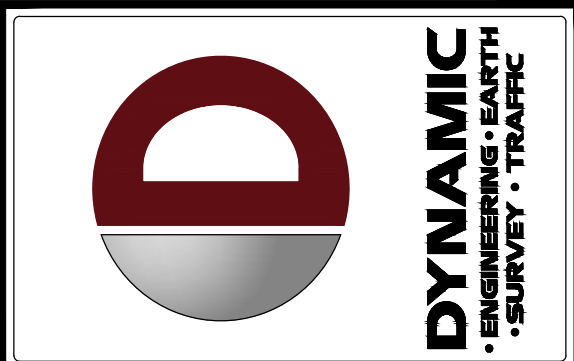
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TITLE: **PAVING, GRADING AND DRAINAGE PLAN**

SCALE: (H) AS NOTED (V) NOTED DATE: 02/01/2024
PROJECT NO: 2451-23-04281

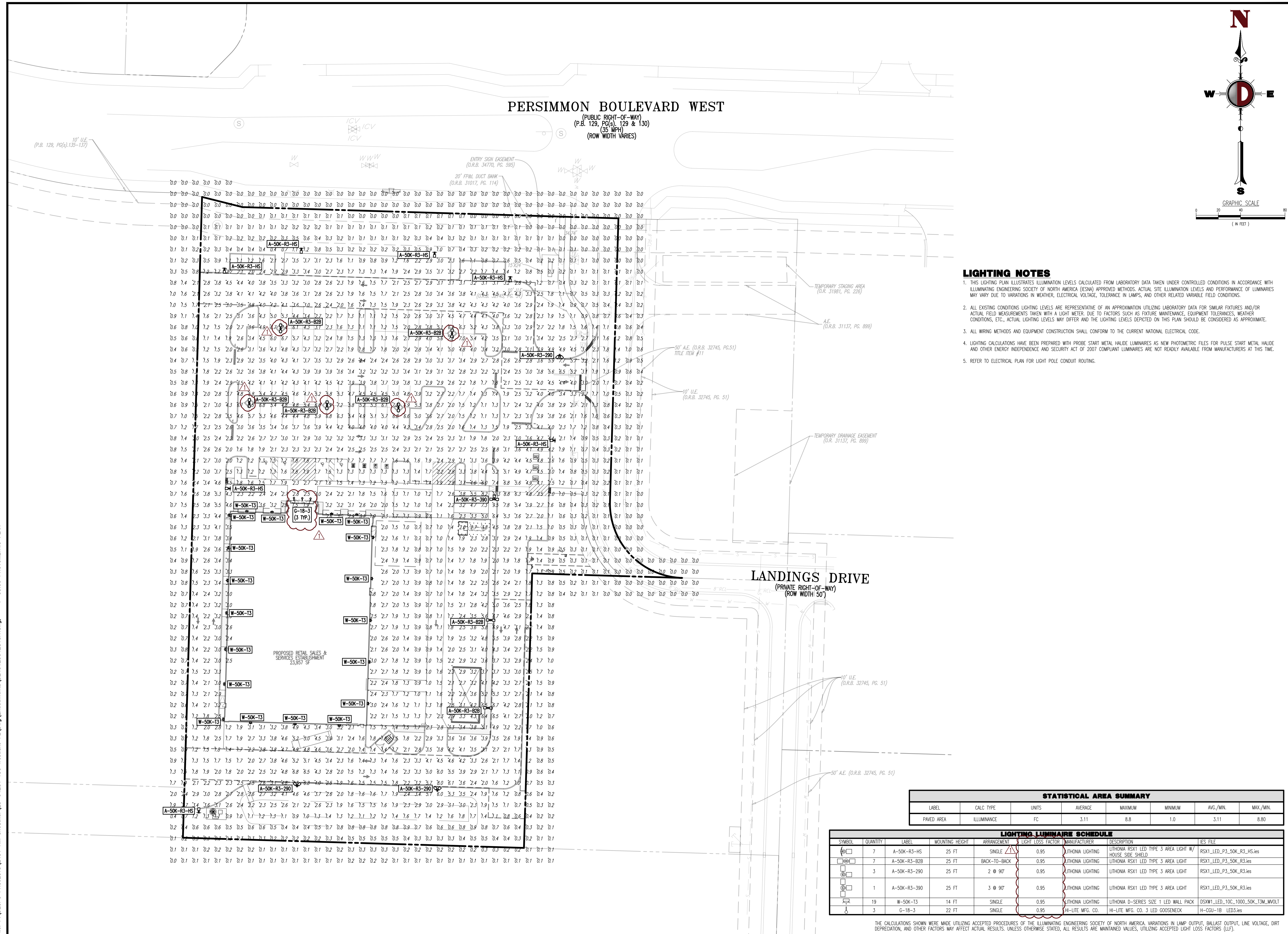
SHEET NO: **C3.00** Rev. #: 1

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PERSIMMON BOULEVARD WEST

(PUBLIC RIGHT-OF-WAY)
(P.B. 129, PG(6), 129 & 130)
(35 MPH)
(ROW WIDTH VARIES)



LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
4. LIGHTING CALCULATIONS HAVE BEEN PREPARED WITH PROBE START METAL HALIDE LUMINAIRES AS NEW PHOTOMETRIC FILES FOR PULSE START METAL HALIDE AND OTHER ENERGY INDEPENDENCE AND SECURITY ACT OF 2007 COMPLIANT LUMINAIRES ARE NOT READILY AVAILABLE FROM MANUFACTURERS AT THIS TIME.
5. REFER TO ELECTRICAL PLAN FOR LIGHT POLE CONDUIT ROUTING.

REV.	DATE	AGENCY COMMENTS	BY
1	03/27/24		

HIX SNEDEKER COMPANIES, LLC
PROPOSED TRACTOR SUPPLY
PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD
WESTLAKE, PALM BEACH COUNTY, FLORIDA

DESIGNER: GJZ
CHECKER: JMP
DATE: 03/27/24

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FLORIDA LICENSE NO. 81313
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PHOTOMETRIC PLAN

SCALE: (H) AS SHOWN
(V) NOTED
DATE: 02/01/2024
PROJECT: 2451-23-04281
SHEET No: **C5.00**
Rev. #: 1

LABEL	CALC TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
PAVED AREA	ILLUMINANCE	FC	3.11	8.8	1.0	3.11	8.80

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
[Symbol]	7	A-50K-R3-HS	25 FT	SINGLE	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT W/ HOUSE SIDE SHIELD	RSX1_LED_P3_50K_R3_HS.ies
[Symbol]	7	A-50K-R3-B2B	25 FT	BACK-TO-BACK	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_B2B.ies
[Symbol]	3	A-50K-R3-290	25 FT	2 @ 90°	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_290.ies
[Symbol]	1	A-50K-R3-390	25 FT	3 @ 90°	0.95	LITHONIA LIGHTING	LITHONIA RSX1 LED TYPE 3 AREA LIGHT	RSX1_LED_P3_50K_R3_390.ies
[Symbol]	19	W-50K-T3	14 FT	SINGLE	0.95	LITHONIA LIGHTING	LITHONIA D-SERIES SIZE 1 LED WALL PACK	DSW1_LED_LOC_1000_50K_T3M_MV0LT.ies
[Symbol]	3	G-18-3	22 FT	SINGLE	0.95	HI-LITE MFG. CO.	HI-LITE MFG. CO. 3 LED GOOSENECK	H-COU-18_LED3.ies

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

Plotted: 04/02/24 - 3:17 PM, By: jbranada
File: P:\DEPC PROJECTS\2451 Hix_Snedeker\23-04281\23-04281_021524.dwg, ----> C5.00 PHOTOMETRIC PLAN
TSC Westlake FL\Draw\Entitlements\2451\2304281\23-04281.dwg, ----> C5.00 PHOTOMETRIC PLAN
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April 2, 2024

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

**Re: Site Plan Review – (Pod H, Parcel F2) Tractor Supply – Waiver Request
CH Project # 130518.60.07**

Dear Ken:

The purpose of this correspondence is to request a waiver to the maximum fence height within the proposed tractor supply store use, currently under review by staff.

Waiver Request

The requested waiver is permitted pursuant to Chapter 2, Article 2.2, Section (C) of the City's Land Development Regulations, which states:

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

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

The maximum height of a wall or fence shall be 6 feet.

The applicant is requesting a waiver to increase the height of the fence proposed around the outdoor display area to eight (8) feet. Typically, they use a sixteen (16)' foot high fence for the security and protection of their product inventory but are proposing an eight (8') foot high fence at this location.

Pod H, F-2 Waiver Request
April 2, 2024

Again, this fence is intended to aid in the security and protection of their outdoor product inventory. This waiver request does not negatively impact the health, safety or welfare of the residents of the City or impede the function or operation of SID's facilities and duties. The waiver is being presented to the City Council because it is connected to the site plan approval.

In addition, the proposed waiver,

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

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

Very truly yours,
Cotleur & Hearing



/dc

Donaldson E. Hearing, ASLA, LEED® AP
Principal

PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60-1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE THE SAME FORM TYPICAL FOR THE SPECIES.
 2. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 4. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 5. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 6. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 7. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 8. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 9. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE PLANTS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS NOTED TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

- H. TREE STAKING AND GUYING:**
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

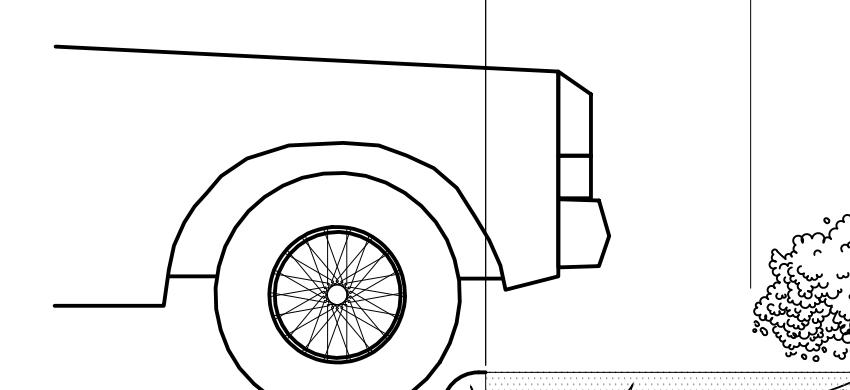
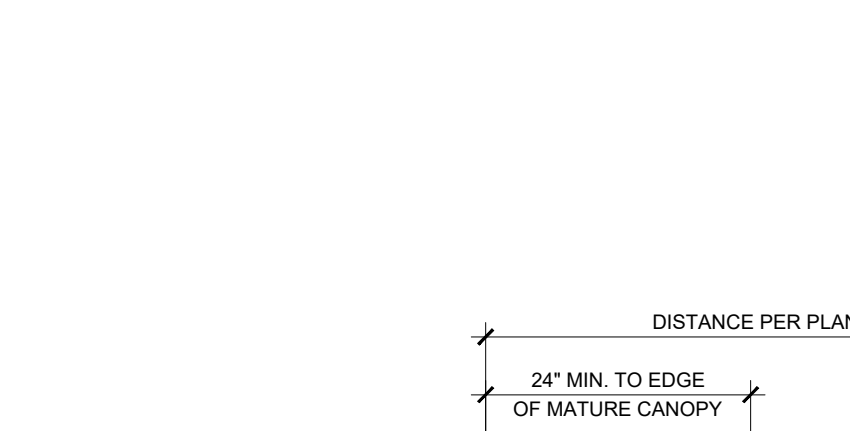
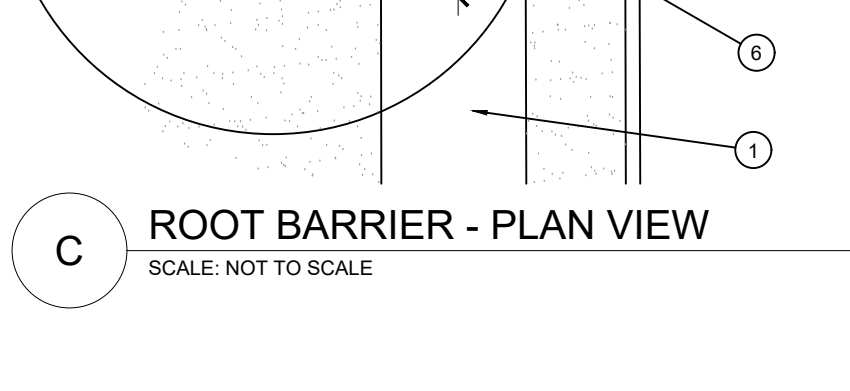
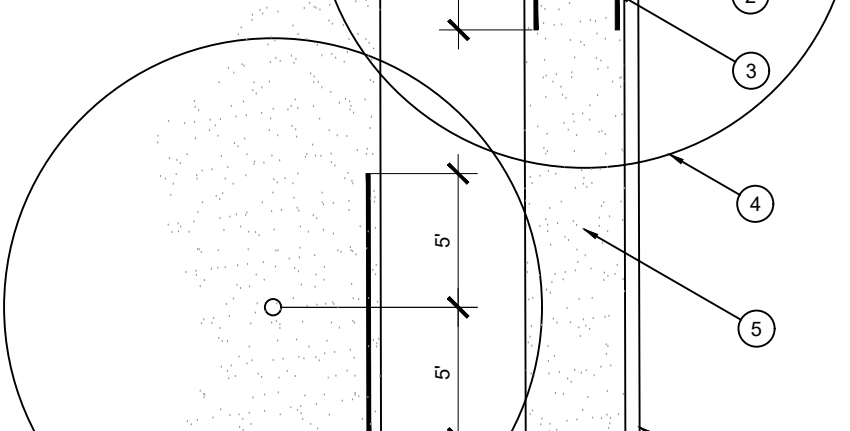
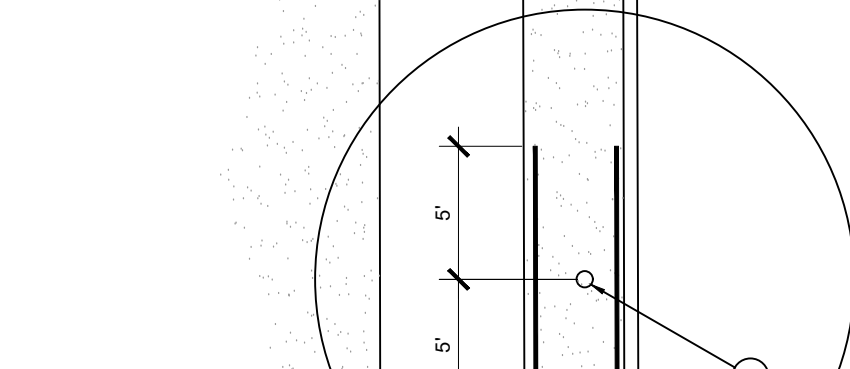
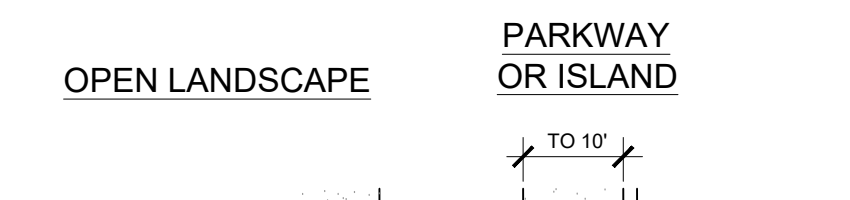
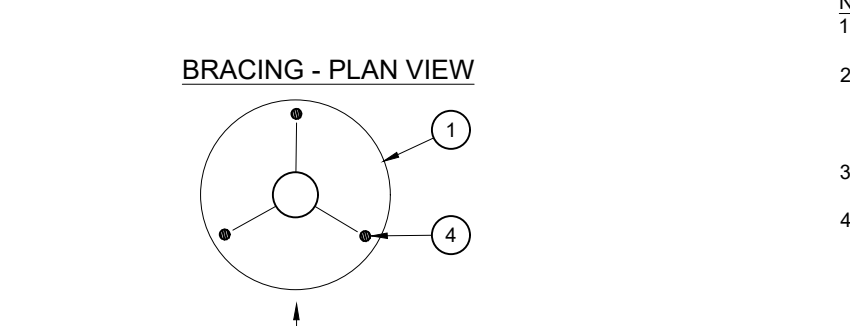
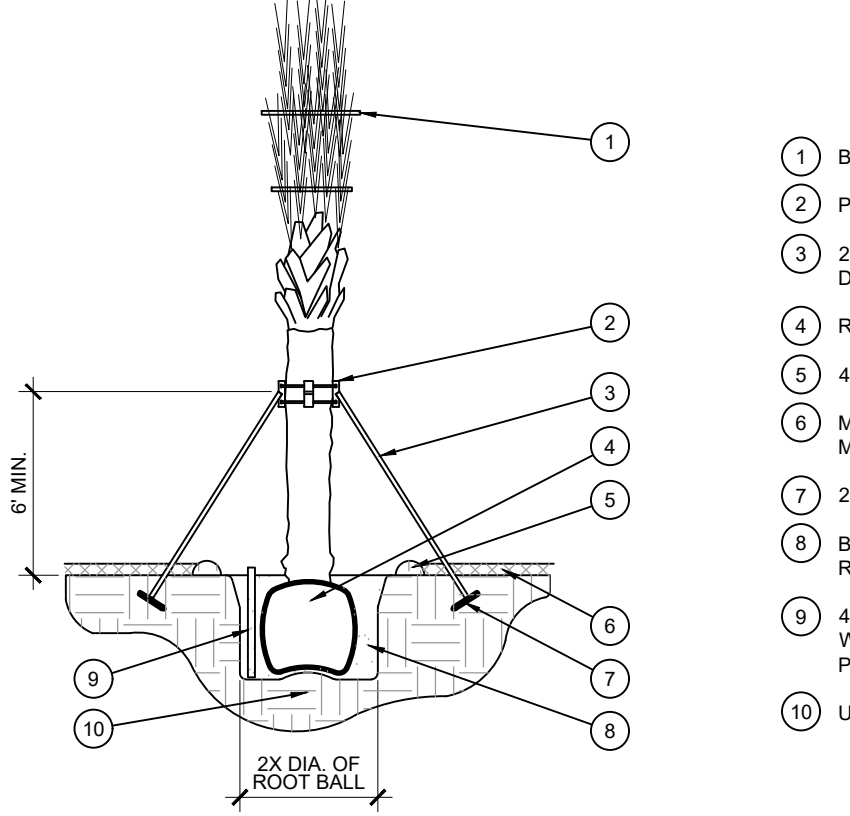
- METHODS**
- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLES ARE OBTAINED FROM THE PLANTS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURE CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEEDS, AS WELL AS APPLICATIONS AND RECOMMENDATIONS FOR ANY PLANTS WHICH ARE ADJACENT TO OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.

- B. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.**
- C. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.**
- D. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.**
- E. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- F. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- G. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.**
- H. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.**

- B. SUBMITTALS**
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 2. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 3. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TREENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TREENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WHERE ROOTS ARE ENCOUNTERED IN THE CRZ, CUT OFF BOTTOM 1/3 OF WIRE BASKET. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- D. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
 3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING**
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH**
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE**
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

- J. LANDSCAPE MAINTENANCE**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO MULCH REMOVAL SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH MINOR ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 3. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 4. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
 2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3"-5" BELOW FINISH GRADE.
 3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
 4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.

- NOTE:** ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- STEP 1:** DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6" | 0.22 | 18" | 1.95 |
| 8" | 0.39 | 24" | 3.46 |
| 10" | 0.50 | 30" | 5.41 |
| 12" | 0.87 | 36" | 7.79 |
| 15" | 1.35 | | |
- STEP 2:** SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

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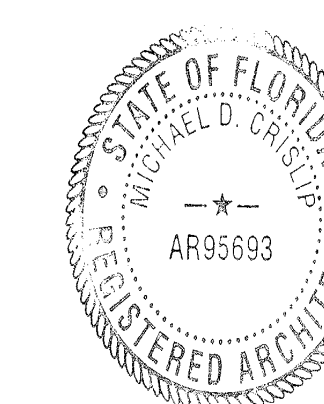
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GENERAL NOTES

- A. REFER TO SHEET A0.1 FOR MATERIAL SCHEDULE
- B. REFER TO SHEET A0.1 FOR WINDOW SCHEDULE

onyx creative
 25001 Emory Road, Suite 400
 Cleveland, Ohio 44128
 F.L.L.C. #AR 95693
 216.222.3226 onyxcreative.com



Design and construction documents as instruments of service are given in confidence and remain the property of Michael Crisp, Architect. The use of this design and/or construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Michael Crisp, Architect.

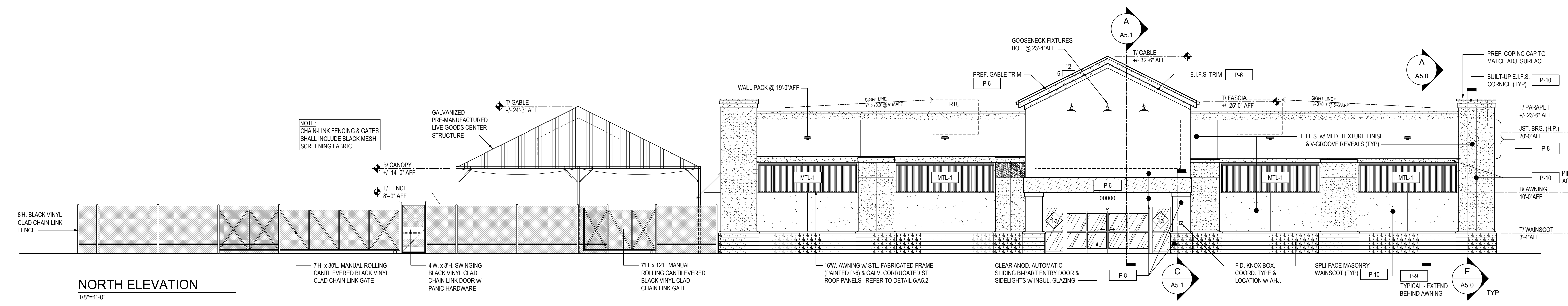


PROPOSED NEW TRACTOR SUPPLY
 PERSIMMON BLVD & SEMINOLE PRATT WHITNEY RD.
 WESTLAKE, FL

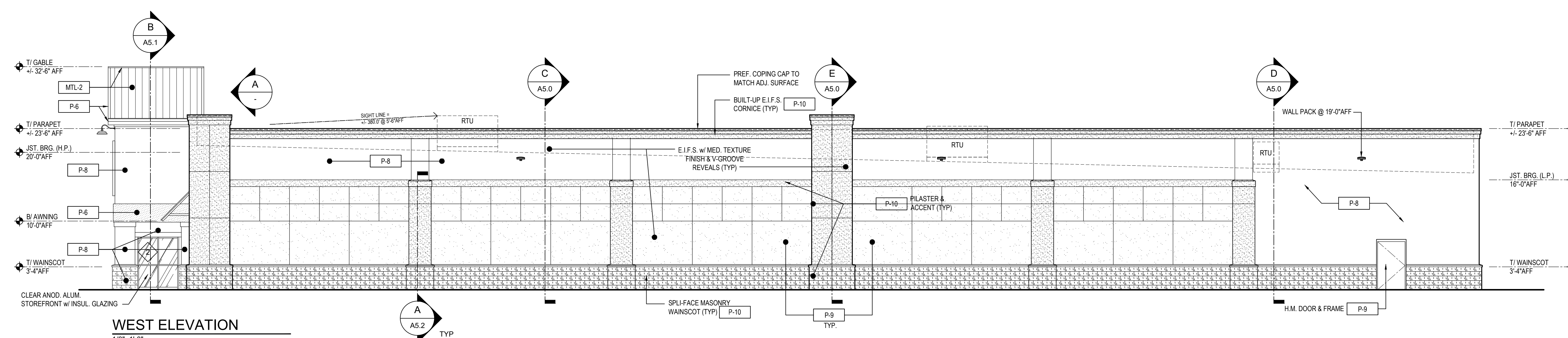
Project No.: 24.0043
 Drawn By: CFM
 Date: 2-8-2024 Issue: City Submission

A4.0

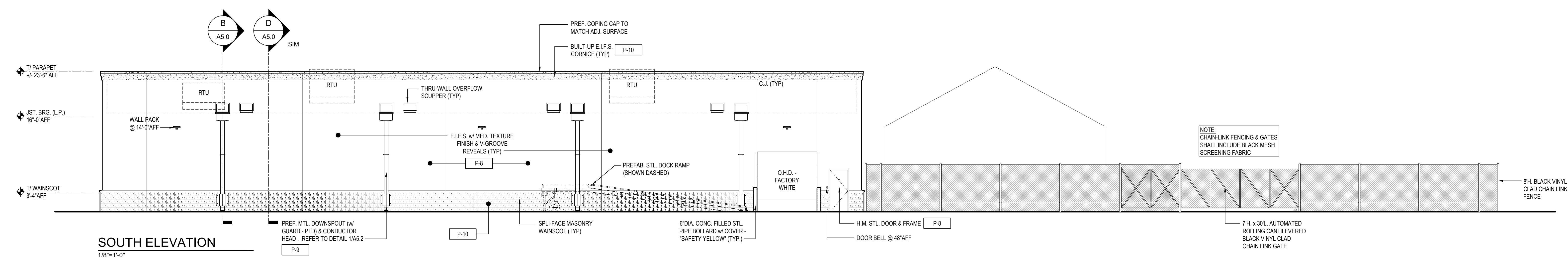
EXTERIOR ELEVATIONS



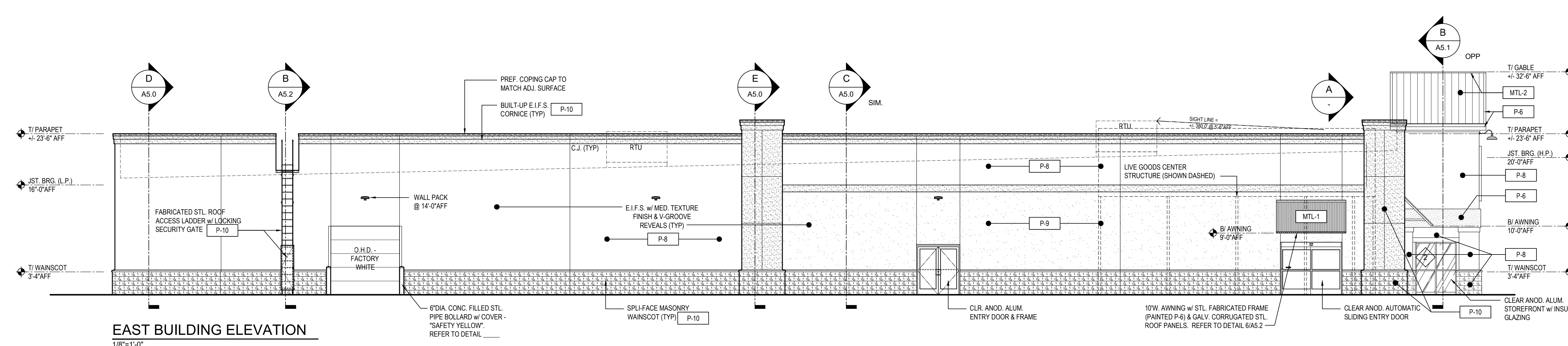
NORTH ELEVATION
 1/8"=1'-0"



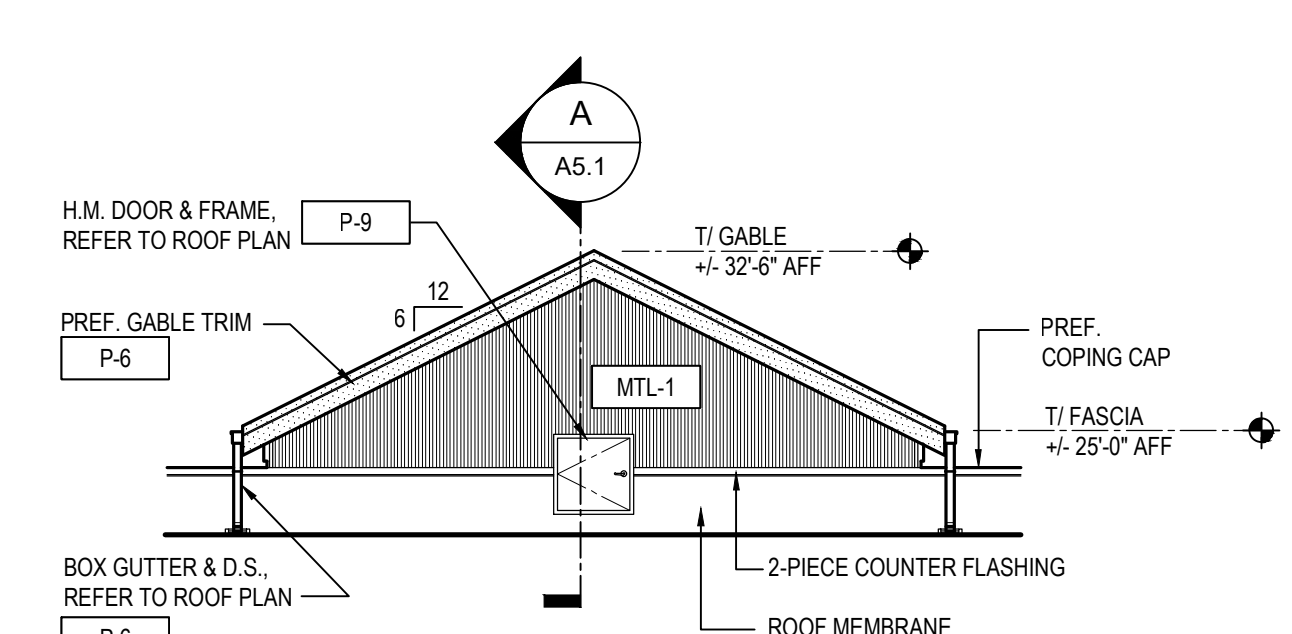
WEST ELEVATION
 1/8"=1'-0"



SOUTH ELEVATION
 1/8"=1'-0"



EAST BUILDING ELEVATION
 1/8"=1'-0"



A ELEVATION
 1/8"=1'-0"

PBC Fire Review

RE: Staff Comments - SPR-2024-01/Tractor Supply - Pod H, Parcel F-2 and Fifth Third Bank



Wesley Jolin R. <WJolin@pbc.gov>
To: Osniel Leon
Cc: Jeffrey S. Miller

Reply Reply All Forward

Fri 5/17/2024 8:14 AM

You replied to this message on 5/17/2024 8:50 AM.

[Conversation Filer](#) [LinkedIn](#) Get more add-ins

CAUTION: External email.

No fire rescue site plan comments for either Tractor Supply or 5/3 Bank. Thank you!

Wesley Jolin
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561-233-2695

February 8, 2024

City of Westlake
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

**Re: Tractor Supply Company – Westlake
Drainage Statement
16950 Persimmon Blvd W, Westlake, FL 33470
Parcel/Tax ID No: 77404301170000021
DEC No.: 2451-23-04281**

Dear members of the Planning and Zoning Department,

On behalf of our client, Hix Snedeker Companies, LLC (the “Applicant”), please accept this drainage statement for the above referenced project. The subject property is presently a ±4.54 AC parcel at the above referenced address in the City of Westlake, FL. The Applicant is developing the site into a 23,957 SF Tractor Supply Company retail store accompanied by a 20,000 SF fenced outdoor display area, with associated site infrastructure, landscaped areas, truck loading area, sidewalk, outdoor display and sales of merchandise areas, and stormwater management. The property is currently vacant. This statement has been prepared to analyze the existing and proposed drainage conditions for the Applicant proposed work for the Tractor Supply Company.

SITE DATA

The subject property is located within the jurisdiction of South Florida Water Management District (SFWMD), the Seminole Improvement District (SID), and the City of Westlake. The subject property is located at the southwest corner of the intersection of Persimmon Boulevard W and Landings Drive. The parcel is within POD H of the Westlake Landings Master Plan, with designation ‘F2’. The project is located within SFWMD Drainage Basin C-51 West and the receiving body is the SID M-2 Canal.

The proposed subject property is surrounded on both western and southern boundaries by vacant lots. The existing stormwater runoff is routed through a canal, recorded by ORB 31531 Pg 621, on the property from the eastern to western property lines that is to be filled and abandoned.

LAND USE BREAKDOWN

Pursuant to the existing Minto West Master Permit commercial development is required to comply with the following land use assumptions:

- 85% Maximum Impervious Area
- 30% Maximum Building Coverage

Table 1 below shows the land use breakdown for the proposed Tractor Supply Company land use.

Table 1

Total Proposed Land Uses	Sub-Area (ac)	Area (ac)
Impervious Areas		3.32
Buildings	0.55	
Asphalt, Pavement, Sidewalk, Misc. Impervious	2.77	
Pervious Areas	1.22	
Total Area		4.54

- Building = $(0.55 \text{ ac} / 4.54 \text{ ac}) * 100 = 12.11\%$ (less than 30% maximum)
- Impervious = $(2.77 \text{ ac} / 4.54 \text{ ac}) * 100 = 61.01\%$ (less than 85% maximum)

PROPOSED DRAINAGE

The proposed stormwater management design for the subject property will include a series of interconnected inlets and underground drainage pipe system and dry detention area that will route the stormwater to the POA tract for drainage continuation to the SID M-2 Canal.

Per the master permit issued by SFWMD, ERP No. 50-00021-S., application No. 141120-2, Parcel F is responsible for providing the required dry pre-treatment for the subject development, which will be provided in the proposed stormwater management area. Legal positive outfall is available via connection to the Master Drainage System. Based on the current Westlake Landings Pod H Master Plan, the site is permitted to outfall to the POA tract on Parcel F3 and ultimately the M-2 canal.

Per the SFWMD permit, the Finished Floor Elevation (FFE) to be set at 12” above the 100 year-3-day (zero discharge) rainfall event. The 100 year-3-day storm stage per the Master Permit is 19.08’ NAVD. The minimum FFE is 20.08’ NAVD. The proposed FFE is 21.5’ NAVD.

The subject property has no base flood information per FEMA LOMR 23-04-0749P Eff. 1/8/2024 (attached to this document); therefore, the FFE was governed by the master SFWMD permit 100-yr/3-day storm event with zero discharge. The FEMA LOMR is included with this submittal.

The proposed development has been conceptually designed with provisions for the safe and efficient control of stormwater runoff in coordination with master development. A final site grading and drainage calculations and potential impacts will be provided at time of permit. We respectfully request your review and approval of the requested stormwater permits for construction.

Sincerely,
 Dynamic Engineering Consultants, P.C.



Digitally signed by
 Michael D Miles
 Date: 2024.02.08
 18:28:21-05'00'

Michael D. Miles, P.E.
 Regional Manager/Senior Principal
 FL Professional Engineer License No.81313



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

DATE: 4/24/2024
APPLICATION NUMBER: SPR-2024-01
DESCRIPTION: Tractor Supply – Pod H, Parcel F-2 Site Plan Review
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Site Plan Review
LOCATION: 16950 Persimmon Blvd. West, Westlake, FL
STAFF REVIEW: **APPLICATION MEETS ALL OF THE REQUIRED CITY OF WESTLAKE LAND DEVELOPMENT REGULATIONS.**

The Engineering Department has no objections to the plans submitted on 04-17-2024, with the following comment to be addressed at Landscape Permit:

1. In effort to provide foundation trees along the front (north) building façade, the applicant is proposing Royal Palms in tree grates on this preliminary landscape plan. For the purposes of site plan approval, this configuration and general approach is acceptable. However, the City shall ask that the specific design of the tree grates and the palm specie selection be revisited at time of landscape permit application. The size of the tree wells and tree grates shall be large enough to accommodate the palm species selected. In the depiction within the preliminary plan, Sheet LP-1, it appears that the tree wells are no greater than 5’x5’ in dimension. This is not large enough to support the growth pattern of a Royal Palm. Further, a Royal Palm is not a desirable species to place in this area where pedestrians will be walking and goods for sale will be displayed. Royal Palms shed large, heavy fronds that can cause damage and injury. Their installation will not be accepted in this area.

The applicant will revisit the use of, and replacement for, the Royal Palms. This revision will be depicted on the landscape plans to be submitted for permit review subsequent to site plan approval.

The following documents were reviewed by the Engineering Department as part of this submittal:

- 1) Response to Staff Comments Letter 2 dated 04/11/2024
- 2) Site plan review application dated 02/09/2024
- 3) TSC - Westlake FL - Persimmon Blvd-Entitlements Rev 2 digitally signed 04/16/2024
- 4) TSC - Westlake FL - Persimmon Blvd-LP-1_2024-04-17ss digitally signed 04/17/2024
- 5) TSC - Westlake FL - Persimmon Blvd-LP-2_2024-04-17ss digitally signed 04/17/2024

- 6) TSC - Westlake FL - Persimmon Blvd-LP-3_2024-04-17ss digitally signed 04/17/2024
 - 7) TSC - Westlake FL - Persimmon Blvd-LI-1_2024-04-17ss digitally signed 04/17/2024
 - 8) TSC - Westlake FL - Persimmon Blvd-LI-2_2024-04-17ss digitally signed 04/17/2024
 - 9) TSC - Westlake FL - Persimmon Blvd-LI-3_2024-04-17ss digitally signed 04/17/2024
-

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

DESCRIPTION: PARCEL 1

BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

CONTAINING: 197,671 SQUARE FEET OR 4.538 ACRES, MORE OR LESS.

PARCEL 2: EASEMENT

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS (ROADWAYS) DRAINAGE (SURFACE WATER MANAGEMENT SYSTEM) AS CREATED BY AND DESCRIBED IN ARTICLE IV AND EXHIBIT "B" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32745, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF LOT 2 AS SHOWN ON THE PLAT OF WESTLAKE - POD "H", WITH A GRID BEARING OF N.89°12'10"W...

OTHER SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS ZONED: INFORMATION NOT PROVIDED
2) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
3) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY.

BENCHMARK: PALM BEACH COUNTY "AMANDA"

PC80 BRASS DISK: ELEVATION = 25.536 (NAVD88)

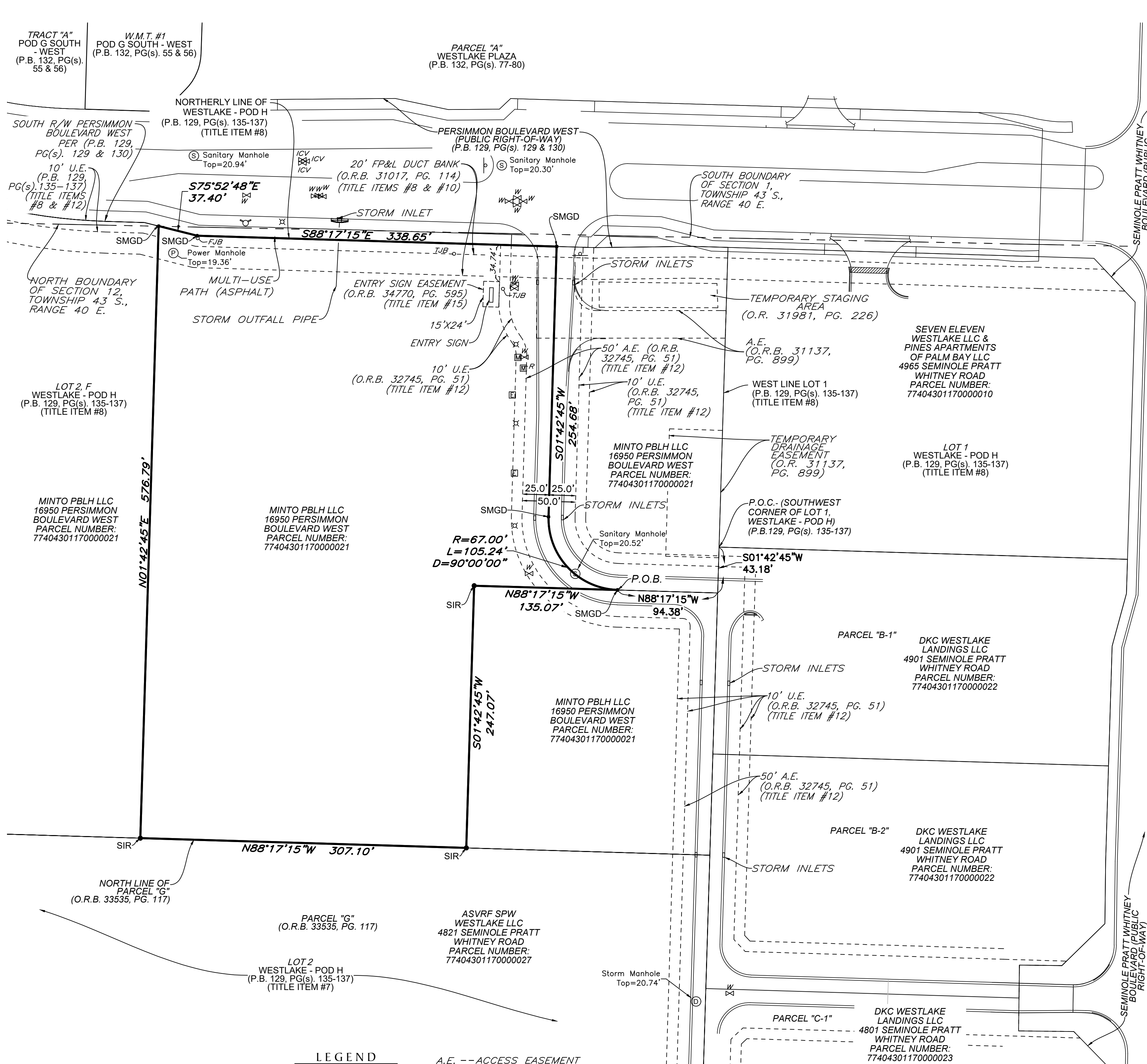
TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILES TO THE M-CANAL AND 60TH STREET NORTH.

THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

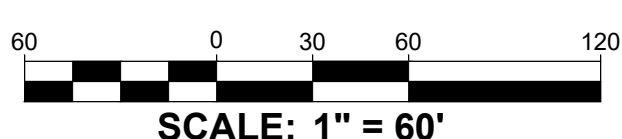
NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

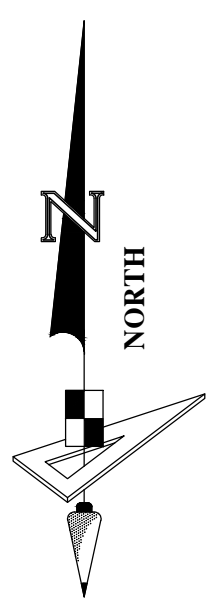
NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.



LEGEND: P.O.C.-- POINT OF COMMENCEMENT, P.O.B.-- POINT OF BEGINNING, P.B.-- PLAT BOOK, R.P.B.-- ROAD PLAT BOOK, O.R./O.R.B.-- OFFICIAL RECORDS BOOK, R/W -- RIGHT-OF-WAY, (N.A.V.D.B.B.)-- NORTH AMERICAN VERTICAL DATUM, PG./Pg(s)-- PAGE(S), (TYP.)-- TYPICAL, S.I.D.-- SEMINOLE IMPROVEMENT DISTRICT, SWCD-- SEMINOLE WATER CONTROL DISTRICT, PRM-- PERMANENT REFERENCE MONUMENT, SIR-- SET 5/8" IRON ROD LB7768, FIR-- FOUND IRON ROD LB7768, SMGDO-- SET NAIL AND DISK LB7768, FCM-- FOUND PRM (PERMANENT REFERENCE MONUMENT)-- 4"X4" CONCRETE MONUMENT LB7768, S-- STREET SIGN, E-- ELECTRIC BOX, A.E.-- ACCESS EASEMENT, D.E.-- DRAINAGE EASEMENT, U.E.-- UTILITY EASEMENT, LB-- LICENSED BUSINESS, FP&L-- FLORIDA POWER AND LIGHT, FHH-- FIBER OPTIC HANDHOLE, EHH-- ELECTRIC HANDHOLE, R-- RADIUS, L-- ARC LENGTH, D-- DELTA--CENTRAL ANGLE, W-- WATER VALE, W-- LIGHT POLE, F-- FIRE HYDRANT, W-- WATER METER, FUB-- PHONE UTILITY BOX, R-- RECLAIMED WATER METER, I-- IRRIGATION VALVE

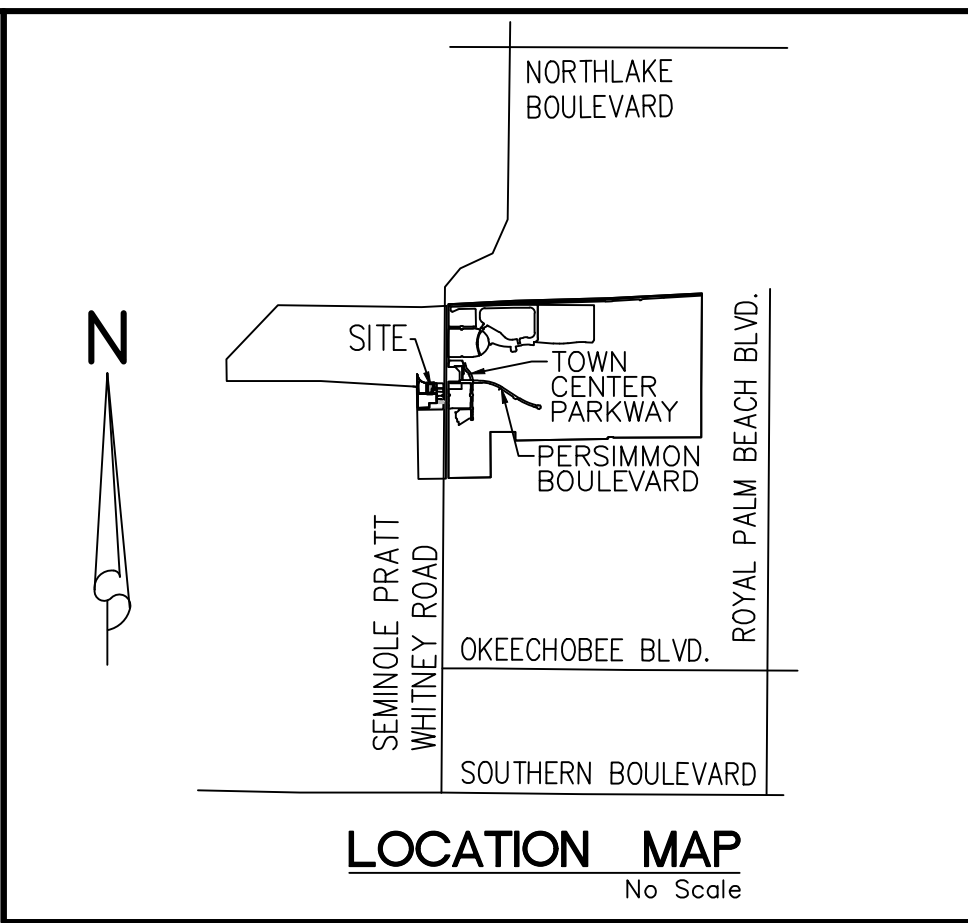


SCALE: 1" = 60'



CERTIFIED TO: -TRACTOR SUPPLY COMPANY, A DELAWARE CORPORATION, -TRUSTMARK NATIONAL BANK, -FIRST HORIZON BANK, -HIX SNEDEKER COMPANIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, -MINTO PBLH, LLC, -WINSTON & STRAWN LLP, -OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, -HSC WESTLAKE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

NAVD 88



THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 23126087, WITH A EFFECTIVE DATE OF: JANUARY 8, 2024 AT 8:00 AM AND REVISED ON JANUARY 26, 2024 AT 2:57 PM AS REVISION 5.

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE FROM SCHEDULE B-2:

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A MATTER OF SURVEY)
2. INTENTIONALLY DELETED - DUPLICATION OF BI ITEM 1
3. ANY ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, THE TERM "ENCROACHMENT" INCLUDES: ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (SHOWN, IF ANY)

THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES.

- 10. CORRECTIVE UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 31017, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN)
11. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY AS A PORTION OF THE RESTRICTED AREA, BLANKET IN NATURE)

SAID DECLARATION ESTABLISHES AND PROVIDES FOR EASEMENTS BURDENING AND BENEFITTING SUBJECT PROPERTY, AND MAINTENANCE OBLIGATIONS.

- 13. INTENTIONALLY DELETED - SEE FILE NOTES
14. INTENTIONALLY DELETED - TERMINATION RECORDED.
15. SIGN MAINTENANCE EASEMENT RECORDED IN RECORDED IN OFFICIAL RECORDS BOOK 34770, PAGE 595, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN)
16. MEMORANDUM OF POST-CLOSING OBLIGATIONS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HSC WESTLAKE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY DATED AND RECORDED IN OFFICIAL RECORDS BOOK PAGE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (WILL AFFECT PROPERTY, BLANKET IN NATURE)

NOTE: THIS EXCEPTION WILL NOT APPEAR ON THE FINAL POLICY.

Table with columns: CREW #, PARTY CHIEF, DATE, DESCRIPTION, DRAWN, P.CHEF. Includes revision history for title commitment and drainage easement.

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

www.geopointsurvey.com Licensed Business No.: 1B 7768
North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650



Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440
West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266
East Florida 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone: (561) 444-2720

ALTA / NSPS LAND TITLE SURVEY Westlake Parcel "F-2" of Lot 2, POD "H"
PREPARED FOR: Minto Communities, LLC
LOCATED IN: Section 12, Township 43 S., Range 40 E., Palm Beach County, Florida
JOB #: Pod H_F-2_ALTA
DRAWN BY: SWM DATE: 01/03/24
LIDAR CREW: N/A DATE: N/A
SURFACE BY: N/A
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
GFC CHECK: GAR FLD CHECK: GR3
SHEET: 01 of 01

February 7, 2024

Mr. Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

**Re: Westlake Pod H Tractor Supply - #PTC23-055
Traffic Statement**

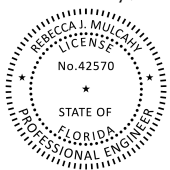
Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis for the Pod H Tractor Supply Site Plan Application and an evaluation of the Development Order conditions as required by Engineering Conditions 6a and 6b. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. While this statement is for the Tractor Supply site, all of Pod H is included in this traffic analysis, consisting of: 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store (including up to 23,572 SF of outdoor display area), 22,278 SF Shopping Center, 11,615 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. It should be noted that not all parcels have been Site Planned yet. However, the trips associated with them are included in all of the proceeding analyses.

Attachment 1 provides a land use inventory of the approved uses, current request, and previously approved requests for Westlake. It also provides details of previous and the current traffic equivalencies. See the **Appendix** for the equivalency tables. The calculation of daily, AM and PM peak hour trips associated with Pod H is provided on **Attachment 2**. The cumulative trip generation for all proposed site plan applications is provided on **Attachments 3A, 3B and 3C** for the Daily, AM and PM peak hour trip, respectively. The internalization matrices are provided in the **Appendix**.

Attachment 4 provides a summary of engineering conditions associated with dwelling units or trips. As shown, there are several conditions applicable to this request. These conditions have been met or will be met upon building permit thresholds. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order. The Pod H driveway volumes to date are shown on **Attachment 5**.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2024.02.07
15:24:44 -05'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 2/7/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Westlake Pod H Tractor Supply Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request (1)	Previously Submitted	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,833	2,833	113
Residential - MF Condos.	230	600 DUs		380	380	220
Residential - 55+ Detached	251	800 DUs		800	800	-
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		430 (2)	430	2,570
General Office	710	450,000 SF	35,000 (1)	104,000 (2)	139,000	311,000
Research & Devel.	760	600,000 SF	378,000 (1)	47,000 (2)	425,000	175,000
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF	110,200 (1)	196,200 (2),(3)	306,400	193,600
Community Center	495	70,000 SF		24,675	24,675	45,325
Church	560	70,000 SF		38,155	38,155	31,845
Daycare	565	10,000 SF		-	-	10,000
Park	412	192 Acres		-	-	192

(1) These represent equivalent uses to the Pod H specialty uses. See Attachment E6 provided in the Appendix.

(2) See Attachment E1 provided in the Appendix.

(3) Includes 16,700 SF of Sales Center.

Attachment 2 Westlake Pod H Tractor Supply Trip Generation - Pod H Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Light Industrial	110	300,800 SF	4.96 / 1000 SF	50%	1,492
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211
Tractor Supply Store*	810	47,529 SF	10.61 / 1000 SF (3)	50%	504
Strip Retail Plaza (<40k SF)	822	22,278 SF	54.45 / 1000 SF (2)	50%	1,213
Fast Food Rest. With DT	934	11,615 SF	470.95 / 1000 SF	50%	5,470
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071
Commercial Uses Subtotal		223,947 SF			9,469
Pod H Total					10,961

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	300,800 SF	0.7 / 1000 SF	88%	186	25	211
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14
Tractor Supply Store*	810	47,529 SF	0.99 / 1000 SF (3)	67%	31	16	47
Strip Retail Plaza (<40k SF)	822	22,278 SF	2.36 / 1000 SF (2)	60%	32	21	53
Fast Food Rest. With DT	934	11,615 SF	40.19 / 1000 SF	51%	238	229	467
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225
Commercial Uses Subtotal					424	382	806
Pod H Total					610	407	1,017

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	300,800 SF	0.63 / 1000 SF	13%	25	165	190
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Tractor Supply Store*	810	47,529 SF	1.40 / 1000 SF (2)	47%	31	36	67
Strip Retail Plaza (<40k SF)	822	22,278 SF	6.59 / 1000 SF (2)	50%	74	73	147
Fast Food Rest. With DT	934	11,615 SF	32.67 / 1000 SF	52%	197	182	379
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
Commercial Uses Subtotal					368	359	727
Pod H Total					393	524	917

* Includes 23,957 SF Indoor space and 23,572 SF Outdoor display area.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

(2) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(3) Trip rate not available. Used ratio of PM peak hour rates for Tractor Supply Store and Building Materials and Lumber Store (ITE Code 812)

Attachment 3A
Westlake Pod H Tractor Supply
Daily Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2) (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	-	14.1%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	14.1%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	1,492	210	14.1%	1,282	146	9.8%	1,136	114	10%	1,022
Shopping Center	820	- SF	Ln (T) = 0.65Ln (X)+5.83	-	-	2.6%	-	-	0.0%	-	-	28.7%	-
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	4	2.6%	162	45	27.1%	117	-	0%	117
Pod G SW Light Industrial	110	145,643 SF	6.97 /1000 SF	1,015	143	14.1%	872	103	10.1%	769	77	10%	692
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	9,469	246	2.6%	9,223	1,009	10.7%	8,214	2,357	28.7%	5,857
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	99	2.6%	3,719	430	11.3%	3,289	2,006	61%	1,283
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	9,783	254	2.6%	9,529	1,054	10.8%	8,475	2,432	28.7%	6,043
TOTALS				25,743	956	3.7%	24,787	2,787	10.8%	22,000	6,986		15,014

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U,V)	210	1,143 DUs	10 /DU	11,430	240	2.1%	11,190	789	6.9%	10,401	-	0%	10,401
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	10 /DU	16,900	355	2.1%	16,545	1,166	6.9%	15,379	-	0%	15,379
Residential - MF Condos.	230	380 DUs	6.65 /DU	2,527	53	2.1%	2,474	172	6.8%	2,302	-	0%	2,302
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	134	2.1%	6,266	435	6.8%	5,831	-	0%	5,831
Hotel	310	- Rooms	8.92 /Room	-	-	0.0%	-	-	0.0%	-	-	10%	-
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	-	29.5%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	29.5%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	29.5%	-	-	0.0%	-	-	10%	-
Shopping Center	820	16,700 SF	Ln (T) = 0.65Ln (X)+5.83	2,122	997	47.0%	1,125	163	7.7%	962	352	36.6%	610
Park	412	- Acres	2.28 /Acre	-	-	27.8%	-	-	0.0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	232	27.8%	603	-	0.0%	603	30	5%	573
Church	560	38,155 SF	9.11 /1000 SF	348	97	27.8%	251	-	0.0%	251	13	5%	238
Daycare	565	- SF	74.06 /1000 SF	-	-	27.8%	-	-	0.0%	-	-	50%	-
ISTF	N/A	- Complex	Pre-Calcd	-	-	0.0%	-	-	0.0%	-	-	0%	-
FSED	650	12,379 SF	Pre-Calcd	309	104	33.5%	205	19	6.2%	186	19	10%	167
Tax Collector	730	23,735 SF	Pre-Calcd	536	158	29.5%	378	43	8.1%	335	34	10%	301
TOTALS				41,407	2,370	5.7%	39,037	2,787	6.7%	36,250	448		35,802

COMBINED TOTALS				67,150	3,326	5.0%	63,824	5,574	8.3%	58,250	7,434		50,816
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.

(2) Utilized average of individual AM and PM peak hour internalization rates. Resultant interzonal trips are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.

(4) Minor adjustments made to balance with the east side interzonal trips.

Shaded cells represent current request.

Attachment 3B
Westlake Pod H Tractor Supply
AM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - MF Condos.	230	- DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	6.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	6.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	186	25	211	14	6.7%	179	18	197	9	4.3%	171	17	188	19	10%	154	15	169
Shopping Center	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	1.5%	-	-	-	-	0.0%	-	-	-	28.7%	-	-	-	
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	0%	-	-	-	
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.5%	6	6	12	1	8.3%	6	5	11	-	0%	6	5	11
Pod G SW Light Industrial	110	145,643 SF	0.92 /1000 SF (88/12)	118	16	134	9	6.7%	112	13	125	6	4.5%	106	13	119	12	10%	95	12	107
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	424	382	806	12	1.5%	418	376	794	14	1.7%	411	369	780	224	28.7%	293	263	556
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.5%	132	131	263	5	1.9%	130	128	258	157	61%	51	50	101
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	240	203	443	7	1.5%	237	199	436	8	1.8%	233	195	428	123	28.7%	166	139	305
TOTALS				1,108	765	1,873	46	2.5%	1,084	743	1,827	43	2.3%	1,057	727	1,784	535		765	484	1,249

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - SF (N,O,T,U,V)	210	1,143 DUs	0.75 /DU (25/75)	214	643	857	9	1.0%	212	636	848	12	1.4%	209	627	836	-	0%	209	627	836
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	0.75 /DU (25/75)	317	951	1,268	13	1.0%	313	942	1,255	18	1.4%	308	929	1,237	-	0%	308	929	1,237
Residential - MF Condos.	230	380 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	26	124	150	2	1.0%	26	122	148	2	1.3%	25	121	146	-	0%	25	121	146
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	2	1.0%	61	113	174	2	1.1%	60	112	172	-	0%	60	112	172
Hotel	310	- Rooms	0.53 /Room (59/41)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	10	62.5%	3	3	6	2	12.5%	2	2	4	1	36.6%	1	2	3
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	13	26.4%	25	13	38	-	0.0%	25	13	38	2	5%	24	12	36
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	26.4%	10	5	15	-	0.0%	10	5	15	1	5%	10	4	14
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	8	3	11	1	10%	7	3	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.7%	52	17	69	5	6.3%	56	8	64	6	10%	50	8	58
TOTALS				742	1,890	2,632	67	2.5%	709	1,856	2,565	42	1.6%	703	1,820	2,523	11		694	1,818	2,512

COMBINED TOTALS				1,850	2,655	4,505	113	2.5%	1,793	2,599	4,392	85	1.9%	1,760	2,547	4,307	546		1,459	2,302	3,761
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

Shaded cells represent current request.

Attachment 3C
Westlake Pod H Tractor Supply
PM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - MF Condos.	230	- DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	$0.27 /\text{DU} (61/39)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	$0.25 /\text{DU} (54/46)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$1.49 /1000 \text{ SF} (17/83)$	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	25	165	190	41	21.5%	17	132	149	22	11.6%	10	117	127	13	10%	9	105	114
Shopping Center	820	- SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	-	-	-	-	3.7%	-	-	-	1	0.0%	-	(1)	(1)	-	28.7%	-	(1)	(1)
Park	412	- Acres	$0.09 /\text{Acre} (61/39)$	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%	-	-	-
Car Wash	PBC	1 Lane	$13.65 /\text{Lane} (50/50)$	7	7	14	1	3.7%	7	6	13	5	35.7%	6	2	8	-	0%	6	2	8
Pod G SW Light Industrial	110	145,643 SF	$0.97 /1000 \text{ SF} (12/88)$	17	124	141	30	21.5%	13	98	111	17	12.1%	8	86	94	9	10%	7	78	85
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	27	3.7%	346	354	700	114	15.7%	316	270	586	168	28.7%	225	193	418
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*\text{FP} + 15.5(X) (50/50)$	134	133	267	10	3.7%	126	131	257	44	16.5%	114	99	213	130	61%	44	39	83
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	33	3.7%	419	442	861	140	15.7%	382	339	721	207	28.7%	272	242	514
TOTALS				997	1,236	2,233	142	6.4%	928	1,163	2,091	343	15.4%	836	912	1,748	527		563	658	1,221

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - SF (N,O,T,U,V)	210	1,143 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	593	348	941	29	3.1%	576	336	912	117	12.4%	492	303	795	-	0%	492	303	795
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	843	495	1,338	40	3.1%	819	479	1,298	166	12.4%	700	432	1,132	-	0%	700	432	1,132
Residential - MF Condos.	230	380 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	121	59	180	6	3.1%	118	56	174	22	12.2%	102	50	152	-	0%	102	50	152
Residential - 55+ Detached	251	800 DUs	$0.27 /\text{DU} (61/39)$	132	84	216	7	3.1%	128	81	209	27	12.5%	109	73	182	-	0%	109	73	182
Hotel	310	- Rooms	$0.6 /\text{Room} (51/49)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	$0.14 /\text{Student} (54/46)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$1.49 /1000 \text{ SF} (17/83)$	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	$0.97 /1000 \text{ SF} (12/88)$	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	87	94	181	57	31.5%	67	57	124	5	2.8%	63	56	119	44	36.6%	40	35	75
Park	412	- Acres	$0.09 /\text{Acre} (61/39)$	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	$2.74 /1000 \text{ SF} (49/51)$	33	35	68	20	29.2%	23	25	48	-	0.0%	23	25	48	2	5%	22	24	46
Church	560	38,155 SF	$0.55 /1000 \text{ SF} (48/52)$	10	11	21	6	29.2%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	$12.34 /1000 \text{ SF} (47/53)$	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	19	46.3%	4	18	22	4	9.8%	5	13	18	2	10%	5	11	16
TOTALS				1,841	1,164	3,005	194	6.5%	1,744	1,067	2,811	342	11.4%	1,503	966	2,469	50		1,479	940	2,419

COMBINED TOTALS				2,838	2,400	5,238	336	6.4%	2,672	2,230	4,902	685	13.1%	2,339	1,878	4,217	577		2,042	1,598	3,640
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

Shaded cells represent current request.

Approved Total

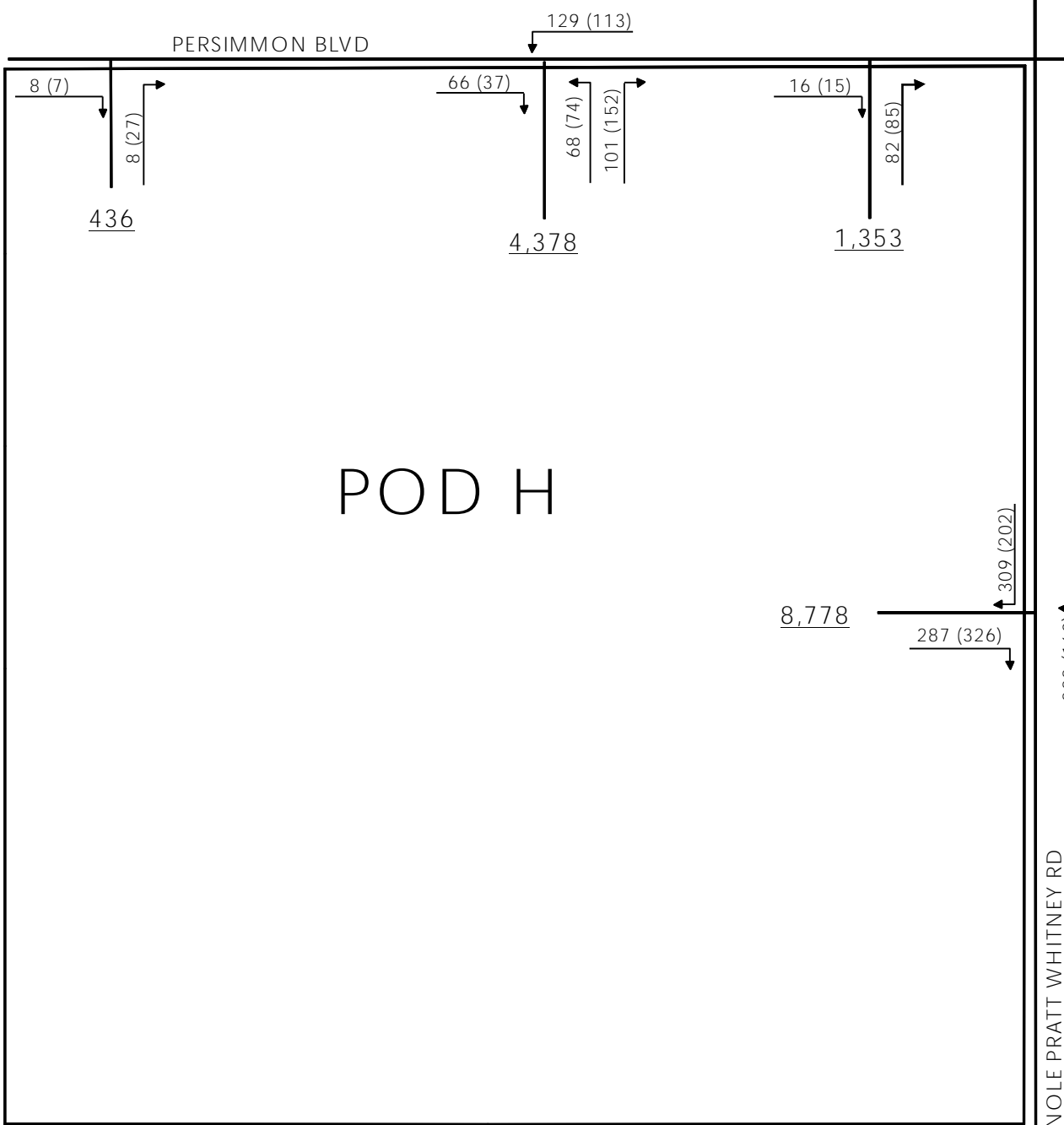
4,932

Attachment 4
Westlake Pod H Tractor Supply
Conditions Associated with Units or Trips ⁽¹⁾

Cond. #	Threshold			Improvement			Applicable ?	Met ?	Notes
	Units	Trips	Date	Roadway	Link	Lanes			
1b	39			Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD	✓	Yes	Completed.
1c	83		10/1/2019	Northlake Blvd	Hall Blvd to Coconut Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1d	98		10/1/2019	SR 7	Okeechobee Blvd to 60th St N	4LD	✓	Yes	Determined to be met as not applicable.
1e	304		10/1/2018	SR 7	60th St N to Northlake Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1f	447	251 AM Out	10/1/2017	Northlake Blvd	Seminole Pratt Whitney to Hall Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1g	536		10/1/2016	Intersection	60th St N / RPB Blvd		✓	Yes	Determined to be met as not applicable.
1h	872			Prop Share Payment	\$7,984,927		✓	Yes	Paid on 12/7/20.
1i	1,021	574 AM Out	10/1/2020	Southern Blvd	Lion Country Safari to Forest Hill Blvd	6LD	✓	Yes	Determined to be met as not applicable.
1j	1,904	1071 AM Out		Prop Share Payment	\$7,356,582		✓	Yes	Paid on 6/16/22
1k	2,269	1276 AM Out	10/1/2020	Roebuck Rd	SR 7 to Jog Rd (or Pay \$1,144,578)	4LD	✓	Yes	Determined to be met as not applicable.
1l	2,430	1367 AM Out		Prop Share Payment	\$3,667,913		✓	No	To be paid when building permits reach trip threshold.
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072		✓	No	To be paid when building permits reach trip threshold.
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561		✓	Yes	Paid on 6/16/22
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546		✓	No	To be paid when building permits reach trip threshold.
1p	3,240	1822 AM Out		Prop Share Payment	\$1,180,850		✓	No	To be paid when building permits reach trip threshold.
1q	3446 + 600Condos + 2 55+ Units	2118 AM Out		Prop Share Payment	\$2,281,800		✓	No	To be paid when building permits reach trip threshold.
1r		2125 PM Out		Prop Share Payment	\$832,533				
				CRALLS Payment	\$3,363,800				
1s		2192 AM Out		Prop Share Payment	\$3,701,222		✓	No	To be paid when building permits reach trip threshold.

(1) Per the Proportionate Share Agreement.

POD H



LEGEND
 XX - AM PEAK HOUR
 (XX) - PM PEAK HOUR
 XXXX - ADT

#23-055
2/7/24

APPENDIX

Attachment E1
Westlake Pod H Tractor Supply
Traffic Equivalency Table*

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000
<u>New Use</u>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF)	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
New Total Allowed	50,000	296,000	378,000	175,000	170,500	150,000	0	2,570
	346,000		553,000		320,500		2,570	

* All equivalencies to date, EXCLUDING Pod H.

**Attachment E6
Westlake Pod H Tractor Supply
Final Traffic Equivalency Table***

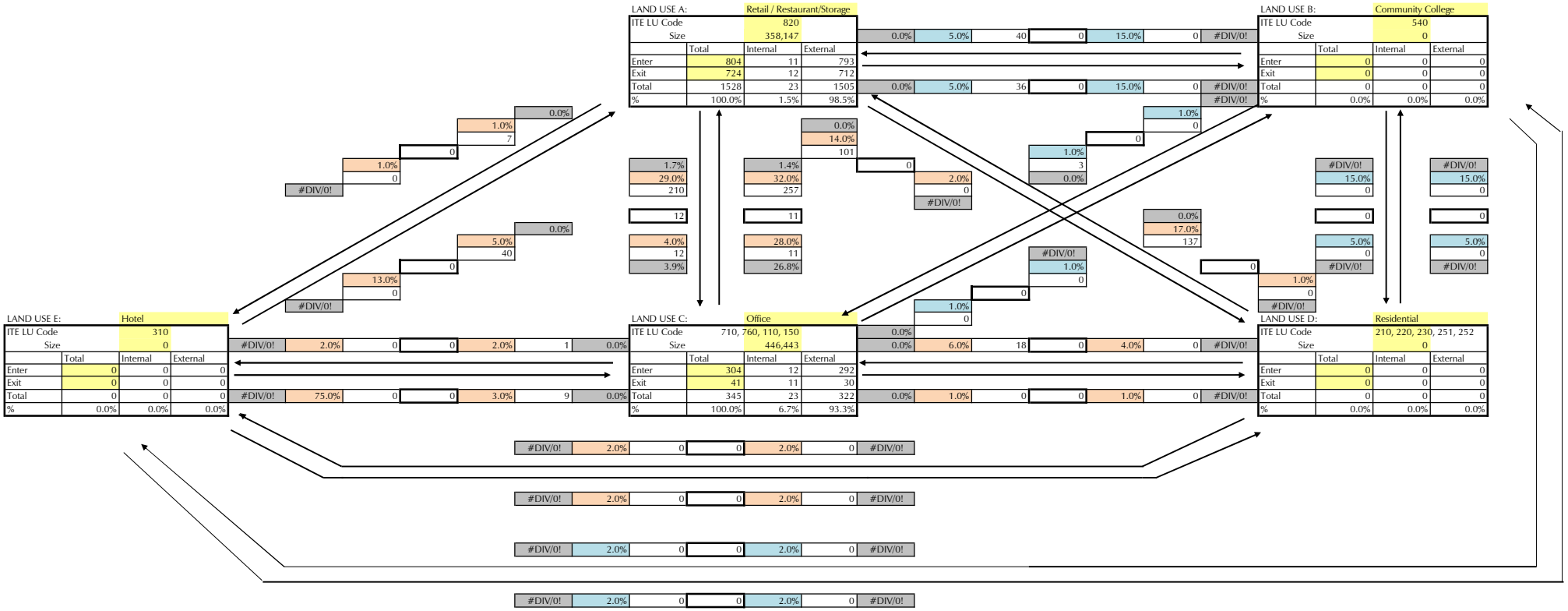
Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000
<u>New Use</u>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF)	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
Pod H (Mix of Commercial Uses)**	-35,000		-378,000		-110,200			
New Total Allowed	15,000	296,000	0	175,000	60,300	150,000	0	2,570
	311,000		175,000		210,300		2,570	

* All equivalencies to date, INCLUDING Pod H.

** See Attachment 2 for uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 02/07/24



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	793	0	292	0	0	1085
Exit	712	0	30	0	0	742
Total	1505	0	322	0	0	1827
Single-Use Trip Gen. Estimate	1528	0	345	0	0	1873

INTERNAL CAPTURE

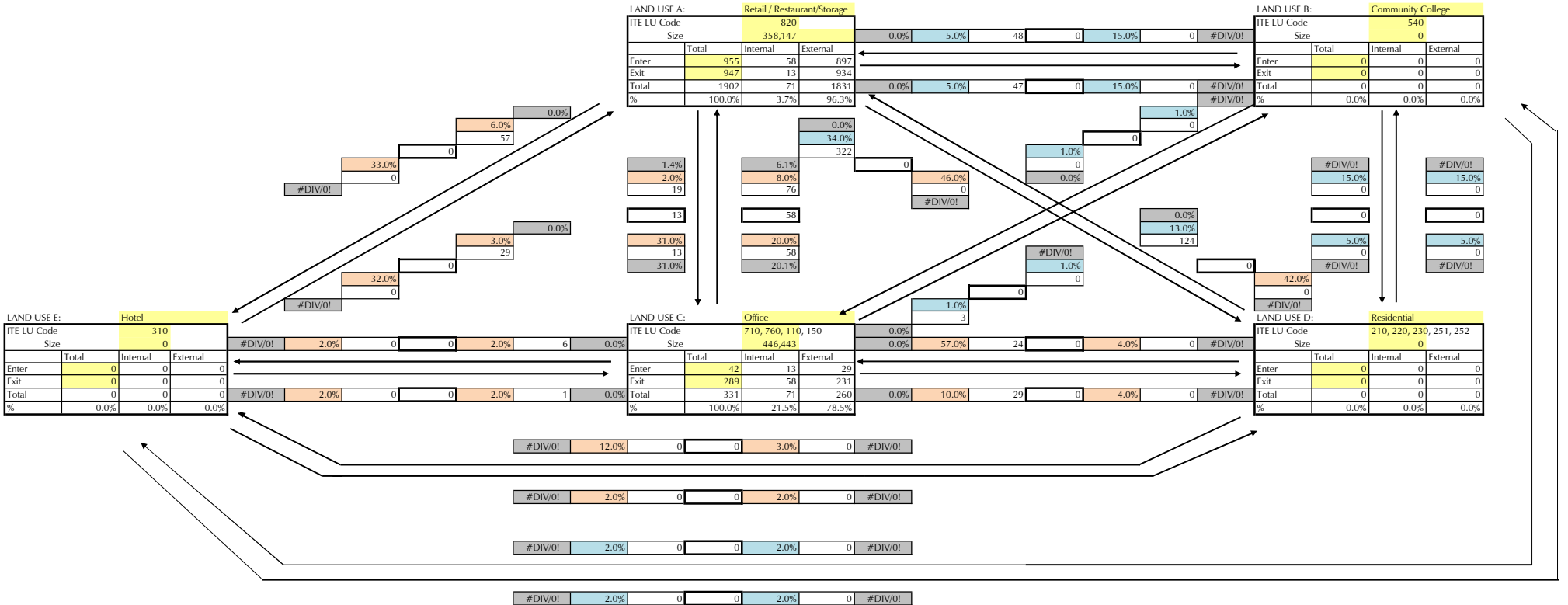
2.5%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 02/07/24



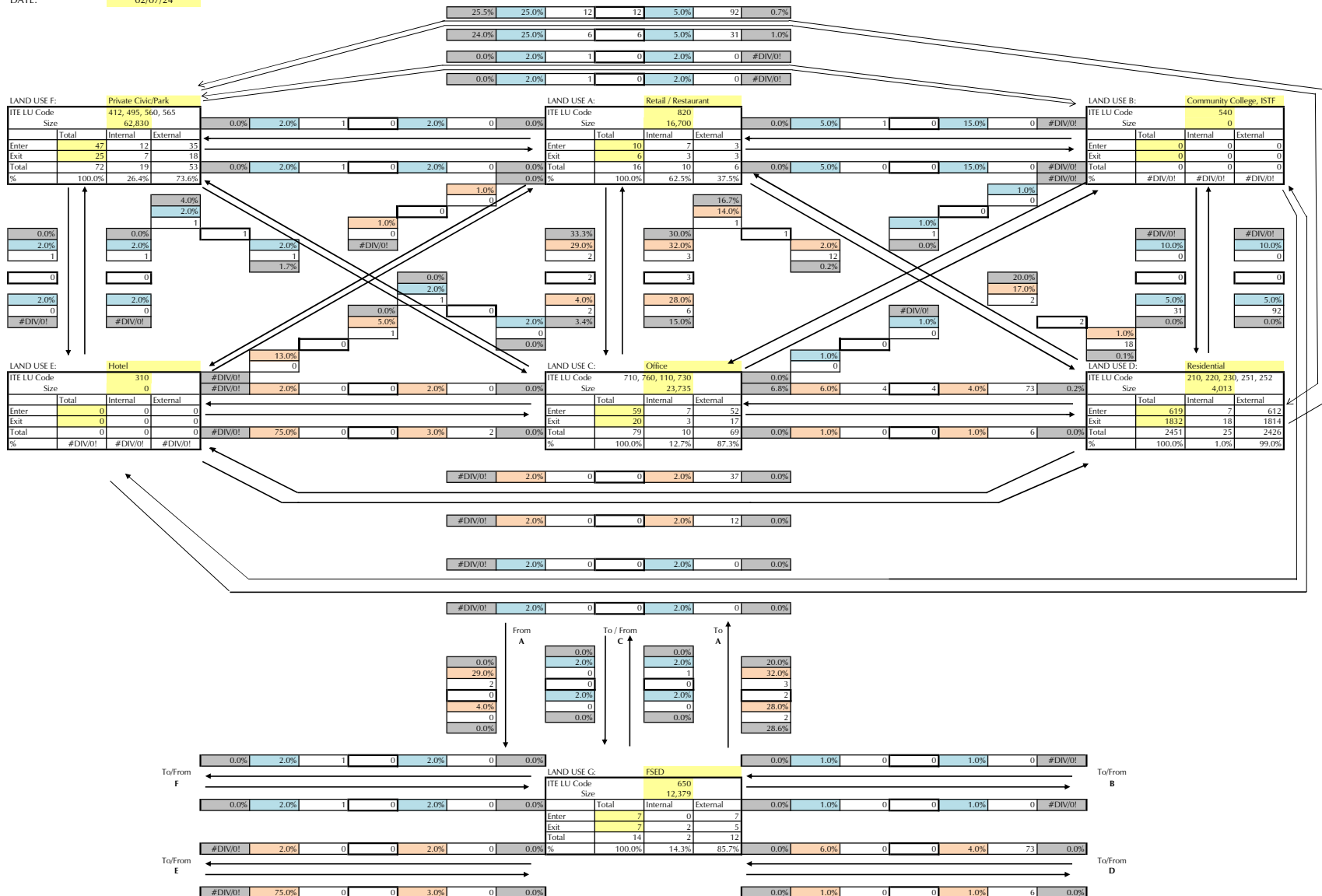
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	897	0	29	0	0	926	6.4%
Exit	934	0	231	0	0	1165	
Total	1831	0	260	0	0	2091	
Single-Use Trip Gen. Estimate	1902	0	331	0	0	2233	

LEGEND

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- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 02/07/24



	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL
Enter	3	0	52	612	0	35	7	709
Exit	3	0	17	1814	0	18	5	1857
Total	6	0	69	2426	0	53	12	2566
Single-Use Trip Gen. Estimate	16	0	79	2451	0	72	14	2632

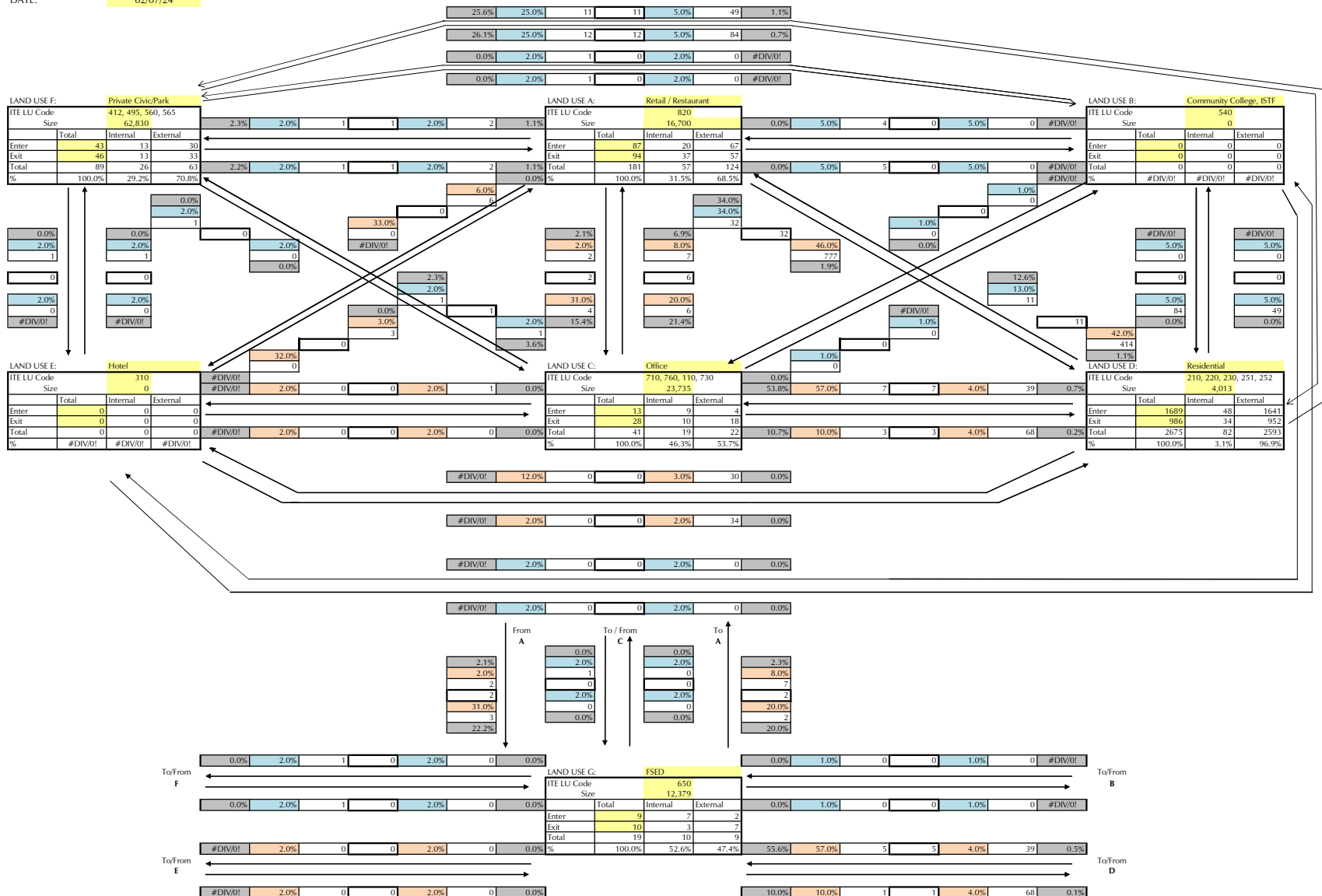
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 02/07/24



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	67	0	4	1641	0	30	2	1744	
Exit	57	0	18	952	0	33	7	1067	
Total	124	0	22	2593	0	63	9	2811	
Single-Use Trip Gen. Estimate	181	0	41	2675	0	89	19	3005	6.5%

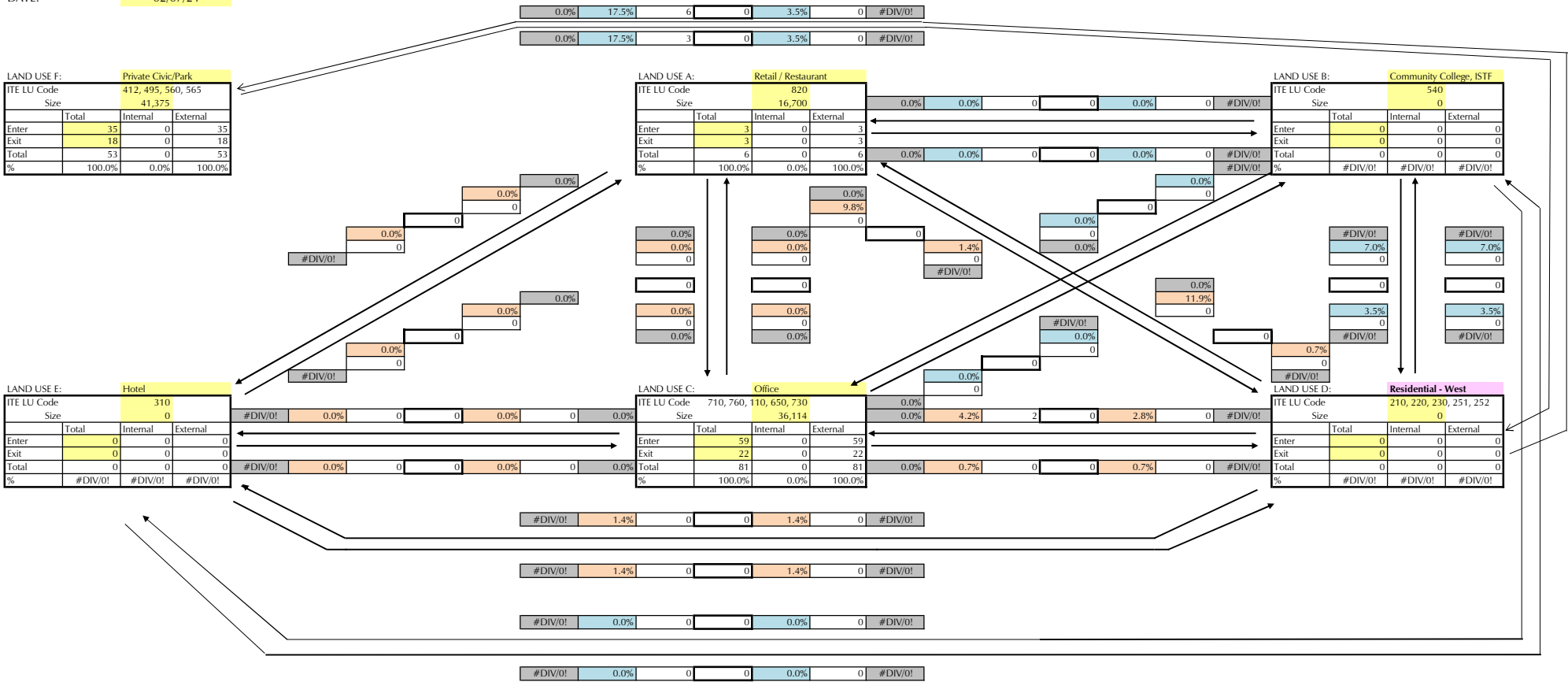
INTERNAL CAPTURE

LEGEND

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- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 02/07/24



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565
Size	41,375
Enter	Total 35, Internal 0, External 35
Exit	Total 18, Internal 0, External 18
Total	Total 53, Internal 0, External 53
%	100.0%, 0.0%, 100.0%

LAND USE A: Retail / Restaurant

ITE LU Code	820
Size	16,700
Enter	Total 3, Internal 0, External 3
Exit	Total 3, Internal 0, External 3
Total	Total 6, Internal 0, External 6
%	100.0%, 0.0%, 100.0%

LAND USE B: Community College, ISTF

ITE LU Code	540
Size	0
Enter	Total 0, Internal 0, External 0
Exit	Total 0, Internal 0, External 0
Total	Total 0, Internal 0, External 0
%	#DIV/0!, #DIV/0!, #DIV/0!

LAND USE E: Hotel

ITE LU Code	310
Size	0
Enter	Total 0, Internal 0, External 0
Exit	Total 0, Internal 0, External 0
Total	Total 0, Internal 0, External 0
%	#DIV/0!, #DIV/0!, #DIV/0!

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730
Size	36,114
Enter	Total 59, Internal 0, External 59
Exit	Total 22, Internal 0, External 22
Total	Total 81, Internal 0, External 81
%	100.0%, 0.0%, 100.0%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252
Size	0
Enter	Total 0, Internal 0, External 0
Exit	Total 0, Internal 0, External 0
Total	Total 0, Internal 0, External 0
%	#DIV/0!, #DIV/0!, #DIV/0!

	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	3	0	59	0	0	62
Exit	3	0	22	0	0	25
Total	6	0	81	0	0	87
Single-Use Trip Gen. Estimate	6	0	81	0	0	87

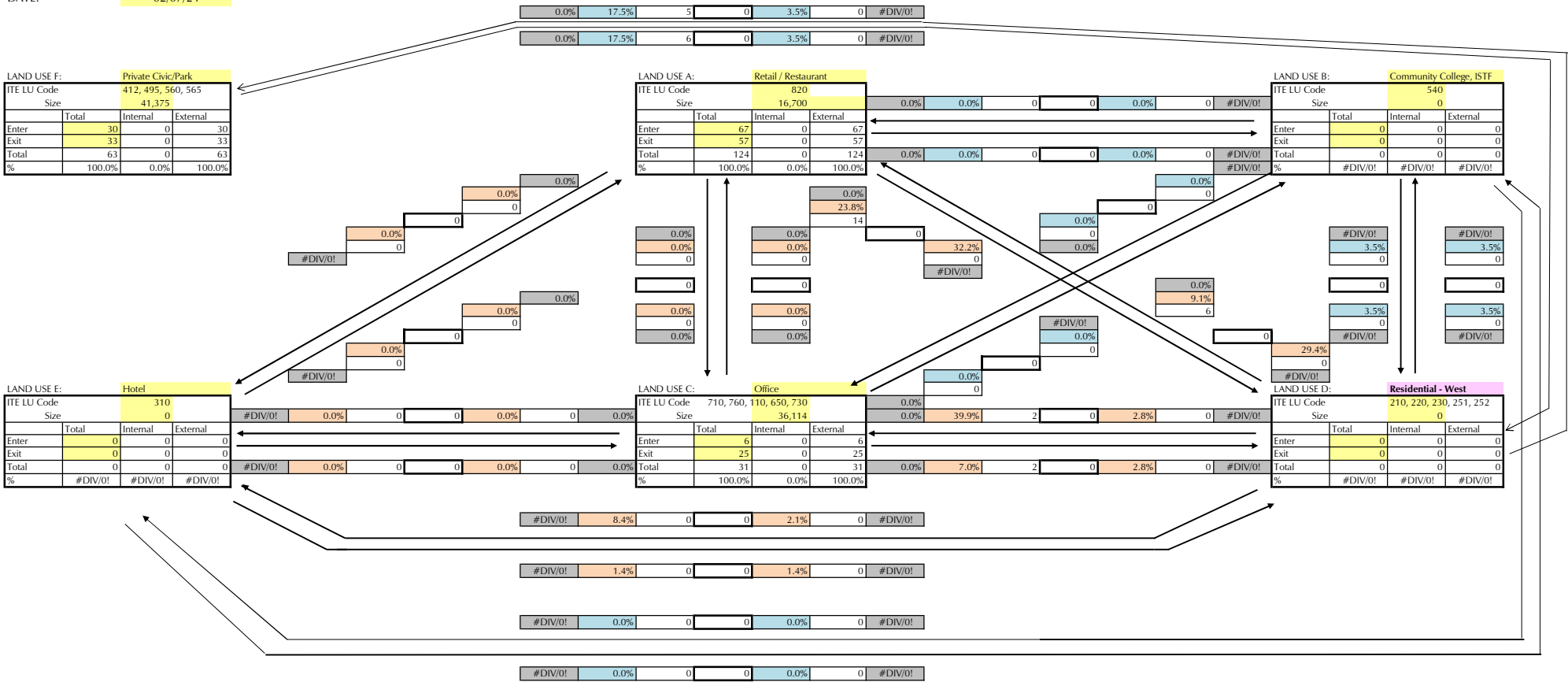
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 02/07/24



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	67	0	6	0	0	73
Exit	57	0	25	0	0	82
Total	124	0	31	0	0	155
Single-Use Trip Gen. Estimate	124	0	31	0	0	155

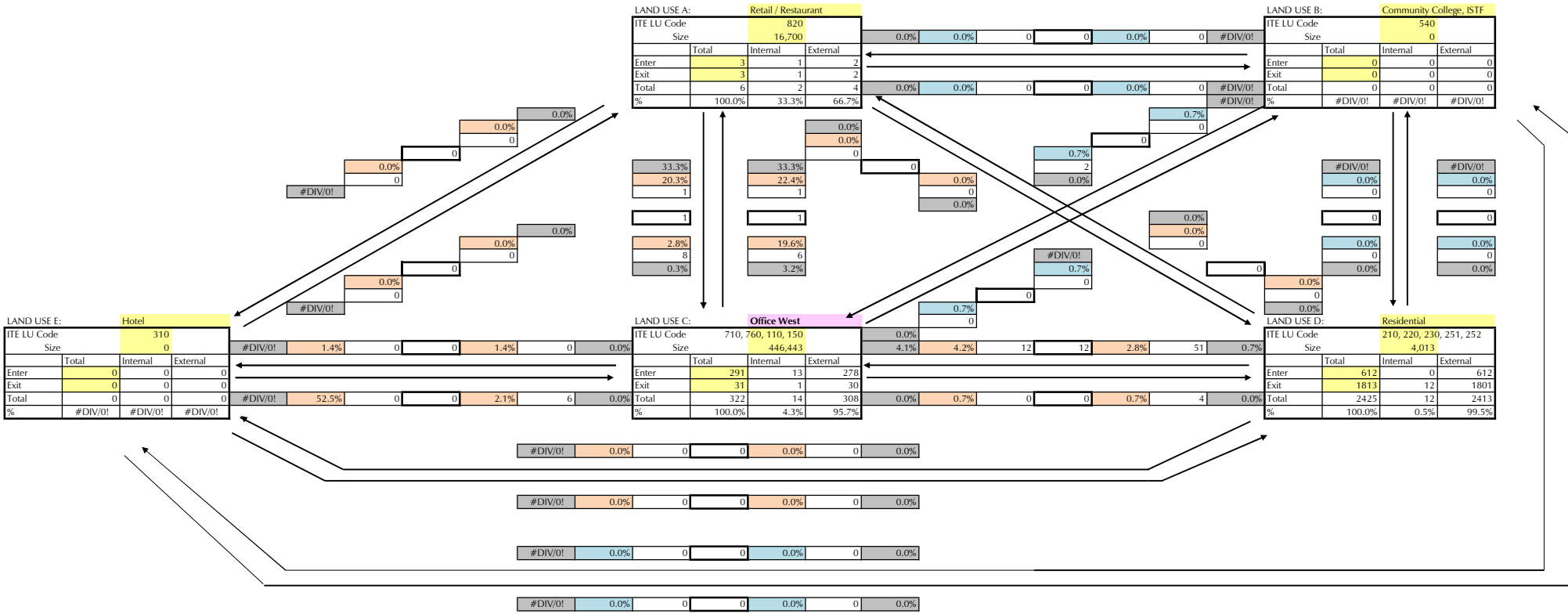
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 02/07/24



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	2	0	278	612	0	892
Exit	2	0	30	1801	0	1833
Total	4	0	308	2413	0	2725
Single-Use Trip Gen. Estimate	6	0	322	2425	0	2753

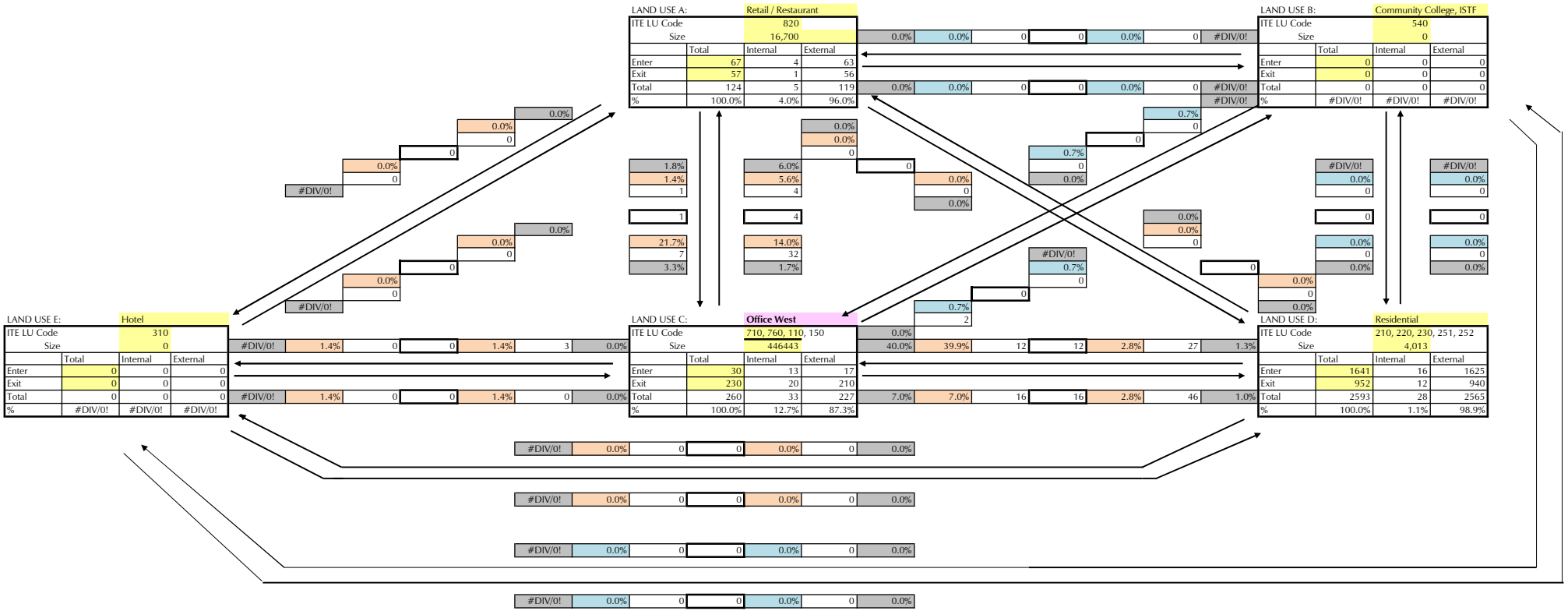
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 02/07/24



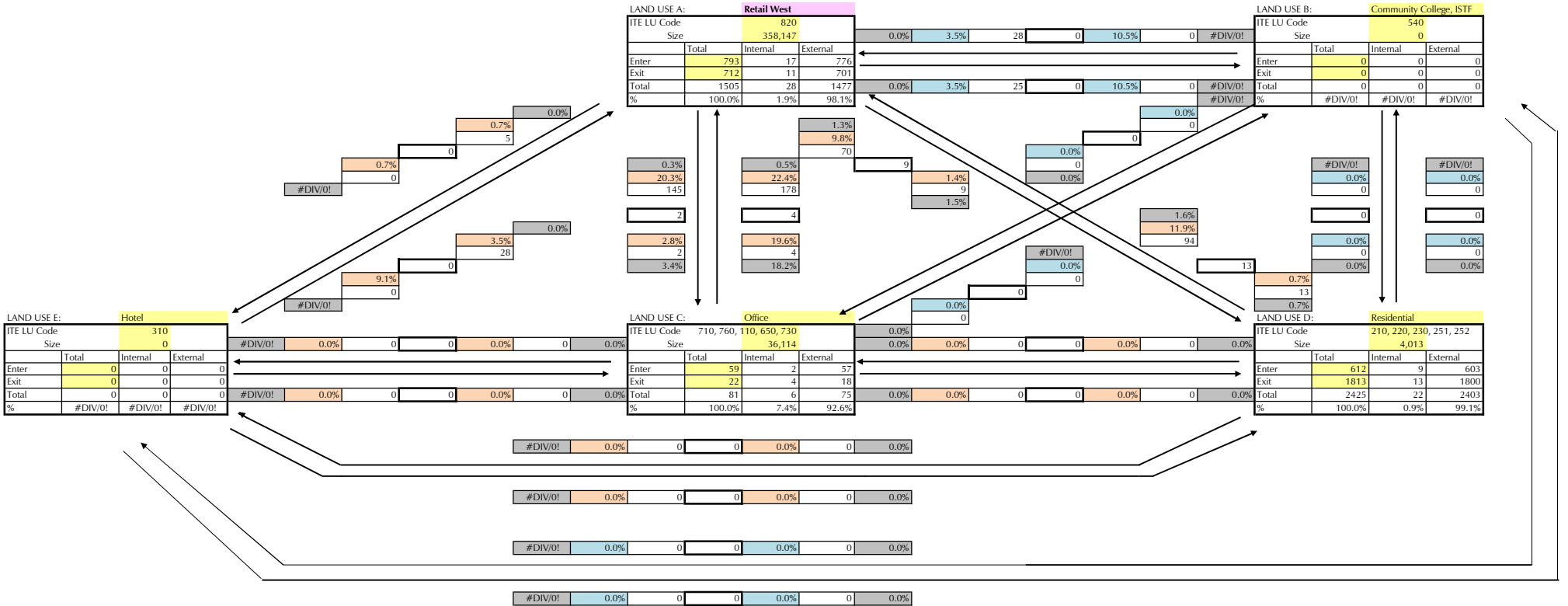
Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	63	0	17	1625	0	1705
Exit	56	0	210	940	0	1206
Total	119	0	227	2565	0	2911
Single-Use Trip Gen. Estimate	124	0	260	2593	0	2977
						2.2%

INTERNAL CAPTURE

LEGEND	
 1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
 5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
 5.0%	Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
 61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
 12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 02/07/24



Net External Trips for Multi-Use Development							
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	776	0	57	603	0	1436	
Exit	701	0	18	1800	0	2519	
Total	1477	0	75	2403	0	3955	
Single-Use Trip Gen. Estimate	1505	0	81	2425	0	4011	1.4%

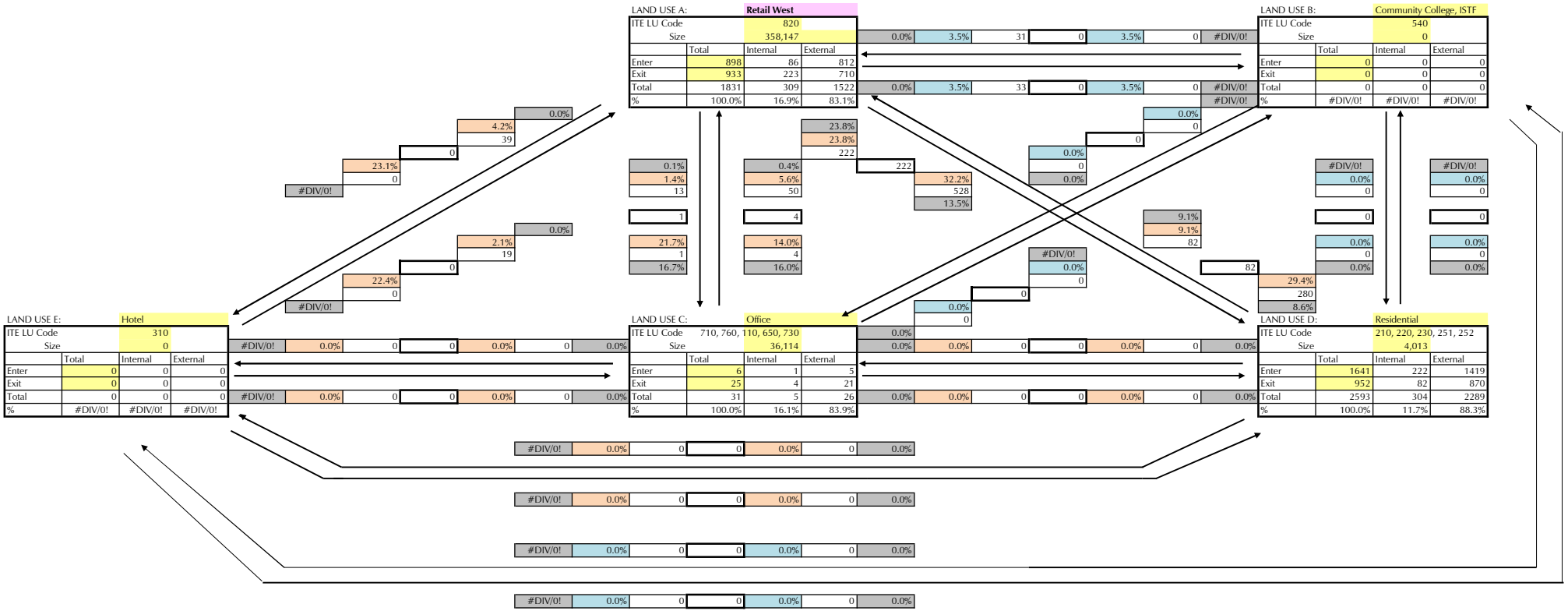
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 02/07/24

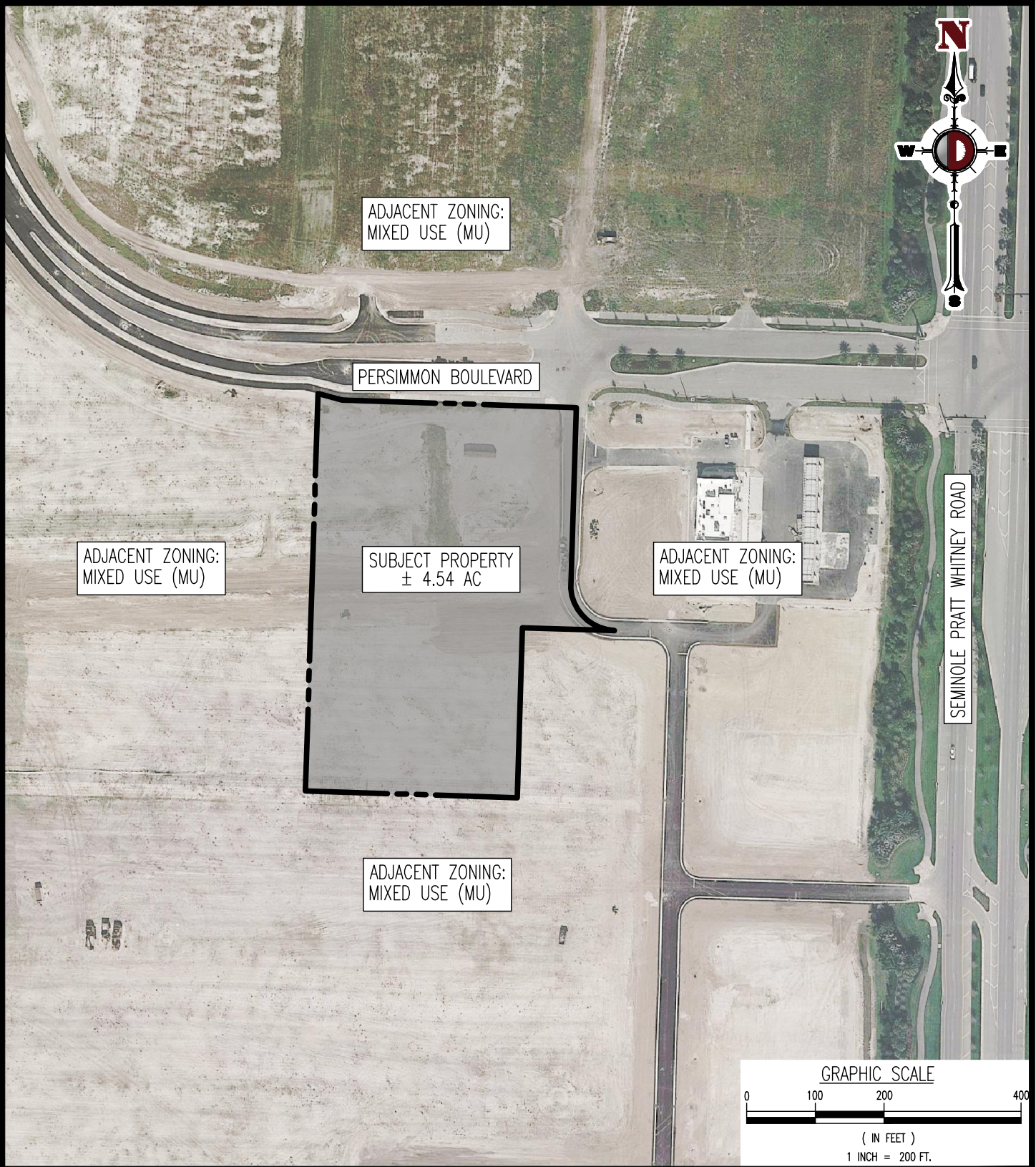


Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	812	0	5	1419	0	2236
Exit	710	0	21	870	0	1601
Total	1522	0	26	2289	0	3837
Single-Use Trip Gen. Estimate	1831	0	31	2593	0	4455
						13.9%

INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.



100 NE 5th Avenue - Suite B2
 Delray Beach, FL 33483
 T: 651.921.8570
 www.dynanicec.com
 Florida Certificate of Authorization No. 32535

DRAWN BY: SRM	CHECKED BY: JP	DATE: 02/08/2024
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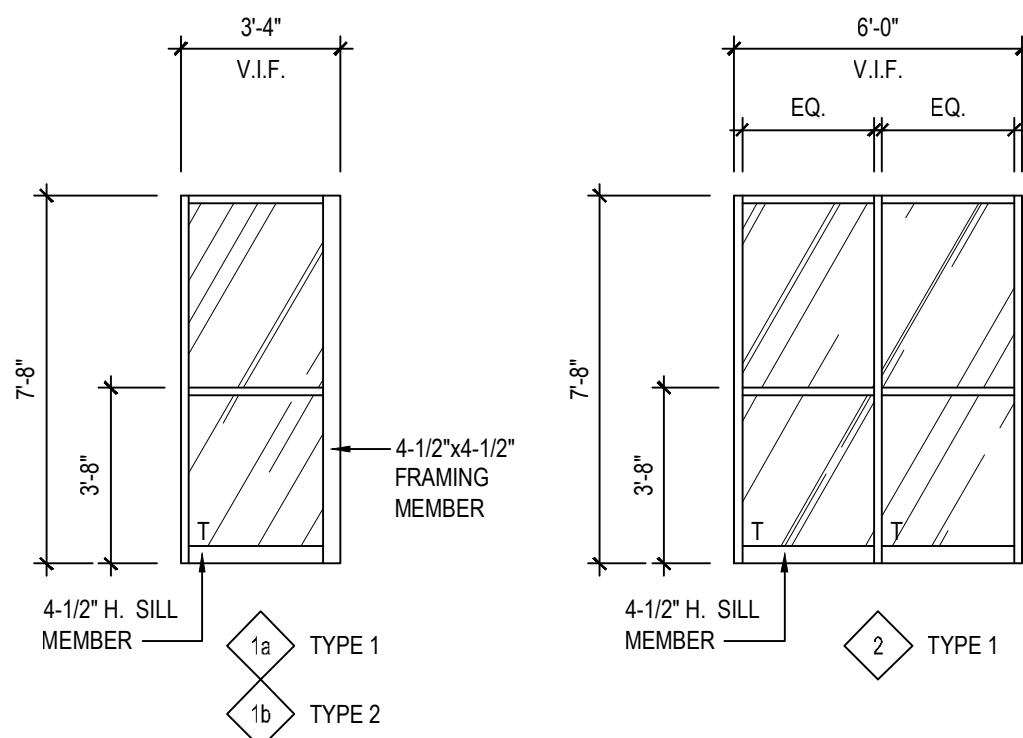
TITLE: **SITE LOCATION MAP**

PROJECT: **HIX SNEDEKER COMPANIES, LLC**
TSC WESTLAKE
 SEC 01/TOWNSHIP 43S/RANGE 40E
 16950 PERSIMMON BLVD W
 WESTLAKE, PALM BEACH COUNTY, FLORIDA 33470

SCALE: (H) 1"=100'
(V)

JOB No:
2451-23-04281

WINDOW TYPES



STOREFRONT SYSTEMS

TYPE 1
KAWNEER 451T (2'x4-1/2") w/ THERMAL BREAK,
CENTER GLAZED
COLOR: CLEAR ANOZIZED
THERMAL PERFORMANCE:
SHGC=0.35 U=0.36

1" INSUL. CLEAR GLAZING
SOLARBAN 60 CLEAR - CLEAR w/ ARGON (OR
APPROVED EQUAL)
SHGC=0.39 U=0.24

TYPE 2
KAWNEER 450 (2'x4-1/2")
CENTER GLAZED
COLOR: CLEAR ANOZIZED
1/4" CLEAR GLAZING

- NOTES:**
- ALL DIMENSIONS TO BE FIELD VERIFIED BEFORE FABRICATION
 - T - DENOTES TEMPERED GLAZING

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS	BASE	CEILING	COMMENTS
101	VESTIBULE	POLISHED CONC.	CMU P-1	-	ACT-2	-
102	SALES	POLISHED CONC. LVT-2	CMU P-1, P-3, P-6	VB-1	EXP. SHOP PRIME (GRAY)	NOTES 1, 2, 3, 5 & 9
104	DRESSING ROOM	LVT-2	CMU / GYP P-1, P-4	VB-1	OPEN	NOTES 1, 4 & 8
105	STOCKROOM	POLISHED CONC.	CMU P-1, P-3	VB-1	EXP. SHOP PRIME (GRAY)	NOTES 3 & 5
106	HALL	POLISHED CONC.	CMU / GYP P-2, P-3, FRP-1	VB-1	8" GAFF	NOTES 3 & 7
107	MANAGER	POLISHED CONC.	CMU / GYP P-2, P-3	VB-1	ACT-1 8" GAFF	NOTE 3
108	EMPLOYEE LOUNGE	POLISHED CONC.	CMU / VR GYP FRP-1, P-2	VB-1	ACT-1 8" GAFF	NOTE 3
109	MEN	POLISHED CONC.	CMU / VR GYP FRP-1, P-2	VB-1	ACT-1 8" GAFF	NOTE 6
110	WOMEN	POLISHED CONC.	CMU / VR GYP FRP-1, P-2	VB-1	ACT-1 8" GAFF	NOTE 6
111	IT / ELEC	POLISHED CONC.	CMU / FRPLY P-1, P-3	VB-1	EXP. SHOP PRIME (GRAY)	-
112	PET WASH	EPOXY	WR GYP FRP-1	EPOXY	ALUM. MESH 10" GAFF	-

- REFER TO VENDOR TERRITORY MAP ON A0.0 FOR LUXURY VINYL TILE VENDOR INFORMATION. DELIVERED BY TSC; SUPPLIED, PURCHASED & INSTALLED BY G.C.
- 12" H. ACCENT STRIPE @ 10'-3" FROM FINISH FLOOR TO BOTTOM OF STRIPE; PAINT P-6
- DOORS & FRAMES; PAINT P-3
- DOOR & FRAME; PAINT P-4
- EXPOSED COLUMNS; PAINT P-3
- FRP FROM FLOOR TO 48" AFF, PAINT FROM 48" AFF TO CEILING. FRP WAINSCOT ON NON-MASONRY WALLS ONLY.
- FRP @ WATER COOLER ALCOVE TO 48" AFF
- SALES SIDE OF DRESSING ROOM WALLS TO BE PREPARED & PRIMED AS SCHEDULED. WALL COVERING PROVIDED & INSTALLED BY TSC.
- EXPOSED CONDUIT TO BE PAINTED TO MATCH ADJACENT WALL FINISH.

MATERIAL SCHEDULE

MATERIAL	SYMBOL	DESCRIPTION	NUMBER	COLOR	MFG.	COMMENTS
METAL	MTL-1	CORRUGATE METAL PANELS w/ EXPOSED FASTENERS	-	GALVALUME PLUS	MBCI	26GA, MATCHING TRIM & ACCESSORIES
	MTL-2	LOKSEAM (12") STANDING SEAM METAL ROOF PANELS	-	GALVALUME PLUS	MBCI	26GA, MATCHING TRIM & ACCESSORIES
	MTL-3	PERF METAL PANELS w/ EXPOSED FASTENERS	-	DESERT SAND	MBCI	26GA, MATCHING TRIM & ACCESSORIES
WALL COVERING	WC-1	SUPPLIED & INSTALLED BY TSC	-	-	-	PREPARE SURFACES AS SCHEDULED
	LVT-2	SOMA LUXURY VINYL PLANK	-	RUSSET	NORTH STAR	7.24" x 37.4", GLUE-DOWN
LUXURY VINYL TILE	LVT-1	EARTHWORKS WOOD CLASSIC PLANK	-	SEVORA	SWIFF-TRAIN	7.24" x 37.4", GLUE-DOWN
	LVT-2	SOMA LUXURY VINYL PLANK	-	RUSSET	NORTH STAR	7.24" x 37.4", GLUE-DOWN
VINYL BASE	VB-1	4" VINYL COVE	CS-40	BLACK	JOHNSONITE	PROVIDE PRE-FORMED CORNERS
	WC-1	STYLE: UPPER HAND	CAJ-3001	GOLDEN OCHRE	GILFORD	
PAINT	P-1	REFER TO APPLICATION SCHEDULE	SW7005	PURE WHITE	SHERWIN WILLIAMS	
	P-2	REFER TO APPLICATION SCHEDULE	SW7036	ACCESSIBLE BEIGE	SHERWIN WILLIAMS	
	P-3	REFER TO APPLICATION SCHEDULE	SW1012	POWER GREY	SHERWIN WILLIAMS	
	P-4	REFER TO APPLICATION SCHEDULE	SW7513	SANDERLING	SHERWIN WILLIAMS	
	P-5	REFER TO APPLICATION SCHEDULE	SW7532	URBAN PUTTY	SHERWIN WILLIAMS	
	P-6	REFER TO APPLICATION SCHEDULE	SW4081	SAFETY RED	SHERWIN WILLIAMS	
	P-7	REFER TO APPLICATION SCHEDULE	SW4084	SAFETY YELLOW	SHERWIN WILLIAMS	
	P-8	REFER TO APPLICATION SCHEDULE	SW6196	FROSTY WHITE	SHERWIN WILLIAMS	
	P-9	REFER TO APPLICATION SCHEDULE	SW7658	GRAY CLOUDS	SHERWIN WILLIAMS	
	P-10	REFER TO APPLICATION SCHEDULE	SW7067	CITYSCAPE	SHERWIN WILLIAMS	
PLASTIC LAMINATE	LAMA-1	PLASTIC LAMINATE	4857-60	SHADOW ZEPHER	WILSONART	
ACOUSTIC TILE	ACT-1	2x4 DUNE - SQUARE EDGE	1776	WHITE	ARMSTRONG	PRELUDE 15/16" EXPOSED T-GRID, COLOR: WHITE
	ACT-2	1/2x2x4 GRIDSTONE GYPSUM CEILING PANELS	-	WHITE	GOLD BOND / ARMSTRONG	PRELUDE 15/16" EXPOSED T-GRID, COLOR: WHITE
FRP	FRP-1	GLASLINER	XA	WHITE	GLASTEEL	TEXTURED

FINISH APPLICATION SCHEDULE

CONCRETE MASONRY UNITS (EXTERIOR)
SHEEN: FLAT

- 1ST COAT: SHERWIN WILLIAMS LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
- 2ND COAT: SHERWIN WILLIAMS CONFLX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
- 3RD COAT: SHERWIN WILLIAMS CONFLX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (16 MILS WET, 7.5 MILS PER DRY COAT) (ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.)

CONCRETE MASONRY UNITS (INTERIOR)
SHEEN: SEMI-GLOSS

- 1ST COAT: SHERWIN WILLIAMS PREPRITE BLOCK FILLER B25W25 (75-125 SQ. FT./GAL @ 16 MILS WET, 8 MILS DRY)
- 2ND COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
- 3RD COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

INTERIOR COLUMNS
SHEEN: GLOSS

- 1ST COAT: SHERWIN WILLIAMS KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 MILS WET, 3.0 - 4.0 MILS DRY PER COAT)
- 2ND COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
- 3RD COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

GYPSUM BOARD PREPARATION TO RECEIVE WALLCOVERING
1 COAT: SHERWIN WILLIAMS PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600

GYPSUM BOARD & PLYWOOD
SHEEN: SEMI-GLOSS

- 1ST COAT: SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
- 2ND COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
- 3RD COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

HOLLOW METAL DOORS & FRAMES
SHEEN: GLOSS

- 1ST COAT: FACTORY PRIMED
- 2ND COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
- 3RD COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

WOOD DOORS
SHEEN: SEMI-GLOSS

- 1ST COAT: SHERWIN WILLIAMS PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
- 2ND COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
- 3RD COAT: SHERWIN WILLIAMS PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

POLISHED CONCRETE
(VESTIBULE SALES RESTROOMS, CORRIDOR, MANAGER'S OFFICE & EMPLOYEE LOUNGE)
SLAB PREPARATION:

- JOINT FILLER: THE EUCLID CHEMICAL COMPANY QWIK JOINT POLYUREA JOINT FILLER
- CRACK REPAIR MATERIAL: THE EUCLID CHEMICAL COMPANY EUCCO 700 EPOXY JOINT FILLER
- PATCHING MATERIAL:
 - MULTIPLE MINOR SURFACE DEFECTS & IRREGULARITIES: HI-TECH TX-3
 - FEATHEREDGE PATCHES: ARDEX SD-P BY ARDEX ENGINEERED CEMENTS. SELF-DRYING, FAST SETTING CONCRETE UNDERLAYMENT FOR PATCHES 0"-1" DEEP WITH ADDITION OF APPROPRIATE AGGREGATE TO MATCH EXISTING.
 - FLOOR TRENCHES (WHERE APPLICABLE); REFER TO STRUCTURAL

MECHANICALLY GRIND & POLISH

- 100 GRIT RESIN BONDED DIAMONDS
- 200 GRIT RESIN BONDED DIAMONDS
- APPLY ONE COAT OF CONCRETE DENSIFIER AT A RATE OF APPROXIMATELY 400-800SF PER GALLON MAKING SURE TO KEEP WET FOR 30 MINUTES.
- 400 GRIT RESIN BONDED DIAMONDS
- 800 GRIT RESIN BONDED DIAMONDS (MID-LEVEL GLOSS)
- INSTALL JOINT/CRACK FILLER

SEALED CONCRETE
(STOCKROOM & IT/ELEC)

- SINGLE-CUT GRIND
- APPLY SEALER

EPOXY FLOORING
SLAB PREPARATION:

- NEWLY PLACED CONCRETE SURFACES SHOULD BE CURED FOR A MINIMUM OF 28 DAYS PRIOR TO COATING. CONCRETE SURFACES MUST BE STRUCTURALLY SOUND, FREE OF LOOSE OR DETERIORATED CONCRETE AND FREE OF DUST, DIRT, PAINT EFFLORESCENCE, OIL AND OTHER CONTAMINANTS. MECHANICALLY ABRASE THE SURFACE TO ACHIEVE A SURFACE PROFILE EQUAL TO CSP 2-3 IN ACCORDANCE WITH ICR GUIDELINE 310.2. PROPERLY CLEAN PROFILED AREA. THE PH OF THE SURFACE SHOULD BE CHECKED ACCORDING TO ASTM D 4922. FOLLOWING SURFACE PREPARATION, THE CLEARED SURFACE SHOULD HAVE A MINIMUM SURFACE-TENSILE STRENGTH OF 200 PSI WHEN TESTED WITH AN ELCOMETER OR SIMILAR PULL TESTER (ASTM D 4541).
- CURE USING "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400 SF/GALLON
- JOINT FILLER: THE EUCLID CHEMICAL COMPANY QWIK JOINT POLYUREA JOINT FILLER
- EPOXY PRODUCTS:
 - INITIAL COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (GRAY COLOR) BY EUCLID CHEMICAL
 - PIGMENTED CHIPS: "INCRETE GRANITE COAT CHIPS" (MICA COLOR) BY EUCLID CHEMICAL
 - GROUT COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
 - FINAL WEAR COAT: "INCRETE POLYSEAL POLYASPARTIC" 2 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
- MIX & APPLY PRODUCTS PER MANUFACTURER REQUIREMENTS
- COVER BASE: PROVIDE 4" COVER BASE FROM THE FLOOR TO THE FRP WALL TRANSITION. REFER TO DRAWINGS FOR DETAILS.

PAINT NOTES:

- APPLICATORS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER METHODS
- ALL COATS MUST BE BACK-ROLLED
- REFER TO SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

DOOR & FRAME SCHEDULE

NO.	DOORS				FRAMES		HARDWARE	COMMENTS
	TYPE	DESCRIPTION	SIZE	FINISH	MATERIAL	FINISH		
101	A1	BI-PART AUTOMATIC SLIDING	PKG 14'-0" x 7'-8"	CLEAR ANOZIZED	ALUMINUM	CLEAR ANOZIZED	1A	NOTES 3 & 10
102A	A1	BI-PART AUTOMATIC SLIDING	PKG 14'-0" x 7'-8"	CLEAR ANOZIZED	ALUMINUM	CLEAR ANOZIZED	1B	NOTES 3 & 10
102B	A2	AUTOMATIC SLIDER	PKG 9'-0" x 7'-8"	CLEAR ANOZIZED	ALUMINUM	CLEAR ANOZIZED	1A	NOTES 3 & 10
102C	B	ALUMINUM / GLASS	3'-0" x 7'-0"	CLEAR ANOZIZED	ALUMINUM w/ 4" HEAD	CLEAR ANOZIZED	1C	NOTES 4, 5 & 10
104	H	SOLID WOOD	3'-0" x 5'-8"	PAIR	P-4	HOLLOW METAL w/ 4" HEAD	P-4	4
105A	C	INSUL	3'-0" x 7'-0"	P-3 (INT)	HOLLOW METAL	P-3 (EXT)	P-3 (EXT)	5
105B	G	SOLID WOOD	3'-0" x 7'-0"	P-3	HOLLOW METAL	P-3	P-3	6
105C	E	SECTIONAL O.H.D.	10'-0" x 10'-0"	-	-	-	-	2
105D	E	SECTIONAL O.H.D.	10'-0" x 10'-0"	-	-	-	-	2
105E	D	SWINGING IMPACT	3'-0" x 8'-0"	PAIR	SUPPLIED BY TSC	-	-	2
106	C	INSUL HOLLOW METAL	4'-0" x 7'-0"	P-3 (INT) P-8 (EXT)	HOLLOW METAL w/ 4" HEAD	-	-	5B
107	C	SOLID WOOD	3'-0" x 7'-0"	-	HOLLOW METAL	-	-	7
108	C	SOLID WOOD	3'-0" x 7'-0"	-	HOLLOW METAL	-	-	6
109	C	SOLID WOOD	3'-0" x 7'-0"	-	HOLLOW METAL	-	-	7
110	C	SOLID WOOD	3'-0" x 7'-0"	-	HOLLOW METAL	-	-	8
111	C	SOLID WOOD	3'-0" x 7'-0"	-	HOLLOW METAL	-	-	7
112	F	ALUMINUM / GLASS MEDIUM STYLE	3'-0" x 7'-0"	CLEAR ANOZIZED	ALUMINUM	CLEAR ANOZIZED	1D	NOTES 6 & 10
R01	J	HOLLOW METAL	3'-0" x 3'-0"	P-8	HOLLOW METAL (WELDED)	P-8	P-8	9

- INSULATED SECTIONAL DOOR w/ ELECTRIC OPERATOR, (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY OVERHEAD DOOR VENDOR & INSTALLED BY G.C. COLOR: FACTORY FINISHED WHITE.
- INSTALL PLASTIC AIR CURTAIN (PROVIDE BY OHD VENDOR) w/ 50% PANEL OVERLAP AT MASONRY OPENING INSIDE DOOR OPENING.
- FLAT THRESHOLD PROVIDED BY SLIDING DOOR MANUFACTURER
- STOREFRONT FRAMING SYSTEM - KAWNEER 451T (2'x4-1/2") w/ THERMAL BREAK. PROVIDE 4" HEAD @ MASONRY
- (2) - 2" H. CRASH RAILS (PUSH SIDE) EACH DOOR
- STOREFRONT FRAMING SYSTEM - KAWNEER 451T (2'x4-1/2") w/ THERMAL BREAK. 1/4" TEMPERED GLASS Sidelights
- IMPACT DOORS
- 72" x 96" 72" x 84" OR 96" x 96" OPENINGS - ELIASON #P11 PLUS, w/10" x 30" ADA COMPLIANT ACRYLIC WINDOWS, 18" TALL BUMPERS, COLOR: RED. 96" x 120" OPENINGS - DURULITE STANDARD w/ 20" x 30" ADA COMPLIANT POLYCARBONATE WINDOWS, 36" TALL BUMPERS, COLOR: RED.
- VISION PANEL - WINDOW KIT w/ 1/4" CLEAR TEMPERED GLASS w/ GLAZING TAPE BY ANEMOSTAT. PROVIDED BY DOOR & HARDWARE VENDOR. PAINT FRAME SW7513 SANDERLING BY SHERWIN WILLIAMSKEY OUTSIDE
- PROVIDE & INSTALL "EMPLOYEES ONLY" SIGN AS DIRECTED BY TSC PM
- KEYED ALIKE

HARDWARE NOTES:

ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE.

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE (5) POUNDS; PUSH & PULL HARDWARE FOR PAIRS OF DOORS IS FOR EACH LEAF, UNLESS NOTED.

FIRE & SMOKE RATED DOOR ASSEMBLIES SHALL HAVE SMOKE GASKETS & SWEEP AS NECESSARY TO PASS UL 1784.

LOCKSET INSTRUCTIONS

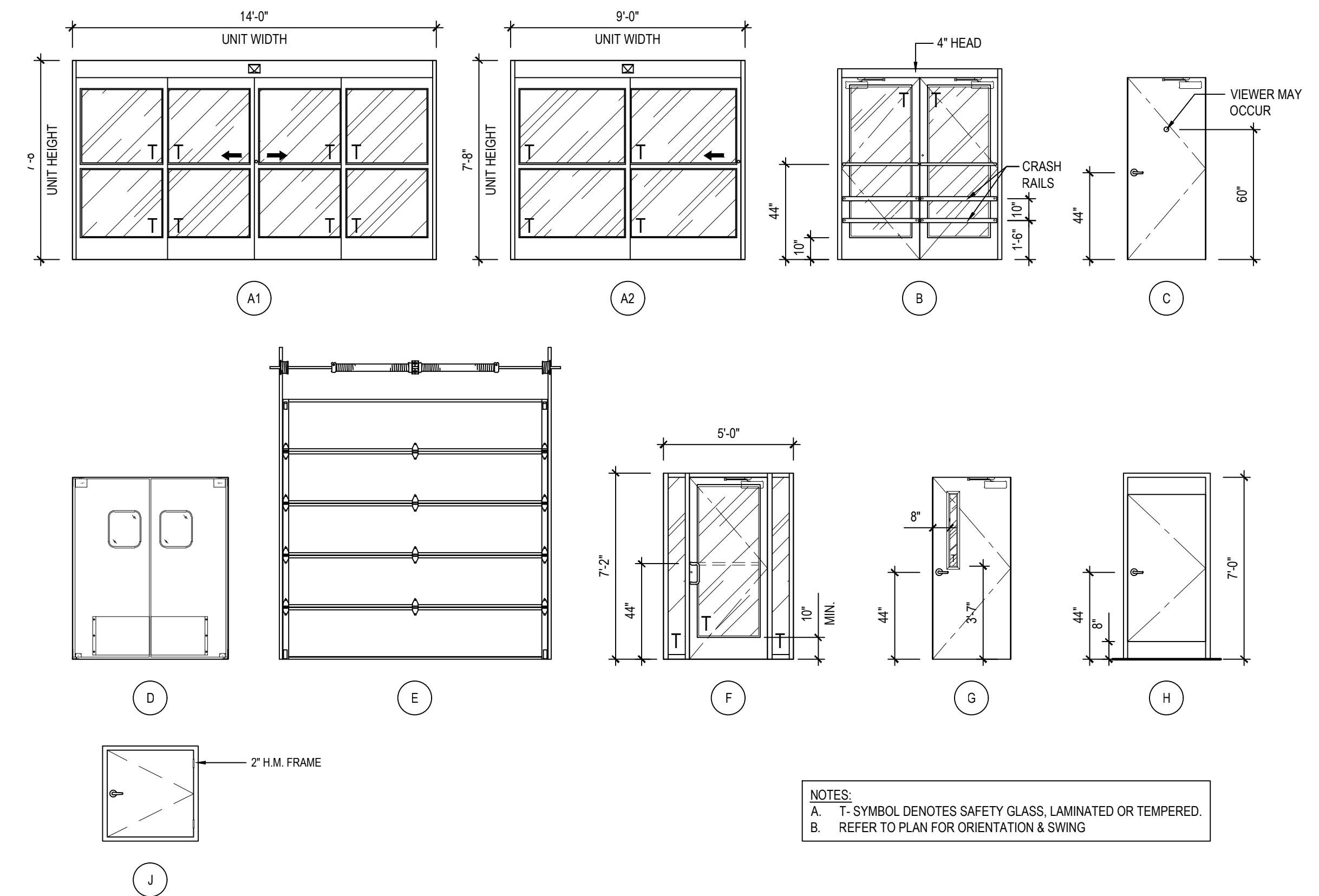
LOCKSETS SHALL BE PROVIDED w/ CONSTRUCTION CORES.

PRIOR TO TURN-OVER, G.C. SHALL REMOVE & REPLACE CONSTRUCTION CORES w/ PERMANENT "INSTAKEY" CORES SUPPLIED BY VENDOR.

CONSTRUCTION CORES SHALL BE COLLECTED, PACKAGED IN VENDOR PROVIDED CARTON, OBTAIN SIGNATURE (ON INCLUDED RECEIPT) OF TSC RM.

CARTON SHALL BE SEALED AND RETURNED TO VENDOR.

DOOR TYPES



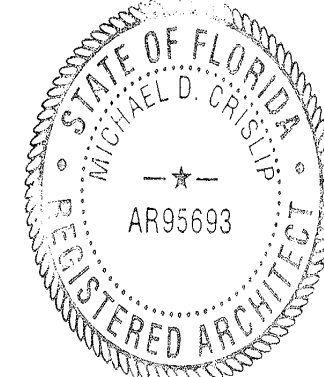
HARDWARE SCHEDULE

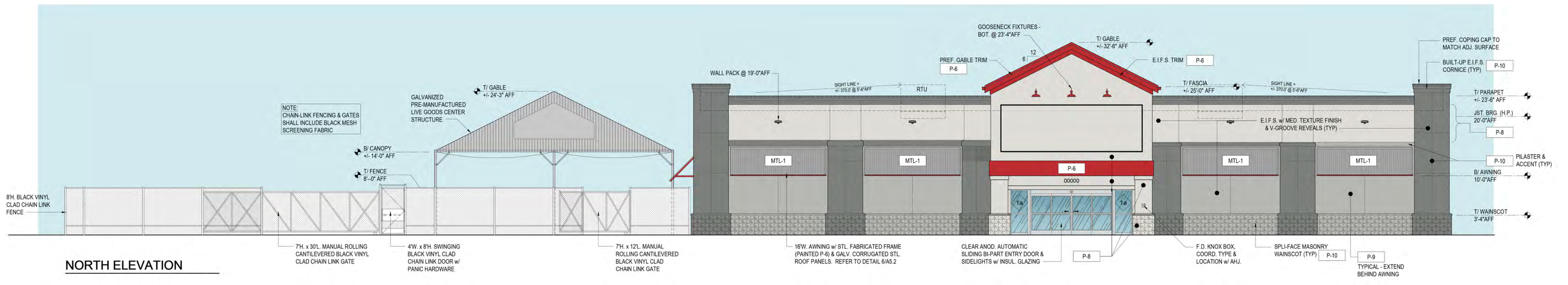
SET #	QUANTITY	ITEM	MFG.	SET #	QUANTITY	ITEM	MFG.	
1A	1 EA	MORTISE CYLINDER 28107-1-26D	ILC	5B	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK	
	1 EA	10C7A2 (GREEN CONSTRUCTION CORE)-GREEN	BEST		1 EA	RIM EXIT DEVICE V40 X DC X EE X TSC-711	DET	
	1 EA	MORTISE THUMB TURN CYLINDER-26D	ILC		1 EA	POWER TRANSFER P75	DET	
1B	2EA	DUMMY CYLINDER 71600-26D	ILC	1 EA	MORTISE CYLINDER 28107-1-26D	ILC		
	1 EA	BALANCE OF HARDWARE BY DOOR SUPPLIER		1 EA	CLOSER, PARALLEL ARM SC81A X DS X SLIM-689	FAL		
	1 EA	BALANCE OF HARDWARE BY DOOR SUPPLIER		1 EA	THRESHOLD 896 V- MILL	NAT		
1C	1 EA	THUMB TURN -CYLINDER -26D	ILC	1 EA	WEATHER STRIPING 160V- MILL	NAT		
	1 EA	MORTISE CYLINDER 28107-1-26D	ILC	1 EA	DRIIP CAP 16A-A	NAT		
	1 EA	DRIIP CAP 16A X 76 - A	NAT					
1D	1 EA	MORTISE CYLINDER 28107-1-26D	ILC	6	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK	
	1 EA	THUMB TURN -CYLINDER -26D	ILC		1 EA	PULL PLATE 8302-0 X 4 X 16- US32D	IVE	
	1 EA	CYLINDER CORE 10C7A2 (GREEN CONSTRUCTION CORE)	BEST		1 EA	CLOSER SC81A X RWIPA X SLIM-689	FAL	
2	1 EA	BALANCE OF HARDWARE BY DOOR SUPPLIER		1 EA	WALL STOP WS407-CCV-US32D	IVE		
	1 EA	BALANCE OF HARDWARE BY DOOR SUPPLIER		3 EA	SILENCERS SR64-GRY	IVE		
	1 EA	ALL HARDWARE BY DOOR SUPPLIER						
3	1 EA	NOT USED		7	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK	
	1 EA	CONTINUOUS HINGE 22HD	MCK		1 EA	OFFICE LOCKSET T511 X D X 23981137 X 5164 X 1 3/4-626	FAL	
	1 EA	PRIVATE LOCK T301S X D X 23981137 X 5164 X 1 3/4- 626	FAL		1 EA	CLOSER SC81A X RWIPA X SLIM-689 (DOOR 11 ONLY)	IVE	
4	1 EA	CONTINUOUS HINGE 22HD	MCK	1 EA	WALL STOP WS407-CCV-US32D	IVE		
	1 EA	PRIVATE LOCK T301S X D X 23981137 X 5164 X 1 3/4- 626	FAL	3 EA	SILENCERS SR64-GRY	IVE		
	3 EA	SILENCERS SR64-GRY	IVE					
5A	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK	8	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK	
	1 EA	ALARMED EXIT DEVICE EOL-290D-GRAY	DET		1 EA	OFFICE LOCKSET T301S X D X 23981137 X 5164 X 1 3/4- 626	FAL	
	2 EA	RIM CYLINDER R28207-9	ILC		1 EA	CLOSER SC81A X RWIPA X SLIM-689	FAL	
	1 EA	SURFACE PULL 8N US28 (INTERIOR)	HAG		1 EA	WALL STOP WS407-CCV-US32D	IVE	
	1 EA	CLOSER, PARALLEL ARM SC81 A X DS X SLIM-689	FAL		3 EA	SILENCERS SR64-GRY	IVE	
	1 EA	THRESHOLD 896V- MILL	NAT					
	1 EA	DOOR BOTTOM 795WH- MILL	NAT		9	2 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK
	1 EA	WEATHERSTRIP 160V- MILL	NAT			1 EA	OFFICE LOCKSET T511 X D X 23981137 X 5164 X 1 3/4-626	FAL
	1 EA	DRIIP CAP 16A-A	NAT			1 EA	WEATHER STRIPING 160V-MILL	NAT

MANUFACTURER ABBREVIATIONS

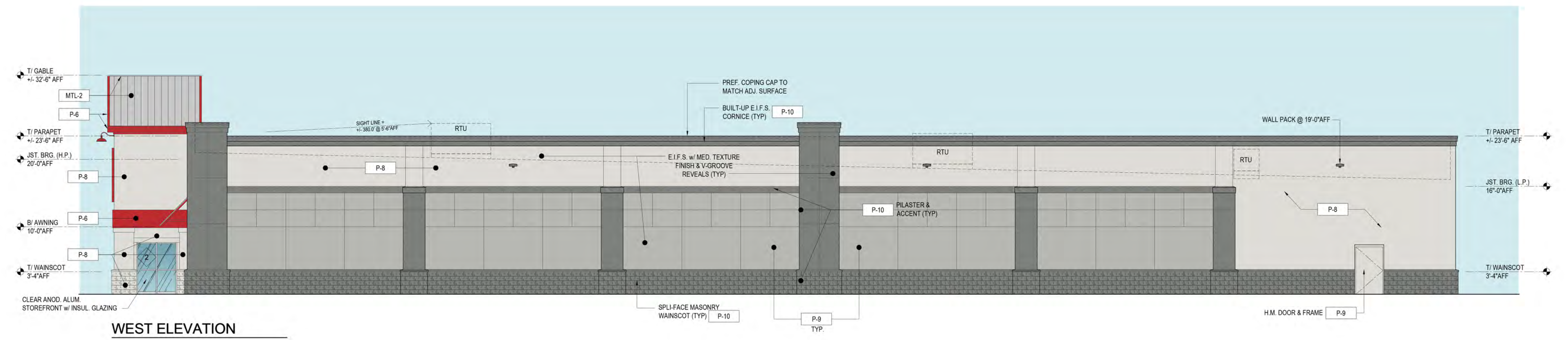
BEST - BEST ACCESS HAG - HAGER MCK - MCKINNEY
DET - DETEX ILC - ILO LCO - LCO
FAL - FALCON IVE - IVECS NAT - NATIONAL GUARD

onyx creative
25001 Emory Road, Suite 400
Cleveland, Ohio 44128
216.222.3220
onyxcreative.com
FL LIC. AR95693

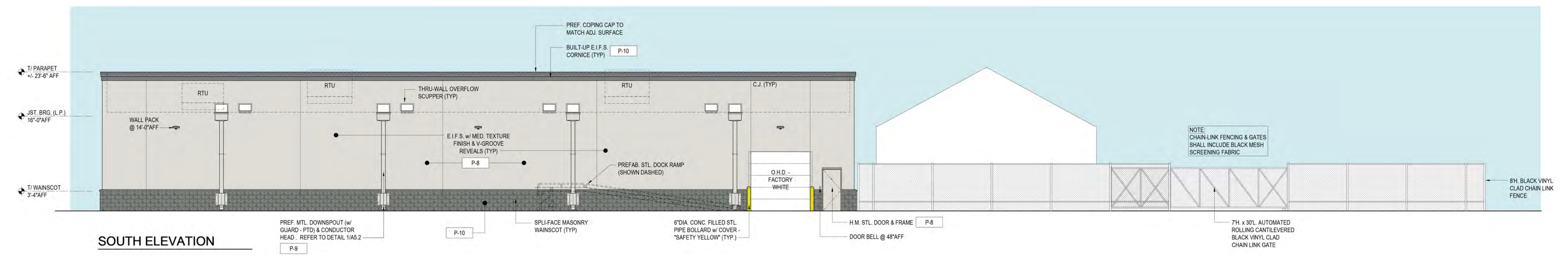




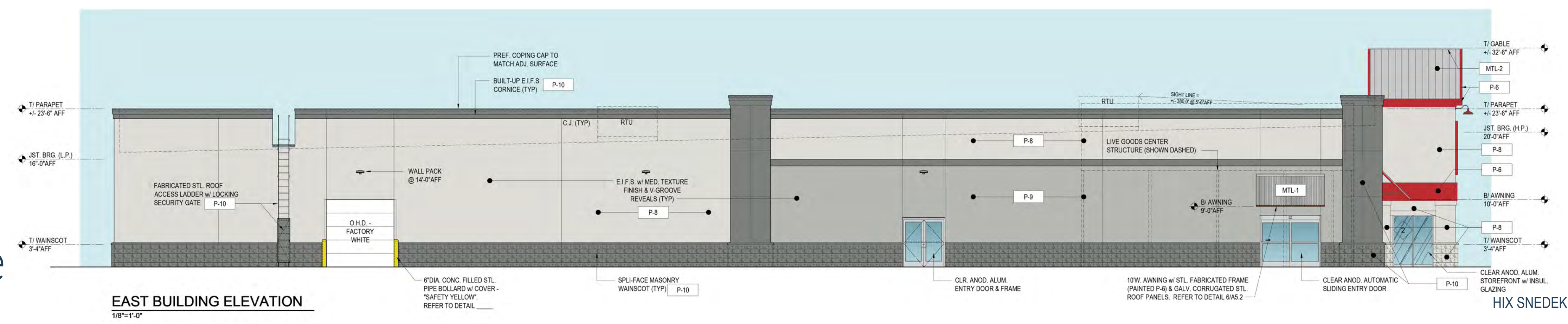
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST BUILDING ELEVATION

SHERWIN WILLIAMS
FROSTY WHITE
SW 6196

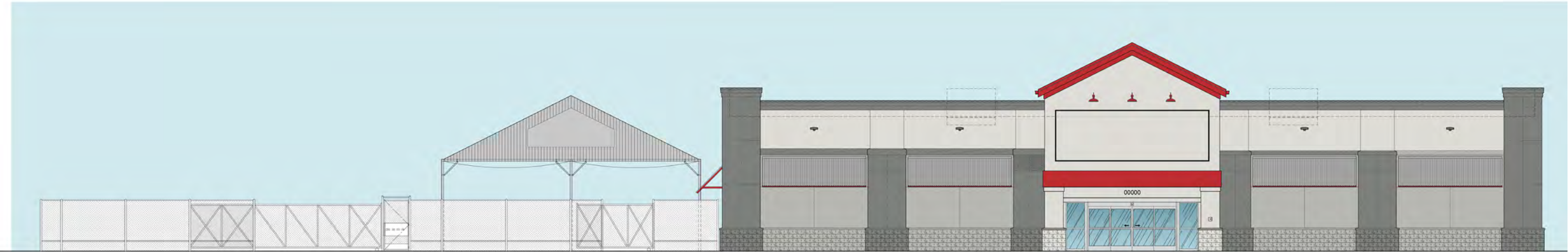
SHERWIN WILLIAMS
GRAY CLOUDS
SW 7658

SHERWIN WILLIAMS
CITYSCAPE
SW 7067

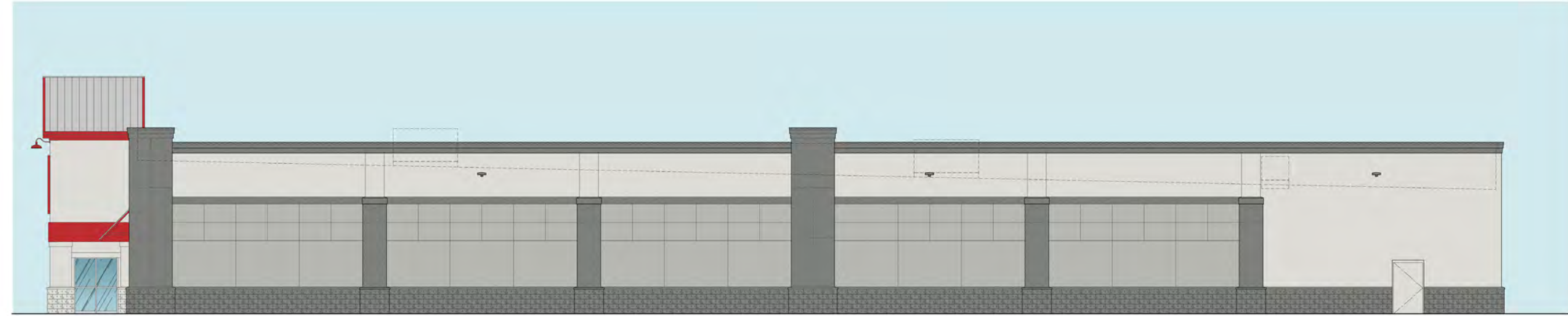
SHERWIN WILLIAMS
SAFETY RED
SW 4081

GALVANIZED &
STANDING SEAM
METAL

CLEAR ANODIZED
ALUMINUM
STOREFRONT/ENTRY
DOOR



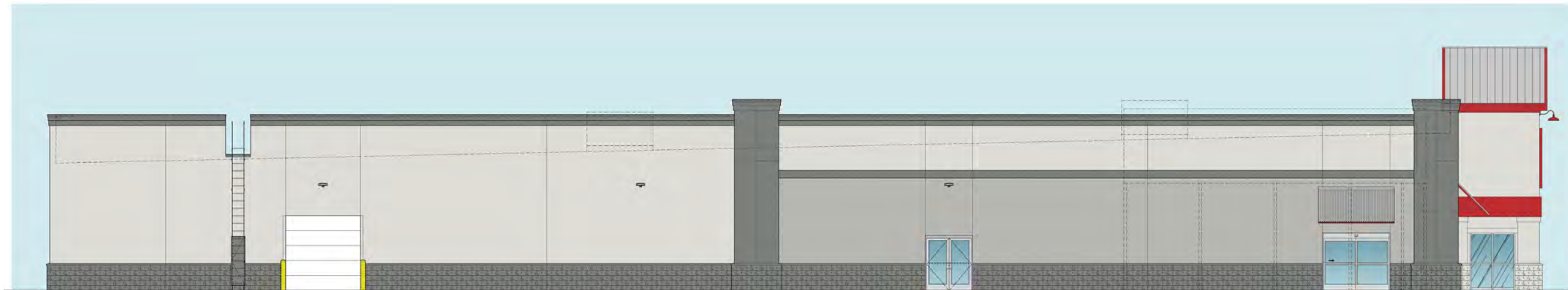
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST BUILDING ELEVATION
1/8"=1'-0"











PETITION DESCRIPTION

PETITION NUMBER: SPR-2024-01 Tractor Supply Site Plan Review (Parcel F2 at Westlake Landings)
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 16950 Persimmon Blvd. West, Westlake, FL 33470
PCN: Portion of 77-40-43-01-17-000-0021
REQUEST: The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

SUMMARY

The applicant is requesting approval of a site plan for a 4.54 acre Retail Sales & Services known as, “Tractor Supply” located in Parcel F2 within the Westlake Landings development. The proposed Retail Sales & Services use will include a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area and a 1,300 sq.ft. storage shed and a driveway lane for customers to pull their vehicles to pick up large items (feed, hay, tools, etc.). Additionally, the site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the nothermost boundary of the site abutting the landscape buffer.

Pursuant to Article 24.2, Section 4) of the Art In Public Places (AIPP) Ordinance, the applicant has opted to contribute one percent (1%) of the building construction cost (non-residential development projects with costs of one million dollars (\$1,000,000.00) or more) to the Art Acquisition Fund. Additionally, a Master Sign Plan will be submitted at a later date.

Due to the nature of the subject business operation, Staff is recommending a series of conditions of approval in order to mitigate any adverse aesthetics impacts to the site (Ex. clutter) regarding the outdoor display and storage of merchandise throughout the site. Staff is also recommending a condition of approval regarding customer loading to avoid obstructions of drive isles and provide safety.

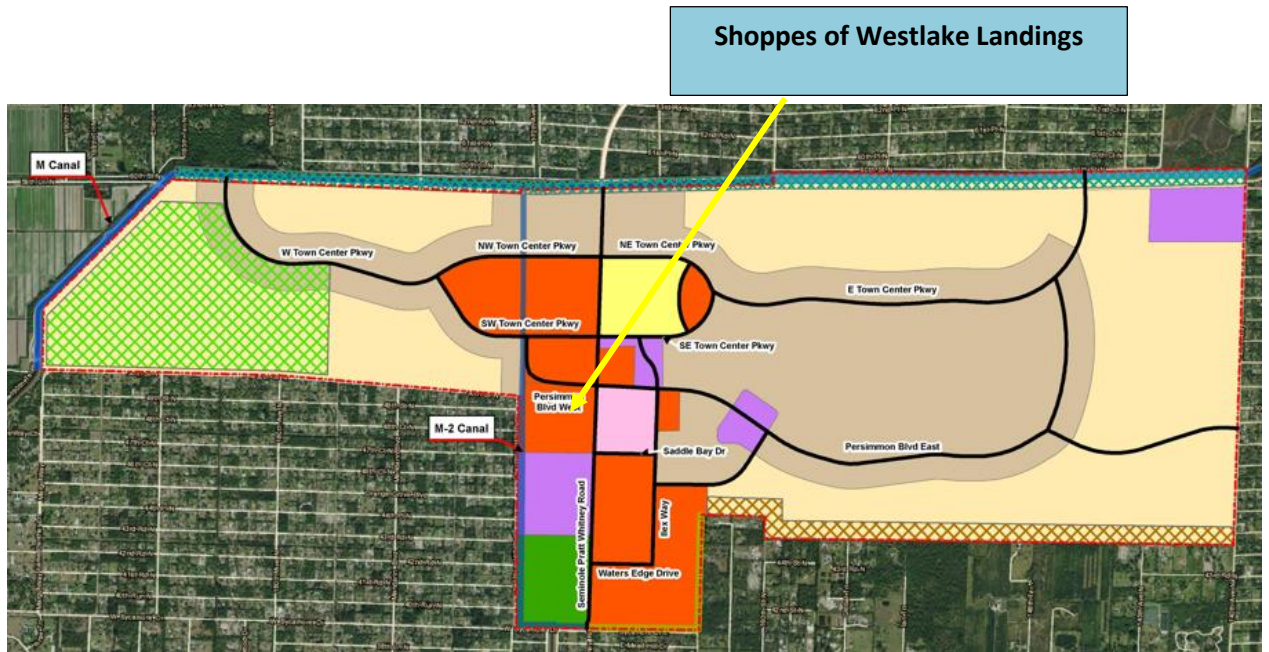
STAFF RECOMMENDATION

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

1. Applicant shall contribute one percent (1%) of the building’s construction cost of Parcel F2 to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Outdoor merchandise display is prohibited outside of the designated display areas.
3. Outdoor display areas shall be kept orderly and clean at all times.
4. The storage of merchandise outside the fenced outdoor merchandise display is prohibited.
5. The obstruction of parking spaces or drive isles is prohibited. All loading/unloading of merchandise shall only be permitted in the designated loading areas.

PETITION FACTS

- a. Total Gross Site Area: 4.54 acres (Parcel F, Subparcel F2)
- b. Building Data: 23,957 sq.ft
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

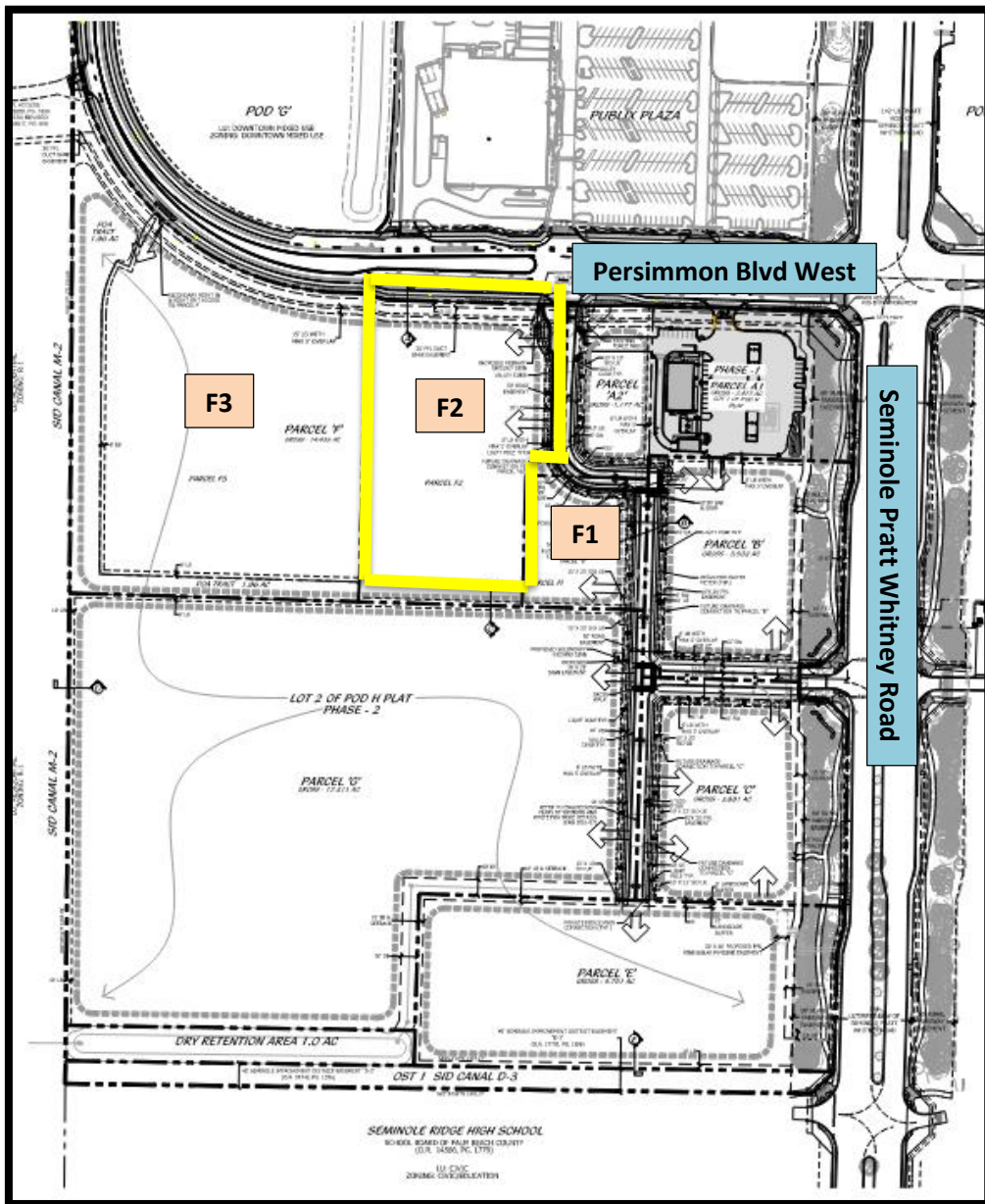


BACKGROUND

Subparcel F2 is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” is to developed as a Property Owners Association (POA) with individual owners within the development. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

- On November 8, 2021, a Site Plan approval of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings was approved by City Council. The application included a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The applicant has abandoned this approval.

- On April 2, 2024, the City Council approved to modify Parcel F into three (3) subparcels F1 (Retail/Mixed Use), F2 (Retail Sales or Services) and F3 (Light Industrial).



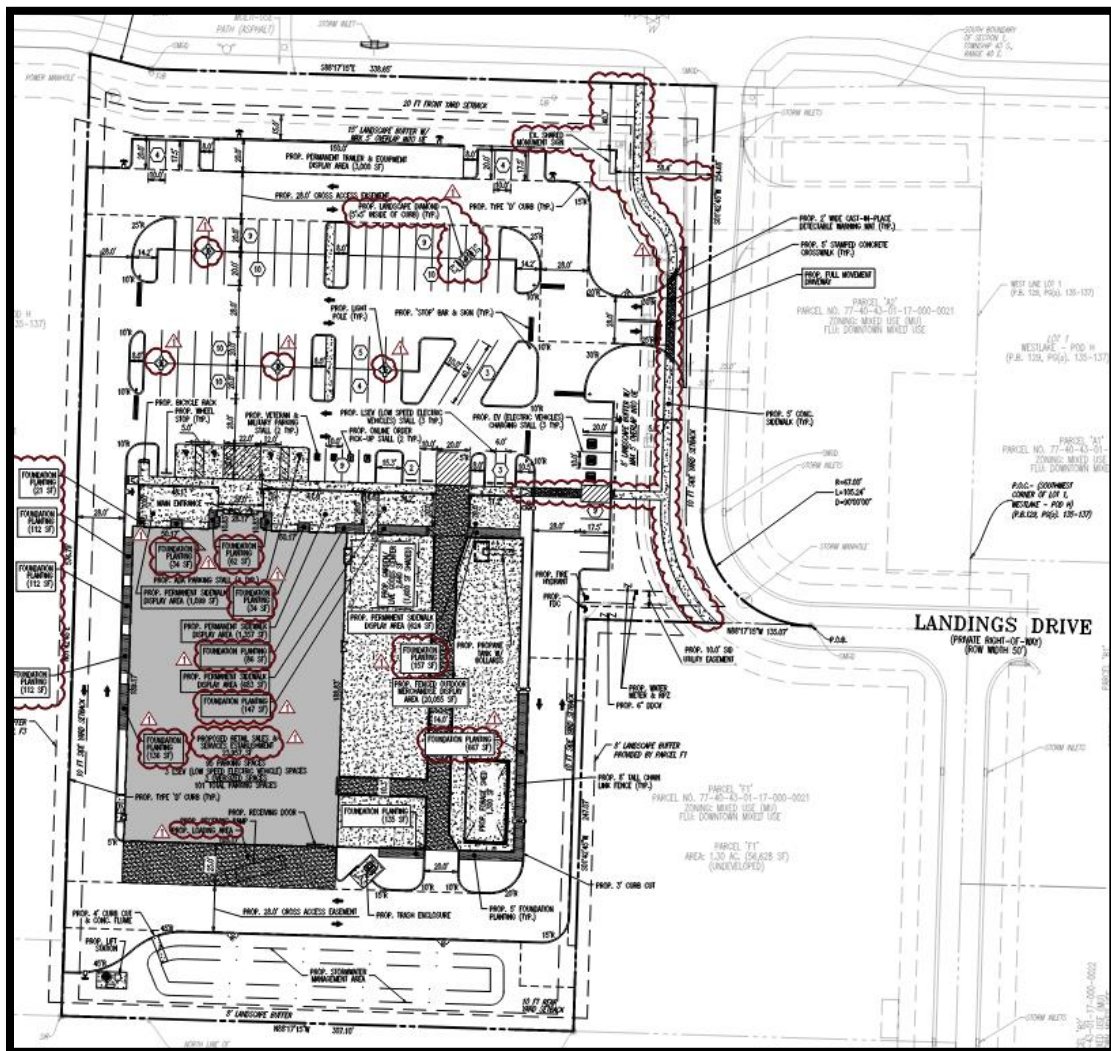
STAFF ANALYSIS

The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The Proposed Retail Sales & Services use includes the following structures and site improvements:

1. A one story 23,957 sq. ft. main building.
2. 20,055 sq. ft. fenced outdoor display area.
3. 1,300 sq.ft. storage shed and a driveway lane for customers.
4. 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building.
5. 3,000 sq.ft. display area for trailer & equipment on the north site boundary.

A Waiver request from Chapter 3, Section 3 (1)(b)(i)(b) is being requested as part of this application to allow a fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.

Proposed Site Plan



Proposed Architectural Elevations

Tractor Supply main building will continue with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below.

West Side Elevation



NORTH ELEVATION



WEST ELEVATION

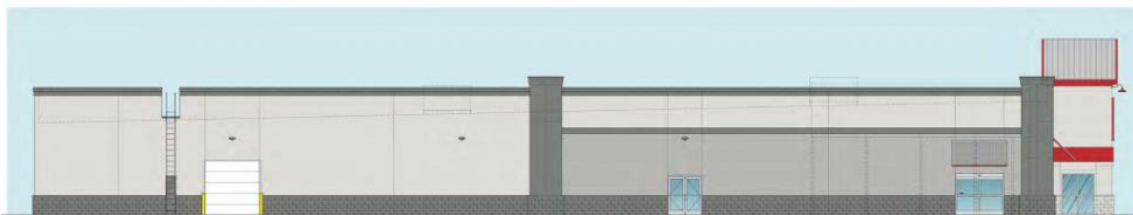
onyx|creative
25501 EMERY ROAD #400, CLEVELAND, OH 44128

COLORED ELEVATIONS
HX/SNEDEKER COMPANIES-TRACTOR SUPPLY - WESTLAKE, FL - 03.27.2024

East Side Elevation



SOUTH ELEVATION



EAST BUILDING ELEVATION

Rendering Front Elevations



Art in Public Places Program Requirements

Pursuant to Article 24.2, Section 4, of the Art In Public Places (AIPP) 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.

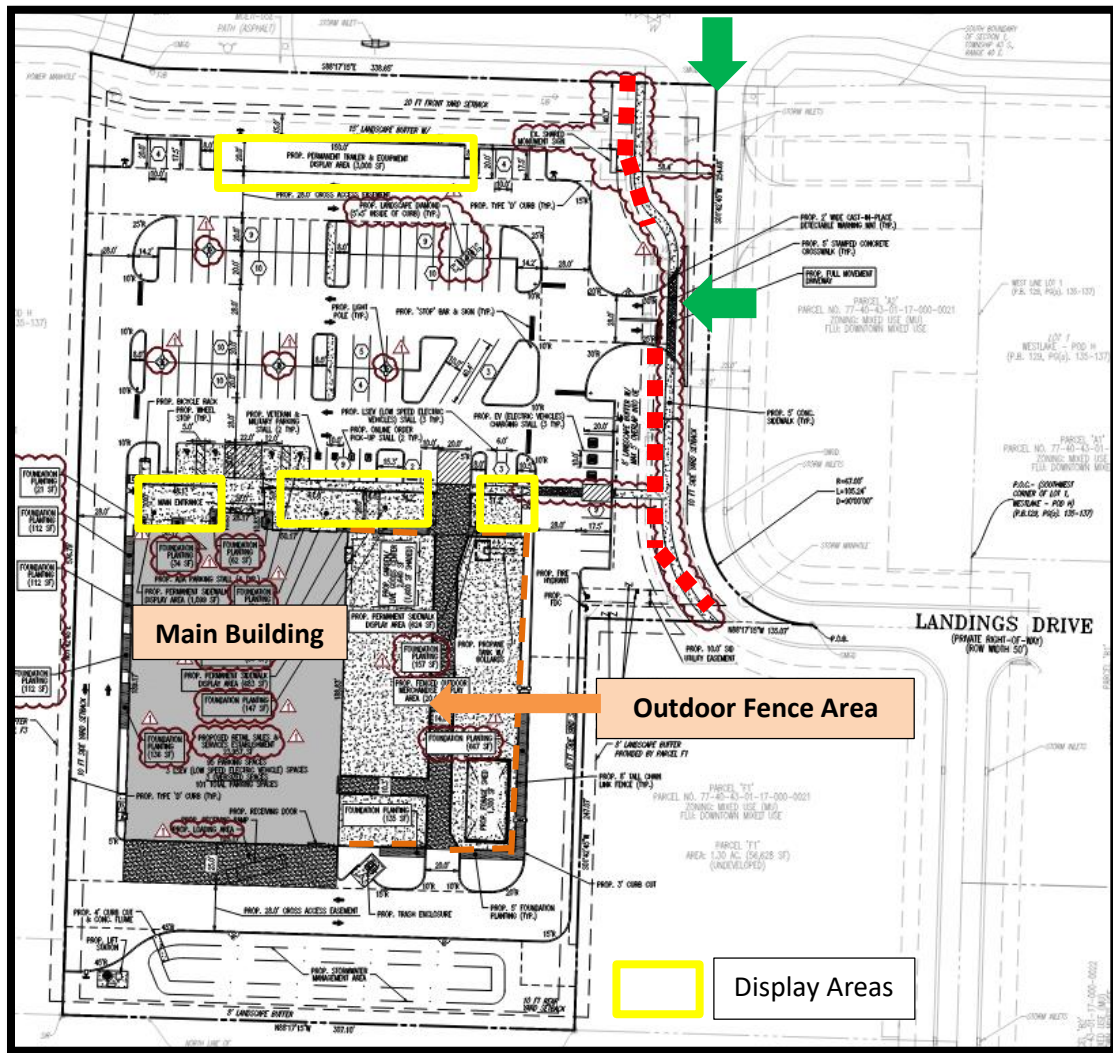
The applicant has opted to contribute one percent (1%) of the building construction cost prior to building permit issuance.

Accessways, Connecting Sidewalks, and Display Areas

The Tractor Supply development provides one (1) access point to the site, within the Westlake Landings development from the north on Persimmon Boulevard. The site also provides a sidewalk connecting to Persimmon Boulevard and adjacent parcels in the development.

The site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the northernmost boundary of the site abutting the landscape buffer as shown below. Staff is proposing conditions of approval regarding the display areas:

- Outdoor merchandise display is prohibited outside of the designated display areas.
- Outdoor display areas shall be kept orderly and clean at all times.
- The storage of merchandise outside the fenced outdoor merchandise display is prohibited.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	262.6'	<i>In compliance</i>
Rear (South)	Main Structure: 10'	105.9'	<i>In compliance</i>
Side (East) (West)	Main Structure: 10'	East – 43.1' West - 34'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	12.12%	<i>In compliance</i>
Building Height	120 ft. max	29.7'	<i>In compliance</i>
Parking	Required parking: 96 (1/250 SF Main Building.) Fenced Outdoor Area: 5 (1/4,500 SF) Total:101 spaces	Total:101 spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	26.31%	<i>In compliance</i>
Bike Racks	5% of Required Parking: 5	7	<i>In compliance</i>

Drainage

According to the submitted drainage statement, “Per the master permit issued by SFWMD, ERP No. 50-00021-S., application No. 141120-2, Parcel F is responsible for providing the required dry pre-treatment for the subject development, which will be provided in the proposed stormwater management area. Legal positive outfall is available via connection to the Master Drainage System. Based on the current Westlake Landings Pod H Master Plan, the site is permitted to outfall to the POA tract on Parcel F3 and ultimately the M-2 canal”.

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional 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. Please see enclosed email.

FINAL REMARKS

SPR-2024-01 will be heard by the City Council on June 4, 2024. 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.

File Attachments for Item:

B. SPR-2023-01: The applicant is requesting approval of a Site Plan Review for a Bank with Drive Through for Parcel C within the Westlake Plaza development. Parcel C is located on the east side of the Westlake Plaza site, abutting the south side of Parcel B. The proposed Bank with Drive Through consists of a 1,956 sq.ft. building with dual drive-through lanes.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		6/4/2024	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPR-2023-01: The applicant is requesting approval of a Site Plan Review for a Bank with Drive Through for Parcel C within the Westlake Plaza development. Parcel C is located on the east side of the Westlake Plaza site, abutting the south side of Parcel B. The proposed Bank with Drive Through consists of a 1,956 sq.ft. building with dual drive-through lanes.		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve with Conditions SPR-2023-01 - Site Plan Review for a Bank with Drive Through at Parcel C within the "Westlake Plaza"		
SUMMARY and/or JUSTIFICATION:		The applicant is requesting approval of a Site Plan for Parcel C within the Westlake Plaza development. The proposed site plan for a Bank with Drive Through use consists of a 1,956 sq.ft. building with dual drive-through lanes. Parcel C proposes aesthetic materials (pavers) on the walkways that connect to adjacent parcels continuing the overall paver walkway theme. The subject application is for Parcel C within the Westlake Plaza development, 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District. The applicant is opting to contribute one percent (1%) of the building construction cost to the Art Acquisition Fund, pursuant to Ordinance No. 2021-22, Art in Public Places (AIPP).		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Sheet Staff Report Application Justification Statement Master Site Plan Site Plan SID Confirmation Fire Review Comments Photometrics Plan Publix Consent Letter Landscape Plan Elevation Plans Engineering Plans Drainage 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):*

\$

SITE AREA CALCULATIONS

AREAS (Proposed)	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	49,220	1.13	100.00%
BUILDING	1,956	0.04	3.97%
TOTAL IMPERVIOUS	23,836	0.55	48.43%
TOTAL PERVIOUS (I.L.S. + DRY POND AREA)	23,428	0.54	47.60%

LOT COVERAGE : 3.97%

PROJECT TEAM

PROPERTY OWNER:
 PUBLIX SUPERMARKETS, INC.
 P.O. BOX 32018
 LAKELAND, FL 33802
 PHONE: 863-680-5375

PROJECT DEVELOPER:
 FIFTH THIRD BANK
 38 FOUNTAIN SQUARE PLAZA, MD 10903
 CINCINNATI, OH 45202
 PHONE: (513) 534-0706

SITE PLANNER:
 INFINITY ENGINEERING GROUP, LLC
 1208 EAST KENNEDY BOULEVARD
 SUITE 230
 TAMPA, FLORIDA 33602
 PHONE: (813) 434-4770

ARCHITECT:
 BDG ARCHITECTS
 400 N. ASHLEY DRIVE
 SUITE 600
 TAMPA, FL 33602
 PHONE: 813-323-9233

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

CIVIL ENGINEER:
 INFINITY ENGINEERING GROUP, LLC
 1208 EAST KENNEDY BOULEVARD
 SUITE 230
 TAMPA, FLORIDA 33602
 PHONE: (813) 434-4770

SURVEYORS:
 EBI SURVEYING
 8415 SUNSTATE STREET
 TAMPA, FLORIDA 33634
 PHONE: (813) 886-6080

DISTRICT ENGINEER:
 COTLEUR & WHEELER
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

- ### KEYED NOTES
- 1 NEW FIFTH THIRD BANK BUILDING AND DRIVE-THRU CANOPY (SEE ARCHITECTURAL PLANS).
 - 2 NEW TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS).
 - 3 NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
 - 4 NEW 6" BLACK TINTED CONCRETE. SEE DETAILS, SHEET C05.01.
 - 5 NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
 - 6 NEW ID SIGN (DESIGNED AND PERMITTED BY OTHERS).
 - 7 NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
 - 8 NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01.
 - 9 NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
 - 10 NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
 - 11 NEW WHEEL STOPS (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
 - 12 NEW FIFTH THIRD STANDARD BICYCLE RACKS. SEE DETAILS, SHEET C05.01.
 - 13 NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
 - 14 NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01.
 - 15 NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
 - 16 NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
 - 17 NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
 - 18 NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
 - 19 NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
 - 20 NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02.
 - 21 NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 6). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - 22 NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - 23 SAWCUT A 1/4" CONTROL JOINT IN NEW SIDEWALK AS SHOWN. NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR. (TYPICAL). SEE DETAILS, SHEET C05.01.
 - 24 EXPANSION JOINTS (TYPICAL).
 - 25 NEW CROSSWALK PAVERS TO MATCH EXISTING DEVELOPMENT.
 - 26 NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
 - 27 NEW AREA LIGHT POLE. SEE ELECTRICAL SITE PLANS.
 - 28 ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION. SEE ELECTRICAL SHEET FOR MORE DETAILS.
 - 29 EXISTING DEVELOPMENT LIGHT POLE AND ELECTRICAL JUNCTION BOX TO BE RELOCATED BY GENERAL CONTRACTOR / ELECTRICAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH DEVELOPER.
 - 30 CONCRETE PAD AND ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION. SEE ELECTRICAL SHEET FOR MORE DETAILS.

LEGEND

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 6"
	PROPOSED CONCRETE 6" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

SITE DATA

FUTURE LAND USE DESIGNATION:	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT:	MIXED USE
SECTION/TOWNSHIP/RANGE:	01 43 40
PROPERTY CONTROL NUMBER:	77-40-43-01-24-001-0000
EXISTING USE:	MIXED USE
APPROVED USE:	COMMERCIAL / BANK/ FINANCIAL INSTITUTION WITH DRIVE-THRU
PROPOSED USE:	COMMERCIAL / BANK/ FINANCIAL INSTITUTION WITH DRIVE-THRU

PARCEL DATA

OUTPARCEL C:	49,220 SF (1.13 AC)
PROPOSED PLAT AREA:	49,220 SF (1.13 AC)

ENTITLEMENT ALLOCATION PER MASTER PLAN (MPA-2023-03)

APPROVED USE	5,500 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU
PROPOSED USE	1,956 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU
UNASSIGNED USE	3,544 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU

BUILDING DATA

FIFTH THIRD BANK W/ DRIVE-THRU:	1,956 SF
NUMBER OF FLOORS:	1
PROPOSED BUILDING HEIGHT:	23 FT
MAX. BUILDING HEIGHT FOR MU:	120 FT
MINIMUM PARCEL SIZE:	43,560 SF
MAXIMUM LOT COVERAGE:	45%
MINIMUM PREVIOUS AREA:	25%
MINIMUM BUILDING SEPARATION:	20 FT

PARKING DATA

BANK W. DRIVE-THRU:	1 SPACE PER 300 SF OF G.F.A.	1,956 SF x (1 / 300) = 7 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING:	11 SPACES
	EV/CPV PARKING:	2 SPACES
	LSEV PARKING:	1 SPACE
	ACCESSIBLE PARKING:	1 SPACE
	TOTAL PARKING:	15 SPACES

PARKING SPACE SIZE:

9' X 18.5' MINIMUM / 25' DRIVE AISLE
 5% OF REQUIRED PARKING
 7 SPACES * 5% = 1 SPACE REQUIRED
 4 BICYCLE PARKING PROVIDED

LOADING ZONE:

*NOTE: FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES. DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER - SEMINOLE PRATT WHITNEY ROAD	= 0'
LANDSCAPE BUFFER - SIDE (NORTH)	= 8'
LANDSCAPE BUFFER - SIDE (SOUTH)	= 8'
LANDSCAPE BUFFER - REAR (WEST)	= 8'

BUILDING REQUIREMENTS

BUILDING SETBACK - SEMINOLE PRATT WHITNEY ROAD	= 20'
BUILDING SETBACK - SIDE (NORTH)	= 10'
BUILDING SETBACK - SIDE (SOUTH)	= 10'
BUILDING SETBACK - REAR (WEST)	= 10'

FLOOD ZONE

FLOOD ZONE AE ELEVATION 18.5' PER FEMA MAP 12099C0531F DATED 10.05.17.

NOTES:

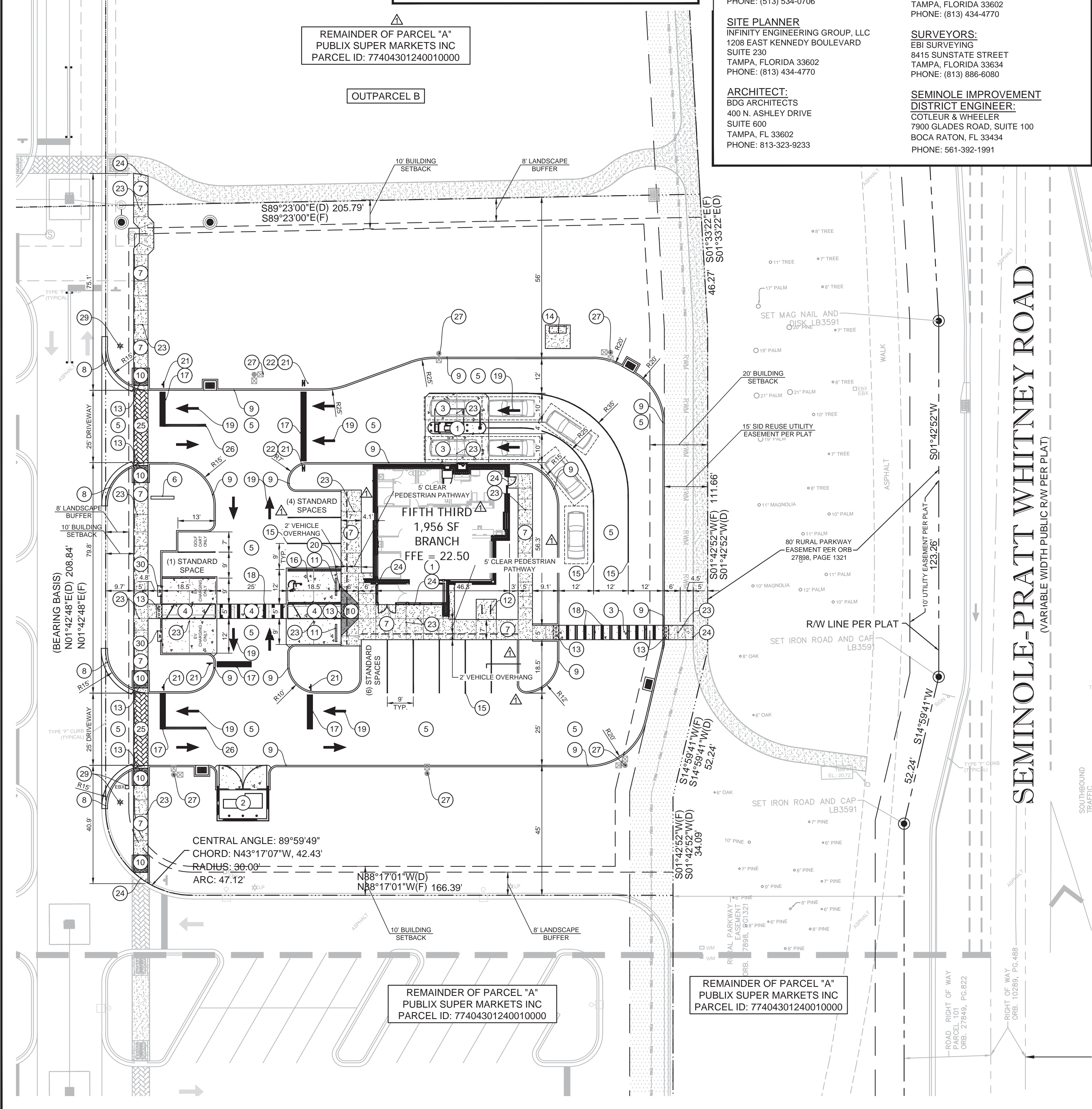
- ANY INCREASE OF SQUARE FOOTAGE WITHIN THE SITE PLAN AREA (OUTPARCEL C) SHALL REQUIRE A SITE PLAN AMENDMENT.
- ANY REASSIGNMENT OF THE UNASSIGNED COMMERCIAL/ FINANCIAL INSTITUTION W/ DRIVE-THRU ENTITLEMENT OUTSIDE OUTPARCEL C SHALL REQUIRE A MASTER PLAN AMENDMENT.

- ### SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
 2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
 3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
 4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
 5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

- ### LANDSCAPE NOTE
1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
 2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
 3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

MECHANICAL SCREEN NOTE

ALL MECHANICAL EQUIPMENT IS LOCATED ON TOP OF BUILDING AND SCREENED BY PARAPET WALL.



400 N Ashley Drive, Suite: 600
Tampa, FL 33602

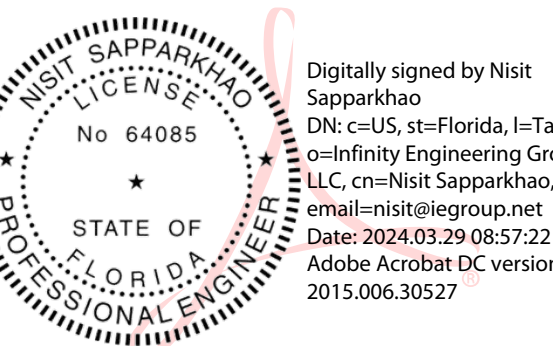
P: 813 - 323 - 9233
Lic. # AA - 0003590
W: www.bdgflp.com



FIFTH THIRD BANK
 WESTLAKE
 OUT PARCEL C - WESTLAKE PLAZA
 NWC SEMINOLE PRATT WHITNEY RD.
 & PERSIMMON BLVD.
 WESTLAKE, FLORIDA 33470



INFINITY ENGINEERING GROUP, LLC
 1208 East Kennedy Boulevard
 Suite 230
 Tampa, Florida 33602
 [p]: 813.434.4770
 [f]: 813.445.4211
 www.iggroup.net
 FL Cert. of Auth. No 57889
 IEG JOB NO. 15-276.00
 SEAL NISIT SAPPARKHAO, P.E.
 FL REG. NO. 64085



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NISIT SAPPARKHAO, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY OR AN ELECTRONIC COPIES 3.3.2004

ISSUE BY	DATE	DESCRIPTION
SJ	03/22/23	PERMIT SET
▲	01/25/24	WEST LAKE COMMENTS
▲	03/29/24	WEST LAKE COMMENTS

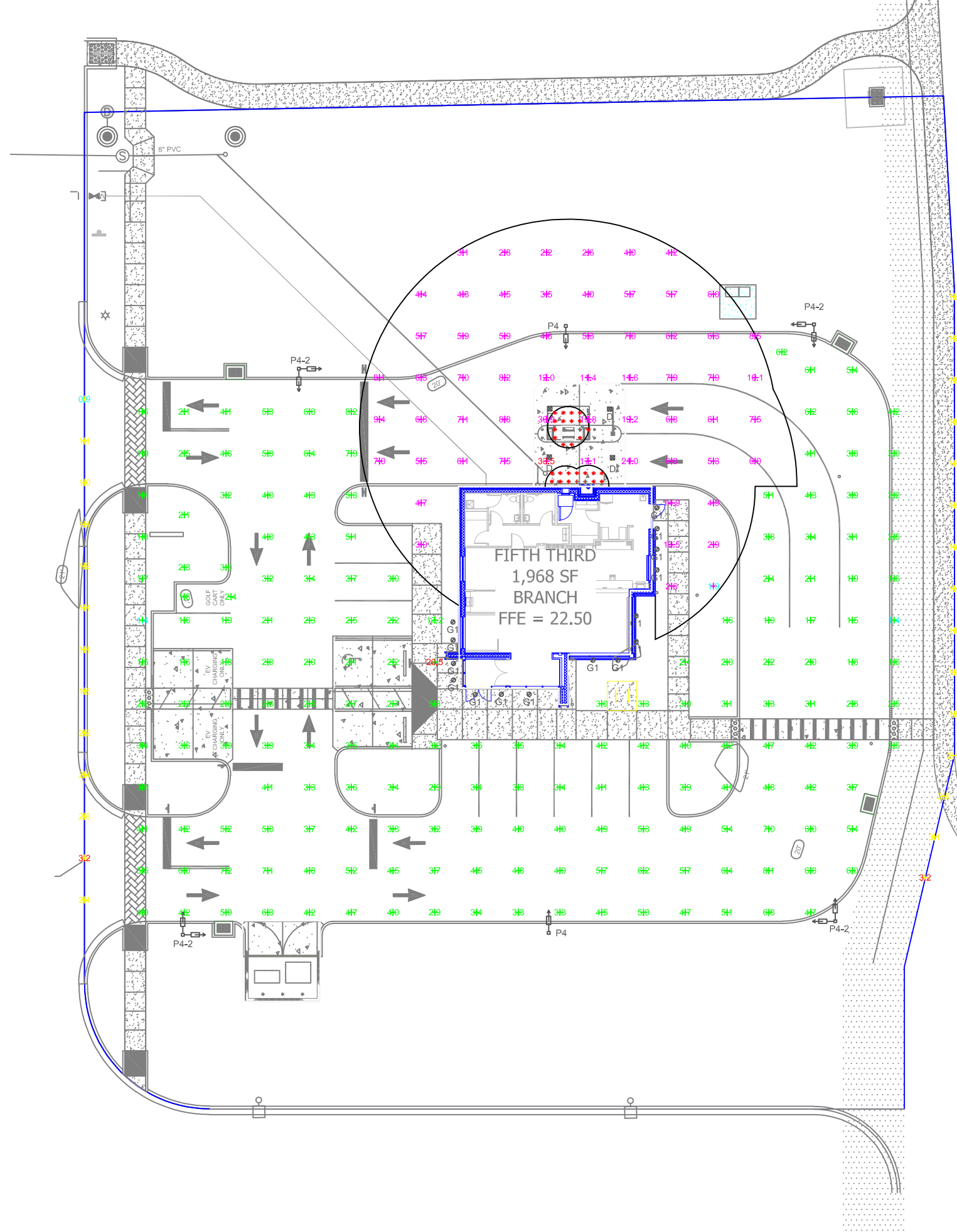
PROJECT INFORMATION BLOCK

JOB #	220674
DATE:	03/22/23
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE PLAN
SHEET NUMBER

C02.01



50 FT SECURITY RADIUS		5 FT SECURITY RADIUS	
61 points at z=3, sp 10ft by 10ft		29 points	
HORIZONTAL FOOTCANDLES		HORIZONTAL FOOTCANDLES	
Average	8.0	Average	17
Maximum	33.5	Maximum	35
Minimum	1.9	Minimum	10
Avg:Min	4.22	Avg:Min	1.73
Max:Min	17.63	Max:Min	3.50
Coef Var	0.76	Coef Var	0.34
UniGrad	5.19		

PROPERTY LINE		PARKING LOT	
28 points		183 points	
HORIZONTAL FOOTCANDLES		HORIZONTAL FOOTCANDLES	
Average	1.7	Average	4.0
Maximum	3.2	Maximum	20.5
Minimum	0.0	Minimum	1.4
Avg:Min	1.93	Avg:Min	2.83
Max:Min	3.56	Max:Min	14.64
Coef Var	0.39	Coef Var	0.55

G1 TROY-CSL LIGHTING INC ED5-XXX-35-90-50-30S
 UL Verification Services Inc, test report no. 13535467.05
 lamp(s): One (1) White 3500K LED with 50 degree optic
 candela file 'ED5-XXX-35-90-50-30S.lis'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.750, watts per luminaire = 30
 number locations= 15, number luminaires= 15
 kw all locations= 0.4
 Occurrences: 11' at mounting height 12 ft
 4' at mounting height 9.5 ft

D LSI INDUSTRIES, INC XSPS-S-LED-SS-CW-120V-GWT-DFL
 LSI INDUSTRIES, INC test report no. LED-6607
 lamp(s): XXX
 candela file 'XSPS-S-LED-SS-CW-DFLIES'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.750, watts per luminaire = 44
 number locations= 4, number luminaires= 4
 kw all locations= 0.2
 Occurrences: 4 at mounting height 10.5 ft

P4-2 GE LIGHTING SOLUTIONS EALS03_J4AF740
 GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 18061823 18061921
 lamp(s): LED
 2 luminaires per location, candela file 'EALS03_J4AF740 (24100LM).IES'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.750, watts per luminaire = 186
 Outreach (from mounting axis to photometric center)= 36 in
 mounting height= 30 ft
 number locations= 4, number luminaires= 8
 kw all locations= 1.5

P4 GE LIGHTING SOLUTIONS EALS03_J4AF740
 GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 18061823 18061921
 lamp(s): LED
 candela file 'EALS03_J4AF740 (24100LM).IES'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.750, watts per luminaire = 186
 Outreach (from mounting axis to photometric center)= 36 in
 mounting height= 30 ft
 number locations= 2, number luminaires= 2
 kw all locations= 0.4

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
(Revised)

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: Fifth Third Bank at Westlake Publix Plaza (SPR-2023-01)

PROJECT ADDRESS: Parcel C – 16725 Persimmon Blvd. West

DESCRIPTION OF PROJECT: 1,956 SF Bank/Financial Institution with Drive Thru

Estimated Project Cost: TBD

Property Control Number (PCN): A portion of 77404301240010000

Section/Township/Range:

Property Owner(s) of Record (Developer) Publix Super Markets, Inc.

Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811

Phone No.: 863-688-1188 Fax No. E-mail Address: Woody.Rayburn@Publix.com

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

Name: Cotleur & Hearing

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

Phone No.: 561-747-6336 Fax No.: 561-747-1377 E-mail Address: Dhearig@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 Bank/Financial Institution with Drive Thru

(Refer to the Justification Statement for more information)

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Publix Phase II Parcel C	Downtown Mixed Use	Mixed Use
NORTH	Parcel B – Vacant	Downtown Mixed Use	Restaurant with drive thru
SOUTH	Parcel E – Constructed	Downtown Mixed Use	Retail
EAST	Seminole Pratt Whitney Roadway	Downtown Mixed Use	Mixed Use
WEST	Parcel E – Constructed	Downtown Mixed Use	Retail


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 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.

Daniel Bowman, Fifth Third Bank
 Owner's Name (please print)


 Owner's Signature

April 01, 2024
 Date

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

 Applicant/Agent's Signature

 Date

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 Bank/Financial Institution with Drive Thru

(Refer to the Justification Statement for more information)

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Daniel Bowman, Fifth Third Bank
 Owner's Name (please print)

 Owner's Signature

 Date

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


 Applicant/Agent's Signature

 Date

LETTER OF AUTHORIZATION
FOR USE WITHIN THE CITY OF WESTLAKE, FL

To Whom It May Concern:

This letter authorizes Daniel Bowman of Fifth Third Bank ("Designated Representative") to act on behalf of Publix Super Markets, Inc., in regards to Site Plan Review and applications for Site Plan approval through City Westlake, FL, located at 16725 Seminole Pratt Whitney Westlake, FL 33470. I hereby authorize the aforesaid Designated Representative to perform the necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said Designated Representative shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid Real Property or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the foregoing entity solely with respect to the intended signage at the Real Property and subject to limitations). Any approvals requested must be necessary and within the scope of business model of Designate Representative. Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

Signature: William W Rayburn, IV
William W. Rayburn, IV, Vice President of Real Estate Assets
Name (printed)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or
online notarization, this 14th day of December, 2023, by William W. Rayburn, IV
as VP of RE Assets of Publix Super Markets, Inc.
are personally known to me or have produced
as identification and (did/did not) take oath.



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Patricia Cooley
Notary Public
Print Name
Commission No.
Expiration Date:



February 23, 2023

Infinity Engineering Group, LLC
1208 E. Kennedy Blvd, Suite 230
Tampa, FL 33602
Attn: Brett Nevaril

**Re: Seminole Improvement District's
Intention to Provide Water, Wastewater, and Irrigation Services
Project: Pod G – Outparcel C (a.k.a. Fifth Third Bank)**

Mr. Nevaril,

Please accept this letter as a commitment from Seminole Improvement District (SID) to provide water, wastewater, and irrigation services to the above referenced project. It is our intention and within our capability to provide the needed water, wastewater, and irrigation services during and after completion of development of the project. SID has an interlocal utility agreement with Palm Beach County in which SID currently has the reserve capacity of potable water up to 5,000,000 gpd and wastewater capacity up to 4,000,000 gpd.

If you have any questions or need any further information, please do not hesitate to contact our office at 561-392-1991.

Sincerely,

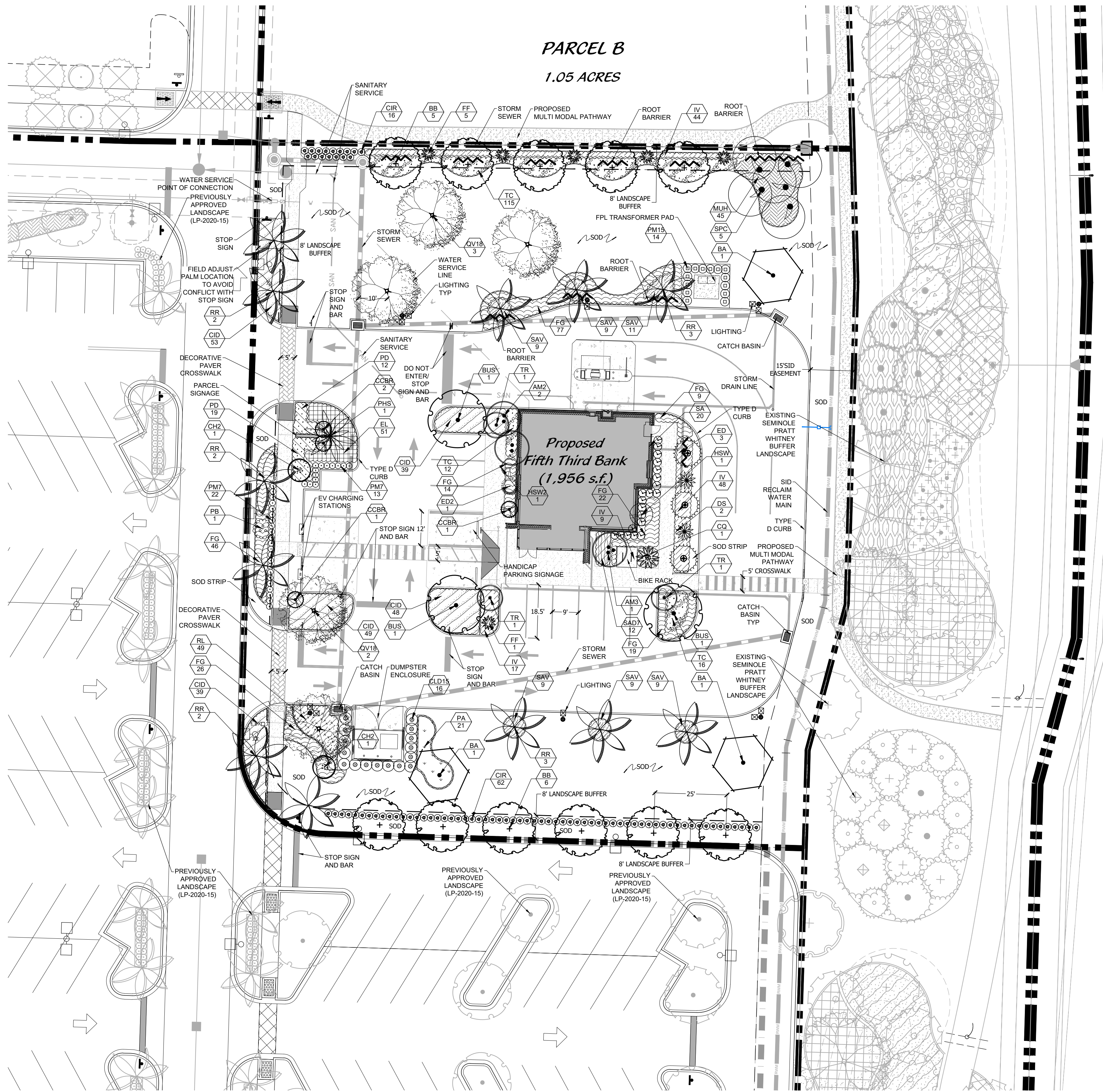
Seminole Improvement District Engineer

Ryan D. Wheeler

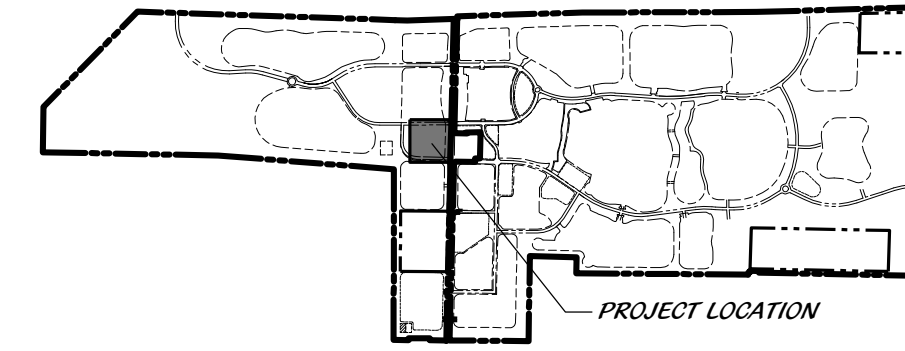
Ryan D. Wheeler, P.E., LEED AP®

Caulfield & Wheeler, Inc.

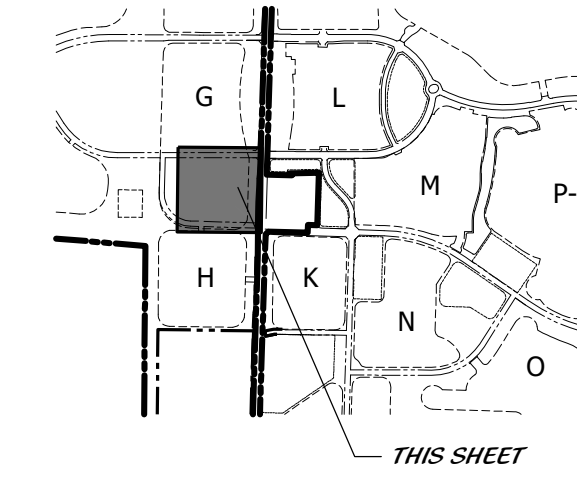
Consulting Engineers, Surveyors and Landscape Architects
7900 Glades Road, Suite 100
Boca Raton, FL 33434
Boca Phone: 561-392-1991
Boca Fax: 561-750-1452



LOCATION MAP



KEY MAP



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING COVERAGE- FIFTH THIRD BANK	1,956	0.045	3.97%
VEHICULAR USE AREA	18,492	0.425	37.57%
SIDEWALKS & PLAZAS	2,314	0.053	4.70%
LANDSCAPE BUFFER AREA	1,648	0.038	3.35%
FOUNDATION PLANTING AREA	546	0.013	1.11%
INTERIOR LANDSCAPE AREA	24,263	0.557	49.29%
TOTAL SITE AREA	49,220	1.13	100.00%

LANDSCAPE BUFFERS	L.F./CODE	REQ.	PROV.
NORTH - FRONTAGE	186	8	8
CANOPY TREES	1/25 L.F.		
WEST - ROW	138	6	6
CANOPY TREES	1/25 L.F.		
SOUTH - PERIMETER	151	7	7
CANOPY TREES	1/25 L.F.		

VEHICULAR USE AREA - INTERIOR PLANTING	S.F./CODE	REQ.	PROV.
GREEN SPACE / PERVIOUS AREA	10% VEH. USE AREA	2,081	24,263
CANOPY TREES	1 PER INTERIOR ISLAND	6	6

INTERIOR LANDSCAPE	S.F./CODE	REQ.	PROV.
GREEN SPACE / PERVIOUS AREA	24,263		
CANOPY TREES	1 PER 3,000 S.F.	9	25
SHRUBS	1 PER 1,250 S.F.	20	>20

FOUNDATION PLANTING	L.F./CODE	REQ.	PROV.
EAST FAÇADE L.F. = 49 L.F.		24.5 L.F.	24.5 L.F.
CANOPY TREES OR PALMS	1/20 L.F.	2	2
SHRUBS/GROUNDCOVER	1/10 S.F.	12	68
WEST FAÇADE L.F. = 49 L.F.		24.5 L.F.	24.5 L.F.
CANOPY TREES OR PALMS	1/20 L.F.	2	13
SHRUBS/GROUNDCOVER	1/10 S.F.	12	223
NORTH FAÇADE L.F. = 47 L.F.		23.5 L.F.	23.5 L.F.
CANOPY TREES OR PALMS	1/20 L.F.	2	3
SHRUBS/GROUNDCOVER	1/10 S.F.	12	106
SOUTH FAÇADE L.F. = 47 L.F.		23.5 L.F.	23.5 L.F.
CANOPY TREES OR PALMS	1/20 L.F.	2	2
SHRUBS/GROUNDCOVER	1/10 S.F.	12	21
PALM/SMALL TREE %	REQ.	PROV.	
	50% MAX.	45.00%	

NATIVE PERCENTAGE (OF REQ. MATERIAL)	REQ.	PROV.
CANOPY TREES	50%	66.00%
SHRUBS/GROUNDCOVER	25%	38.00%

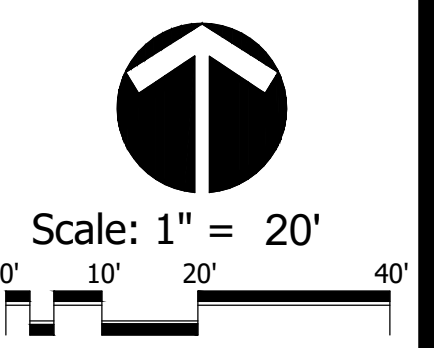
LEGEND

- 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
- WMT: WATER MANAGEMENT TRACT
- FH: FIRE HYDRANT
- CB: DRAINAGE CATCH BASIN
- PROP: PROPOSE
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- TCP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST

SEMINOLE PRATT WHITNEY ROAD

FIFTH THIRD BANK AT WESTLAKE PLAZA
(PARCEL C)
LANDSCAPE PLAN
 City of Westlake, Florida

DESIGNED: AGB
 DRAWN: AGB
 APPROVED: DEH
 JOB NUMBER: 20-0616.02
 DATE: 03-07-23
 REVISIONS: 03-21-23



March 21, 2023 4:35:33 p.m.
Drawing: 20-0616_PARCEL C-LP.DWG

SHEET 1 OF 2

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 These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect. A license holder is required to be a governmental entity in order to be permitted to use these drawings in public records requirement under Florida law.

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, CUTTING 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 SHOULD 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, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN SAND AND SCREENED TO 1/2". 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 8 GRADE MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 2" UNLESS OTHERWISE SPECIFIED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGNANTIE 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 SHALL BE RESPONSIBLE FOR THE 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 THE 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 CREW 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 4" 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 BEYOND A 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 DISHD 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 BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD 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 UNWANTED VEGETATION. IF TOPSOIL GRASS (OR ANAEMIC RESEED) 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 REPLACEMENT 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 SUCH AS LIGHTNING, WINDSTORMS, 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 MAINTAIN 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 A CLEARANCE 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 6' 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 PROVIDED 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 OF 1/3 NATIVE SOIL, 1/3 CLEAN SAND AND 2/3 COMPOSED COW MANURE OR COMPOSTABLE 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 ENCRASH INTO A SID U WITHOUT PRIOR SID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

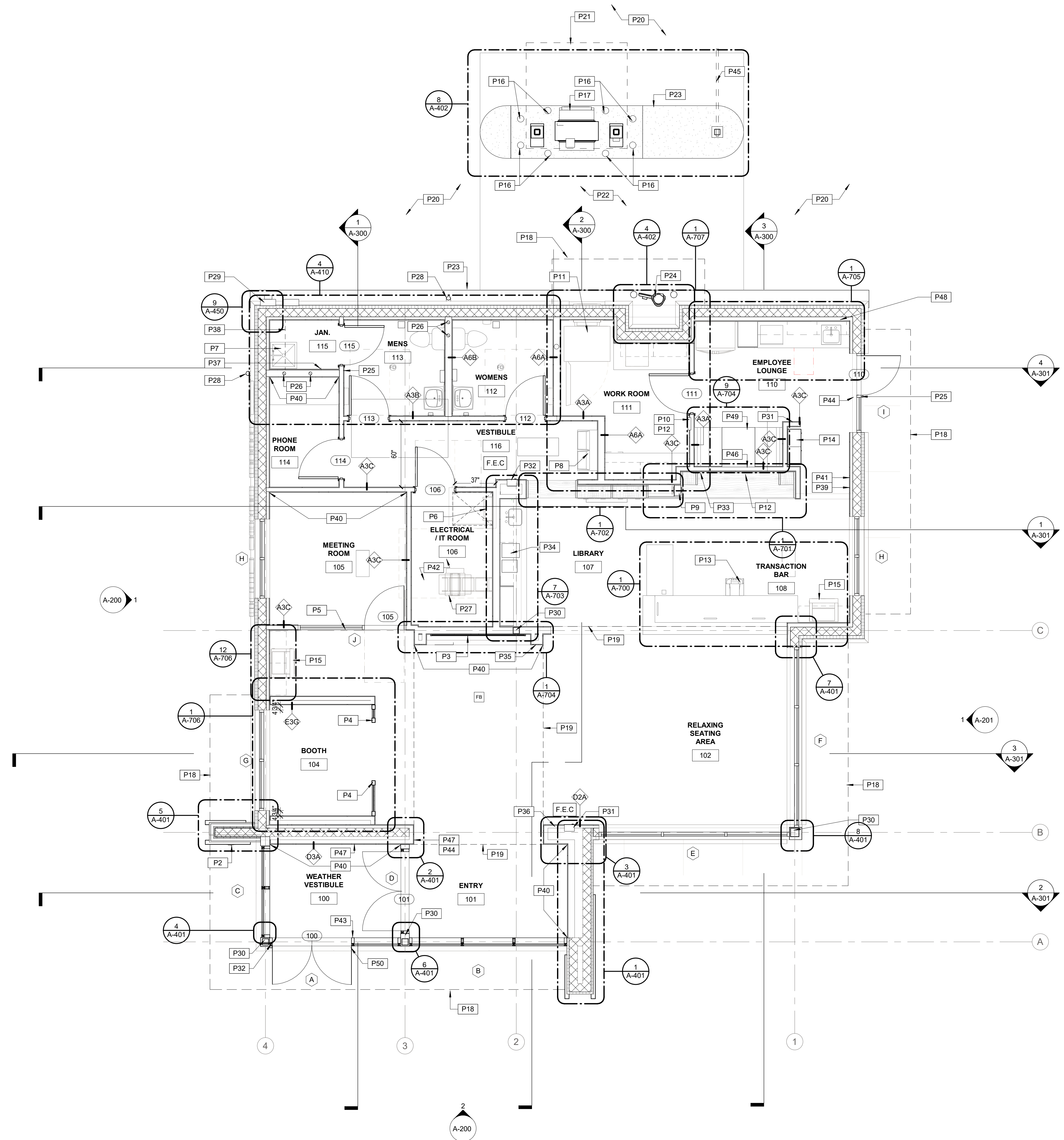
ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

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 BKE PATHS AND SIDEWALKS.

PARCEL C PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
	BB	11	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	FIELD GROWN	2" CAL.	12' HT. X 5' SPD	N	FULL CANOPY, FLORIDA FANCY
	BA	3	BULNESIA ANDREA	VERAWOOD		45 GAL.	2.5' CAL.	N	FULL CANOPY
	BUS	3	BURSERIA SIMARUBA	GUMBO LIMBO		45 GAL. OR F.G.	4" CAL.	N	FULL CANOPY, FL #1 OR BETTER
	ED2	1	ELAEODENDRUM DECIPENS	JAPANESE BLUEBERRY TREE		30 GAL. OR F.G.	2" CAL.	N	14'-12" HT. X 3'-4" SPD. N
	ED	3	ELAEODENDRUM DECIPENS	JAPANESE BLUEBERRY TREE	FIELD GROWN	N.A.	14'-16" OA HT.	N	FLL #1 & THICK CANOPY, SHEARED CONICAL SHAPE, FLORIDA FANCY. SINGLE STRAIGHT TRUNK. 4" CT. MATCHED.
	H5W2	1	HIBISCUS ROSA SINENSIS 'WHITE WINGS'	WHITE WINGS HIBISCUS STANDARD	15 GAL. MIN	HEAVY CALIPER	5' OA STANDARD	N	FULL THICK HEAD, FLOWERING, STANDARD, HEAVY CALIPER TRUNK
	H5W	1	HIBISCUS ROSA SINENSIS 'WHITE WINGS'	WHITE WINGS HIBISCUS STANDARD	30 GAL.	HEAVY CALIPER	6' OA STANDARD	N	FULL THICK HEAD, FLOWERING, STANDARD, HEAVY CALIPER TRUNK
	QV18	5	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN	5" CAL	18' HT. X 8' SPD.	Y	FULL CANOPY, FF
	AMP	1	ADONDISA HERRILLI	CHRISTMAS PALM	F.G.	HEAVY CALIPER	14' OA HT	N	FULL CANOPY, TRIPLE TRUNK, HEAVY CALIPER, FL #1 OR BETTER
	AMP	2	ADONDISA HERRILLI	CHRISTMAS PALM	F.G.	HEAVY CALIPER	14' OA HT	N	FULL CANOPY, DOUBLE TRUNK, HEAVY CALIPER, FL #1 OR BETTER
	CNR	2	CHAMAROPUS HUMILIS	EUROPEAN FAN PALM	65 GAL.	HEAVY CALIPER	5'-6" OA, 2' WOOD	N	MULTI TRUNK, FULL CANOPY
	CH2	4	COCCOCHRYX CUNILATA 'BEVINCONES'	SHORT HAIR OLD MAN PALM	30 GAL.	HEAVY CALIPER	4'-5' OA	N	HEAVY CALIPER, FULL HEAD, SPECIMEN
	SPC	5	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14'-18", 22" CT., STGC.	N	SLOO, CURVED TRUNK.
	TR	3	TRININIA BADIATA	FLORIDA THATCH PALM	45 GAL. OR FG	N/A	6' HT X 5' 6" SPD	Y	FULL CANOPY, MULTI TRUNK
	COE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
	PHS	1	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10' CT	N	STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
	RR	12	ROYALIA REGIA	ROYAL PALM	FG	N/A	16' OW	Y	HEAVY CALIPER, FF, RP, FULL CANOPY MIN. 7 LEAF COUNT; NOTE: OW HEIGHT IS TWICE THE CITY OF WESTLAKE REQUIREMENT
	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
	CR	78	CHRYSOLANUM ICAGO 'RED TIP'	RED TIP COCCOPLUM	7 GAL.	30" X 24"	3' O.C.	Y	FALL
	CLD15	16	CLUSIA GUTTIFERA	CLUSA	15 GAL.	6' HT. X 3' SPD.	3' O.C.	N	FALL & THICK
	CQ	1	CYCASA RUMPHI	QUEEN SAGO PALM	FIELD GROWN	6' HT. X 4' SPD.	A.S.	N	FALL HEAD, 4" CT. MIN.
	DS	2	DODON SPIRALISUM	MEDICAN CYCAD	25 GAL.	4'-5" O.A. X 3'-4" SPD.	AS	N	FALL HEAD.
	FF	6	FURCRAEA PORTIDA	FALSE AGAVE	25 GAL.	4' HT X 4' SPD	AS	N	FALL, FL #1 OR BETTER
	PB	1	PALMERIA 'BRIDA BOUQUET'	BRIDA BOUQUET FRONTPANE	25 GAL.	5'-6" HT. X 3' SPD.	AS	N	FALL HEAD, FL #1 OR BETTER
	PH7	35	PODOCARPUS HAMILI	PODOCARPUS	7 gal	3' X 2'	2' O.C.	N	FALL & THICK
	PH15	14	PODOCARPUS HAMILI	PODOCARPUS	15 gal	5' O.A., 2' SPD	2' O.C.	N	FALL & THICK
	SA	20	SCHEFFERA ARBORICOLA	GREEN ARBORICOLA	3 GAL	18" X 18"	24" OC	N	FALL & THICK
	COE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
	CD	228	CHRYSOLANUM ICAGO 'HORIZONTALE'	DWARF COCCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FALL & THICK, NOT STRETCHED, FF
	EL	51	ELMINDIA LITTOREALS	BEACH CREEPER	3 GAL	15" X 15"	24" OC	Y	FALL & THICK
	FG	213	FGIA MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N	FALL & THICK
	IV	118	ILEX VORICHOBA 'SHILLINGS DWARF'	DWARF YALPOUN HOLLY	3 GAL	15" X 15"	24" O.C.	Y	FALL & THICK
	MH	45	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	30" O.C.	Y	FALL BTRICK
	PA	21	PANSETIUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	3 GAL	24" X 24"	30" OC	N	FALL & THICK
	PD	31	PODOCARPUS MACROPHYLLUS 'TRINGLES'	DWARF PODOCARPUS	3 GAL	15" X 15"	24" O.C.	FALL & THICK	
	RL	49	RODOLPHEA LEXICOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N	FALL & THICK
	SAD7	12	SCHEPFLERA ARBORICOLA 'DAZZLE'	DAZZLE	7 GAL	30" X 30"	30" OC	N	FALL & THICK
	SAV	56	SCHEPFLERA ARBORICOLA 'TRINETTE'	DWARF VAREGATED SCHEFFELERA	3 GAL	18" X 18"	24" O.C.	N	FALL & THICK
	TC	143	TAXIUM MONTANA OVARIATICA	PINKWELL JASMINE					



GENERAL NOTES - FLOOR PLAN

- A. ALL INTERIOR DIMENSIONS ARE TO CENTER OF STUD.
- B. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL U.N.O. OR AS REQUIRED FOR HARDWARE INSTALLATION
- C. SEE SHEET A-620 FOR PARTITION TYPES
- D. BANK EQUIPMENT TO BE SUPPLIED AND INSTALLED BY VENDOR
- E. CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
- F. CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS, AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES, WHICH RELATE TO THEIR WORK OR THE WORK OF ANY SEPERATE CONTRACTORS. ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC. SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNER
- G. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITIONS OF ALL GOVERNING CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
- H. CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT
- I. DRAWINGS ARE NOT TO BE SCALED
- J. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13
- K. FURNITURE AND MILLWORK TO BE PROVIDED BY OWNER VENDOR. G.C. TO COORDINATE LOCATION OF BLOCKING, PLUMBING, ELECTRICAL AND ALL OTHER REQUIREMENTS
- L. REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT, AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER. (TO BE PROVIDED BY CONTRACTOR)
- M. CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
- N. NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUAINTING THEMSELVES WITH EQUIPMENT VENDOR REQUIREMENTS.
- O. PINK NOISE IS TO BE PROVIDED BY THE CONTRACTOR. COORDINATE PINK NOISE LOCATION WITH MOOD MEDIA VENDOR. REFER TO ELECTRICAL DRAWINGS.
- P. REFER TO SHEET A-600 FOR DOOR AND WINDOW SCHEDULE
- Q. APPLIANCES PROVIDED AND INSTALLED BY G.C. U.N.O

KEY NOTES - FLOOR PLAN

- P1 FLOOR BOX LOCATION - REFER SLAB PLAN AND ELECTRICAL PLAN FOR MORE INFORMATION
- P2 RECESSED KNOX BOX WITH TAMPER SWITCH, MODEL # 3200R VERIFY LOCATION WITH LOCAL MUNICIPALITY TO INSURE COMPLIANCE
- P3 WALL MOUNTED MONITOR BY BANK VENDOR. COORDINATE W/ OWNER
- P4 PNL-1 PANEL SYSTEM BY BIG APPLE VISUAL GROUP. SEE A-706
- P5 NEW INTERIOR GLASS WALL SYSTEM (DIRTT WALL) PROVIDED AND INSTALLED BY G.C.
- P6 ROOF ACCESS LADDER. REFER TO SECTION 2/A312
- P7 MOP SINK - REFER TO PLUMBING DRAWINGS
- P8 HIGH-LOW DRINKING FOUNTAIN. REFER TO PLUMBING DRAWINGS
- P9 SINGLE SIDED VAT TUBES BY BANK VENDOR G.C. TO PROVIDE MITERED BLACK ANGLED ALUMINUM FRAME (BOTH SIDES) AROUND VAT TERMINAL. G.C. TO COORDINATE OPENING SIZE AND LOCATION WITH BANK VENDOR
- P10 DUAL CONTROL KEY BOX
- P11 COMBO NIGHT DEPOSIT BOX / CASH VAULT. FURNISHED BY NATIONAL VENDOR AND INSTALLED BY NATIONAL VENDOR. PREPARATION BY G.C. G.C. TO PROVIDE INSULATION AND WOOD TRIM ON INTERIOR UPON COMPLETION OF ALL ELECTRIC & ALARM WIRING. G.C. TO PROVIDE WOOD BLOCKING BETWEEN BASE OF UNIT A
- P12 WALL MOUNTED MONITOR BY BANK VENDOR. COORDINATE W/ OWNER AND MEP
- P13 TOR MACHINE BY BANK VENDOR. COORDINATE WITH OWNER
- P14 LOCKERS BY OWNER'S VENDOR (LOTH)
- P15 COPIER/PRINTER BY BANK VENDOR
- P16 6" DIA CONCRETE FILLED STEEL WITH BUMPER POST SLEEVE, REFER TO SHEET A-402
- P17 ATM BY BANK VENDOR
- P18 LINE OF CANOPY ABOVE
- P19 LINE OF SOFFIT ABOVE
- P20 ASPHALT PAVEMENT - REFER TO CIVIL
- P21 LINE OF PREMANUFACTURED DRIVE-UP ATM CANOPY. BY OWNER
- P22 CONCRETE SLAB. REFER TO STRUCTURAL & CIVIL DRAWINGS
- P23 EDGE OF CONCRETE DRIVE CURB. REFER TO STRUCTURAL & CIVIL DRAWINGS
- P24 REMOTE TELLER TERMINAL
- P25 CARD READER. REFER TO ELECTRICAL DRAWINGS
- P26 ROOF LEADER. REFER TO PLUMBING, TYP.
- P27 DATA RACK. COORDINATE WITH MEP
- P28 DOWNSPOUT NOZZLE. REFER TO PLUMBING DRAWINGS
- P29 ELECTRICAL METER. REFER TO ELECTRICAL
- P30 STRUCTURAL STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS
- P31 RECESSED FIRE EXTINGUISHER CABINET, 10" AB UL RATED A/B/C
- P32 SLIM PROFILE FRAME MOUNTED ADA DOOR ACTUATOR AND CARD READER. DOOR OPERATOR TO BE WIRED. REFER TO ELECTRICAL DRAWINGS. DOOR ACTUATOR TO BE MOUNTED ABOVE CARD READER. TOP OF DOOR ACTUATOR TO BE MOUNTED AT 46" AFF
- P33 WALL PHONE AND MONITOR FOR VAT TERMINAL. PROVIDE WOOD BLOCKING AS REQUIRED. REFER TO ELECTRICAL DRAWINGS.
- P34 G.C. TO ROUTE WATER SUPPLY FOR COFFEE AND QUENCH MACHINES THRU THE COUNTER.
- P35 JOHN RYAN CONTROL PANEL. COORDINATE WITH VENDOR.
- P36 DRIVE-THRU INDICATOR LIGHT, INSTALLED AT 8'-0" AFF
- P37 WALL MOUNTED MOP HOLDER BY GC
- P38 WIRE SHELVING BY GC
- P39 LOCATION OF MOOD MEDIA CONTROLS
- P40 LEVEL 5 FINISH REQUIRED. WALL TO BE PRIMED AND READY TO RECEIVE FINAL FINISHES.
- P41 GANG MECHOSHADE CONTROLS IN THIS LOCATION
- P42 INSTALL FIRE RETARDANT PLYWOOD ON ALL WALLS WITHIN ITELEC ROOM. PLYWOOD TO BE 8" TALL AND PAINTED WITH A FIRE RETARDANT PAINT TO MATCH ADJACENT WALL. G.C. TO MAINTAIN VISIBILITY OF FIRE TREATED MARKING ON PLYWOOD.
- P43 CAMERA TO BE MOUNTED AT EYE LEVEL. COORDINATE WITH SECURITY VENDOR
- P44 TACTILE SIGNAGE TO BE COMPLY WITH ADA REQUIREMENTS. SEE G-002 FOR ADDITIONAL INFORMATION
- P45 HEADACHE BAR BY BANK VENDOR
- P46 PROVIDE FRIT BLOCKING INTERNAL TO THE WALL. BLOCKING TO SUPPORT SURFACE MOUNTED CANTILEVER TABLE SUPPORT ARM.
- P47 RECESSED WALL MOUNTED ADA DOOR ACTUATOR AND CARD READER. SEE ELECTRICAL DRAWINGS
- P48 3.5" STUD FURRING TO ALLOW FOR PLUMBING AT EXTERIOR WALL
- P49 MILLWORK BOOTH SEATING UNIT, FABRIC WRAPPED CUSHIONS, AND TABLE TO BE PROVIDED BY MILLWORKER. REFER TO BOOTH DETAIL ON A-705
- P50 POWERED DOOR LEAF



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WESTLAKE**

SEMINOLE PRATT WHITNEY ROAD &
PERSIMMON BOULEVARD WEST
WESTLAKE, FLORIDA 33470

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ISSUE	BY	DATE	DESCRIPTION
-	-	03-22-23	PERMIT SET

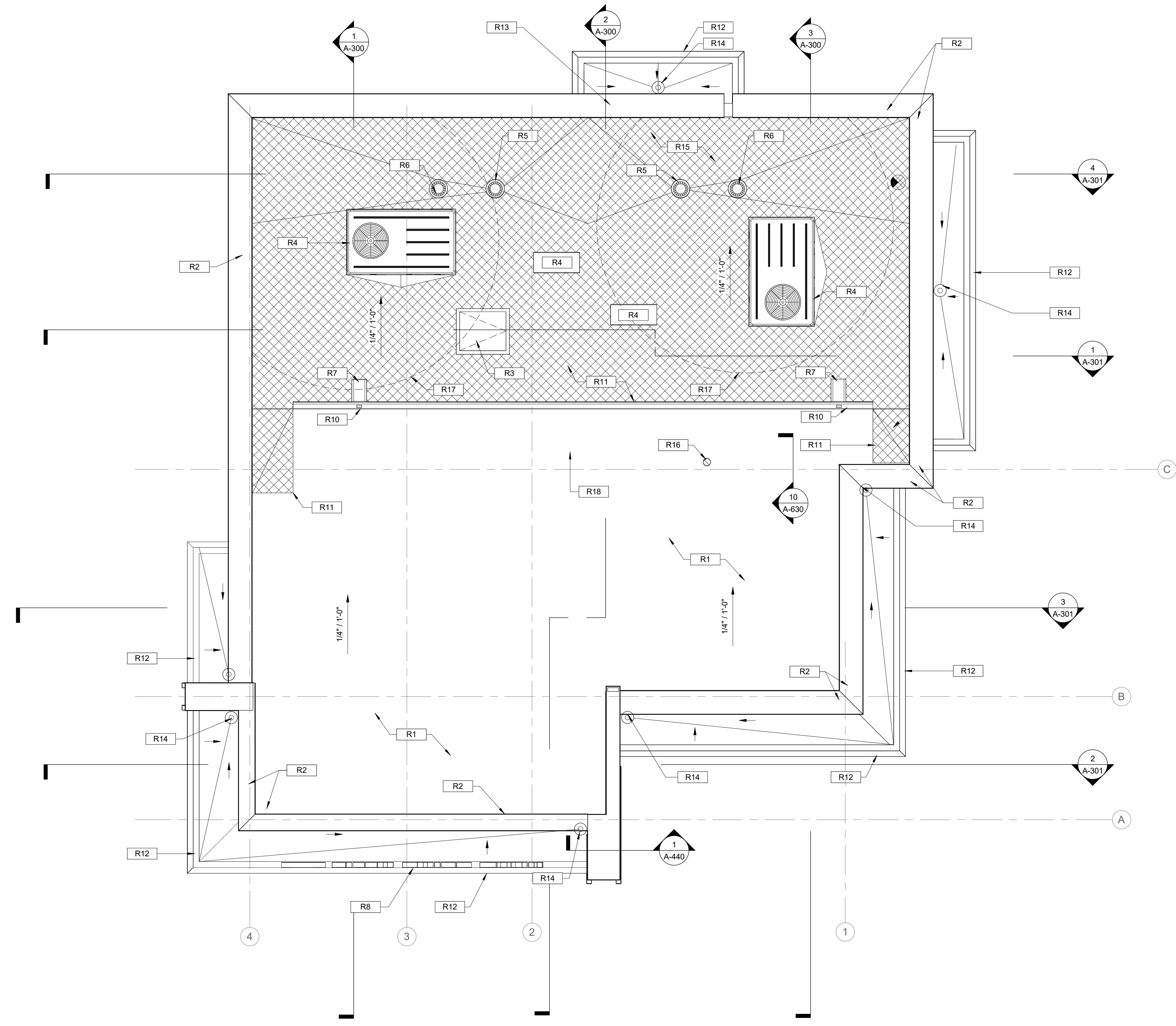
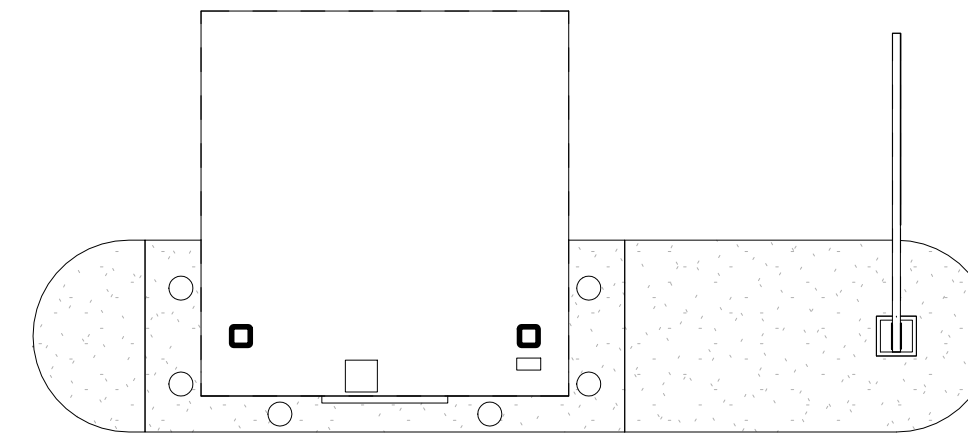
PROJECT INFORMATION BLOCK	
JOB #	220674
DATE:	03/22/23
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.



GENERAL NOTES - ROOF PLAN

1. ROOF CRICKETS TO BE 1/4" PER FOOT MINIMUM, FULLY TAPERED POLYISOCYANURATE INSULATION, MECHANICALLY ATTACHED TO DECK BELOW AS PART OF ATTACHMENT OF LAYER ABOVE, TYP.
2. INSTALL ALL ROOF SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
3. VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
4. ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2x6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
5. OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR SUCH ITEMS.

KEY NOTES - ROOF PLAN

- R1 60 MIL. REINFORCED FULLY ADHERED TPO MEMBRANE OVER 1/4" PRE-PRIMED ROOF BOARD OVER FLAT POLYISOCYANURATE INSULATION WITH A MINIMUM R-39 VALUE. MECHANICALLY ATTACHED METAL ROOF DECK ON SLOPING STEEL JOISTS. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
- R2 CONT. METAL COPING TO COVER ENTIRE TOP OF PARAPET
- R3 30" x 36" ROOF ACCESS HATCH
- R4 MECHANICAL ROOF TOP UNIT
- R5 ROOF DRAIN. REFER TO A-440
- R6 OVERFLOW ROOF DRAIN. REFER TO A-440
- R7 CONCRETE SPLASH BLOCK
- R8 MAIN ENTRY SIGN BELOW
- R9 RECESSED SIGNAL FIXTURE TO BE CENTERED OVER DRIVE-THRU LANE
- R10 PRE-FINISHED GUTTER AND DOWNSPOUT SYSTEM, TYP.
- R11 HATCH INDICATES ADDITIONAL TPO WALKWAY PAD MEMBRANE
- R12 PRE-FINISHED ALUMINUM COMPOSITE CLAD AWNING, ACM-3
- R13 EXTERIOR WALL MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL.
- R14 CORNICE ROOF DRAIN, TYP. SEE PLUMBING PLANS FOR TERMINATION OF DOWNSPOUTS AND PATH THROUGH WALLS TO GRADE.
- R15 60 MIL REINFORCED FULLY ADHERED TPO MEMBRANE OVER POLYISOCYANURATE. THICKNESS AS RECOMMENDED BY ROOF SYSTEM MANUFACTURER TO ACHIEVE REQUIRED SLOPE. NO MIN. R VALUE REQUIRED.
- R16 VENT STACK. REFER TO PLUMBING DRAWINGS FOR LOCATION
- R17 NO VENT STACK SHALL BE LOCATED WITHIN 10'-0" RADIUS OF AN RTU INTAKE. COORDINATE WITH MECHANICAL.
- R18 EXHAUST HOOD. REFER TO MECHANICAL

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 SEMINOLE PRATT WHITNEY ROAD & PERSIMMON BOULEVARD WEST WESTLAKE, FLORIDA 33470

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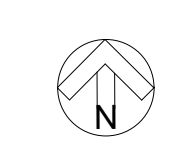
Jack T Marshall

ISSUE	BY	DATE	DESCRIPTION
-	-	03-22-23	PERMIT SET

PROJECT INFORMATION BLOCK	
JOB #	220674
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DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE
ROOF PLAN
 SHEET NUMBER

NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.



EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	TO MATCH Gauntlet Gray (#SW 7019)	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3' EIFS SYSTEM
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	2' EIFS SYSTEM
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	Gauntlet Gray (#SW 7019)	
EXT-3	BRICK SILL	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY

ACM PANEL - GENERAL NOTES

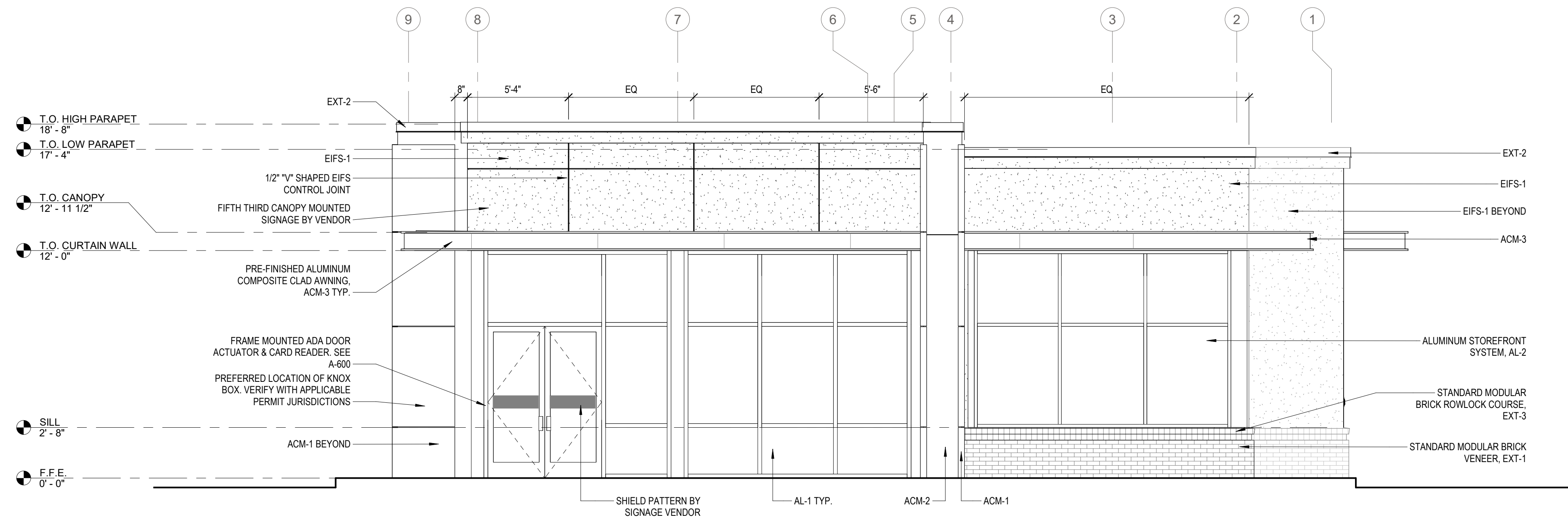
- ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
- 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
- ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PRE-FINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
- USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
- ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)



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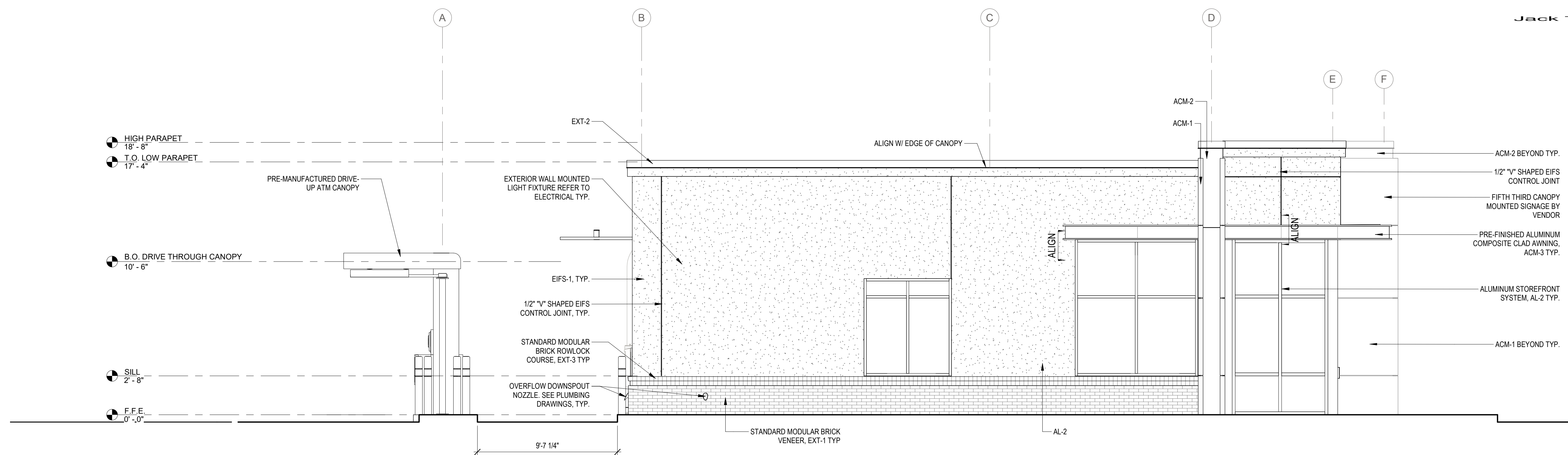


FIFTH THIRD BANK
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 PERSIMMON BOULEVARD WEST
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SOUTH - EXTERIOR ELEVATION

1/4" = 1'-0" 2



WEST - EXTERIOR ELEVATION

1/4" = 1'-0" 1

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Jack T. Marshall

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
 JOB # 220674
 DATE 03/22/24
 DRAWN BY: JQ
 CHECKED BY: JM

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 A-200

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	TO MATCH Gauntlet Gray (#SW 7019)	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
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EXT-2	PREFINISHED METAL COPING	SHERWIN WILLIAMS	Gauntlet Gray (#SW 7019)	
EXT-3	BRICK SILL	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY

ACM PANEL - GENERAL NOTES

- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
- D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
- E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP.
- H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
- I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)

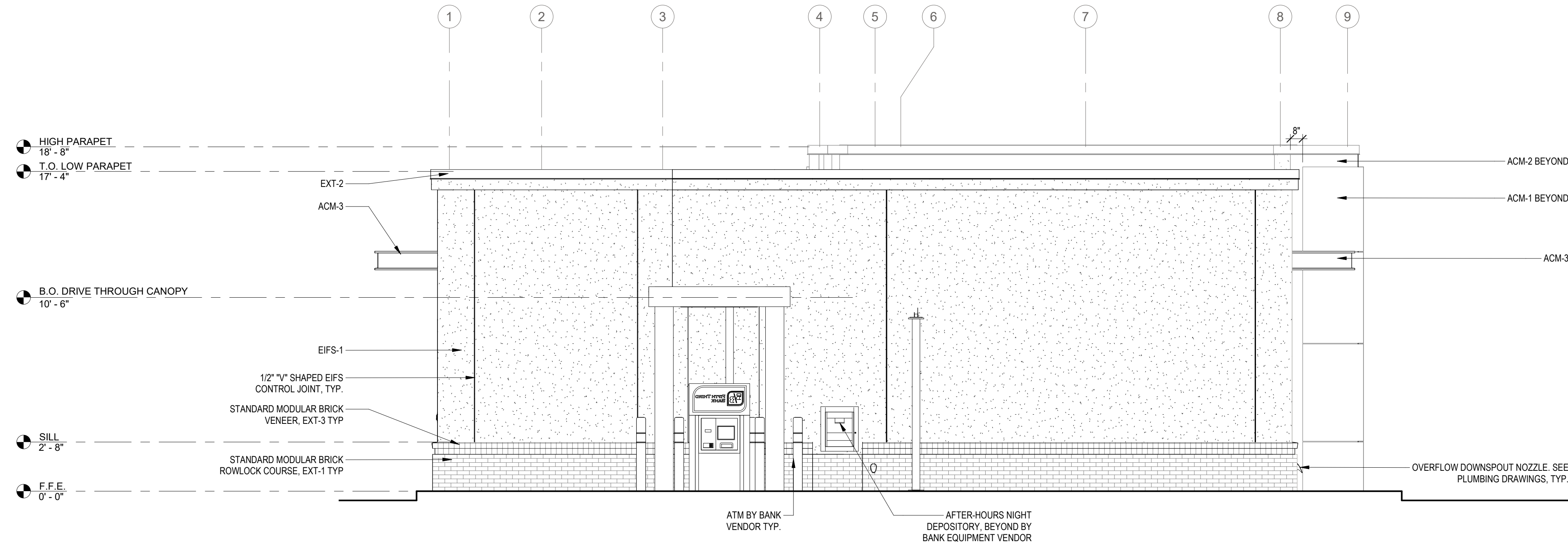


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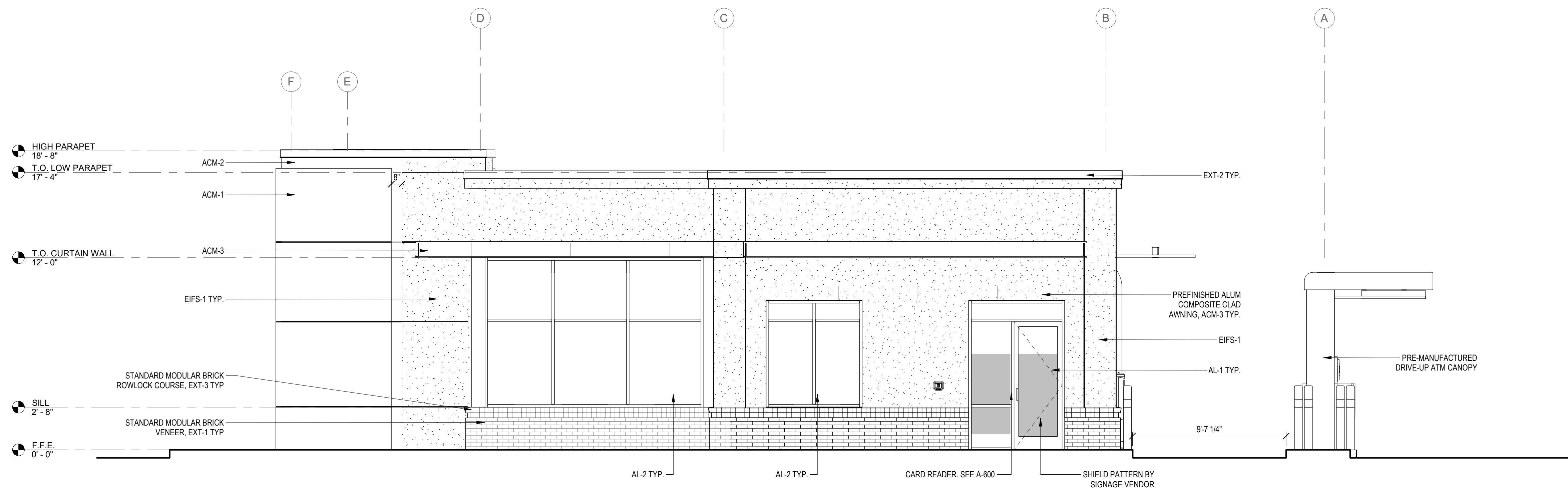
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NORTH - EXTERIOR ELEVATION

1/4" = 1'-0"

2



EAST - EXTERIOR ELEVATION

1/4" = 1'-0"

1

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
 JOB # 220674
 DATE 03/22/24
 DRAWN BY: JQ
 CHECKED BY: JM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	TO MATCH Gauntlet Gray (#SW 7019)	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	TO MATCH Gauntlet Gray (#SW 7019)	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3' EIFS SYSTEM
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	2' EIFS SYSTEM
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	Gauntlet Gray (#SW 7019)	
EXT-3	BRICK SILL	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY

ACM PANEL - GENERAL NOTES

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- ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
- USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
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architects

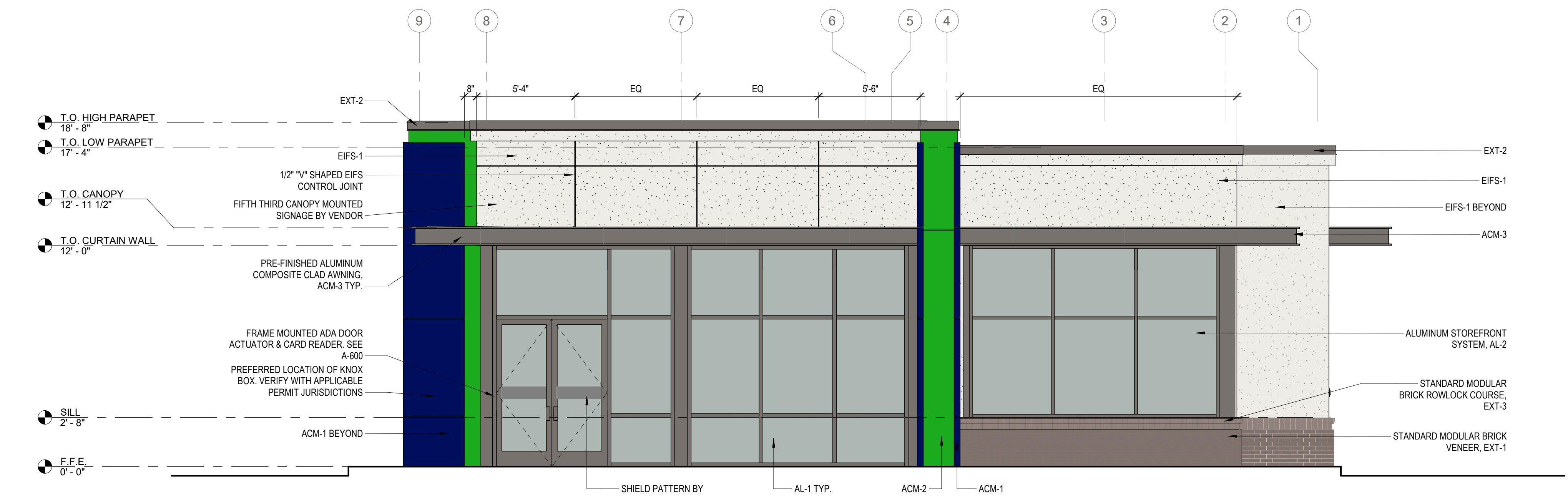
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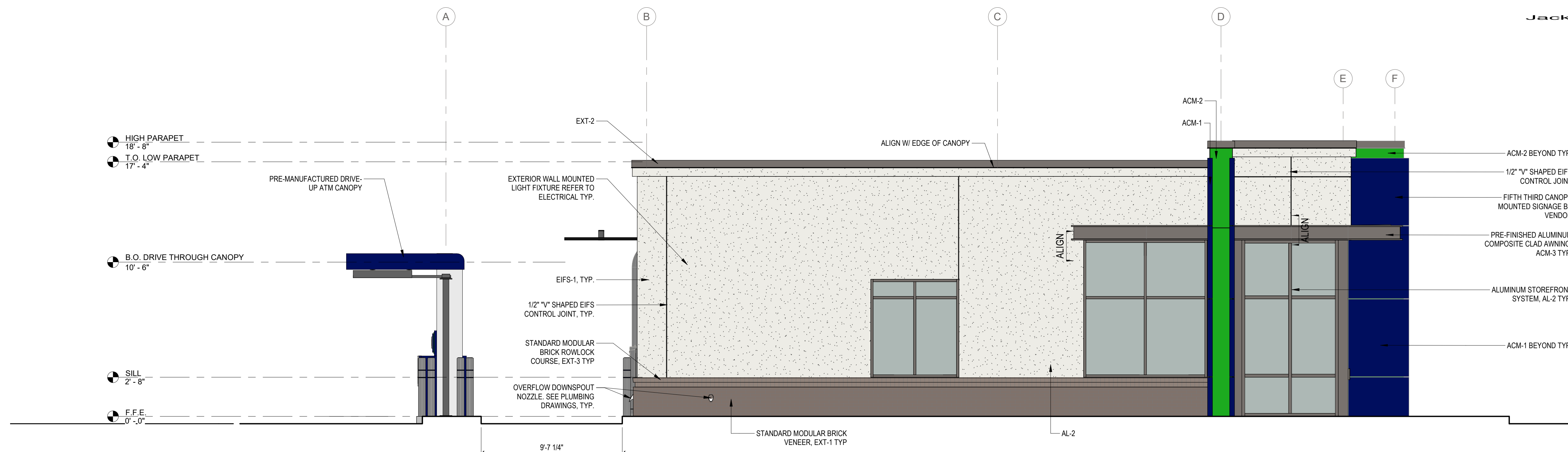


FIFTH THIRD BANK
WESTLAKE BRANCH

SEMINOLE PRATT WHITNEY ROAD &
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SOUTH - EXTERIOR ELEVATION | 1/4" = 1'-0" | 2



WEST - EXTERIOR ELEVATION | 1/4" = 1'-0" | 1

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Jack T. Marshall

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
JOB # 220674
DATE: 03/22/24
DRAWN BY: JQ
CHECKED BY: JM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-200

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
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EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	PREFINISHED METAL COPING	SHERWIN WILLIAMS	Gauntlet Gray (#SW 7019)	
EXT-3	BRICK SILL	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY

ACM PANEL - GENERAL NOTES

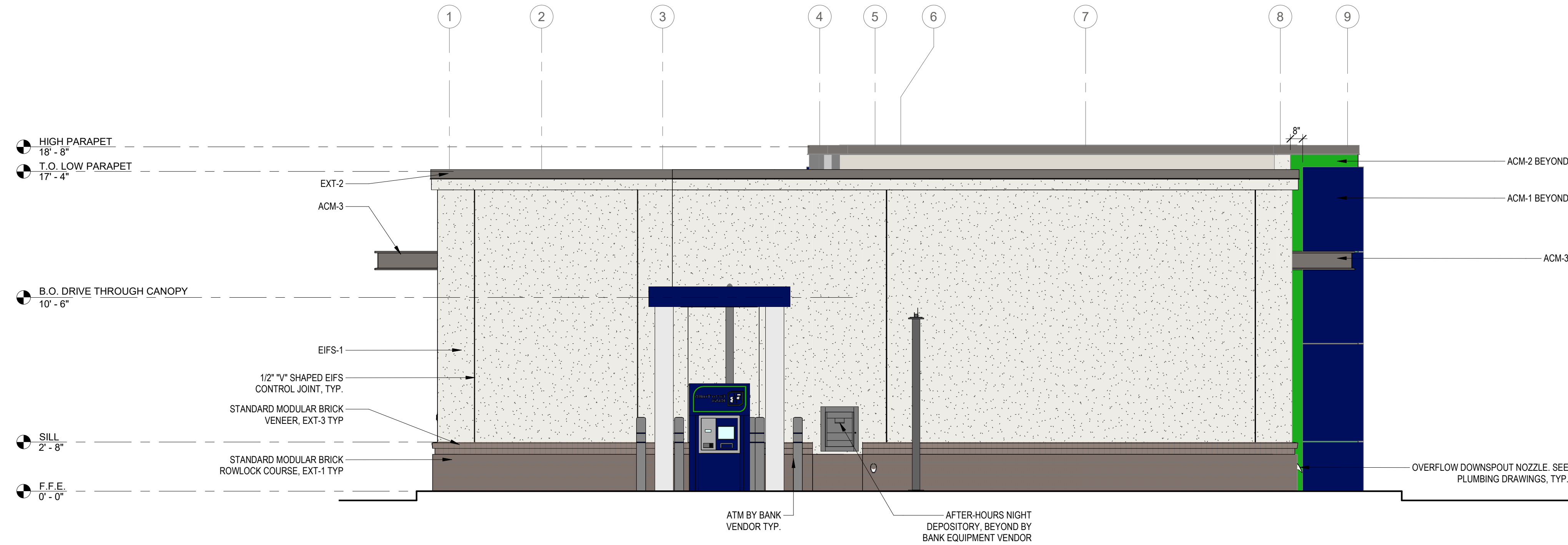
- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
- D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
- E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP.
- H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
- I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)



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FIFTH THIRD BANK
 WESTLAKE BRANCH
 SEMINOLE PRATT WHITNEY ROAD &
 PERSIMMON BOULEVARD WEST
 WESTLAKE, FLORIDA 33470



NORTH - EXTERIOR ELEVATION

1/4" = 1'-0"

2



EAST - EXTERIOR ELEVATION

1/4" = 1'-0"

1

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Jack T. Marshall
 ARCHITECT

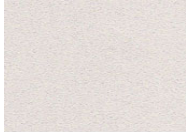



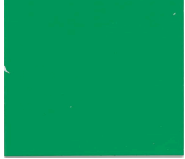



ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
 JOB # 220674
 DATE 03/22/24
 DRAWN BY: JQ
 CHECKED BY: JM

SHEET TITLE
 EXTERIOR ELEVATIONS
 SHEET NUMBER

A-201

**FIFTH THIRD BANK WEST LAKE BRANCH
MATERIALS AND COLOR SAMPLE FORM**

EIFS BARRIER SYSTEM EIFS-1/EIFS-2 	BRICK EXT-1/EXT-3 
PRE-FINISHED COPING EXT-2 	ALUMN. COMPOSITE PANLES ACM-1 ACM-2  
CUTAINWALL/STOREFRONT SYSTEM AL-1/AL-2 	EXTERIOR CANPIES ACM-3 
	EXTERIOR METAL COPING GAUNTLET GRAY (#SW7019) 

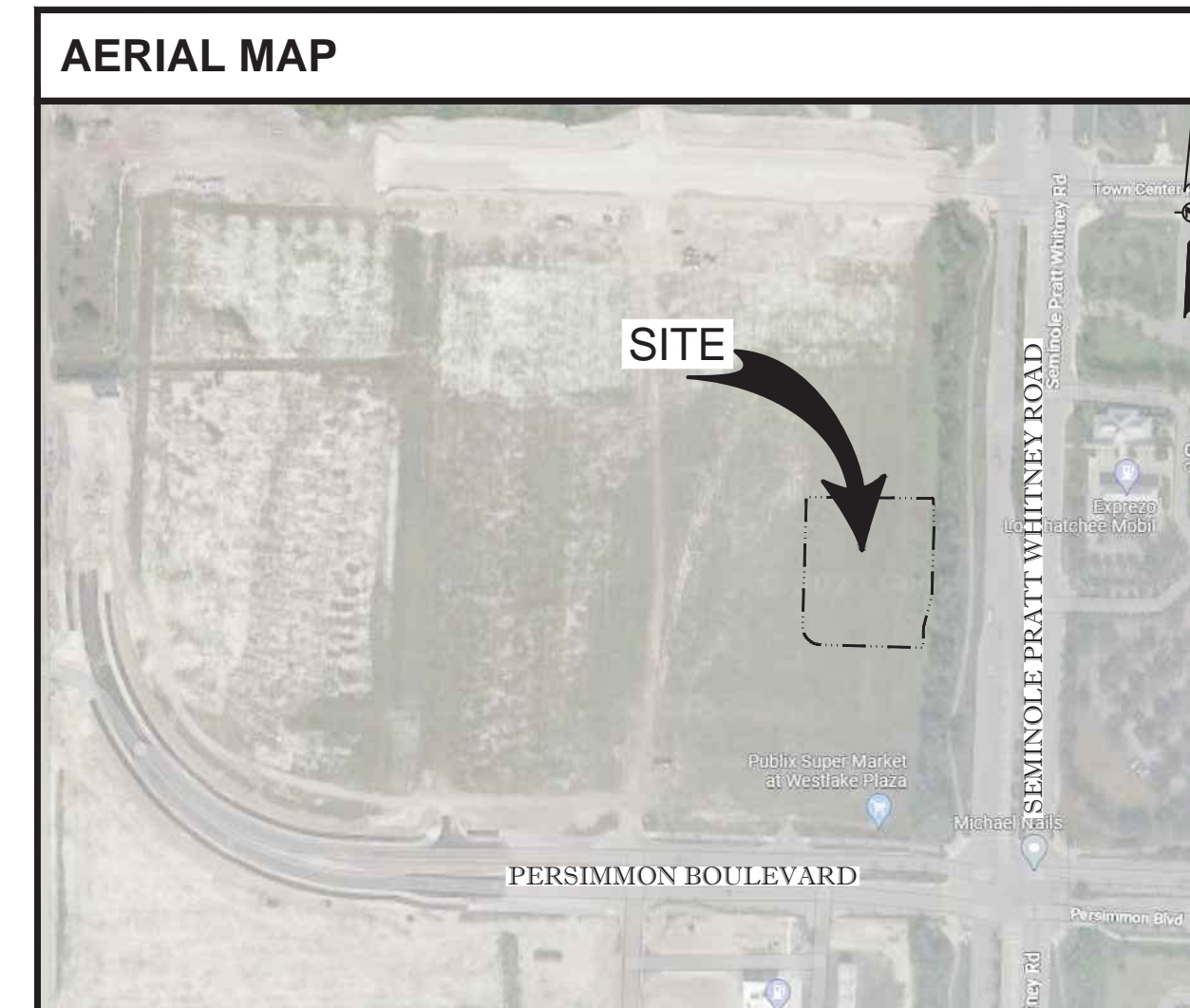
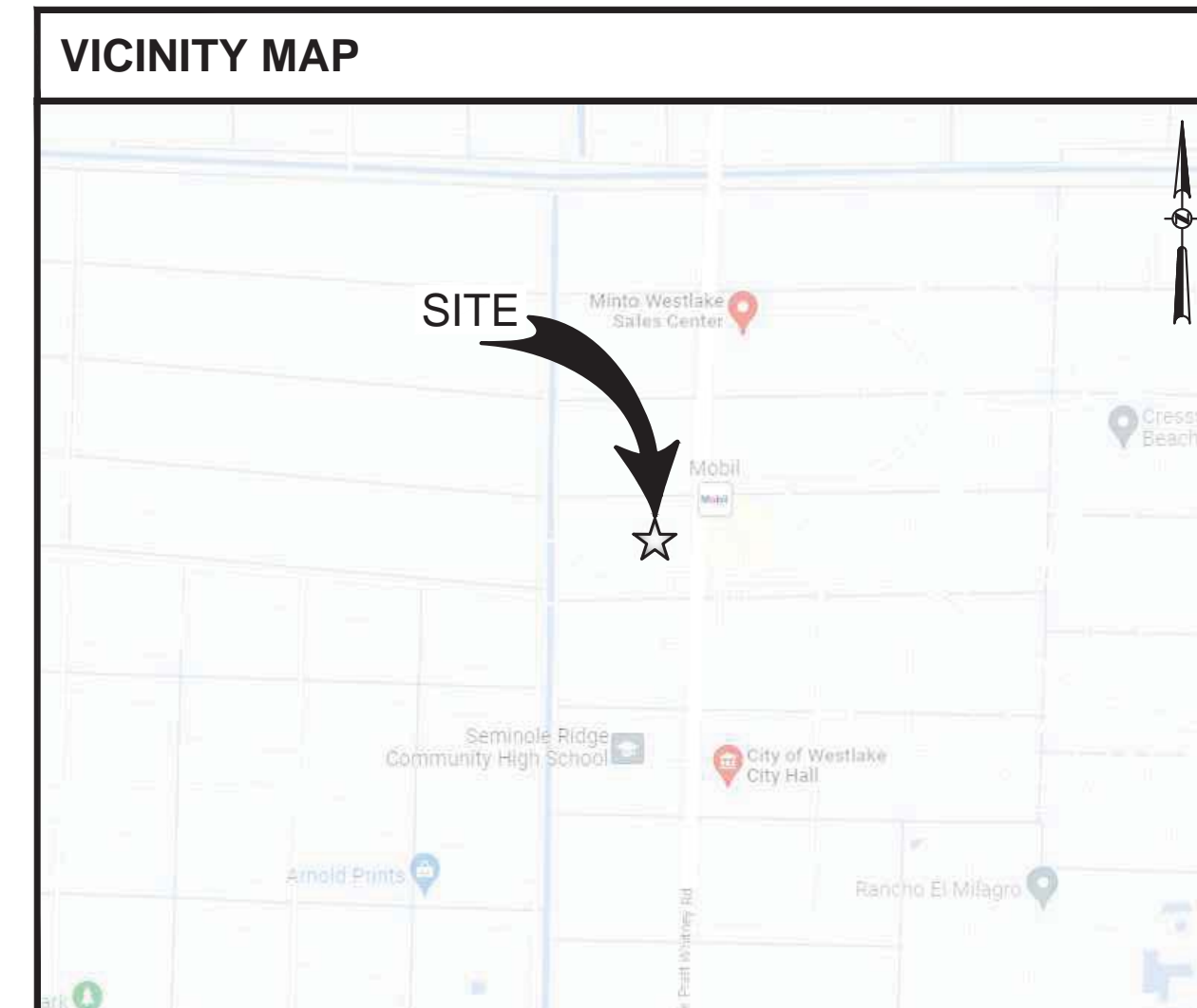
CONSTRUCTION PLANS FOR:



WESTLAKE

NWC SEMINOLE PRATT WHITNEY & PERSIMMON WESTLAKE, FL 33470

PROJECT TEAM	
PROPERTY OWNER/DEVELOPER: FIFTH THIRD BANK 38 FOUNTAIN SQUARE PLAZA, MD 10903K CINCINNATI, OH 45202 PH: (513) 534-0706 CONTACT: TAMMALA BROOKS	CIVIL ENGINEER: INFINITY ENGINEERING GROUP, LLC 1208 EAST KENNEDY BOULEVARD SUITE 230 TAMPA, FLORIDA 33602 PH: (813) 434-4770 CONTACT: NISIT SAPPARKHAO
SURVEYORS: EBI SURVEYING 8415 SUNSTATE STREET TAMPA, FLORIDA 33634 CONTACT: THOMAS SERBU PH: (813) 886-6080 EMAIL: THOMAS@EBISURVEY.COM	ARCHITECT: BDG ARCHITECTS 550 SOUTH CALDWELL STREET SUITE 1800 CHARLOTTE, NORTH CAROLINA 28202 PH: (704) 981-8951 CONTACT: JUAN C. QUINONES EMAIL: JUAN.QUINONES@BDGLLP.COM



PARCEL CONTROL NUMBER: 77-40-43-01-24-001-0000
PALM BEACH COUNTY, FLORIDA

DRAWING INDEX	
SHEET NO.	SHEET TITLE
C00.00	COVER SHEET
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C03.02	STORM PIPING PLAN
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	DETAILS
C05.03	DETAILS
C06.01	SWPPP GENERAL REQUIREMENTS
C06.02	EROSION CONTROL PLAN PHASE I
C06.03	EROSION CONTROL PLAN PHASE II
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS
C07.01	LANDSCAPE PLAN
L01.01	LANDSCAPE DETAILS
L01.02	IRRIGATION PLAN
L02.01	IRRIGATION DETAILS
1 OF 1	COPY FROM SURVEY PLANS



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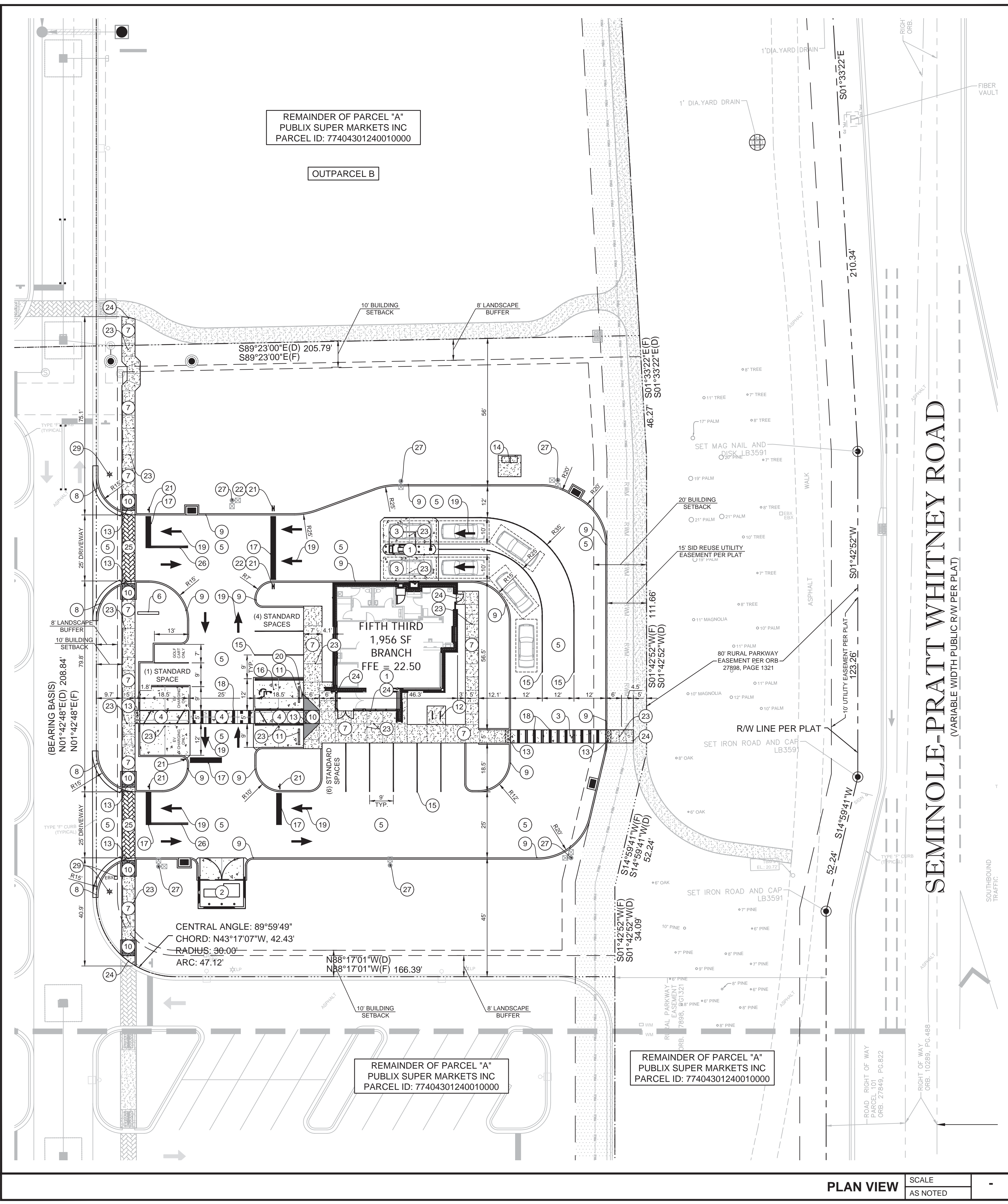
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Digitally signed by Nisit Sapparkhao
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SHEET
C00.00



KEYED NOTES

- NEW FIFTH THIRD BANK BUILDING AND DRIVE-THRU CANOPY (SEE ARCHITECTURAL PLANS).
- NEW TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS).
- NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
- NEW 6" BLACK TINTED CONCRETE. SEE DETAILS, SHEET C05.01.
- NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
- NEW ID SIGN (DESIGNED AND PERMITTED BY OTHERS).
- NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
- NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01.
- NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
- NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
- NEW WHEEL STOPS (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
- NEW FIFTH THIRD STANDARD BICYCLE RACKS. SEE DETAILS, SHEET C05.01.
- NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
- NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01.
- NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
- NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
- NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
- NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
- NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
- NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02.
- NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 6). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
- NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
- SAWCUT A 1/4" CONTROL JOINT IN NEW SIDEWALK AS SHOWN. NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR. (TYPICAL). SEE DETAILS, SHEET C05.01.
- EXPANSION JOINTS (TYPICAL).
- NEW CROSSWALK PAVERS TO MATCH EXISTING DEVELOPMENT.
- NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
- NEW AREA LIGHT POLE. SEE ELECTRICAL SITE PLANS.
- ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION. SEE ELECTRICAL SHEET FOR MORE DETAILS.
- EXISTING DEVELOPMENT LIGHT POLE AND ELECTRICAL JUNCTION BOX TO BE RELOCATED BY GENERAL CONTRACTOR / ELECTRICAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH DEVELOPER.

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

LANDSCAPE NOTE

- CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
- CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
- CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

LEGEND

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 6"
	PROPOSED CONCRETE 6" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

SITE DATA

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 43 40

PROPERTY CONTROL NUMBER: 77-40-43-01-24-001-0000

EXISTING USE: VACANT/COMMERCIAL
 APPROVED USE: MIXED USE
 PROPOSED USE: COMMERCIAL / BANK W/ DRIVE-THRU

PARCEL DATA

PART OF PUBLIX RETAIL CENTER: 379,626 SF (8.72 AC)
 OUTPARCEL C: 49,220 SF (1.13 AC)
 PROPOSED PLAT AREA: 49,220 SF (1.13 AC)

BUILDING DATA

FIFTH THIRD BANK W/ DRIVE-THRU: 1,956 SF
 NUMBER OF FLOORS: 1
 PROPOSED BUILDING HEIGHT: 23 FT
 MAX. BUILDING HEIGHT FOR MU: 120 FT

MINIMUM PARCEL SIZE: 43,560 SF
 MAXIMUM LOT COVERAGE: 45%
 MINIMUM PERVIOUS AREA: 25%
 MINIMUM BUILDING SEPARATION: 20 FT

PARKING DATA

BANK W. DRIVE-THRU: 1 SPACE PER 300 SF OF G.F.A.
 1,956 SF x (1 / 300) = 7 SPACES

TOTAL PARKING PROVIDED: STANDARD PARKING: 11 SPACES
 EV/CPV PARKING: 2 SPACES
 LSEV PARKING: 1 SPACE
 ACCESSIBLE PARKING: 1 SPACE
 TOTAL PARKING: 15 SPACES

PARKING SPACE SIZE: 9' X 18.5' MINIMUM / 25' DRIVE AISLE
 BICYCLE PARKING REQUIRED: 5% OF REQUIRED PARKING
 7 SPACES * 5% = 1 SPACE REQUIRED
 4 BICYCLE PARKING PROVIDED

LOADING ZONE: *NOTE: FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES. DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS

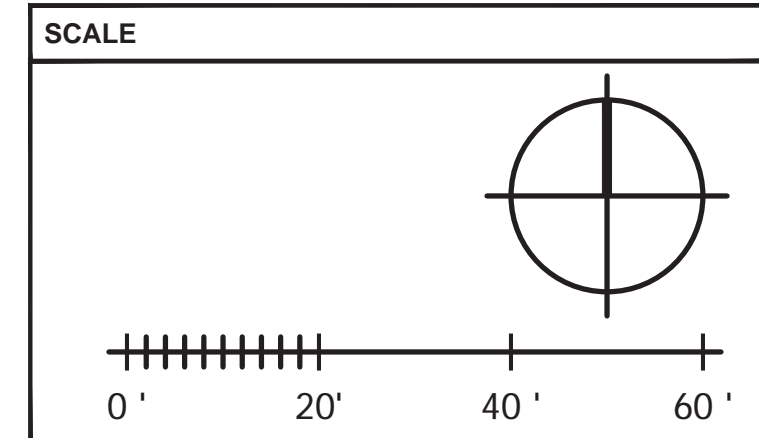
LANDSCAPE BUFFER - SEMINOLE PRATT WHITNEY ROAD = 0'
 LANDSCAPE BUFFER - SIDE (NORTH) = 8'
 LANDSCAPE BUFFER - SIDE (SOUTH) = 8'
 LANDSCAPE BUFFER - REAR (WEST) = 8'

BUILDING REQUIREMENTS

BUILDING SETBACK - SEMINOLE PRATT WHITNEY ROAD = 20'
 BUILDING SETBACK - SIDE (NORTH) = 10'
 BUILDING SETBACK - SIDE (SOUTH) = 10'
 BUILDING SETBACK - REAR (WEST) = 10'

FLOOD ZONE

FLOOD ZONE AE ELEVATION 18.5' PER FEMA MAP 12099C0531F DATED 10.05.17.



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FIFTH THIRD BANK

FIFTH THIRD BANK WESTLAKE

OUT PARCEL C - WESTLAKE PLAZA
 NWC SEMINOLE PRATT WHITNEY RD.
 & PERSIMMON BLVD.
 WESTLAKE, FLORIDA 33470

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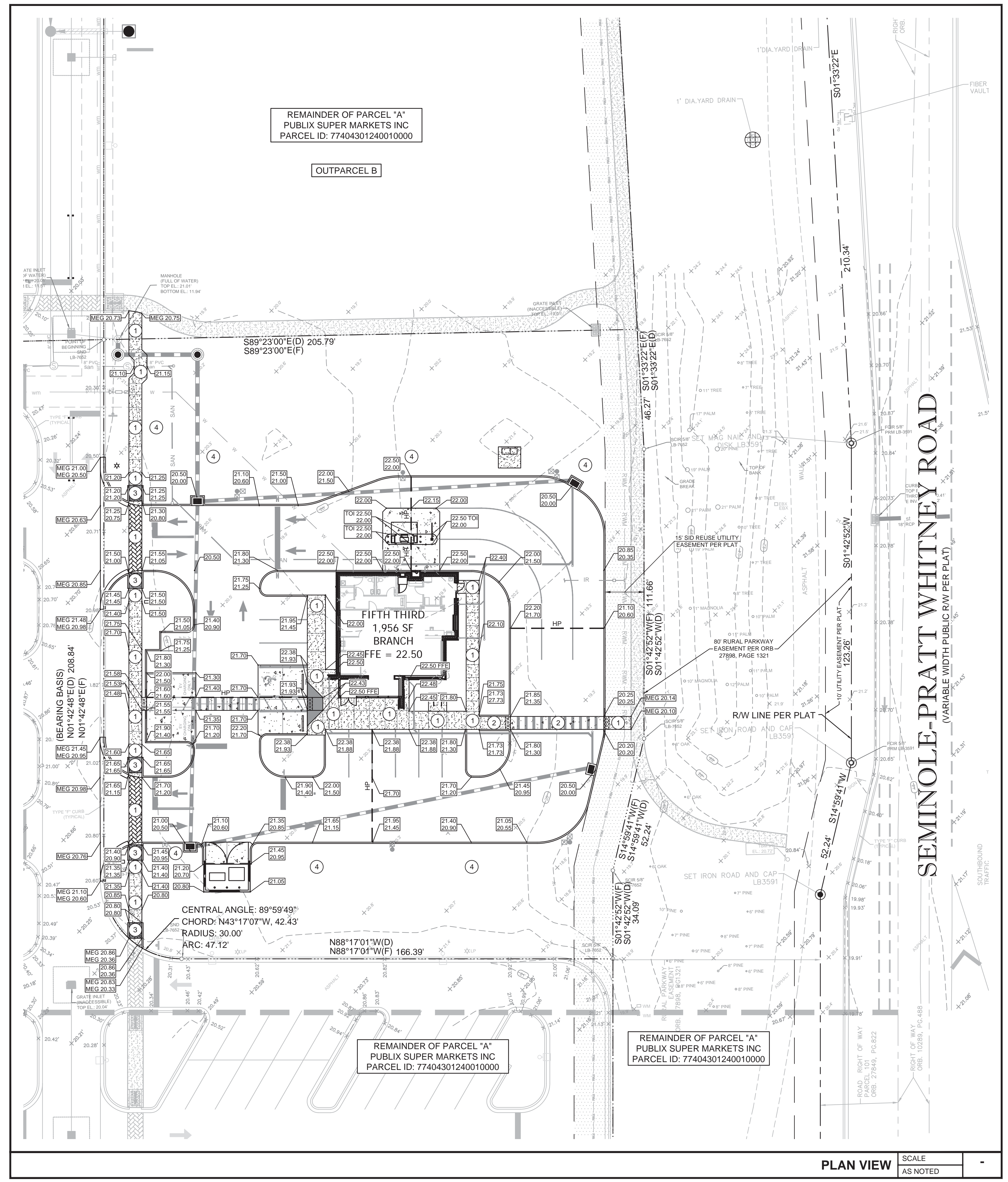
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SHEET TITLE	SITE PLAN
SHEET NUMBER	C02.01



KEYED NOTES:

- 1 SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
- 2 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
- 3 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.
- 4 RE-GRADE SURROUNDING LANDSCAPING GRADE ELEVATION AND RE-SOD/RE-MULCH AS REQUIRED TO MATCH EXISTING GRADE ELEVATIONS, SLOPES NOT TO EXCEED 4:1.

CONTROL BENCHMARKS

CONTROL BENCHMARK: STATION IS A P.B.C BRASS DISK STAMPED "GRIFFIN". LOCATED IN THE TOP OF THE SOUTH CONCRETE CURB OF THE ENTRANCE OF GROVE MARKET SHOPPING CENTER 3' NORTH OF A CONCRETE LIGHT POLE AND 25' EAST OF THE EAST EDGE OF A 5' WIDE CONCRETE SIDEWALK. EL.: 20.03' (NAVD88)

TBM #1: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 77.6' NORTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL. EL.: 20.72' (NAVD88)

TBM #2: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 64.6' SOUTHWEST OF THE POINT OF CURVE ON THE SOUTH LINE OF SUBJECT PARCEL. EL.: 20.36' (NAVD88)

NOTE: CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

LEGEND

EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
TYP	TYPICAL	HP	HIGH POINT
CO	CLEANOUT	MEG	MATCH EXISTING GRADE
IE	INVERT ELEVATION	TOI	TOP OF ISLAND
SE	SUMP ELEVATION	DS	BUILDING DOWN SPOUT
X 49.58	EXISTING ELEVATION		12" OR GREATER STORMWATER PIPE
0.00	PROPOSED PAVEMENT ELEVATION		LESS THAN 12" STORMWATER PIPE
0.00	TOP OF SIDEWALK/CURB EDGE OF PAVEMENT		PROPOSED SURFACE STORMWATER FLOW
	DITCH BOTTOM INLET		PROPOSED SWALE STORMWATER FLOW
	CURB INLET		EXISTING CONTOUR
FFE	FINISH FLOOR ELEVATION		PROPOSED CONTOUR

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.

- PAVING AND GRADING GENERAL NOTES**
1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
 2. SEE SITE PLAN SHEET FOR SITE DATA.
 3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
 4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
 5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
 6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
 7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
 8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

- ACCESSIBILITY NOTES**
1. ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
 2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESS ROUTE SHALL BE A MINIMUM OF 48" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
 3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
 4. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
 5. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

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FIFTH THIRD BANK

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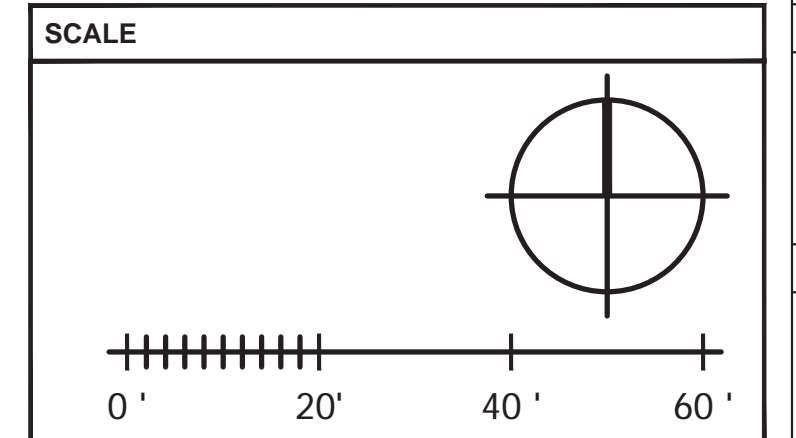
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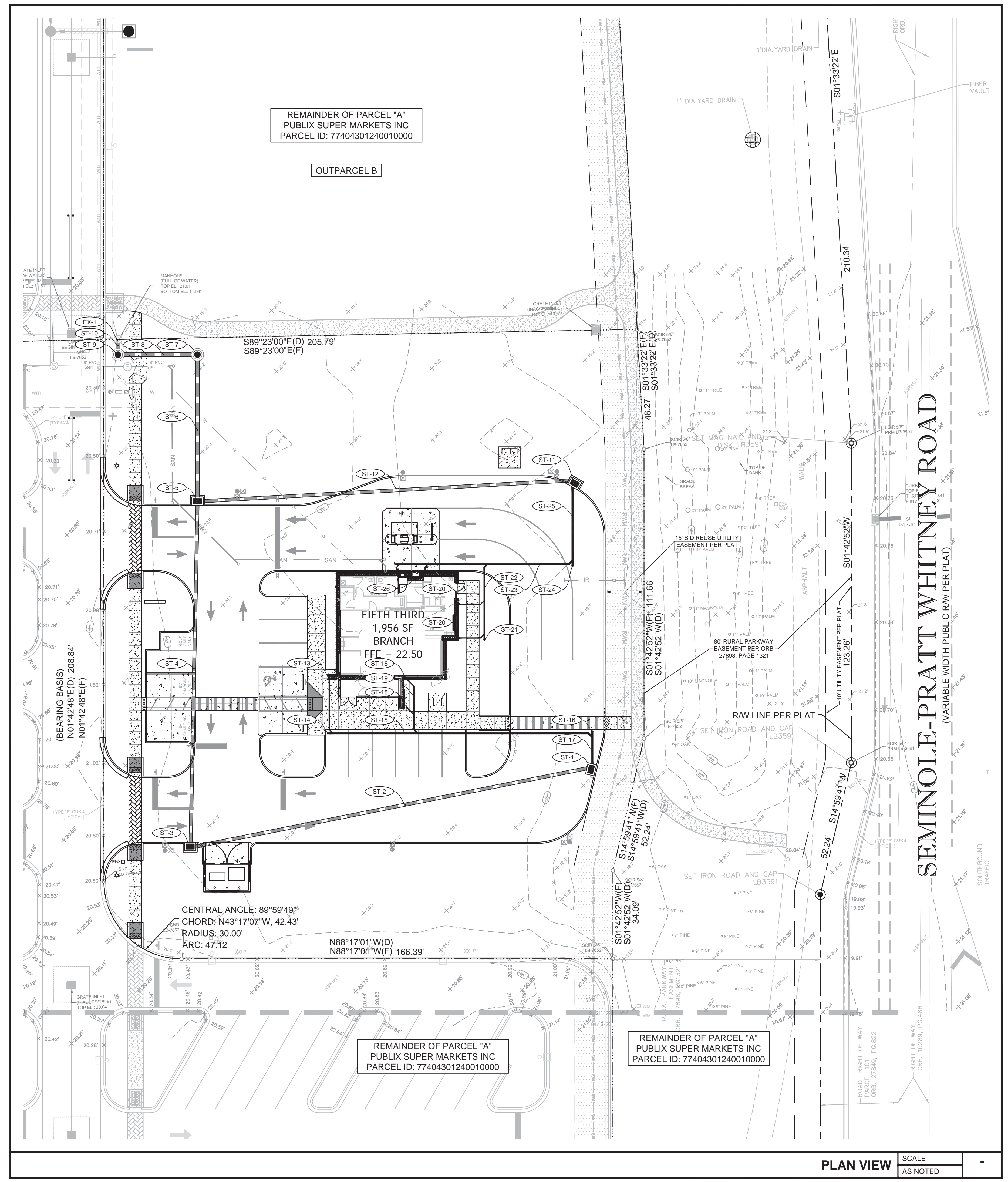
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SHEET TITLE
GRADING PLAN

SHEET NUMBER
C03.01



PLAN VIEW SCALE AS NOTED



EXISTING STORM STRUCTURE/PIPING DATA

EX-1	EXISTING MANHOLE
TOP	= 21.01'
BOTTOM EL	= 11.94'

STORM STRUCTURE/PIPING DATA

ST-1	TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 GRATE = 20.00 IE (N) = 18.50 IE (W) = 17.50	ST-14	CONSTRUCT CLEANOUT TOP TO BE SET AT GRADE IE = 19.75
ST-2	155 LF OF 15" HDPE @ 0.5% SLOPE	ST-15	105 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-3	TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 GRATE = 20.50 IE (E) = 16.70 IE (N) = 16.70	ST-16	CONSTRUCT CLEANOUT TOP TO BE SET AT GRADE IE = 18.70
ST-4	130 LF OF 15" HDPE @ 0.5% SLOPE	ST-17	13 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-5	TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 GRATE = 20.00 IE (S,N) = 16.80 IE (E) = 16.05	ST-18	BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE WITH 4 LF OF 4" PVC PIPE @ 1.0% MIN. SLOPE IE = 22.00
ST-6	55 LF OF 18" HDPE @ 0.5% SLOPE	ST-19	20 LF OF 6" PVC @ 1.0% MIN. SLOPE
ST-7	TYPE "P" MANHOLE FDOT INDEX NO. 425-010 TOP = 20.00 IE (S,W) = 15.70	ST-20	BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE WITH 10 LF OF 4" PVC PIPE @ 1.0% MIN. SLOPE IE = 20.00
ST-8	27 LF OF 18" HDPE @ 0.5% SLOPE	ST-21	CONSTRUCT CLEANOUT TOP TO BE SET AT GRADE IE = 21.85
ST-9	TYPE "P" MANHOLE FDOT INDEX NO. 425-010 TOP = 21.25 IE (N,E) = 15.55	ST-22	30 LF OF 6" PVC @ 1.0% MIN. SLOPE
ST-10	2 LF OF 18" HDPE @ 1.0% SLOPE	ST-23	70 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-11	TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 GRATE = 20.00 IE (W) = 17.50 IE (S) = 18.85	ST-24	CONSTRUCT CLEANOUT TOP TO BE SET AT GRADE IE = 19.20
ST-12	145 LF OF 15" HDPE @ 0.48% SLOPE	ST-25	30 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-13	BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE WITH 25 LF OF 4" PVC PIPE @ 1.0% MIN. SLOPE IE = 20.00	ST-26	BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE WITH 3 LF OF 4" PVC PIPE @ 1.0% MIN. SLOPE IE = 20.00

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
X49.58	EXISTING ELEVATION
■	DITCH BOTTOM INLET
■	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
○-23	STORM SEWER STRUCTURE NUMBER
DS	BUILDING DOWN SPOUT
—	12" OR GREATER STORMWATER PIPE
—	LESS THAN 12" STORMWATER PIPE
▶	DIRECTION OF PIPE FLOW
- - -	EXISTING CONTOUR
- - -	PROPOSED CONTOUR

CONTROL BENCHMARKS

CONTROL BENCHMARK: STATION IS A P.B.C BRASS DISK STAMPED "GRIFFIN". LOCATED IN THE TOP OF THE SOUTH CONCRETE CURB OF THE ENTRANCE OF GROVE MARKET SHOPPING CENTER 3' NORTH OF A CONCRETE LIGHT POLE AND 25' EAST OF THE EAST EDGE OF A 5' WIDE CONCRETE SIDEWALK. EL.: 20.03' (NAV/D88)

TBM #1: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 77.6' NORTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL. EL.: 20.72' (NAV/D88)

TBM #2: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 64.6' SOUTHWEST OF THE POINT OF CURVE ON THE SOUTH LINE OF SUBJECT PARCEL. EL.: 20.36' (NAV/D88)

NOTE:
CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.

- PAVING AND GRADING GENERAL NOTES**
- SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
 - SEE SITE PLAN SHEET FOR SITE DATA.
 - SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
 - THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
 - ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
 - ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.



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IEG JOB NO. 15-276.00
SEAL NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@ieggroup.net
Date: 2023.03.02 11:34:45 -0600
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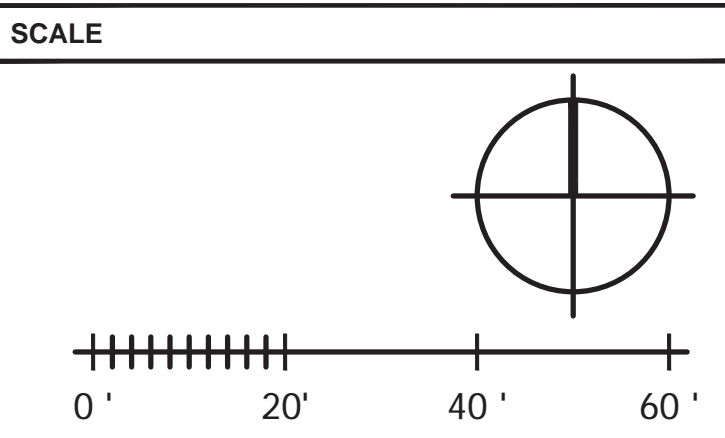
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		03/01/23	REVIEW SET

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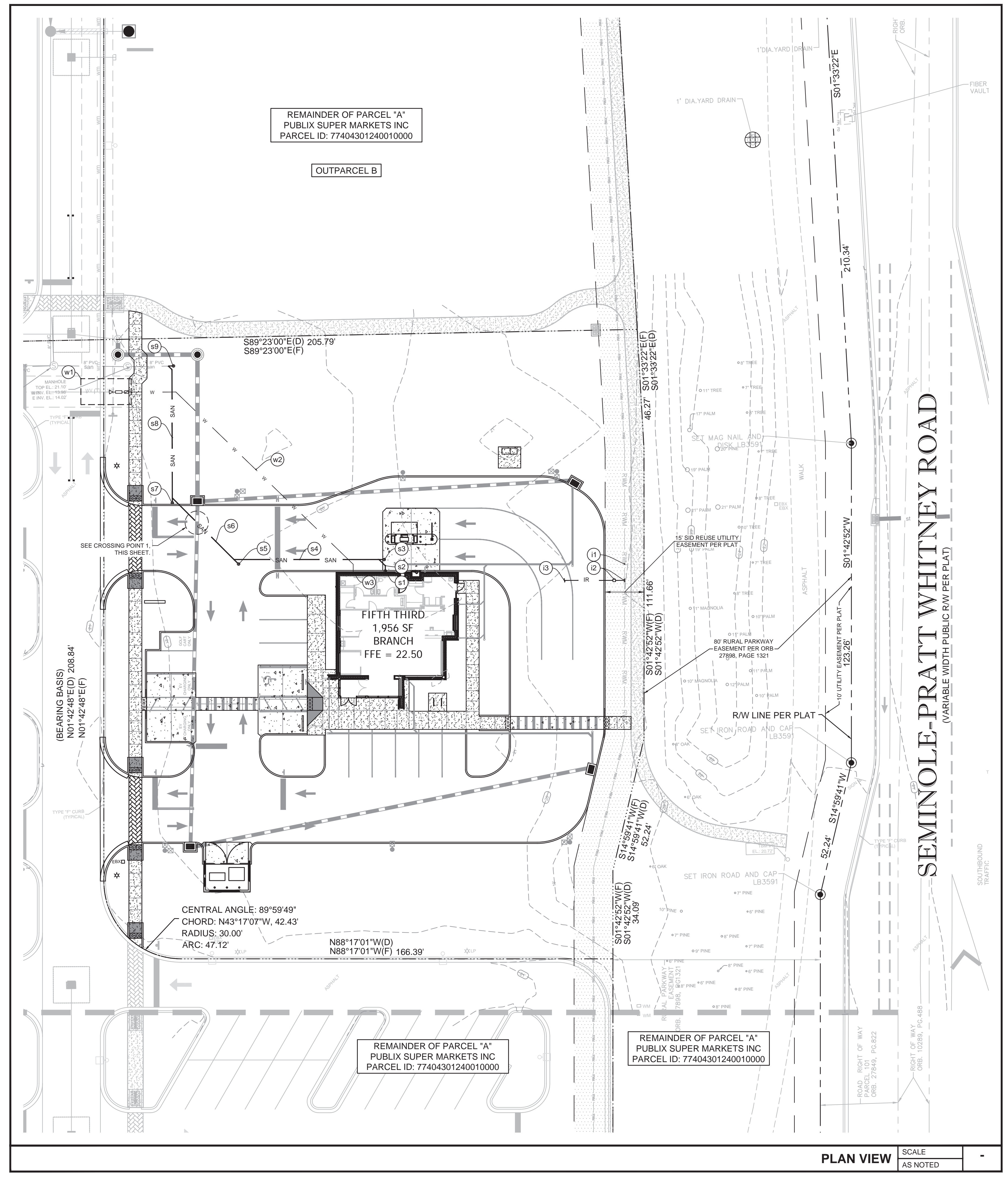
JOB # 220674
DATE: 02/23/23
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE
STORM PIPING PLAN

SHEET NUMBER
C03.02



PLAN VIEW SCALE AS NOTED



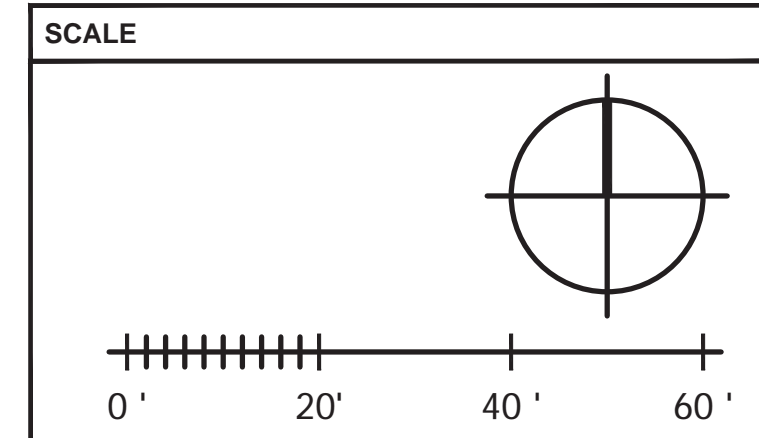
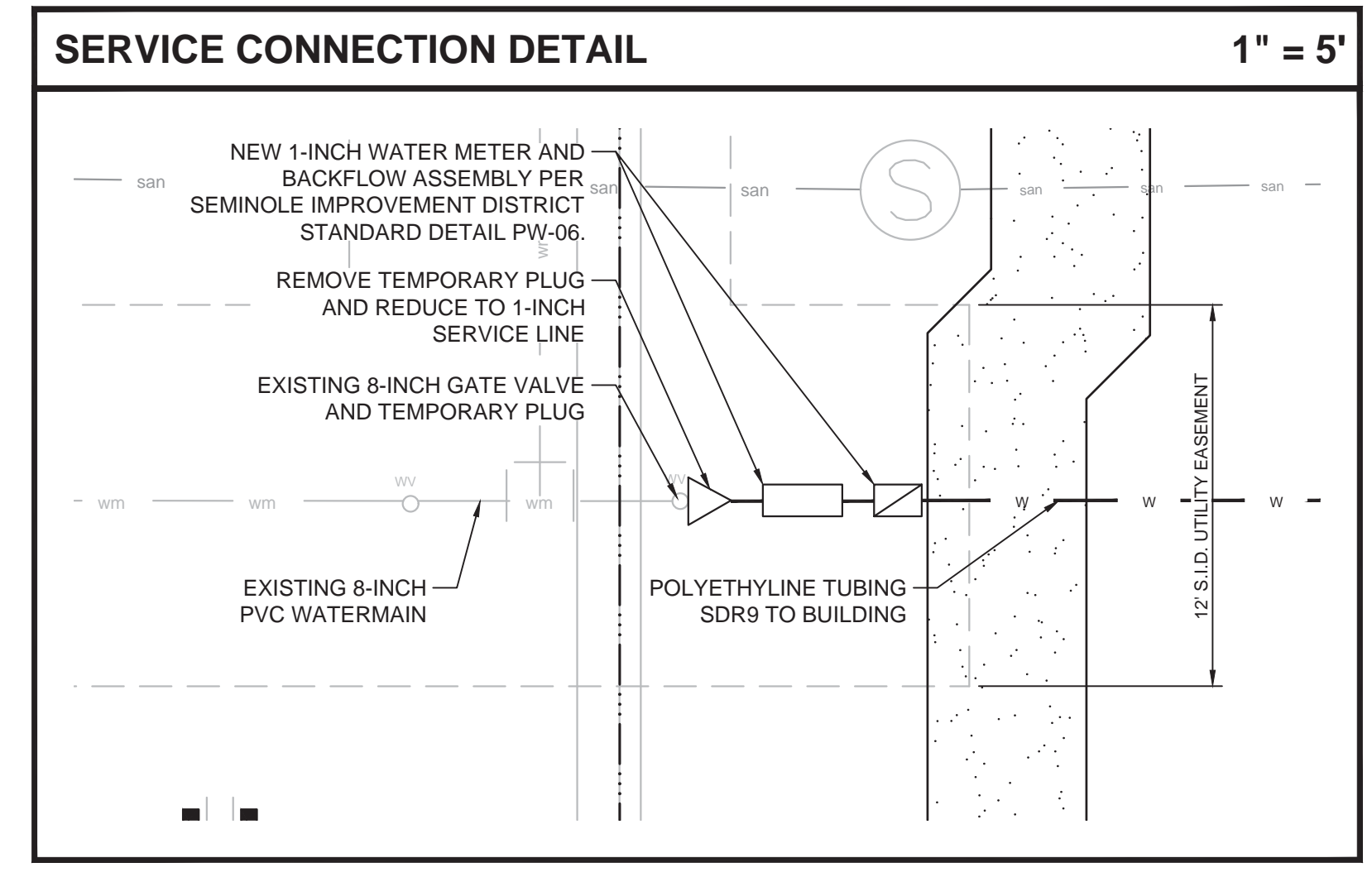
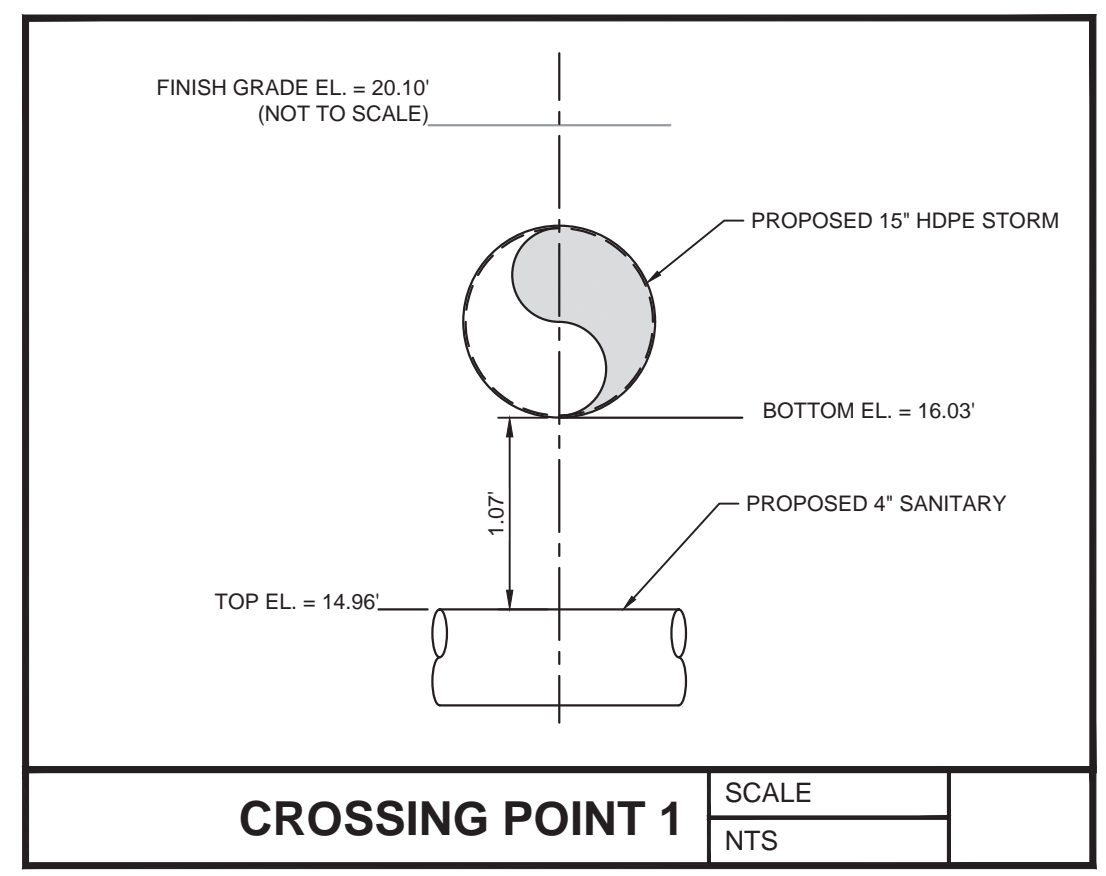
UTILITY SYSTEM DATA

WATER	
(W1)	SEE SERVICE CONNECTION DETAIL, THIS SHEET.
(W2)	125 LF 1-INCH SDR9 POLYETHYLENE TUBING.
(W3)	POINT OF CONNECTION TO BUILDING WATER MANIFOLD
SANITARY	
(S1)	4-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL. 19.50'
(S2)	5 LF - 4" SDR26 @ 6.85% SLOPE
(S3)	CONSTRUCT SEWER CLEAN OUT - IE. 19.15'
(S4)	55 LF - 4" SDR26 @ 6.85% SLOPE
(S5)	CONSTRUCT SEWER CLEAN OUT - IE. 14.70'
(S6)	35 LF - 4" SDR26 @ 1.0% SLOPE
(S7)	CONSTRUCT SEWER CLEAN OUT - IE. 14.50'
(S8)	55 LF - 4" SDR26 @ 1.0% SLOPE
(S9)	CONTRACTOR TO TIE INTO EXISTING SANITARY 10" SEWER LATERAL @ IE. - 14.02' CONSTRUCT SEWER CLEAN OUT
IRRIGATION	
(I1)	EXISTING 16-INCH REUSE MAIN
(I2)	16"X2" DOUBLE STRAP SERVICE SADDLE AND METER BOX PER SEMINOLE IMPROVEMENT DISTRICT STANDARD DETAIL RW-05.
(I3)	2-INCH RECLAIM / IRRIGATION LINE. REFER TO IRRIGATION PLAN FOR CONTINUATION. DR18 PVC, COLOR PURPLE.

LEGEND

TYP	TYPICAL
HC	HANDICAP
R	RADIUS
RW	RIGHT-OF-WAY
[Pattern]	PROPOSED CONCRETE 6" OR LESS
[Pattern]	PROPOSED CONCRETE GREATER THAN 6"
[Line]	PROPERTY LINE
[Line]	PROPOSED SANITARY SERVICE
[Line]	PROPOSED GREASE WASTE
[Line]	PROPOSED FORCE MAIN
[Line]	PROPOSED WATER MAIN
[Line]	PROPOSED FIRE MAIN
[Line]	PROPOSED ELECTRIC SERVICE
[Line]	PROPOSED GAS SERVICE
[Line]	PROPOSED TELEPHONE SERVICE
[Line]	EXISTING SANITARY PIPE
[Line]	EXISTING WATER PIPE
[Line]	EXISTING RECLAIM WATER PIPE
[Line]	EXISTING UNDERGROUND POWER
[Line]	EXISTING OVERHEAD WIRE
[Line]	EXISTING GAS LINE
[Line]	EXISTING TELEPHONE LINE

- ### UTILITY NOTES
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
 - CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
 - CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
 - CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
 - CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
 - SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
 - SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
 - ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SDR9 POLYETHYLENE TUBING.
 - ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY/TOWNS STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
 - ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.



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Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@ieggroup.net
Date: 2023.03.02 11:34:55 -06'00'
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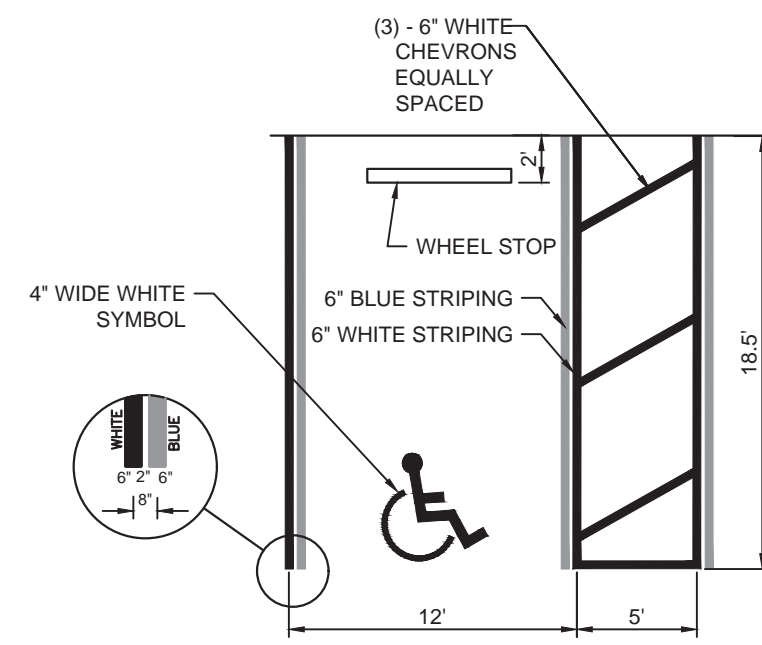
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		03/01/23	REVIEW SET

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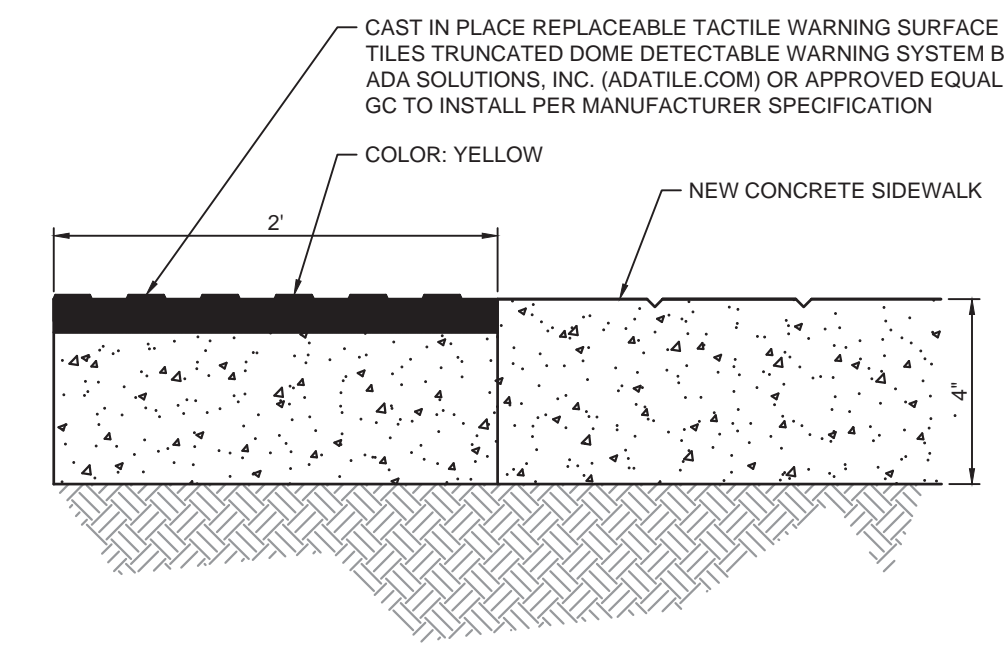
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UTILITY PLAN

SHEET NUMBER
C04.01

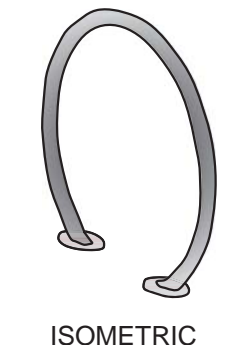


NOTE: DIMENSIONS ARE MEASURED FROM THE CENTER OF WHITE STRIPES

ACCESSIBLE PARKING DETAIL SCALE NTS **1**



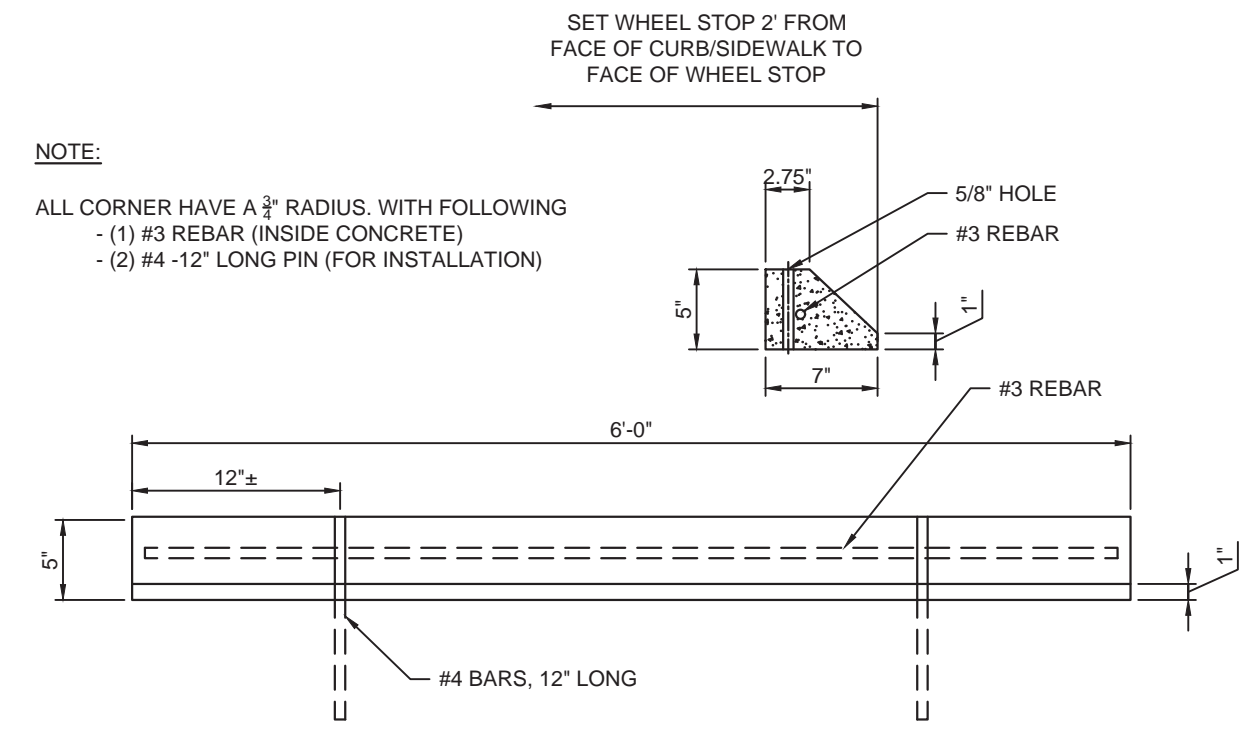
DETECTABLE WARNING SCALE NTS **2**



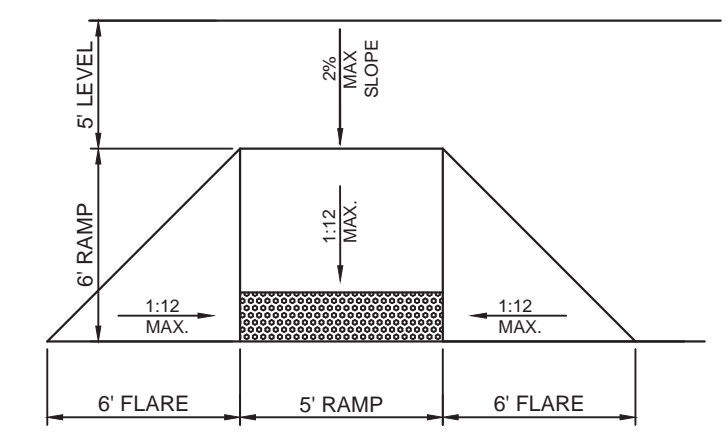
ISOMETRIC

MANUFACTURE: WAUSAU TILE INC. BRAND
 PRODUCT #: MF9024
 SIZE: 36" x 32.5" H
 WEIGHT: 81 LB
 FINISH: ALUMINUM
 FEATURES: CIRCLE BIKE RACK
 MOUNTING: SURFACE MOUNT (ASSEMBLY REQUIRED)

BIKE RACK SCALE NTS **3**



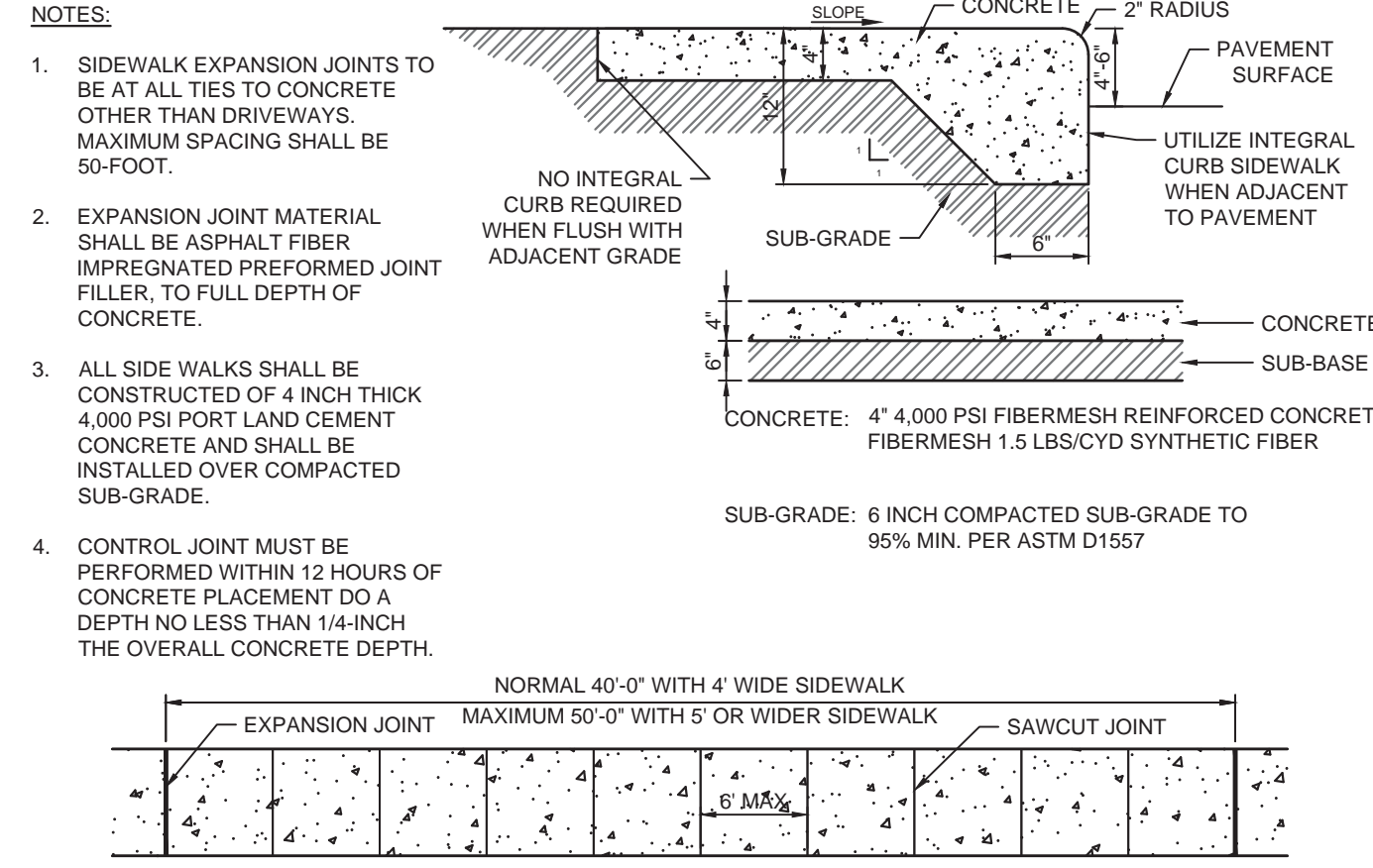
WHEEL STOP DETAIL SCALE NTS **4**



ACCESS RAMP CONSTRUCTION NOTES

- THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SLIP-RESISTANT SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDE
- RAMP CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

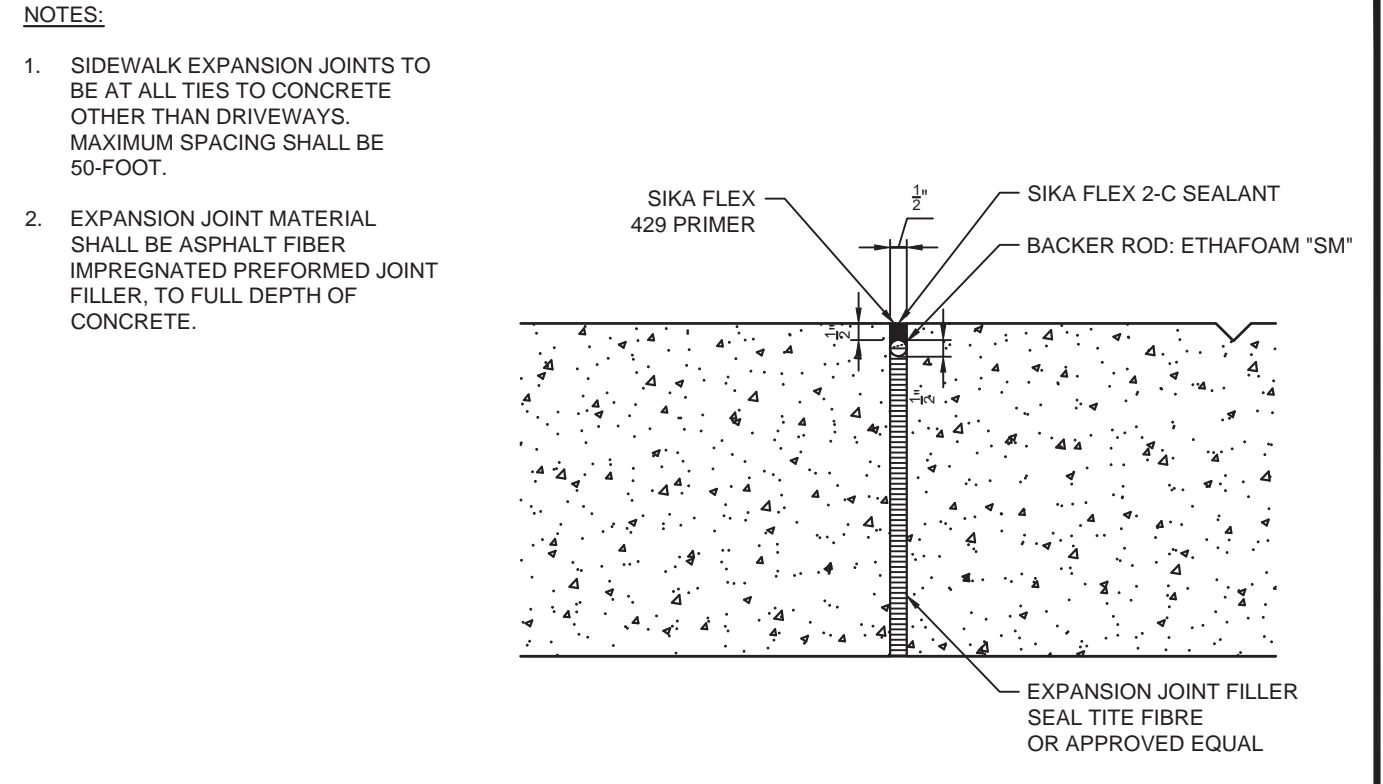
CURB RAMP SCALE NTS **5**



NOTES:

- SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50' FOOT.
- EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.
- ALL SIDE WALKS SHALL BE CONSTRUCTED OF 4 INCH THICK 4,000 PSI PORT LAND CEMENT CONCRETE AND SHALL BE INSTALLED OVER COMPACTED SUB-GRADE.
- CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT TO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.

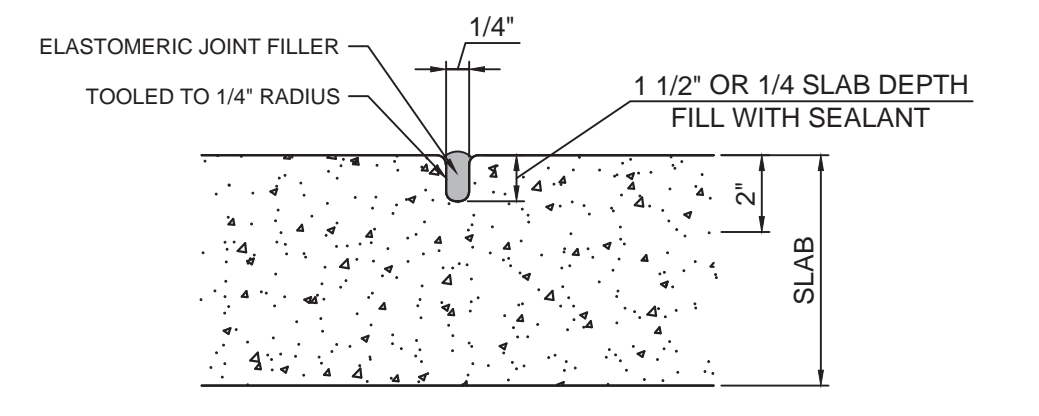
SIDEWALK SCALE NTS **6**



NOTES:

- SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50' FOOT.
- EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

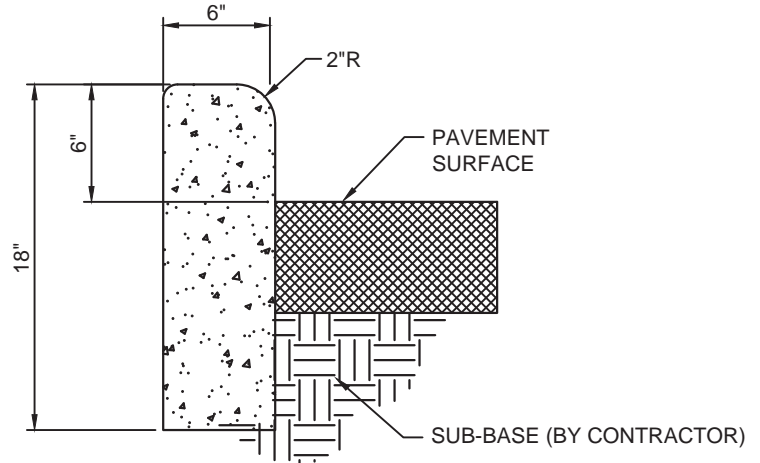
EXPANSION JOINT SCALE NTS **7**



NOTES:

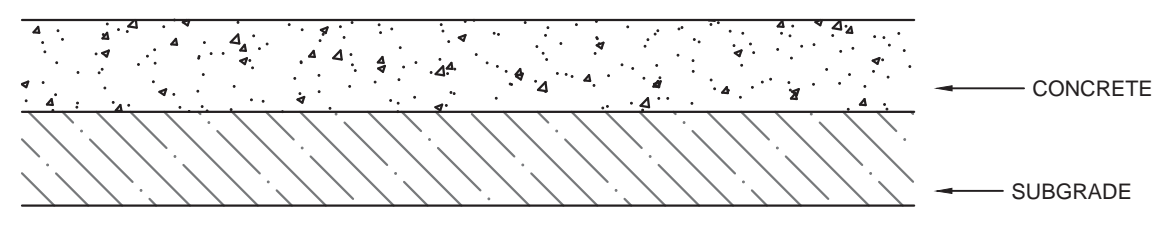
- CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT TO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.

SAWCUT CONTROL JOINT SCALE NTS **8**



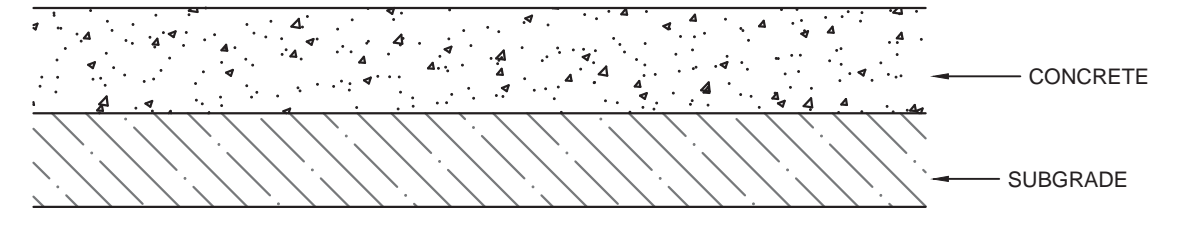
NOTE:
 TRANSVERSE JOINTS SHALL BE 1/2\"/>

6\"/>



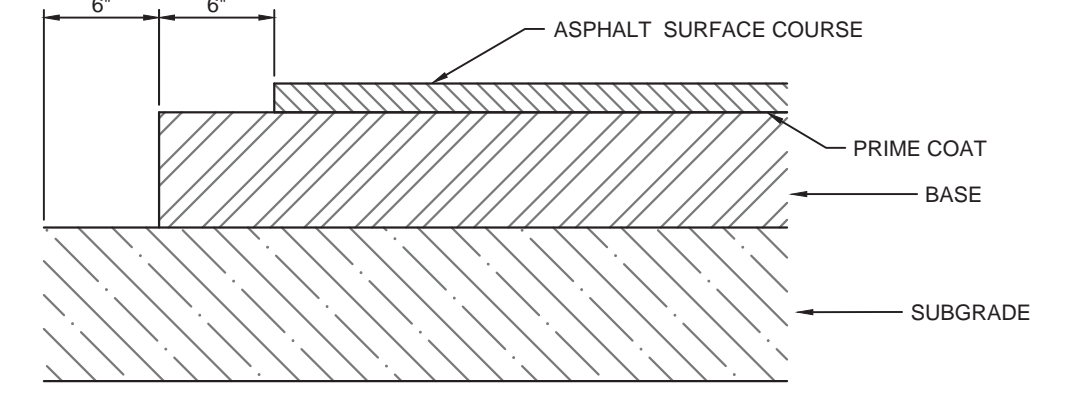
CONCRETE 6-INCH THICKNESS 4,000 PSI 6'X6' W 1.4XW 1.4 WWF OR FIBERMESH 1.5 LBS/CYD SYNTHETIC FIBER LAMBERT CORPORATION DEEP BLACK - 3% TINT
 SUB-GRADE 12-INCH COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

BLACKTINT CONCRETE PAVEMENT SCALE NTS **10**



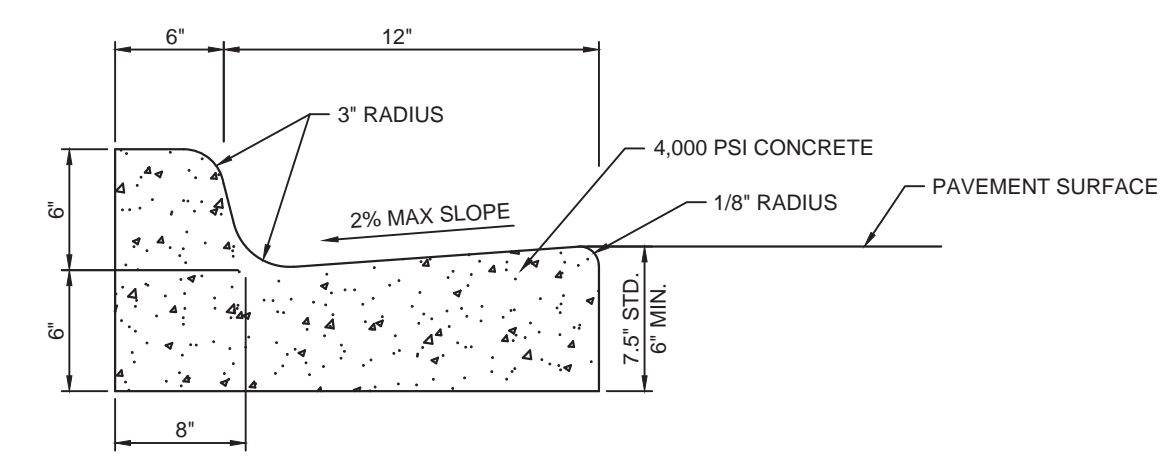
CONCRETE 6-INCH THICKNESS 4,000 PSI 6'X6' W 1.4XW 1.4 WWF OR FIBERMESH 1.5 LBS/CYD SYNTHETIC FIBER
 SUB-GRADE 12-INCH COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

CONCRETE PAVEMENT SCALE NTS **11**

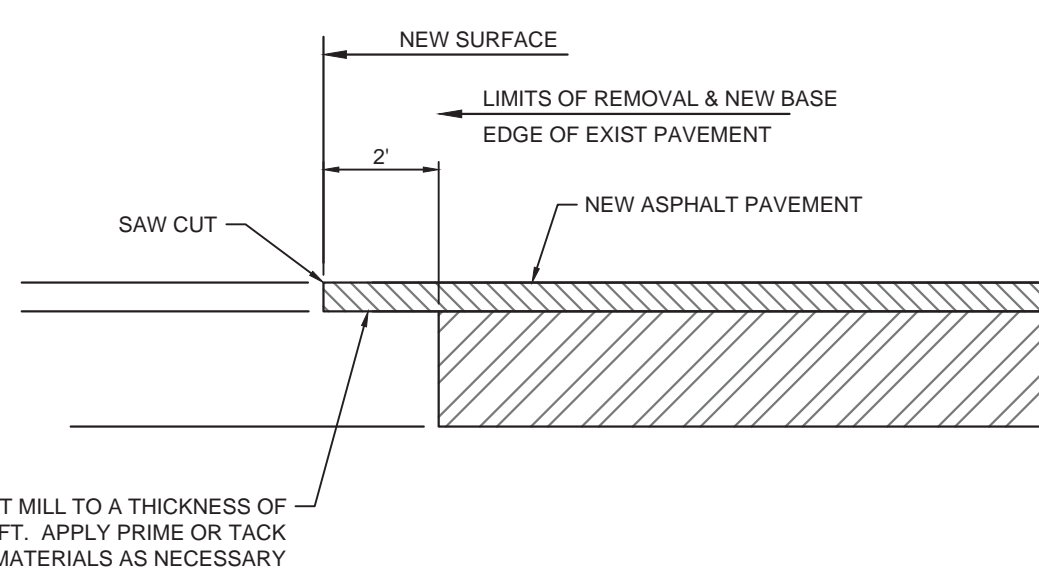


ASPHALT 2-INCH FDOT SUPERPAVE SP-9.5 STRUCTURAL BASE COURSE
 BASE 6-INCH LIMEROCK LBR 100 COMPACTED TO 98% OF AASHTO T-180
 SUB-GRADE 12-INCH COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

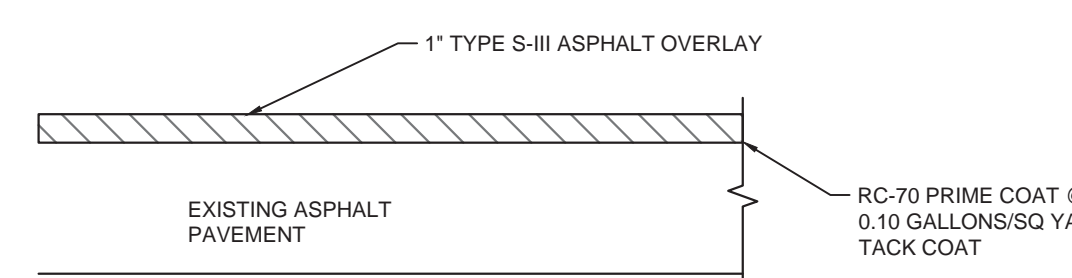
ASPHALT PAVEMENT SCALE NTS **12**



18\"/>



EXISTING ASPHALT PAVEMENT CONNECTION SCALE NTS **14**



ASPHALT OVERLAY SCALE NTS **15**

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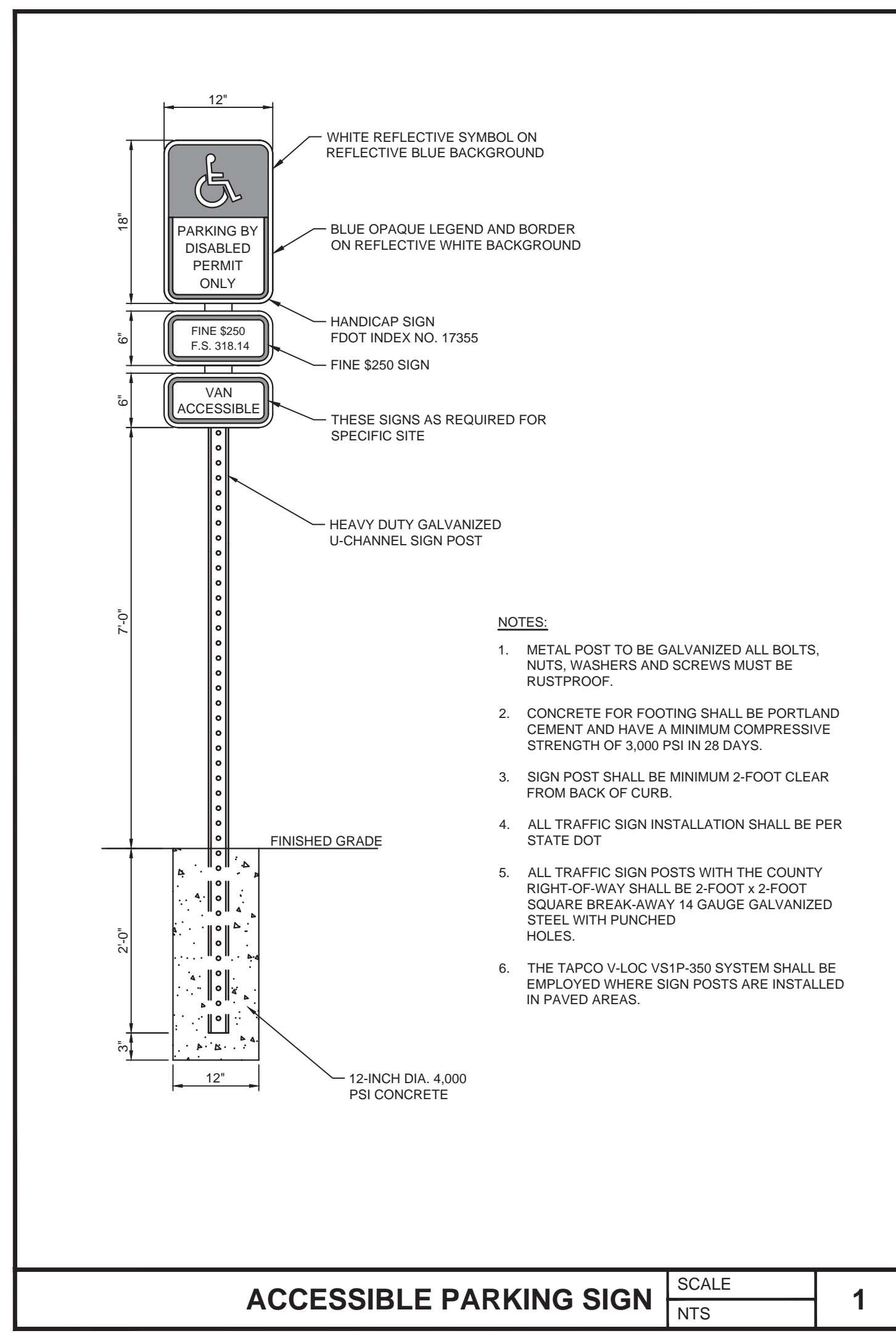
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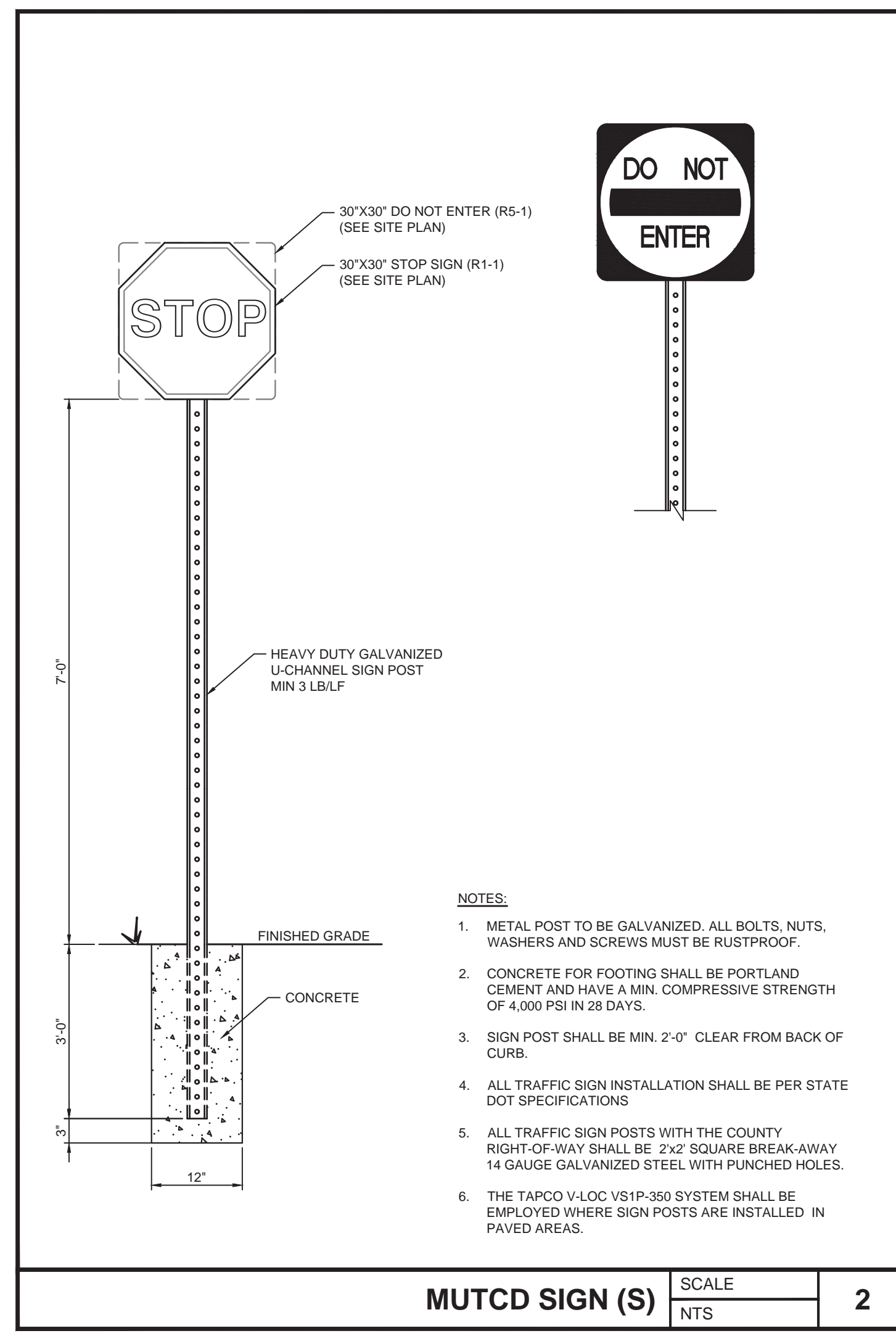
SHEET TITLE

DETAILS

SHEET NUMBER



ACCESSIBLE PARKING SIGN SCALE NTS **1**



MUTCD SIGN (S) SCALE NTS **2**

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		03/01/23	REVIEW SET

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JOB #	220674
DATE:	02/23/23
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CHECKED BY:	IEG

SHEET TITLE

DETAILS

SHEET NUMBER

Stormwater Management System Summary



FIFTH THIRD BANK

*Out Parcel C – Westlake Plaza NWC Seminole
Pratt Whitney Road & Persimmon Boulevard,
Westlake, Florida 33470*

IEG Job No. 15-276.00

March 2023



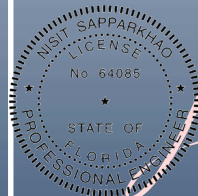
**INFINITY ENGINEERING
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Nisit Sapparkhao, P.E.

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Date: 2023.03.01 13:56:32 -0600
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Project Narrative

The proposed Fifth Third Bank project is located at Westlake Plaza NWC Seminole Pratt Whitney Road & Persimmon Boulevard, Westlake, Florida 33470 and on the out-parcel C, lying in section 1, township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida with the parcel ID is # 77-40-43-01-24-001-0000. The project site lies within the effective FEMA flood zone AE Elevation 18.5' map number 12099C0531F, effective date of October 5, 2017. The overall stormwater management system for the project will be part of the Stormwater Master plan from the commercial development known as Publix at Westlake Plaza consisting of 18.46 The proposed Fifth Third Bank project will be constructed on 49,220 sf / 1.13 acres within the Westlake Plaza development on out-parcel C.

The Publix Westlake Plaza storm infrastructure and water quality/detention ponds that were constructed with the overall development were designed to serve the subject property, also known as Fifth Third Bank – Westlake. The stormwater conveyance systems were designed to provide the subject property a connection point to convey the runoff to a dry detention pond for pre-treatment and outfall to the master SWM system by way of the Town Center Parkway West Drainage system. According to the Stormwater Master Plan for the proposed Publix at Westlake Plaza and the South Florida Water Management District Individual Environmental Resource Permit No. 50-104973-P, the proposed Fifth Third Bank stormwater design will comply with SFWMD and Palm Beach County.

The stormwater runoff from the proposed site will be collected by a series of roof drains and storm inlets, which will be conveyed by the proposed stormwater piping that is connected to the existing master development storm infrastructure along the West of the project site and will be conveyed to the overall development's water quality and detention pond. The proposed impervious area is approximately 25,593 SF or 52% of out-parcel C with a composite CN value of 92. Since the project site is an outparcel of the Westlake Plaza, it will conform to the to the overall post-developed impervious area that was designed for the stormwater master plan. The proposed Fifth-Third bank development will be less than the impervious area of the original master plan design initially proposed as 35,284 sf. See Table 1 and table 2 below for the impervious, pervious and curve number calculation, which demonstrates that the outparcel C as designed will provide acceptable impervious/pervious area for the master development and the SWM system complies with Section 4.2.1, ERP Applicant's Handbook (A.H.) Volume II (Vol. II).



TABLE 1 – POST DEVELOPMENT CURVE NUMBER/IMPERVIOUS CALCULATIONS

LAND COVER	AREA (SF)	PERCENT AREA	'CN'	WEIGHTED 'CN' POST DEVELOPMENT
PROPOSED IMPERVIOUS	25,593	52%	98	92
PROPOSED PERVIOUS	23,627	48%	86	
GROSS SITE	49,220	100%		

TABLE 2 – POST DEVELOPMENT VS. ORIGINAL IMPERVIOUS CALCULATIONS

LAND COVER	AREA (SF)
ORIGINAL IMPERVIOUS PROPOSED (PER CROWN SQUARE RTAP 5)	35,284
PROPOSED PROJECT IMPERVIOUS	25,593
TOTAL ADDITIONAL PROPOSED IMPERVIOUS AREA	0





CITY OF WESTLAKE

Engineering Department

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

DATE: 4/29/2024
APPLICATION NUMBER: SPR-2023-01
DESCRIPTION: Fifth Third Bank at Westlake Publix Plaza (PL202400002)
APPLICANT: Cotleur & Hearing
OWNER: Publix Super Markets, Inc.; Fifth Third Bank
REQUEST: Site Plan Review
LOCATION: 16725 Persimmon Blvd. West, Westlake, FL
STAFF REVIEW: **RECOMMENDATION OF APPROVAL WITH CONDITIONS**

The Engineering Department recommends approval of the plans submitted on 04-01-2024 with the following condition:

1. The previously approved Land Development Plan for Publix (ENG-2021-05 Publix - Land Development) does not include utility connection or drainage information for "Future Parcel C." A land development permit for this parcel is required prior to construction of the elements presented in this site plan.

The following documents were reviewed as part of this resubmittal package:

- 1) Response to Comments0
- 2) Justification Statement0
- 3) Revised Application0
- 4) C02_01 SITE PLAN0

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

PBC Fire Review

RE: Staff Comments - SPR-2024-01/Tractor Supply - Pod H, Parcel F-2 and Fifth Third Bank



Wesley Jolin R. <WJolin@pbc.gov>
To: Osniel Leon
Cc: Jeffrey S. Miller

Reply Reply All Forward

Fri 5/17/2024 8:14 AM

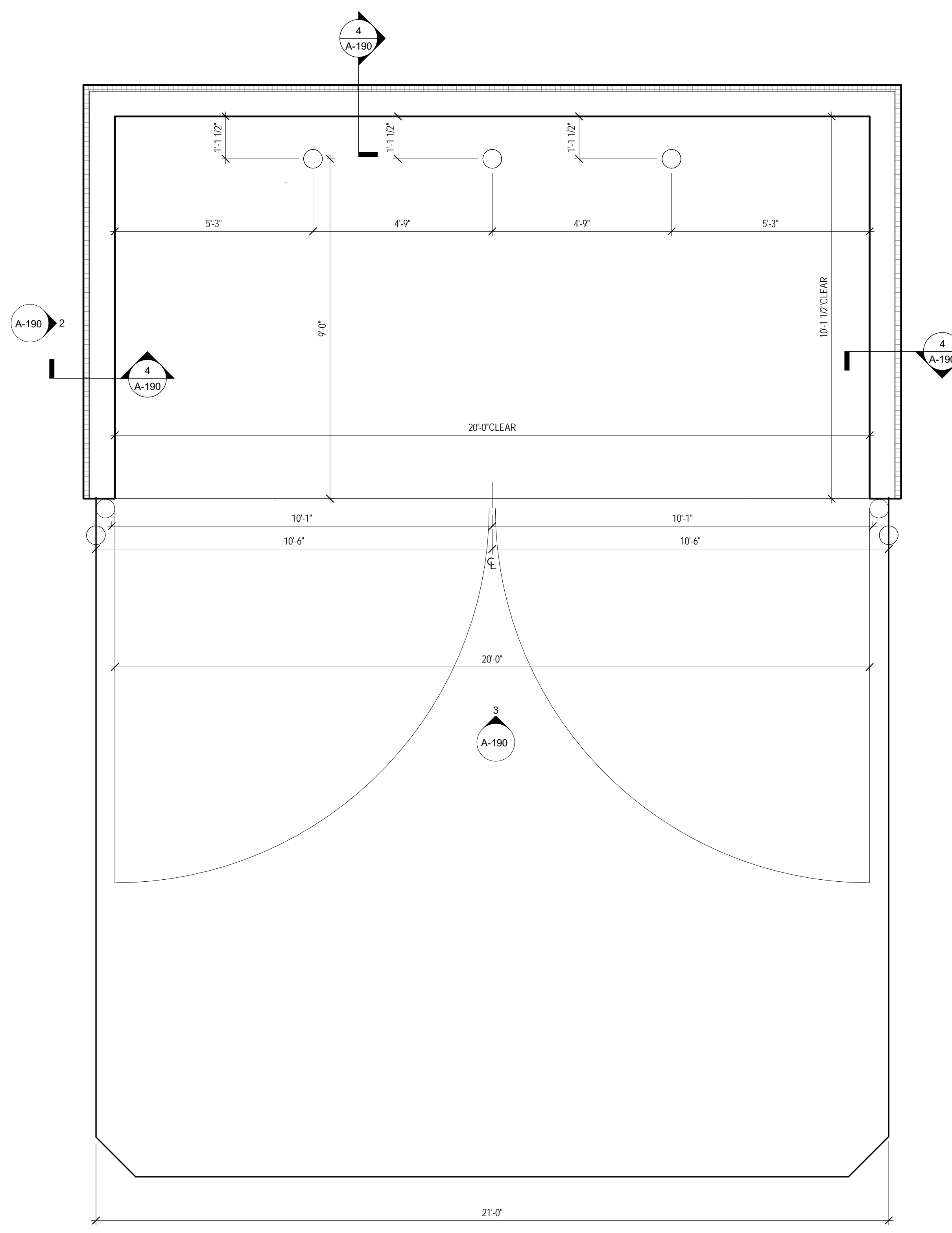
You replied to this message on 5/17/2024 8:50 AM.

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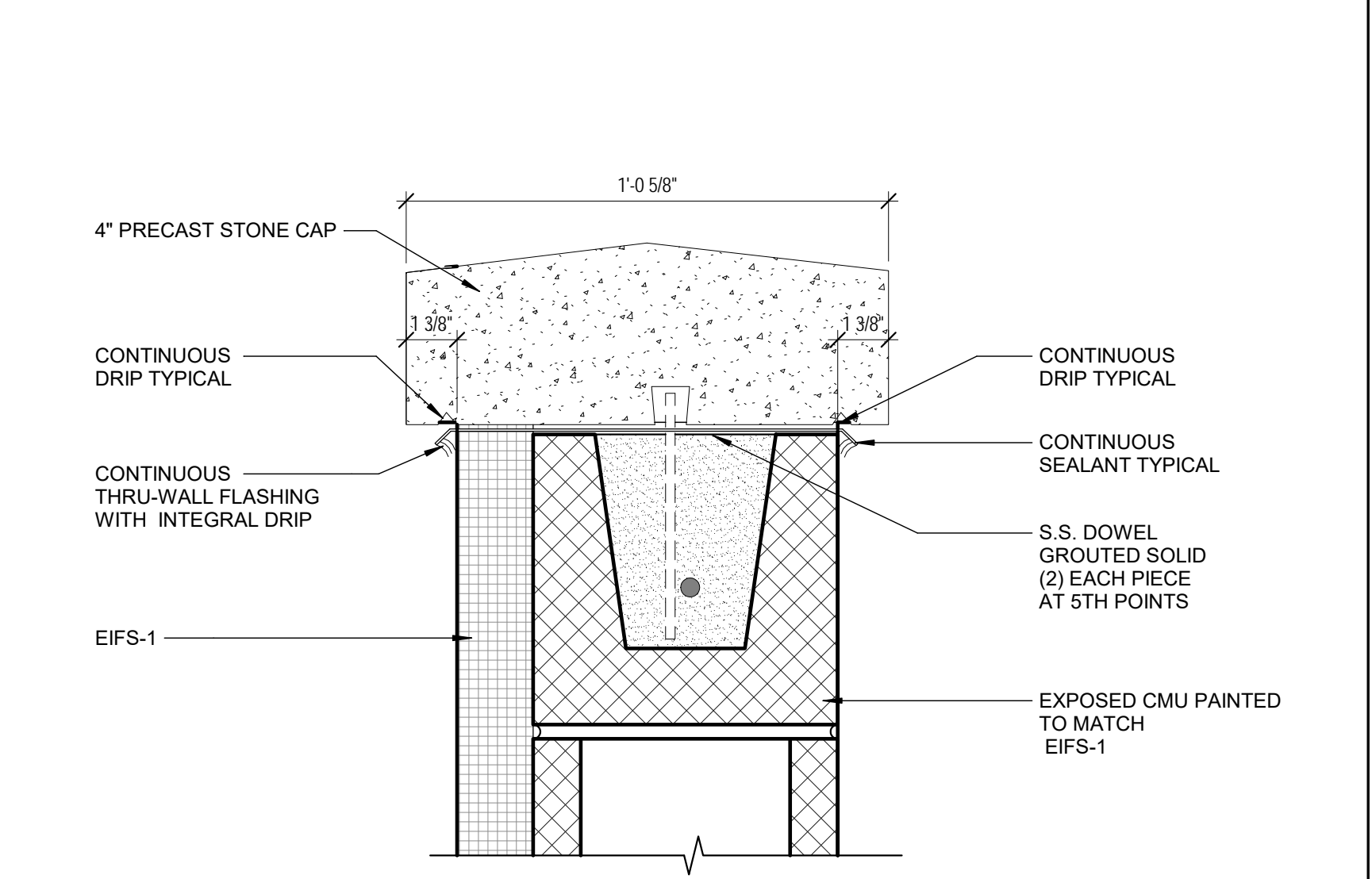
CAUTION:External email.

No fire rescue site plan comments for either Tractor Supply or 5/3 Bank. Thank you!

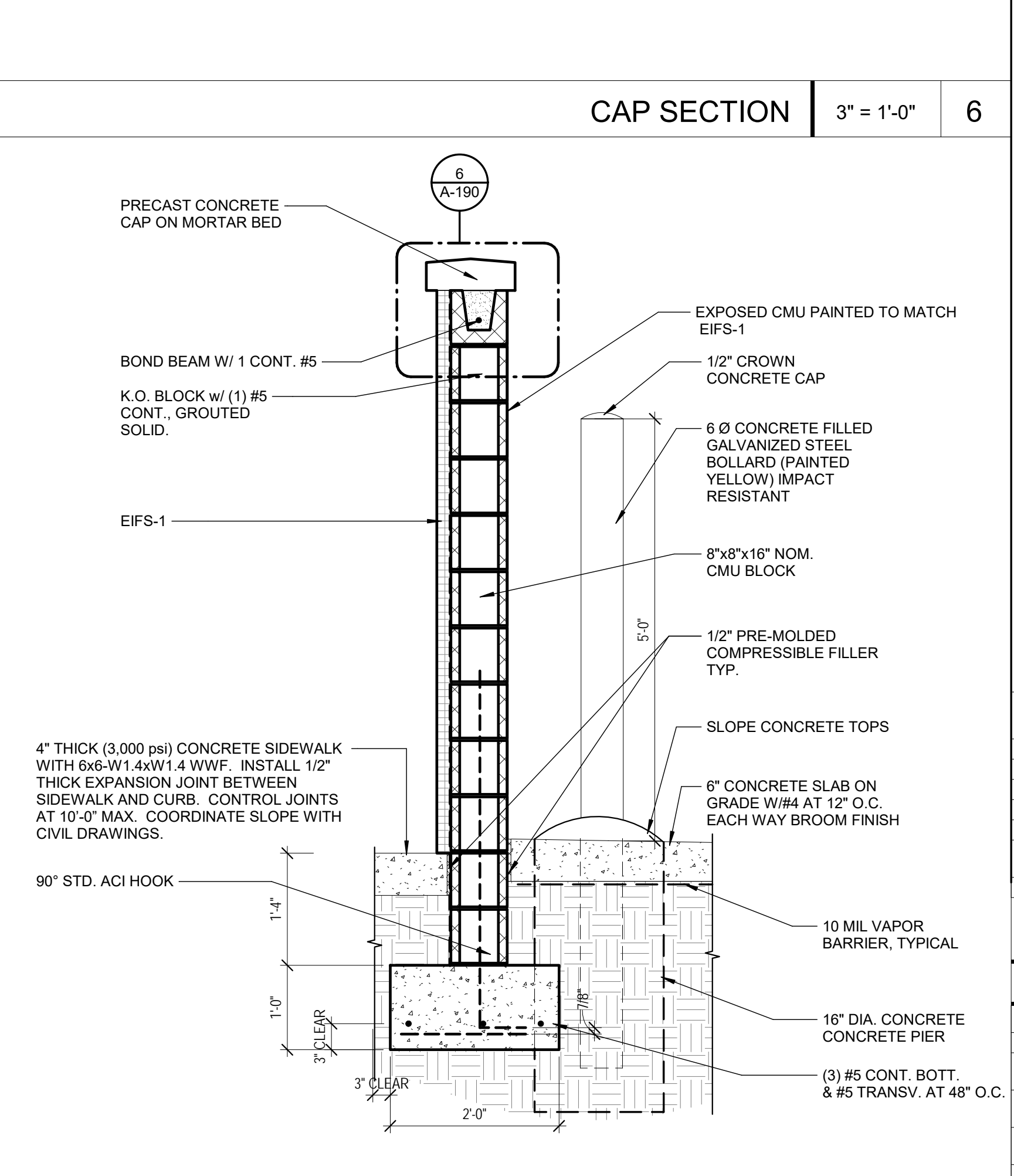
Wesley Jolin
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561-233-2695



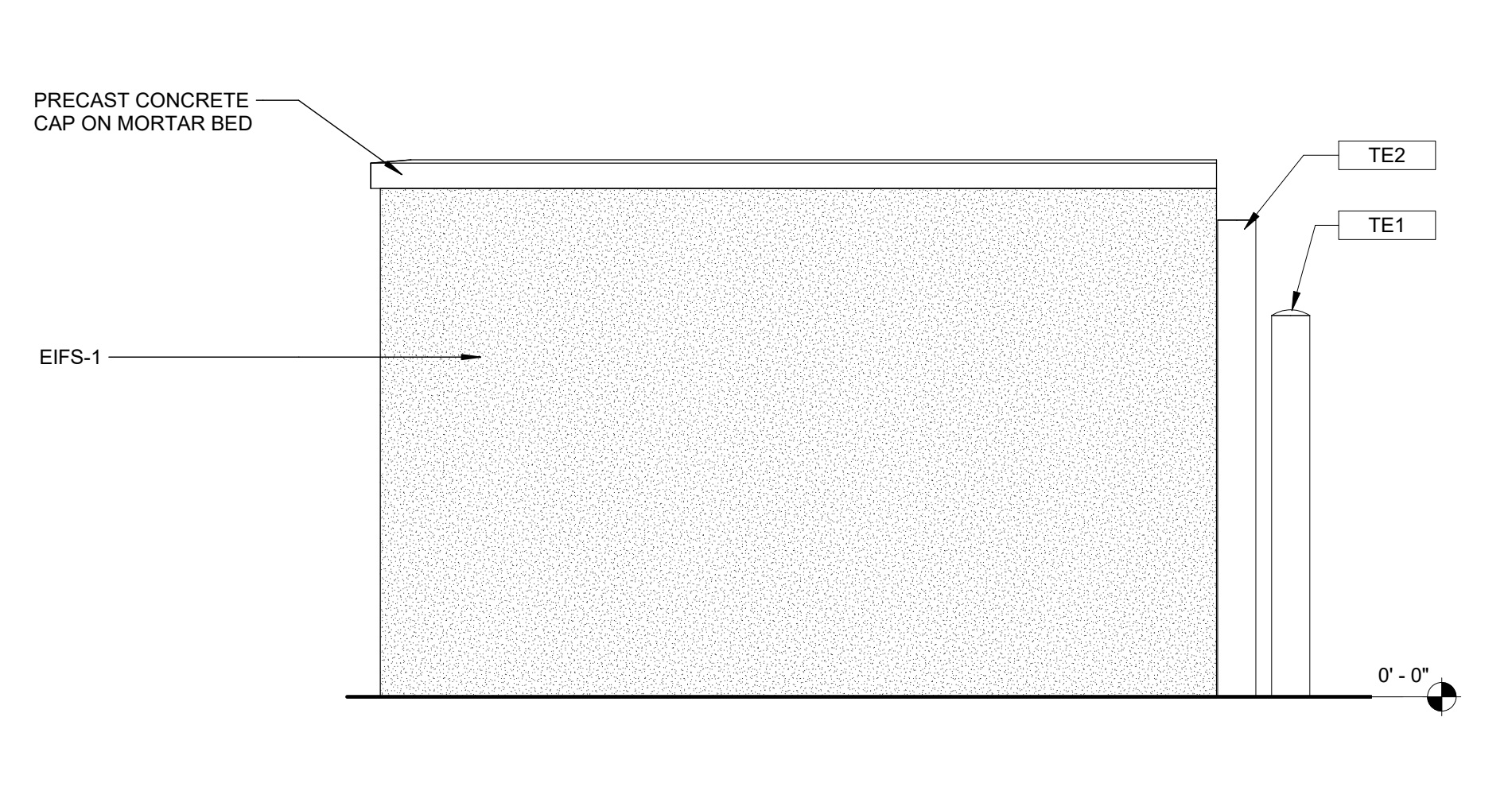
TRASH ENCLOSURE PLAN | 1/2" = 1'-0" | 1



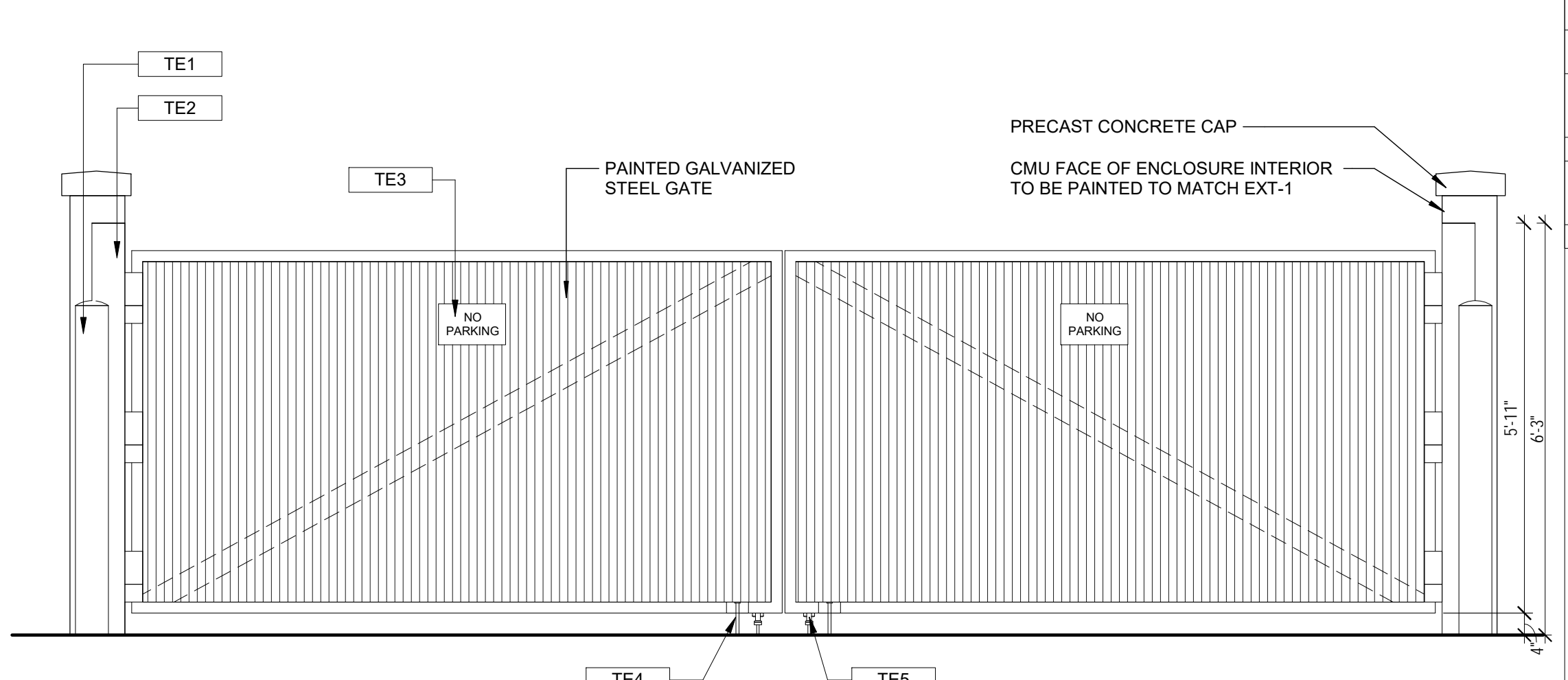
CAP SECTION | 3" = 1'-0" | 6



TRASH ENCLOSURE WALL SECTION | 3/4" = 1'-0" | 4



TRASH ENCLOSURE SIDE ELEVATION | 1/2" = 1'-0" | 2



TRASH ENCLOSURE FRONT ELEVATION | 1/2" = 1'-0" | 3

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
- REFER TO CIVIL PLAN FOR NORTH ORIENTATION
- EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
- SEE SHEET A-620 FOR PARTITION TYPES.
- LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
- ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
- CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE.
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS ALL WOOD BLOCKING, BRIDGINGS, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
- REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
- REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
- CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
- CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR.
- CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
- NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUITTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS.
- COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
- ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
- REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
- ALL PLYWOOD SHEATHING SHALL BE FRT.

TRASH ENCLOSURE KEY NOTES

TAG	DESCRIPTION
TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD (PAINTED YELLOW)
TE2	6" DIA. STEEL GATE POST WITH SELF CLOSING HINGE (PAINTED EXT-8)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1VJDS WHEEL

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	TO MATCH Gauntlet Gray (#SW 7019)	
AL-1	ALUMINUM CURTAINWALL	CLEAR ANODIZED ALUMINUM	TO MATCH Gauntlet Gray (#SW 7019)	
AL-2	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM	TO MATCH Gauntlet Gray (#SW 7019)	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	2" EIFS SYSTEM - DRIVE THRU CANOPY
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	5" EIFS SYSTEM - VESTIBULE PARAPET
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	PREFINISHED METAL COPING	PAC-CLAD PETERSON	Gauntlet Gray (#SW 7019)	
EXT-3	STANDARD MODULAR BRICK SILL/WATERTABLE	ACME BRICK	WESTCHESTER SMOOTH-ACME BRICK	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
FY-1	CORNICE MOULDING	FYPON	WHITE	PART CODE: MLD472-12

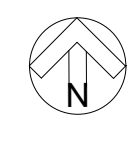
THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS HEREINAFTER ("PLANS") ARE THE SOLE AND EXCLUSIVE PROPERTY OF BDG ARCHITECTS AND MAY NOT BE REPRODUCED, PUBLISHED, INCORPORATED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL NOT BE HELD LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RELATED TO THE PLANS, ANY DISCREPANCIES OR CONFLICTS IN THE PLANS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS, SHALL AUTOMATICALLY RELEASE BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS OR DAMAGES INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RELATED TO THE PLANS, ANY DISCREPANCIES OR CONFLICTS IN THE PLANS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. THE USER SHALL BE HELD RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

ISSUE	BY	DATE	DESCRIPTION
-	MC	03/22/23	PERMIT SET

PROJECT INFORMATION BLOCK

JOB # 220674
 DATE: 03/22/23
 DRAWN BY: MC
 CHECKED BY: JQ

SHEET TITLE
TRASH ENCLOSURE AND DETAILS
 SHEET NUMBER



NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

***Fifth Third Bank on Parcel C -
PUBLIX at Westlake Plaza
Justification Statement
December 21, 2023
Revised: March 29, 2024***

Introduction

The PUBLIX shopping plaza is pleased to welcome Fifth Third Bank on their outparcel C, their first outparcel tenant. The plat, site plan and master site plan for the Plaza were previously approved on November 09, 2020, and to date the PUBLIX grocery store and in line retail is constructed. This site consists of 20.321 acres located in the southern portion of Pod G. The PUBLIX grocery consists of approximately 48,000 square feet and includes 11,000 square feet of in line retail. In addition, the master site plan includes three (3) outparcels proposed to house a retail (tire store), a restaurant with drive thru and a financial institution/bank with a dual drive-thru service window. On January 8, 2024, the Phase II portion of Publix (SPR-2023-05) was approved consisting of a 25,000 square foot Planet Fitness facility and a separate 6,000 square foot inline retail building. Concurrently, the master site plan (MPA-2023-03) was approved establishing the uses to be part of the overall site. The site plan review for this financial institution/bank is the subject of this submittal.

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 adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original 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 has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, 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 hereinafter 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.

Subject Request

The Applicant is requesting site plan approval for outparcel C within the Publix Plaza. This tenant will be a Fifth Third Bank building with a dual drive-thru service window. Outparcel C is located on the east side of the Publix Plaza site, abutting the south side of Parcel B. Outparcel C will contain a 1,956 SF bank/financial institution with drive thru. (An amended master site plan of the Publix site has been previously approved under separate cover. Staff has agreed that any increase of square footage that may occur in the future within the site plan area (Outparcel C) will require a Site Plan Amendment. Furthermore, any reassignment of the unassigned retail entitlement outside Outparcel C shall require a Master Plan Amendment).

Outparcel C site plan for the PUBLIX at Westlake Plaza will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. 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 shopping center / 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 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

The Site design orients the PUBLIX grocery store and attached inline retail uses towards Seminole Pratt Whitney Road to the east and Persimmon Blvd. (West) to the south. The site plan provides six points of vehicular access to the site, three from Town Center Parkway (West) from the north, and three from Persimmon Boulevard West, from the south. The western most access point on both Town Center Parkway and Persimmon Boulevard West are intended to primarily support the service and delivery functions of the plaza.

As noted previously the overall project site contains 20.321 acres. The Publix at Westlake Plaza will be developed in multiple phases as market demand dictates. The first phase of development

has been constructed with the PUBLIX grocery store and in-line retail. At build out of all phases the project will contain approximately 129,700 square feet of commercial use. All future development on the site will be subject to the review and approval of the City of Westlake and City Council.

The site is well landscaped in accordance with the requirements of Article 7 “Landscape” of the City of Westlake’s code of ordinances. The project Signage will comply with the requirements of Article 6, Signage. One (1) Low Speed Electric Vehicle (LSEV) parking space and one (1) Electric Vehicle Charging Station parking space will be provided.

AIPP

Pursuant to CHAPTER 24: ART IN PUBLIC PLACES, Section 3) Art Acquisition Fund, as set forth in Ordinance No. 2021-22, the Applicant understands that while Publix corporation will be paying for the Phase 2 (Parcel D) portion, the Parcel C developer (Fifth Third Bank) will be responsible to either provide art work on its site, or contribute one percent (1%) of the building’s construction cost to the City of Westlake’s Art Acquisition Fund prior to building permit issuance.

Conclusion

The Applicant is requesting site plan approval of Parcel C within the PUBLIX at Westlake Plaza, as presented. 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.

EVOCHARGE® Level 2 Charging Stations with Cable Retractor and 8 ft. Pedestal (EVSE, iEVSE, iEVSE Plus) Product Description and Specifications

ELECTRIC VEHICLE CHARGING STATIONS

- **Modern Compact Design:** EVSE form factor smaller than a standard sheet of letter-size paper
- **Robust Construction, Certified for Outdoor Use:** tamper-resistant features; NEMA 4 certified for outdoor and indoor use
- **Simple Operation:** EVSE models simply plug-in to EV and charge
- **Network Options:** iEVSE and iEVSE Plus are OCPP 1.6 networked enabled charging stations to support access control, payment capability, remote management and control, demand response. Network connection via Wi-Fi; iEVSE Plus models also include 4G-LTE cellular, RFID card reader and Local Load Management capability.
- **Portable:** EVSE can be used at another location with a dedicated outlet and mounting plate
- **Cable Management:** Standard Connector and Cable Holster included, optional cable management solutions available



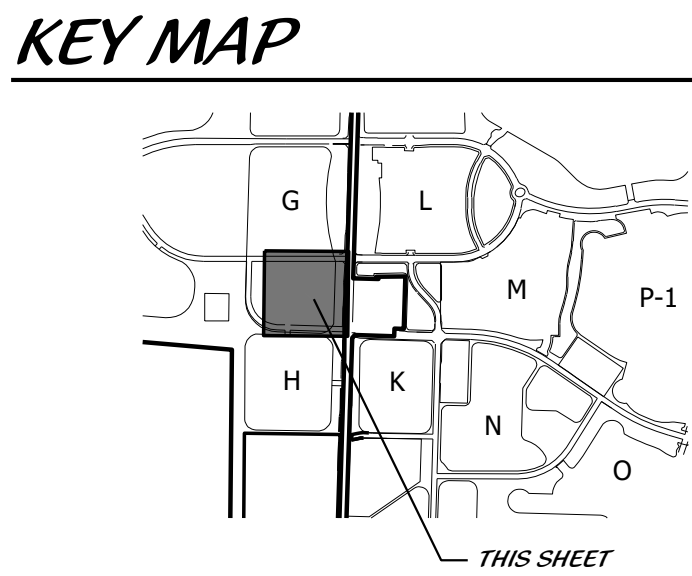
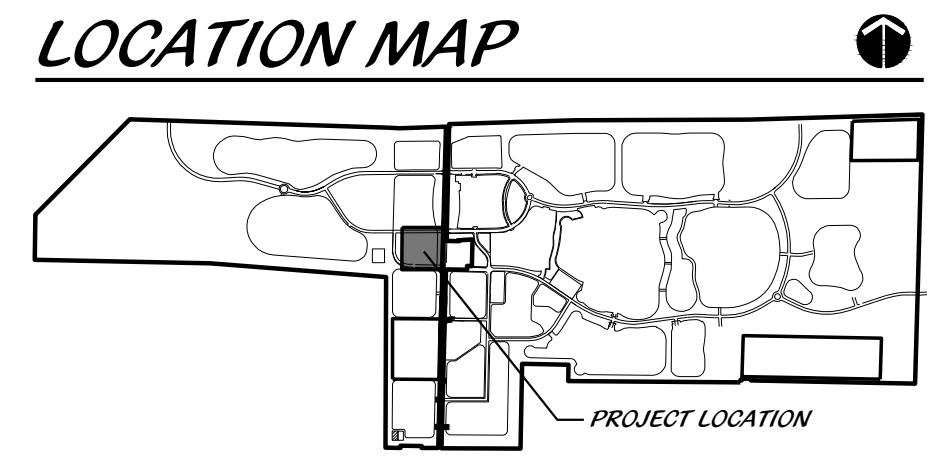
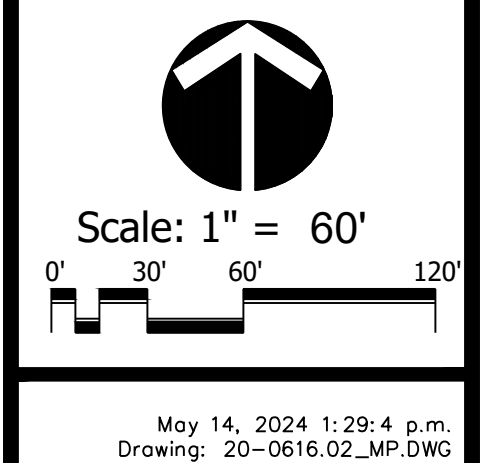
Optional 6ft. Pedestal

Part Number	EVOCHARGE EVSE: Single EVC3AA0B1A1A4 or Dual EVC3AA0B1A1B4 (25 ft. charge cable) EVOCHARGE iEVSE: Single EVC3AB0B1A1A4 or Dual EVC3AB0B1A1B4 (25 ft. charge cable) EVOCHARGE iEVSE Plus: Single EVC3AC0B1A1A4 or Dual EVC3AC0B1A1B4 (25 ft. charge cable) Optional 18 ft. charging cable available.
Connector / EVSE Level	SAE J1772; AC Level 2
Max Output Rating	32A; 7.68 kW Maximum Output – For use with dedicated 40A (or greater) Supply Circuit
Alternate Adjustable Output Settings	24A; 5.76 kW Maximum Output – For use with 30A Circuit Rating 16A; 3.84 kW Maximum Output – For use with 20A Circuit Rating
Electrical Circuit / Input Power Requirements	208-240VAC, 50/60 Hz., Single Phase; Circuit Requirement: Dedicated; Branch Breaker: Double pole; Circuit Conductors: Line 1, Line 2, Earth Ground
Input Power Connection	Hardwire
Operational Ratings	NEMA 4, Indoor/Outdoor Rated; Temp: -22°F to 122°F (-30°C to 50°C); Humidity: 95% RH
Mounting	Pedestal Installation (port/charging station mount)
Dimensions	EVSE: 11.0 x 7.5 x 3.2 inches (28.0 x 19.0 x 8.1 cm), Retractor 9.5 x 3 x 6.75 inches (24.1 x 7.6 x 17.1 cm), Pedestal 8 ft. (2.4 m) tall
Display & Indicators	LED Charge Status Indicators (Power/Ready, Charging, Fault)
Cable Management Type	Connector/Cable Holster (Standard), Retractor and 8 ft. Pedestal (Optional 6 ft.)
Standards & Compliance	Charging Station: UL/cUL Listed; SAE J1772, UL 2594, UL 355, CSA

*visit phillipsandtemro.com for more information or to download an installation manual

PUBLIX PHASE II AT WESTLAKE PLAZA
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	20-0616.02
DATE	10-26-2023
REVISIONS	12-01-2023
	12-18-2023
	05-14-2024



SITE DATA

NAME OF APPLICATION: WESTLAKE PUBLIX RETAIL CENTER
APPLICATION NUMBER: SPR-2023-00
PROJECT NUMBER: CH 20-0616.01
CITY OF WESTLAKE RESOLUTION NUMBERS: R-2020-32, R-2020-33, R-2020-34, R-2022-39
FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT: MIXED USE
SECTION/TOWNSHIP/RANGE: 31 / 43 / 42
PROPERTY CONTROL NUMBER: 77-40-43-01-24-001-0000
EXISTING USE: PARTIALLY DEVELOPED RETAIL CENTER
PROPOSED USE: MIXED USE COMMERCIAL / RETAIL CENTER

POD G-S SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE) 885,161 SF 20,321 AC

PARCEL DATA

PUBLIC RETAIL CENTER	8.72 AC	379,626 SF
OUTPARCEL A RETAIL (TIRE STORE)	1.11 AC	45,247 SF
OUTPARCEL B FAST FOOD WITH DRIVE THRU	1.05 AC	45,739 SF
OUTPARCEL C BANK WITH DRIVE THRU	1.12 AC	46,838 SF
PARCEL D PLANET FITNESS MIXED USE RETAIL TRACT / FAST FOOD WITH DRIVE THRU	6.45 AC	280,853 SF
RPE EASEMENT AREA	1.88 AC	81,768 SF
TOTAL PARCEL DATA	20,320 AC	885,161 SF

BUILDING DATA

FUTURE PARCEL A RETAIL (TIRE STORE)	5,750 SF
PARCEL B FAST FOOD WITH DRIVE THRU	4,000 SF
OUTPARCEL C BANK WITH DRIVE THRU	1,956 SF
UNASSIGNED BANK WITH DRIVE THRU ENTITLEMENT	3,644 SF
PARCEL D PLANET FITNESS MIXED USE RETAIL TRACT / FAST FOOD WITH DRIVE THRU	20,000 SF
PARCEL D INLINE RETAIL/OFFICE/MEDICAL/MIXED USE	6,000 SF
PARCEL D FAST FOOD WITH DRIVE THRU	3,024 SF
PARCEL E PUBLIX GROCERY (PHASE 1)	46,387 SF
PARCEL E INLINE RETAIL/OFFICE/MEDICAL (PHASE 1)	11,000 SF
UNASSIGNED RETAIL ENTITLEMENT	24,583 SF
TOTAL BUILDING AREA	129,760 SF

NO. OF FLOORS

PROPOSED BUILDING HEIGHT	40 FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MAXIMUM LOT COVERAGE	43,640 SQUARE FEET
MINIMUM PERVIOUS AREA	45 PERCENT
MINIMUM BUILDING SEPARATION	25 PERCENT
	20 FEET

PH I RETAIL PARKING DATA

RETAIL SHOPPING CENTER (1/225 SF)	REQ(SPACES)	PROV(SPACES)
SUB TOTAL PARKING SPACES	264	355
ADA (INCLUDED IN TOTAL)	8	12
BIKE PARKING 2% OF REQUIRED	13	20
EV CHARGING STATIONS 2% OF REQUIRED		

PH II PARKING DATA

PHYSICAL FITNESS MASSAGE THERAPY & SPA (1/250)	REQ(SPACES)	PROV(SPACES)
RETAIL MIXED USE SHOPPING CENTER (1/225 SF)	100	
FAST FOOD RESTAURANT W/ DRIVE THRU (1/150+1/250)	27	
OUTDOOR SEATING 500 SF (1/150 + 1/250 SF)	32	
SUB TOTAL PARKING SPACES	165	282
ADA (INCLUDED IN TOTAL)	3	6
BIKE PARKING 2% OF REQUIRED	3	6
EV CHARGING STATIONS 2% OF REQUIRED	3	4
TOTAL PARKING SPACES	429	607
ADA (INCLUDED IN TOTAL)	11	18
BIKE PARKING 2% OF REQUIRED	21	36
EV CHARGING STATIONS 2% OF REQUIRED	3	6

OUT PARCEL PARKING DATA

OUTPARCEL A (TIRE STORE) - TIRE STORE (1/300 SF)	7	
OUTPARCEL B (FAST FOOD RESTAURANT) - FAST FOOD RESTAURANT (1/150 SF)	7	
OUTPARCEL C BANK (1/300 SF)	7	

AREA CALCULATION PHASE I & II

BUILDING LOT COVERAGE	SF	AC	%
AIR CONDITIONED BUILDING FOOTPRINT	131,153	3,011	14.82%
CANOPY OVERHANG GREATER THAN 24IN	93,411	2,144	10.55%
FUTURE BUILDING AREAS (ESTIMATED)	1,453	0.033	0.10%
	36,289	0.833	4.10%

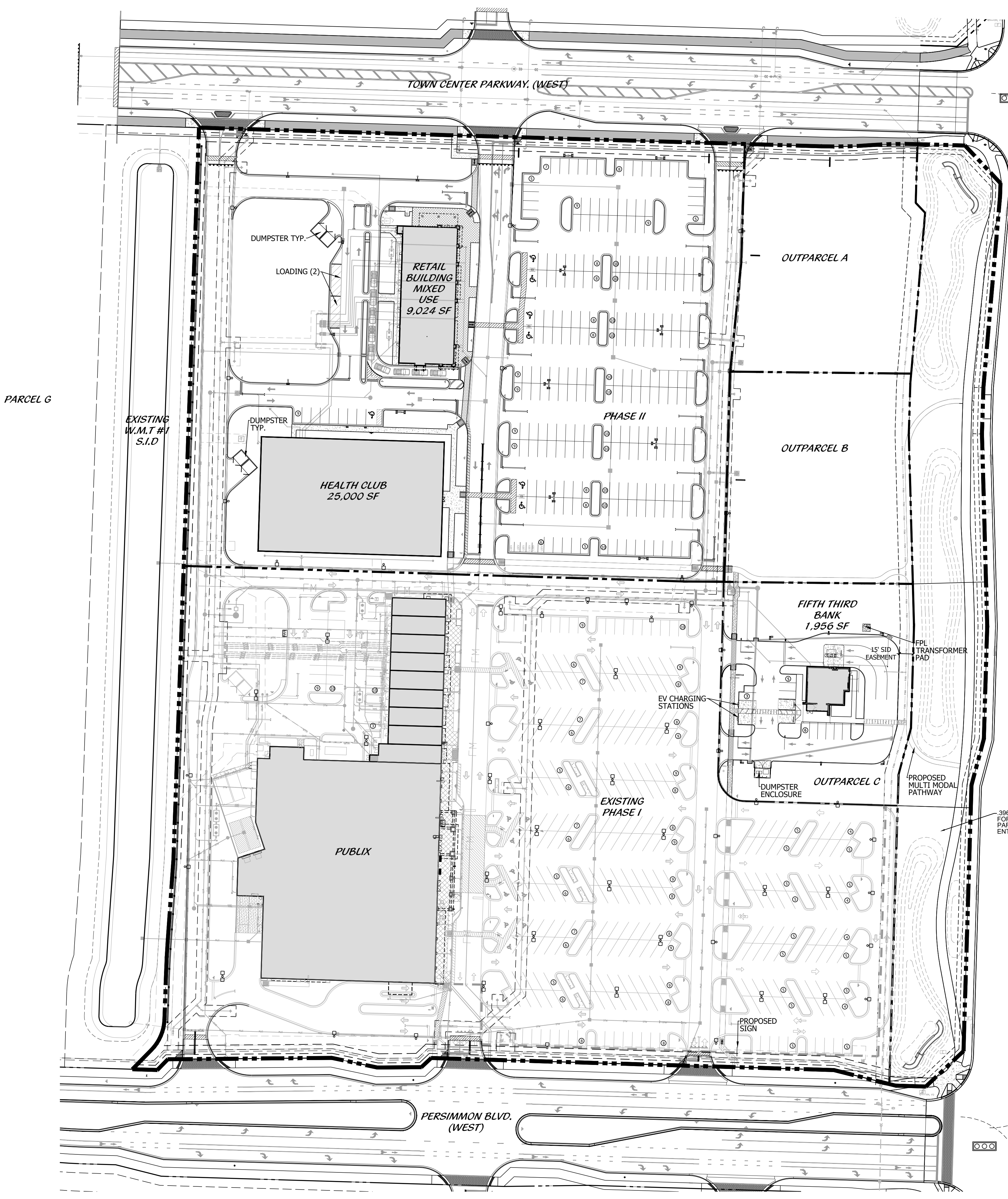
SETBACKS

FRONT (EAST)	Required	PROV PH I	PROV PH II
REAR (WEST)	20'	500'	588.4'
SIDE (SOUTH)	10'	71'	80.7'
SIDE (NORTH)	10'	82'	N/A
		10'	507'

- NOTE: SITE PLAN BASED ON SURVEY & PLAT BY CALFIELD & WHEELER INC.
- NOTE: THE PROPOSED SITE PLAN IS CONSISTENT WITH THE APPROVED MASTER PLAN.
- NOTE: THE MINIMUM NUMBER OF BOX OR QUINCY SPACES FOR THE PRIMARY DRIVE THRU IS 3 SPACES.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: RESTRICTIONS ON ADJACENT PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: BUILDING OVERHANG GREATER THAN 24 INCHES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 25%. PARCEL E COVERAGE IS 21.04% OF PERVIOUS AREA EXCLUDING THE RPE. THE PERVIOUS AREA TO PARCEL E COVERAGE IS 554 ACRES (23,875.51) WHICH IS EQUIVALENT TO 5.71% OF 386 ACRES (15,049.39 SF) OF THE RPE ADJACENT TO POD IS BEING UTILIZED TO SATISFY THE MIN 25% REQUIREMENT FOR PARCEL E.
- NOTE: RESTAURANTS EXCLUDING FAST FOOD/DRIVE THRU LESS THAN 1000 SF LOCATED WITHIN THE PHASE I RETAIL BUILDINGS ARE BEING ACCESSED FROM THE WEST USING EXISTING DRIVEWAYS.
- NOTE: ANY INCREASE OF SQUARE FOOTAGE WITHIN OUTPARCEL C SHALL REQUIRE A SITE PLAN AMENDMENT.
- NOTE: ANY INCREASE OF SQUARE FOOTAGE WITHIN OUTPARCEL C SHALL REQUIRE A SITE PLAN AMENDMENT.

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 EASEMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT
- FH: FIRE HYDRANT
- CB: DRAINAGE CATCH BASIN
- PROP: PROPOSE
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- TOP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST
- SB: SETBACK
- LB: LANDSCAPE BUFFER



LEGAL DESCRIPTION

PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

PROPERTY OWNER
PUBLIX SUPER MARKETS, INC.
LAKELAND, FLORIDA 33802

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-750-1452

SITE PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-684-6336

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-455-1700

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

DEVELOPER
WINDCREST DEVELOPMENT GROUP, INC.
605 E. ROBINSON STREET, SUITE 340
ORLANDO, FLORIDA 32801
OFFICE: 407-219-3540 EXT. 3
FAX: 407-219-3541

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.



PETITION DESCRIPTION

PETITION NUMBER: SPR-2023-01 Fifth Third Bank Site Plan Review (Westlake Plaza - Parcel C)
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 16725 Persimmon Blvd. West Westlake, FL 33470
PCN: Portion of 77404301240010000
REQUEST: The applicant is requesting approval of a Site Plan Review for a **Bank with Drive Through** for Parcel C within the Westlake Plaza development. Parcel C is located on the east side of the Westlake Plaza site, abutting the south side of Parcel B. The proposed Bank with Drive Through consists of a 1,956 sq.ft. building with dual drive through lanes.

SUMMARY

The applicant is requesting approval of a Site Plan for Parcel C within the Westlake Plaza development. The proposed site plan for a Bank with Drive Through use consists of a 1,956 sq.ft. building with dual drive through lanes. Parcel C proposes aesthetic materials (pavers) on the walkways that connect to adjacent parcels continuing the overall paver walkway theme. *The subject application, is for Parcel C within the Westlake Plaza development, a 20.321 acres, and a total 129,700 sq. ft. commercial development in the Downtown Mixed Use Zoning District.*

The applicant is opting to contribute one percent (1%) of the building construction cost to the Art Acquisition Fund, pursuant to Ordinance No. 2021-22, Art in Public Places (AIPP).

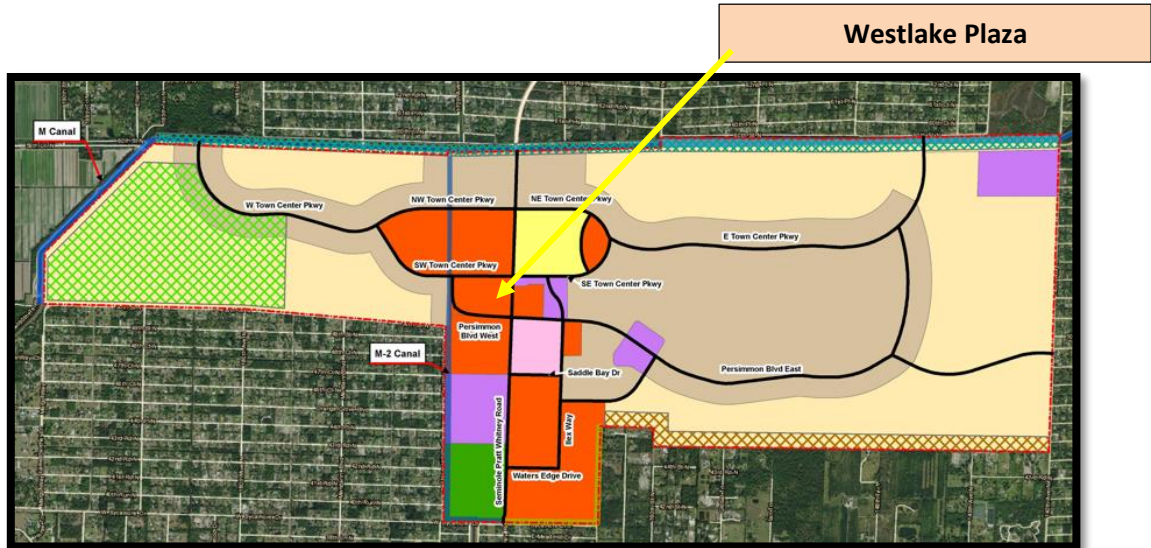
STAFF RECOMMENDATION

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

1. Applicant shall contribute one percent (1%) of the building’s construction cost of Parcel C to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Applicant shall submit a land development permit for Parcel C prior to construction of the elements presented in this site plan. The previously approved Land Development Plan for Publix (ENG-2021-05 Publix - Land Development) does not include utility connection or drainage information for "Future Parcel C."

PETITION FACTS

- a. Total Gross Site Area: 1.13 acres (Outparcel C)
- b. Building Data: 1,956 sq.ft Bank with Drive Through (dual lanes)
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

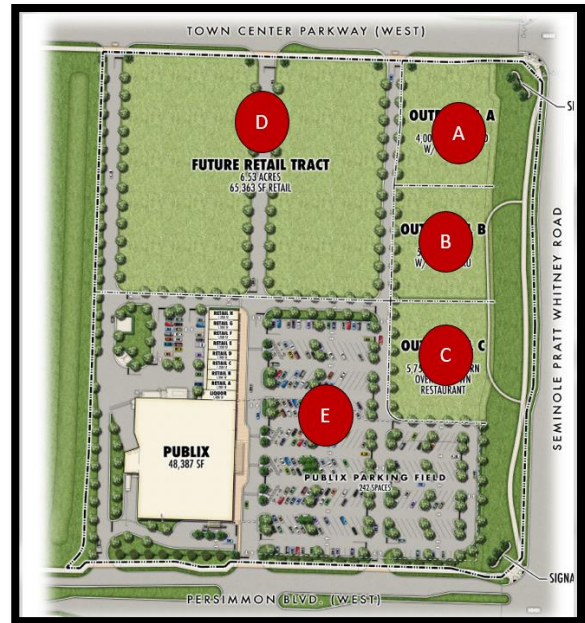


BACKGROUND

The subject application is requesting site plan approval of a Bank with Drive Through use in Parcel C within the Westlake Plaza development, which is a 20.321 acres, and a total 129,700 sq. ft. commercial development. The overall development was originally approved on November 9, 2020 by the City Council for the original Master Plan of Pod G South known as Publix at Westlake Plaza (Resolution 2020-03).

- On November 9, 2020, the City Council also approved a concurrent site plan application for Publix Grocery Store Phase One located in Parcel E (Resolution 2020-34). Phase One is now constructed containing 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan in the Downtown Mixed Use Zoning District.

- Parcel A**
4,000 Sq Ft Fast Food with Drive Thru – **1.04 acres**
- Parcel B**
5,500 Sq Ft Bank – **1.05 acres**
- Parcel C**
5,750 Sq Ft Sit Down Restaurant – **1.11 acres**
- Parcel D**
65,363 Sq Ft Retail – **6.53 acres**
- Parcel E (Phase One) Completed**
48,367 Sq Ft Publix, drive thru pharmacy, and 1,400 Sq Ft liquor store; and 9,600 sq. ft. retail/office/medical building – **8.60 acres**



- On January 8, 2024, the City Council approved to relocate previously approved outparcel users and include Phase Two at Westlake Plaza, located in Parcel D. Parcel C and Parcel B were amended to include uses as shown below.

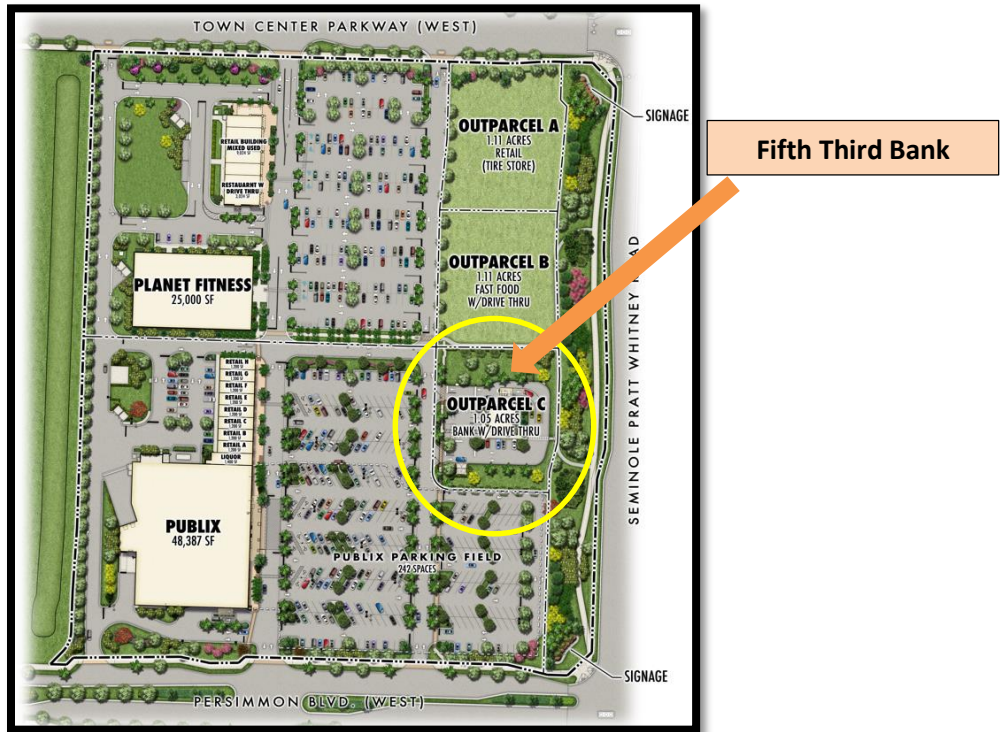
- Parcel A**
1.11 acres-with a 5,750 Sq.Ft Retail (Tire Store)
- Parcel B**
1.05 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru
- Parcel C**
1.12 acres- with a 5,500 Sq. Ft. Bank with Drive Thru
- Parcel D (Phase Two)**
6.45 acres- with 25,000 Sq. Ft. Physical Fitness, Massage Therapy & Spa; 6,000 Sq. Ft. inline retail/office/medical building; 3,024 Sq. Ft. Fast Food with Drive Through
- Parcel E (Phase One) Completed**
8.72 acres- with a 48,367 sq. ft Publix grocery store with a drive thru pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building

STAFF ANALYSIS

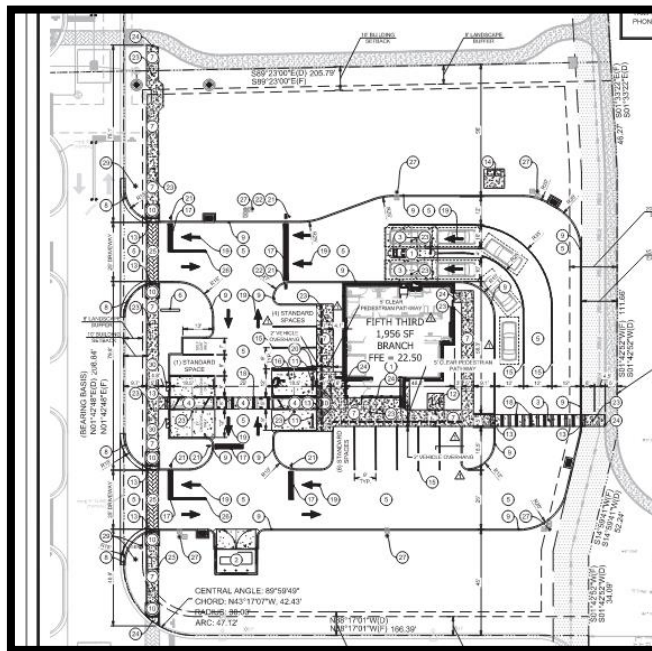
The applicant is requesting Site Plan approval for a Bank with Drive Through use located in **Parcel C** (1.13 acres) within the Westlake Plaza. The proposed Bank with Drive Through use includes the following structures and site improvements:

1. 1,956 sq.ft building for a Bank with dual drive through lanes;
2. Accessways to Parcel C from Town Center Parkway, Persimmon Blvd and Seminole Pratt Whitney Road through a pedestrian connection between parcels with decorative paver crosswalks;
3. Sidewalk connecting multimodal pathway;
4. Dual drive through lanes;
5. Bicycle Racks

The below graphics shows the proposed site plan located at the Westlake Plaza as it relates to the overall development and to the existing Publix building. The proposed bank is fronting Seminole Pratt Whitney Road in Parcel C.



The below site plan indicates the location of the dual drive through for the proposed Fifth Third Bank and the access to Parcel C.

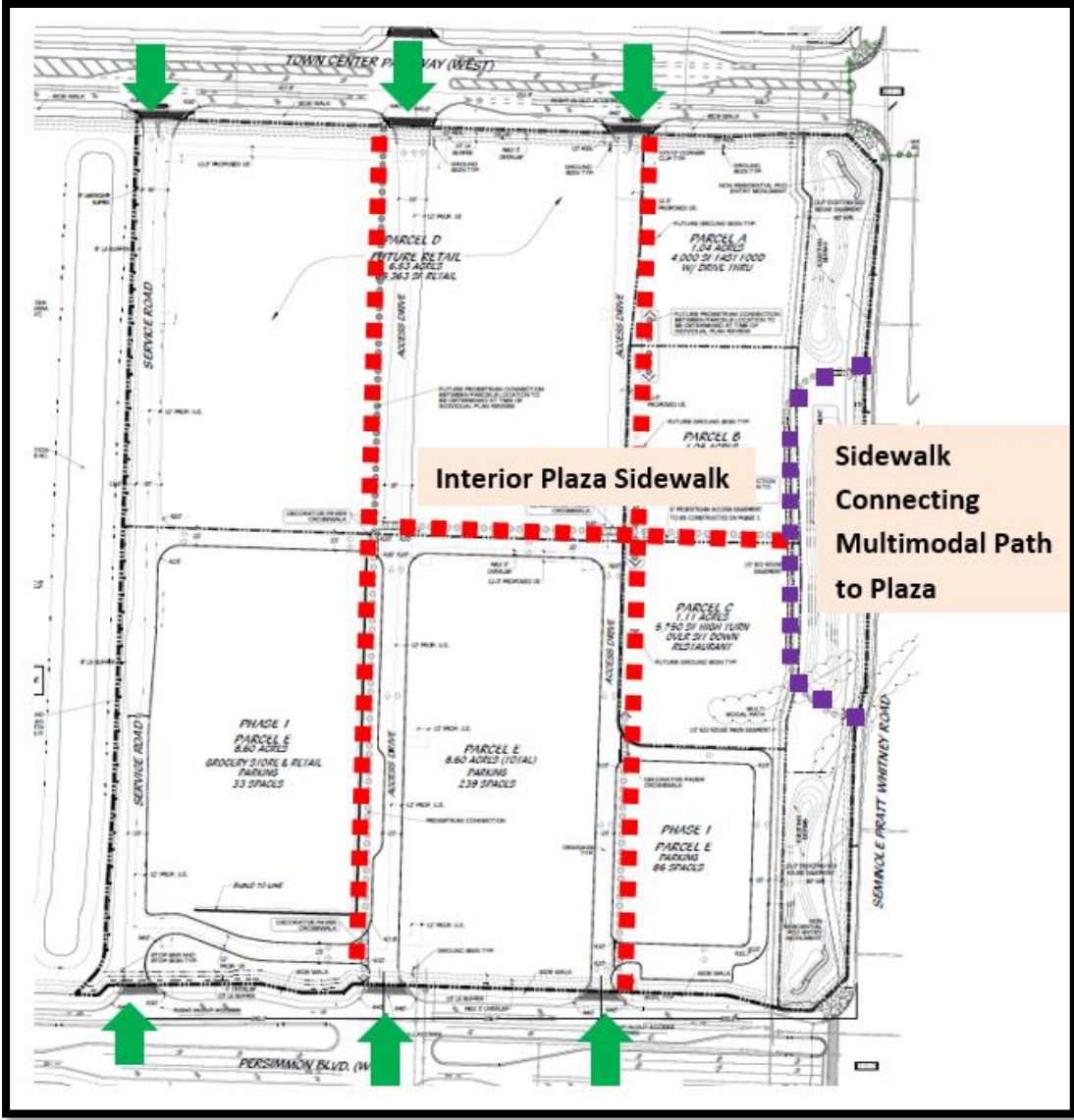


The following table presents compliance with applicable zoning code:

Zoning District: Mixed Used	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure 20'	68.6'	In compliance
Rear	Main Structure 10'	163.7'	In compliance
Side Yard - South	Main Structure 10'	75'	In compliance
Side Yard - North	Main Structure 10'	68'	In compliance
Lot Coverage	Max Lot Coverage 45%	Parcel C: 14.82%	In compliance
Building Height	120 ft. max	23 ft.	In compliance
Parking	Bank with Drive Through 1/300 SF = 7 Overall : 425	Parcel C: 15 spaces EVCPS - 2 spaces LSEV - 1 space ADA - 1 space Overall Total: 606	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 4 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	30.25%	In compliance
Bike Racks	5% of parking required. Total: 1	Parcel C: 4 spaces	In compliance
LSEV Parking	2% of parking required: 1	Parcel C: 1 spaces	In compliance

Accessways and Connecting Sidewalks

The commercial Plaza Master Site Plan provides **six** (6) points of vehicular access to the site, three (3) from Town Center Parkway (West) from the north, and three (3) from Persimmon Boulevard West, from the south. The western most access point on both Town Center Parkway and Persimmon Boulevard West are intended to primarily support the service and delivery functions of the plaza. Applicant is also proposing **two** (2) connecting sidewalks from Rural Parkway Easement to plaza, as well as, **one** (1) internal sidewalk.



City’s Comprehensive Plan and Vision

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

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.

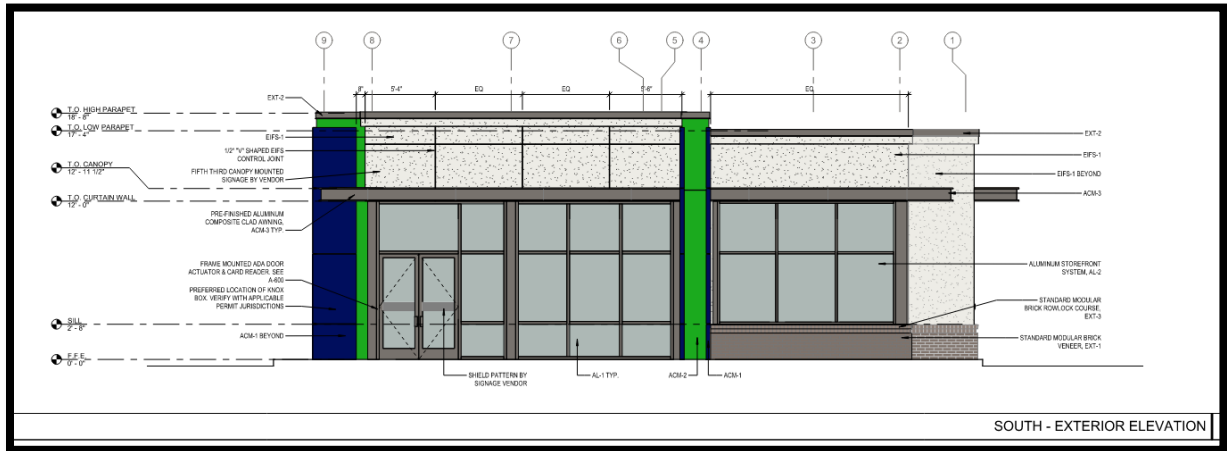
Promote Complete Streets, Transportation Choice and Mobility

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.

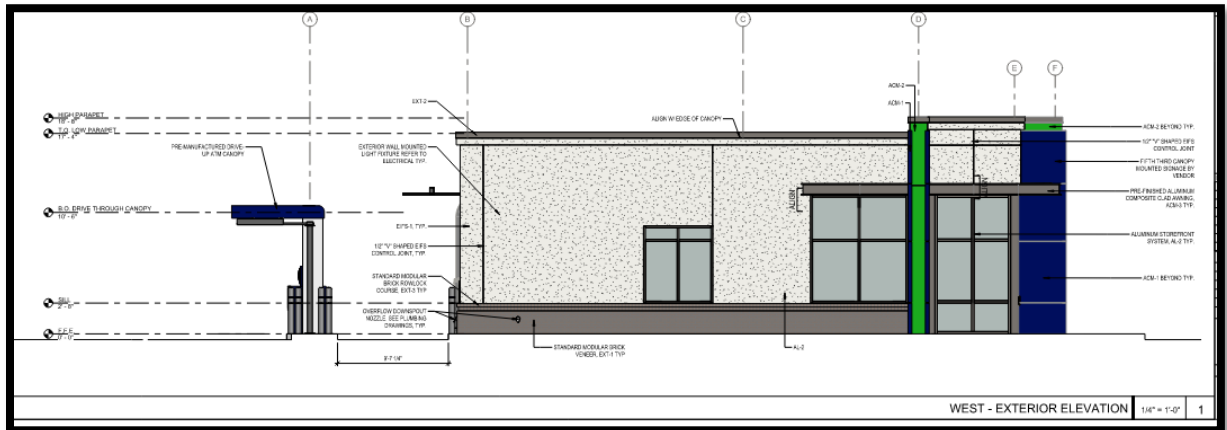
Proposed Architectural Elevations

The proposed building elevations will continue with the design aesthetics goals and vision for the City of Westlake incorporating bays, articulation, materials and color palettes, as shown below.

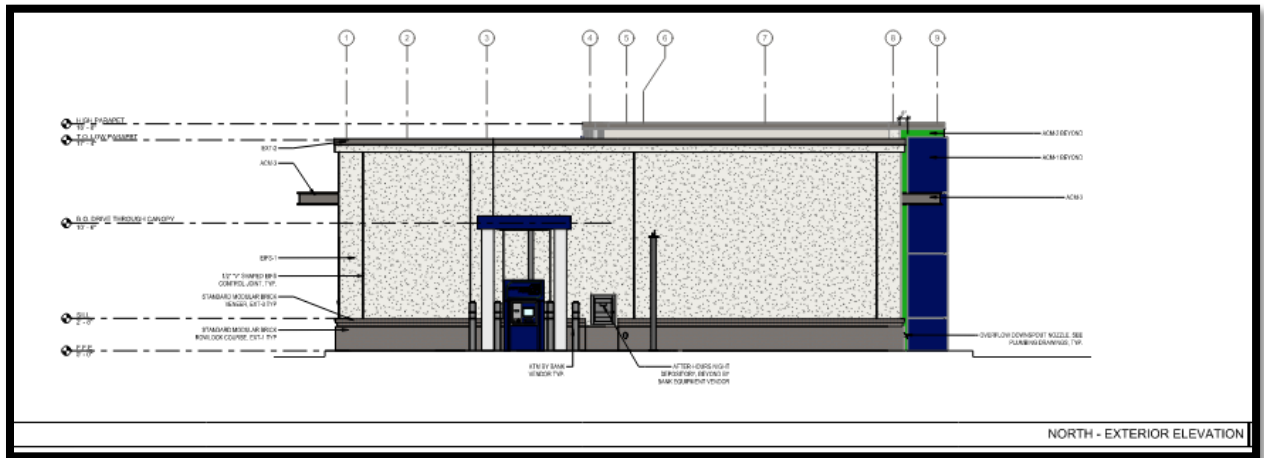
South Elevations



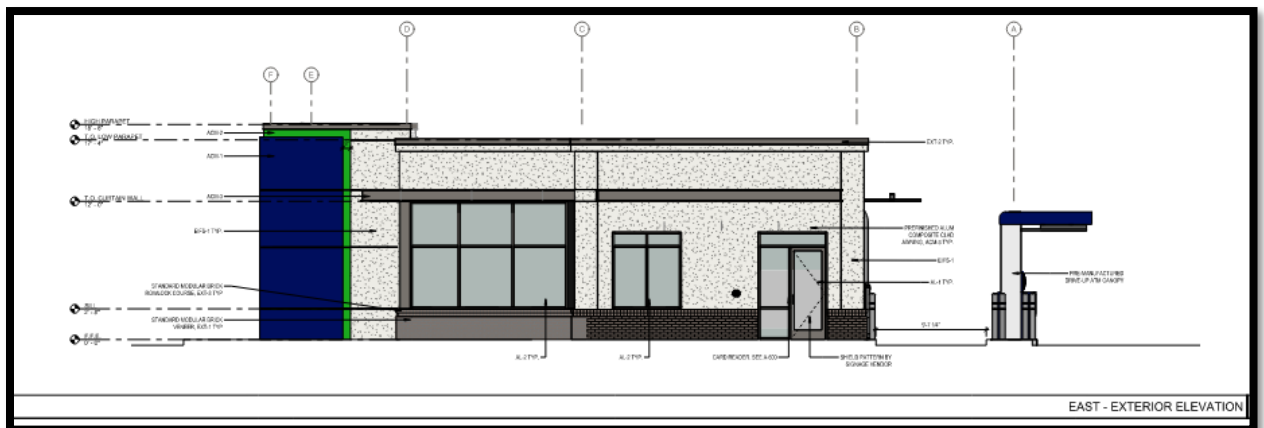
West Elevations



North Elevations



East Elevations



Landscape

The subject site is landscaped in accordance with Article 7 “Landscape” of the City of Westlake’s Code of Ordinances. Plantings are placed around the perimeter of the building and throughout the parking lot per requirements. Landscape buffers are proposed along the north, south and west property boundaries. The eastern property boundary is buffered by the existing Rural Parkway Easement.

Drainage

Per the submitted drainage statement. It is proposed that runoff from the proposed site will be collected by a series of roof drains and storm inlets, which will be conveyed by the proposed stormwater piping that is connected to the existing master development storm infrastructure along the West of the project site and will be conveyed to the overall development’s water quality and detention pond. The proposed Fifth-Third bank development will be less than the impervious area of the original master plan design initially proposed as 35,284 sf. Outparcel C as designed will provide acceptable impervious/pervious area for the master development and the SWM system complies with Section 4.2.1, ERP Applicant’s Handbook (A.H.) Volume II (Vol. II).

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

Fire Rescue

The subject application was reviewed by the Palm Beach County Fire Department and provided no objections see enclosed estatement.

FINAL REMARKS

SPR-2023-01 will be heard by the City Council on June 6, 2024. 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), and Seminole Improvement District (SID) with no objections to the request.

File Attachments for Item:

A. Art In Public Places Advisory Board - Consideration and Appointment of Carole Waldman as a Regular Advisory Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2024-10

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



Meeting Agenda Item Coversheet

MEETING DATE:		June 4, 2024	Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Art In Public Places Advisory Board - Consideration and Appointment of Carole Waldman as a Regular Advisory Board Member		
STAFF RECOMMENDATION: (MOTION READY)		Motion to appoint Carole Waldman as a Regular Member of the Art in Public Places Advisory Board.		
SUMMARY and/or JUSTIFICATION:		<p>Per City Ordinance, The Art in Public Places Board shall consist of five (5) regular members, two (2) alternate members and one (1) non-voting student member.</p> <p>There currently remain four vacant positions on the Board: two regular member seats, one alternate and one student member.</p> <p>A notice of vacancy for the Board was issued and current Alternate Board Member, Carole Waldman applied, requesting a position of Regular Board Member.</p>		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:		PROCLAMATION:
		EXHIBIT(S):		OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>				
SELECT, if applicable		RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>				
FISCAL IMPACT (if any):		N/A	\$	156



Advisory Board/Committee Application

DATE:	11/16/23	NAME:	Carole Waldman
ADDRESS:	15795 Creswind PL Westlake, FL 33470		
PHONE:	561-389-9274	E-MAIL:	fcwaldman@gmail.com
What is the Board/Committee of your choice?		Art in Public Places	
How long have you lived in the City of Westlake?		2 1/2 yrs	
Are you a full-time resident? If not, how many months do you reside in City?		Yes	
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Picture Framer & Designer	
Do you currently hold public office? If so, what is the office?		NO	
Please list any business, volunteer, community activities you have been involved in:			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
NO			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
NO			
Experience. Please list experience and/or any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
Knowledgeable about ART styles design framing & graphics to embellish ART.			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

Carole Waldman

15795 Cresswind Place, Westlake, FL 33470 / 561-389-9274 / fcwaldman@gmail.com

SUMMARY

Creative professional with 20 years experience providing exceptional customer service.

EXPERIENCE

2002 – Present

Custom Framer / Designer

The Art of Life, West Palm Beach, FL

- Design custom framing for individual and corporate customer art
- Construction of custom framing
 - *Mount art
 - *Design and cut matting using computerized mat cutter
 - *Cut glass
 - *Install art into framing with proper backing and hanging materials
- Specialize in Sports Jerseys
- Specialize in Cross-Stitch and Needlepoint
- Specialize in Cloth/Fabric mounting
- Customer Service
- Personalized in-home /in-office design and hanging
- Ordering of all project materials
- Ordering of all department samples and supplies
- Accounts Receivable

EDUCATION

Framingham State College Framingham, MA

Bachelor of Science in Home Economics with Minor in Economics, 1982

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**CITY OF WESTLAKE
RESOLUTION NO. 2024-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) MEMBER TO SERVE ON THE ART IN PUBLIC PLACES 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) member to serve on the Art in Public Places 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) member to serve on the Art in Public Places 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 4th day of June 2024.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

File Attachments for Item:

B. City of Westlake 5k - Discussion and Action for Donation of Surplus Funds

Submitted By: Administration

RESOLUTION NO. 2024-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPROVING THE DONATION OF SURPLUS FUNDS IN THE AMOUNT OF \$ _____
TO _____ SCHOOL; PROVIDING FOR CONFLICTS; PROVIDING
FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:		June 4, 2024	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		City of Westlake 5k - Discussion and Action for Donation of Surplus Funds		
STAFF RECOMMENDATION: (MOTION READY)		Motion to donate surplus funds in the amount of _____ to _____ School.		
SUMMARY and/or JUSTIFICATION:		<p>Saturday, March 16, 2024, the City, courtesy of Councilman Martinez, hosted its inaugural 5k run/walk.</p> <p>The race brought in a total of \$13,150.00 in sponsorship dollars and a total of \$7,714.00 in participant fees. Upon the payout for vendor services, there is a surplus in the amount of \$2,014.02 to be considered for donation to a local school.</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>				
SELECT, if applicable	RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>				
FISCAL IMPACT (if any):		N/A	\$	161

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CITY OF WESTLAKE

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE DONATION OF SURPLUS FUNDS IN THE AMOUNT OF \$_____ TO _____ SCHOOL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City to approve the donation of surplus funds collected from the City’s inaugural 5k run/walk event held on March 16, 2024 to a local school;

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 hereby declares the sum of \$2,014.02 to be surplus funds after paying for vendors services related to the inaugural 5k run/walk event held on March 16, 2024.

SECTION 3. The City Council of the City of Westlake, Florida, hereby approves the donation of surplus funds in the amount of \$_____ to _____ School.

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 4th day of June 2024.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk