CITY OF WESTLAKE

AGENDA

City Council Regular Meeting
Tuesday, August 04, 2026, at 6:00 PM

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

Live Broadcasting:
https://cityofwestlake.my.webex.com
Meeting ID: 2632 371 2404 | Password: hello
or
United States Toll: +1-650-479-3208

CITY COUNCIL:

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

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

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

CONSENT AGENDA

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

A. MINUTES_City Council Workshop Meeting - 06.30.2026 DRAFT

B. MINUTES_City Council Workshop Meeting - 07.14.2026 DRAFT

C. Monthly Financial Statement - June 2026

PUBLIC HEARING - QUASI JUDICIAL

A. **SPR-2025-07:** The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as “Westlake Fieldhouse,” located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.

Submitted By: Planning and Zoning

B. **MP-2026-01:** The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from

Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.

Submitted By: Planning and Zoning

PUBLIC HEARING

A. **FIRST READING:** Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

B. **FIRST READING:** Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

A. Approval of the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office

Submitted By: City Manager

RESOLUTION 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EIGHTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

B. Establishment of the City of Westlake Audit Committee

Submitted By: City Manager

RESOLUTION 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING PURSUANT TO SECTION 218.391 , FLORIDA STATUTES, AN AUDITOR SELECTION COMMITTEE; PROVIDING FOR THE APPOINTMENT OF FIVE (5) MEMBERS TO THE WESTLAKE AUDITOR SELECTION COMMITTEE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C. Presentation and Discussion of the RedSpeed School Speed Zone Safety Camera Program

Submitted by: City Manager

D. Strategic Plan Update

Submitted By: City Manager

E. Westlake Video Initiative – CGI Community Video Magazine Program Agreement (Revised)

Submitted By: Special Events Coordinator

F. Education Advisory Board - Appointment of five (5) Regular Members and one (1) alternate member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

G. Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

B. Councilman Erik Gleason

C. Councilman Gary Werner

D. Vice Mayor Greg Langowski

E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): September 1, 2026

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

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

AGENDA POSTED: Wednesday, July 29, 2026

File Attachments for Item:

A. MINUTES_City Council Workshop Meeting - 06.30.2026 DRAFT

CITY OF WESTLAKE

AGENDA

City Council Budget Workshop
Tuesday, June 30, 2026, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
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CITY COUNCIL:

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Gary Werner, Council Member – Seat 1
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Charlotte Leonard, Council Member – Seat 3

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Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

DRAFT

CALL TO ORDER

Mayor O'Connor called the City of Westlake Workshop on Tuesday, June 30, 2026, to order at 6:00 PM

ROLL CALL

Present and constituting a quorum:

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

Also Present:

Howard W. Brown, Jr, City Manager
Zoie P. Burgess, CMC, City Clerk

Councilwoman Leonard arrived at the meeting at 6:21pm.

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. City of Westlake Proposed Budget FY 2027

Submitted by: Finance

Mayor O'Connor introduced the item.

City Manager Mr. Brown commenced the workshop by introducing the Inframark finance team. Mr. Brown mentioned that the budget process had started later than usual but assured that it would soon be back on track. Mr. Brown also noted that input from the Mayor and Council Members had been included in the presentation.

Mr. Bloom opened his presentation by noting that, while the agenda listed specific items separately, he would present them in a slightly different order for logical flow, beginning with the mid-year review before proceeding to the FY 2027 budget discussion. He invited the Council to ask questions or request changes of pace at any time.

B. Discussion Investment Policy Discussion

Mr. Bloom presented the city's current investment portfolio, showing the balance and interest rate earned in each account.

Council discussion.

C. Discussion of Mid-Year Operating Budget

Mr. Bloom reviewed the mid-year financials (data through April 2026), noting that 58.3% of the fiscal year had passed. He explained that line items above this percentage were on track, while those below might need attention though some variances could be due to timing.

Council discussion.

D. Discussion 2026-2027 Operating Budget

Mr. Bloom outlined the FY 2027 budget calendar, emphasizing the TRIM process statutory deadlines. Key dates included: June 30, 2026, First budget workshop; July 16, 2026, Tentative millage and assessment rates adoption meeting; August 4, 2026, Second budget workshop; September 8, 2026, First public hearing; September 14, 2026 the Final hearing for budget adoption. The tentative millage rate can be reduced post July 16 but not increased.

Council discussion.

E. Discussion of Impacts of Property Tax Reform

Mr. Bloom presented analysis of the potential fiscal impact of the proposed constitutional amendment on the November 2026 ballot that would increase the homestead exemption.

Council discussed potential revenue offset strategies.

Millage rate discussion ensued.

The Council identified several items requiring follow-up prior to the next workshop an extra budget workshop was planned for July 14, 2026, at 6:00 PM.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – no comments

B. Councilman Erik Gleason – no comments

C. Councilman Gary Werner – no comments

D. Vice Mayor Greg Langowski – no comments

E. Mayor JohnPaul O'Connor – no comments

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

Mr. Brown noted that the next regular meeting was scheduled for July 16, 2026, and reiterated the tentative scheduling of the additional budget workshop for July 14, 2026, at 6:00 PM, pending venue confirmation.

PUBLIC COMMENTS

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Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres posed three questions to the Council. First, she inquired if the HAPPY fund's $1,500 permit fee per home could be reallocated to offset P&Z funding shortfalls. Staff confirmed it's a statutory trust requirement, disqualifying it from reallocation. Ms. Torres also questioned when commercial properties start generating tax revenue on land purchase or certificate of occupancy issuance. Mayor O'Connor and Mr. Bloom stated taxation starts on land value from purchase, with increases post-improvement. Finally, Ms. Torres asked about higher tax

rates for vacant properties to encourage development, noting other states practices. City Manager Mr. Brown replied that Florida law doesn't support punitive vacancy taxation as seen elsewhere and offers limited processes.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:50 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. MINUTES_City Council Workshop Meeting - 07.14.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Budget Workshop
Tuesday, July 14, 2026, at 6:00 PM

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

Live Broadcasting:
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Meeting ID: 2862 754 8423| Password: hello
or
United States Toll: +1-650-479-3208

CITY COUNCIL:

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

CALL TO ORDER

Mayor O'Connor called the City of Westlake Workshop on Tuesday, July 14, 2026, to order at 6:00 PM

ROLL CALL

Present and constituting a quorum:

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

Also Present:

Howard W. Brown, Jr, City Manager
Zoie P. Burgess, CMC, City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. Presentation and Discussion Regarding the Citibot AI Resident Communication Platform

Submitted By: Mayor O'Connor / City Manager

Mayor O'Connor introduced Citibot as a discussion item for potential budget planning. After learning about Citibot at a conference, he shared how it helps integrate an AI-powered assistant into the city's website to provide instant responses to residents questions, freeing up the minimal staff.

The platform also offers a chat interface and a phone service, effectively handling misrouted calls. Mayor O'Connor emphasized its multilingual and ADA compliance features as proactive legal safeguards.

Mayor O'Connor clarified he wasn't specifically advocating for Citibot but called for allocating a budget line item for such technology.

Council discussion.

B. City of Westlake Proposed Budget FY 2027

Submitted by: Finance

Mayor O'Connor introduced the item.

Mr. Bloom led the discussion, highlighting key inclusions like FY 2025 figures and a new events section. He emphasized reviewing the budget line by line.

Council discussion.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – no comments

B. Councilman Erik Gleason – no comments

C. Councilman Gary Werner – no comments

D. Vice Mayor Greg Langowski – no comments

E. Mayor JohnPaul O'Connor – no comments

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

City Manager Howard W. Brown, Jr., was not present at the meeting. No comments were offered.

PUBLIC COMMENTS

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Public Comment – Jeff Weinraub – 4398 Brookgreen Sq – Mr. Weinraub addressed the Council with a question regarding whether any forecast existed for HOA fee increases. Mayor O'Connor clarified that HOA assessments are not a city function and are managed separately by the community association, noting that the city's goal is to be fiscally conservative so as not to exert additional pressure on residents.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:10 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. Monthly Financial Statement - June 2026

MEMORANDUM

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

FROM: **Lucus McDonald, Accounting Supervisor**

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

DATE: **July 24, 2026**

SUBJECT: **June 2026 Financial Report**

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

General Fund

- Total Revenues through June were approximately 92% of the annual budget. Collections of the FY2026 Ad Valorem Tax and Special Assessments were approximately 97% and 99%, respectively.
- Total Expenditures and Contingency through June were approximately 40% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through June were approximately 263% 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 June were approximately 40% of the annual budget.
- Total Expenditures through June were approximately 56% of the annual budget.

City of Westlake

Financial Report

June 30, 2026

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City of Westlake

Financial Statements

June 30, 2026

CITY OF WESTLAKE
Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	$ 1,741,352	$ -	$ -	$ 1,741,352
Cash Restricted for Donated Funds	275,521	-	-	275,521
Assessments Receivable	38,296	-	-	38,296
Due From Other Districts	-	-	552	552
Due From Other Funds	2,767,877	-	-	2,767,877
Investments:				
Money Market Account	13,915,235	898,936	-	14,814,171
Other	-	3,345,344	-	3,345,344
Prepaid Items	845	-	-	845
Deposits	666	-	-	666
Mortgages Receivable	-	2,810,908	-	2,810,908
TOTAL ASSETS	**$ 18,739,792**	**$ 7,055,188**	**$ 552**	**$ 25,795,532**
LIABILITIES				
Accounts Payable	$ 507,899	$ -	$ 3,640	$ 511,539
Accrued Expenses	118	2,587	-	2,705
DBPR surcharge	4,731	-	-	4,731
DCA surcharge	7,001	-	-	7,001
Impact Fees	358,661	-	-	358,661
Unearned Revenue	491,280	-	-	491,280
Due To Developer	-	-	93,801	93,801
Due To Other Districts	99,154	-	-	99,154
Deferred Revenue-Developer Submittals (Minto)	-	-	42,975	42,975
Due To Other Funds	-	68,710	2,699,167	2,767,877
Deferred Inflow of Resources	38,296	-	-	38,296
TOTAL LIABILITIES	**1,507,140**	**71,297**	**2,839,583**	**4,418,020**
FUND BALANCES				
Nonspendable:				
Prepaid Items	845	-	-	845
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	6,983,891	-	6,983,891
Unassigned:	17,231,141	-	(2,839,031)	14,392,110
TOTAL FUND BALANCES	**$ 17,232,652**	**$ 6,983,891**	**$ (2,839,031)**	**$ 21,377,512**
TOTAL LIABILITIES & FUND BALANCES	**$ 18,739,792**	**$ 7,055,188**	**$ 552**	**$ 25,795,532**

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 307,946	$ 307,946
Ad Valorem Taxes	7,525,730	7,525,730	7,286,158	(239,572)
Ad Valorem Taxes - Discounts	(301,000)	(301,000)	(277,020)	23,980
Discretionary Sales Surtaxes	605,400	454,050	-	(454,050)
FPL Franchise	487,100	365,324	419,683	54,359
Gas	82,000	61,501	76,574	15,073
Solid Waste	42,300	31,725	55,334	23,609
Electricity	621,400	466,051	562,731	96,680
Water	198,900	149,175	122,117	(27,058)
Gas	182,500	136,876	154,946	18,070
Communication Services Taxes	159,800	119,849	144,576	24,727
Occupational Licenses	37,300	27,976	13,350	(14,626)
Building Permits	-	-	4,248	4,248
Building Permits - Surcharge	-	-	11	11
Building Permits - Admin Fee	99,200	74,399	80,728	6,329
Engineering Permits	-	-	1,804	1,804
Planning & Zoning Permits	-	-	2,500	2,500
State Revenue Sharing Proceeds	102,800	77,099	76,333	(766)
Alcoholic Beverage License	1,100	825	-	(825)
Other Public Safety Chrgs/Fees	9,400	7,051	8,794	1,743
Garbage/Solid Waste Revenue	233,400	175,050	126,599	(48,451)
Penalties	-	-	204	204
Other Operating Revenues	10,200	7,650	7,016	(634)
Special Events	-	-	13,425	13,425
Event Sponsors	-	-	23,807	23,807
Judgements and Fines	-	-	1,589	1,589
Interest - Tax Collector	-	-	4,447	4,447
Special Assmnts- Tax Collector	948,700	948,700	940,817	(7,883)
Special Assmnts- Discounts	(37,900)	(37,900)	(35,643)	2,257
Other Miscellaneous Revenues	-	-	360	360
Lien Search Fee	12,500	9,374	10,593	1,219
TOTAL REVENUES	**11,020,830**	**10,299,505**	**10,134,027**	**(165,478)**

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	45,000	45,000	-
FICA Taxes	4,600	3,450	3,443	7
ProfServ-Evaluation & Apprs'l	-	-	(4,000)	4,000
ProfServ-Legislative Expense	75,000	56,250	32,417	23,833
Telephone, Cable & Internet Service	4,700	3,524	4,601	(1,077)
Lease - Building	176,000	131,999	6,000	125,999
Public Officials Insurance	5,500	5,500	4,662	838
Misc-Event Expense	254,000	54,000	208,894	(154,894)
Council Expenses	80,000	59,999	54,386	5,613
Payroll Services	-	-	54	(54)
Dues, Licenses, Subscriptions	15,000	15,000	10,435	4,565
Total Legislative	674,800	374,722	365,892	8,830
City Manager				
Contracts-City Manager	258,500	193,874	195,017	(1,143)
Travel & Training	-	-	335	(335)
Misc-Public Relations	50,000	37,500	6,090	31,410
Office Supplies	12,200	9,149	1,742	7,407
Dues, Licenses, Subscriptions	2,700	1,575	1,354	221
Total City Manager	323,400	242,098	204,538	37,560
City Clerk				
ProfServ-Web Site Maintenance	7,600	5,701	3,558	2,143
Contracts-City Clerk	233,100	174,825	174,825	-
Postage and Freight	1,900	1,426	166	1,260
Printing	12,500	9,374	1,603	7,771
Legal Advertising	17,500	13,125	5,692	7,433
Miscellaneous Expenses	12,500	9,374	13,408	(4,034)
Office Supplies	2,900	2,175	3,855	(1,680)
Dues, Licenses, Subscriptions	35,600	22,651	11,968	10,683
Total City Clerk	323,600	238,651	215,075	23,576
Finance				
Auditing Services	8,100	8,100	-	8,100
Contracts-Finance	108,100	81,076	81,075	1
Total Finance	116,200	89,176	81,075	8,101

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Legal Counsel				
ProfServ-Legal Services	101,500	76,126	91,264	(15,138)
ProfServ-Legal Litigation	122,600	91,949	5,013	86,936
Total Legal Counsel	224,100	168,075	96,277	71,798
Comprehensive Planning				
Lease - Copier	-	-	(296)	296
Principal-Capital Lease	-	-	296	(296)
Total Comprehensive Planning	-	-	-	-
Other Administrative Services				
ProfServ-Info Technology	85,300	65,800	71,642	(5,842)
Contracts-Admin. Service	456,500	342,374	342,375	(1)
Misc-Assessment Collection Cost	9,500	9,500	3,367	6,133
General Government	150,000	112,500	-	112,500
Total Other Administrative Services	701,300	530,174	417,384	112,790
Facility Services				
Telephone, Cable & Internet Service	9,200	6,900	7,730	(830)
Lease - Building	25,000	18,751	-	18,751
Insurance (Liab,Auto,Property)	13,900	13,900	9,465	4,435
Miscellaneous Services	1,500	1,125	2,681	(1,556)
Cleaning Services	14,300	10,724	8,974	1,750
Principal-Capital Lease	16,700	12,524	18,814	(6,290)
Interest-Capital Lease	2,800	2,101	2,574	(473)
Total Facility Services	83,400	66,025	50,238	15,787
Community Services				
Contracts-Solid Waste	1,360,400	1,020,299	997,990	22,309
Contracts-Sheriff	1,398,600	1,048,950	967,122	81,828
Electricity	253,800	190,350	148,886	41,464
R&M-Community Maintenance	31,200	23,400	23,400	-
Operating Supplies	58,600	43,950	-	43,950
Roadway Services	13,600	10,200	17,882	(7,682)
Total Community Services	3,116,200	2,337,149	2,155,280	181,869
Capital Expenditures & Projects				
Capital Improvements	50,000	50,000	-	50,000
Cap Outlay - Equipment	25,000	25,000	-	25,000
Total Capital Expenditures & Projects	75,000	75,000	-	75,000

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Reserves				
Misc-Contingency	280,700	210,524	3,306	207,218
1st Quarter Operating Reserves	1,473,400	1,105,051	-	1,105,051
Reserve - Capital Projects	1,500,000	1,125,000	-	1,125,000
Total Reserves	3,254,100	2,440,575	3,306	2,437,269
TOTAL EXPENDITURES & RESERVES	**8,892,100**	**6,561,645**	**3,589,065**	**2,972,580**
Excess (deficiency) of revenues Over (under) expenditures	2,128,730	3,737,860	6,544,962	2,807,102
OTHER FINANCING SOURCES (USES)				
Grants/Donations-Other Sources	-	-	36,850	36,850
Grants and Aids	(50,000)	(37,499)	-	37,499
Contribution to (Use of) Fund Balance	2,078,730	-	-	-
TOTAL FINANCING SOURCES (USES)	**2,028,730**	**(37,499)**	**36,850**	**74,349**
Net change in fund balance	$ 2,078,730	$ 3,700,361	$ 6,581,812	$ 2,881,451
FUND BALANCE, BEGINNING (OCT 1, 2025)	**10,650,840**	**10,650,840**	**10,650,840**	
FUND BALANCE, ENDING	**$ 12,729,570**	**$ 14,351,201**	**$ 17,232,652**	

Statement of Revenues, Expenditures and Changes in Fund Balances

Special Revenue Fund - Housing Assistance Program

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 33,711	$ 33,711
Dividends	-	-	85,849	85,849
Donations	300,000	225,000	669,419	444,419
TOTAL REVENUES	**300,000**	**225,000**	**788,979**	**563,979**
EXPENDITURES				
Housing Assistance Program Manager				
Contracts - Housing Assistance Program Manager	-	-	55,710	(55,710)
Total Housing Assistance Program Manager	-	-	55,710	(55,710)
Other Administrative Services				
Bank Fees	-	-	81	(81)
Total Other Administrative Services	-	-	81	(81)
Physical Environment				
Software	-	-	4,000	(4,000)
Software License Fees & Renewals	-	-	9,000	(9,000)
Total Physical Environment	-	-	13,000	(13,000)
Public Assistance				
Misc-Admin Fee (%)	21,000	15,750	-	15,750
Assistance Program	279,000	209,250	-	209,250
Total Public Assistance	300,000	225,000	-	225,000
TOTAL EXPENDITURES	**300,000**	**225,000**	**68,791**	**156,209**
Excess (deficiency) of revenues Over (under) expenditures	-	-	720,188	720,188
Net change in fund balance	$ -	$ -	$ 720,188	$ 720,188
FUND BALANCE, BEGINNING (OCT 1, 2025)	**6,263,703**	**6,263,703**	**6,263,703**	
FUND BALANCE, ENDING	**$ 6,263,703**	**$ 6,263,703**	**$ 6,983,891**	

Statement of Revenues, Expenditures and Changes in Fund Balances

Special Revenue Fund - Comprehensive Planning Svcs

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ -	$ -
Building Permits	2,268,800	1,701,599	540,979	(1,160,620)
Reinspection Fees	-	-	50	50
Building Permits - Surcharge	6,000	4,500	3,817	(683)
Other Building Permit Fees	30,000	22,500	61,800	39,300
Building Permits - Admin Fee	147,100	110,326	114,274	3,948
Engineering Permits	261,200	195,899	440,663	244,764
Planning & Zoning Permits	336,800	252,599	57,460	(195,139)
TOTAL REVENUES	**3,049,900**	**2,287,423**	**1,219,043**	**(1,068,380)**
Comprehensive Planning				
ProfServ-Engineering	261,200	195,899	222,523	(26,624)
ProfServ-Info Technology	327,400	245,551	115,051	130,500
ProfServ-Legal Services	42,300	31,725	10,290	21,435
ProfServ-Planning/Zoning Board	336,800	252,599	321,443	(68,844)
ProfServ-Compliance Service	186,500	139,874	126,000	13,874
ProfServ-Building Permits	1,738,800	1,304,100	867,268	436,832
Special Magistrate	30,000	22,500	-	22,500
Telephone, Cable & Internet Service	5,300	3,974	3,210	764
Lease - Building	24,000	18,000	-	18,000
Printing	1,000	750	-	750
Miscellaneous Services	3,000	2,250	3,172	(922)
Misc-Admin Fee (%)	33,800	25,349	25,350	(1)
Billing Service Fees	41,200	30,901	17,023	13,878
Office Supplies	900	675	95	580
Cleaning Services	12,800	9,599	10,660	(1,061)
Principal-Capital Lease	4,200	3,150	505	2,645
Interest-Capital Lease	700	525	74	451
Total Comprehensive Planning	3,049,900	2,287,421	1,722,664	564,757
TOTAL EXPENDITURES	**3,049,900**	**2,287,421**	**1,722,664**	**564,757**
Excess (deficiency) of revenues Over (under) expenditures	-	2	(503,621)	(503,623)
Net change in fund balance	$ -	$ 2	$ (503,621)	$ (503,623)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**(2,335,410)**	**(2,335,411)**	**(2,335,410)**	
FUND BALANCE, ENDING	**$ (2,335,410)**	**$ (2,335,409)**	**$ (2,839,031)**	

City of Westlake

Supporting Schedule

June 30, 2026

Cash and Investment Report

June 30, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	BankUnited	Checking Account	n/a	$1,741,352
Money Market	BankUnited	MMA	4.07%	$14,190,756
			Subtotal	**$15,932,108**

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.07%	$826,474
Government Checking	Valley Bank	Checking Account	4.33%	$72,462
Brokerage Account	Valley Bank	Government Fund Class A	4.01%	$3,345,344
			Subtotal	**$4,244,280**
			Total	**$20,176,388**

File Attachments for Item:

A. SPR-2025-07: The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as “Westlake Fieldhouse,” located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	8/5/2026	**Submitted By:** Planning and Zoning	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SPR-2025-07:** The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.		
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve with Conditions** – SPR-2025-07 – Site Plan Review for neighborhood park to be known as "Westlake Fieldhouse"		
SUMMARY *and/or* JUSTIFICATION:	The applicant is requesting Site Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The proposed park is intended to serve the residents of the Westlake community by providing a variety of recreational amenities and gathering spaces. Access to the facility will be restricted to members of the Westlake Master Association and their invited guests; the park will not be open to the general public. The proposed development includes the construction of a 3,953-square-foot multi-purpose building designed to support recreational and community activities. Additional site improvements consist of a dog park, a pine mulch play area with children's play elements, an open recreation lawn, artificial turf areas, shade structures, landscaped berms, and supporting infrastructure. The site plan also includes designated areas for food truck drop-off and temporary trailer use to accommodate special events and operational needs. The proposed development provides 50 vehicle parking spaces, eight golf cart parking spaces, and sixteen bicycle parking spaces. Based on the operational characteristics of the proposed neighborhood amenity and the parking justification submitted by the applicant, staff finds the proposed parking supply adequate to serve the anticipated demand. The proposed neighborhood park provides a range of passive and active recreational opportunities while complementing the surrounding residential development. The application has been reviewed for compliance with the City's Land Development Regulations, including applicable requirements related to site design, access, landscaping, parking, and compatibility with adjacent properties.		

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the*	Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Entitlements			

agreement and Exhibit A and Exbibit B	Site Plan Landscape Plan Architectural Plans Civil Plans Survey Drainage Statement Rendering Westlake Fieldhouse FAQ			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*			$	

City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 8/5/2025

PETITION DESCRIPTION

PETITION NUMBER: SPR-2025-07 *Westlake Fieldhouse*
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
PCN: Portion of 77-41-43-05-06-006-0000

REQUEST:

The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.

SUMMARY

The applicant is requesting Site Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The proposed park is intended to serve the residents of the Westlake community by providing a variety of recreational amenities and gathering spaces. Access to the facility will be restricted to members of the Westlake Master Association and their invited guests; the park will not be open to the general public.

The proposed development includes the construction of a 3,953-square-foot multi-purpose building designed to support recreational and community activities. Additional site improvements consist of a dog park, a pine mulch play area with children's play elements, an open recreation lawn, artificial turf areas, shade structures, landscaped berms, and supporting infrastructure. The site plan also includes designated areas for food truck drop-off and temporary trailer use to accommodate special events and operational needs.

The proposed development provides 50 vehicle parking spaces, eight golf cart parking spaces, and sixteen bicycle parking spaces. Based on the operational characteristics of the proposed neighborhood amenity and the parking justification submitted by the applicant, staff finds the proposed parking supply adequate to serve the anticipated demand.

The proposed neighborhood park provides a range of passive and active recreational opportunities while complementing the surrounding residential development. The application has been reviewed for compliance with the City's Land Development Regulations, including applicable requirements related to site design, access, landscaping, parking, and compatibility with adjacent properties.

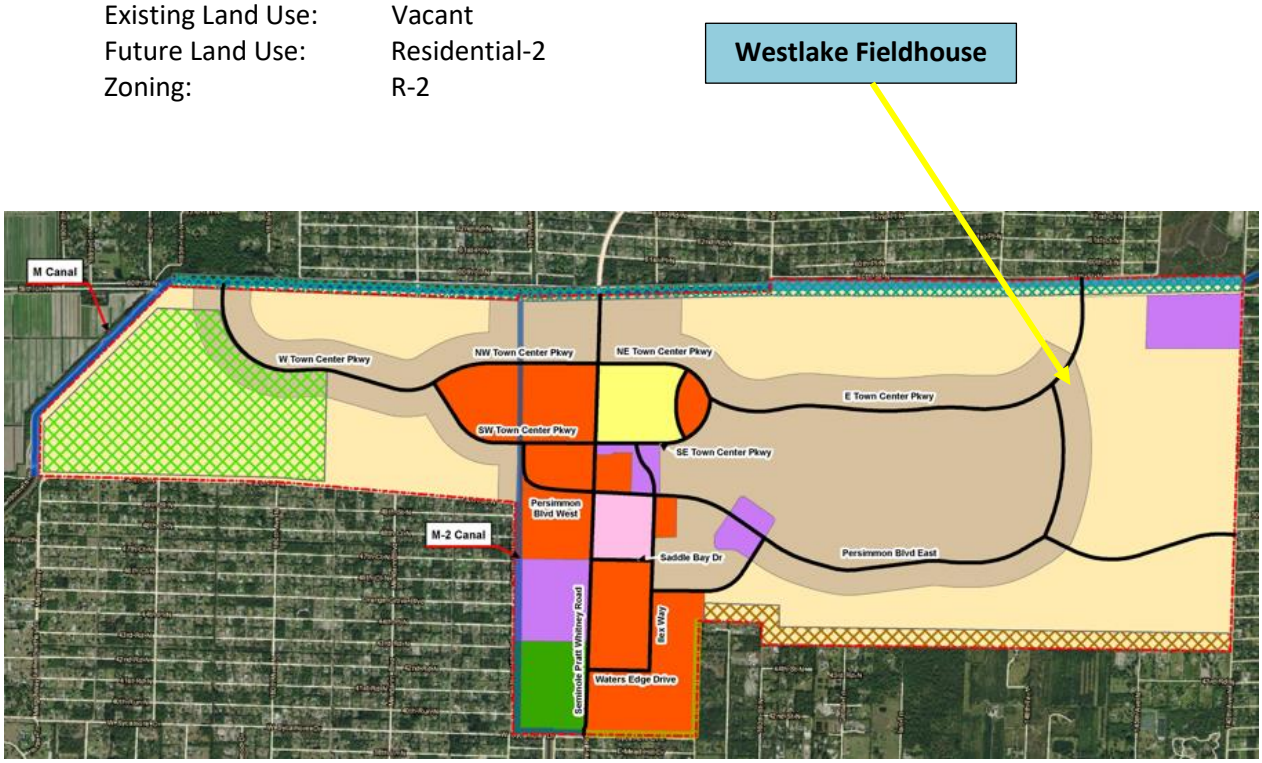
STAFF RECOMMENDATION

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

1. The 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. The Westlake Fieldhouse shall be operated as a private neighborhood amenity. Facility reservations and programming shall be managed by the Master Association in a manner that parking demand does not exceed the available on-site parking supply.

PETITION FACTS

a. Total Gross Site Area: 6.64 acres (Parcel V-2)
b. Building Data: Total 5,261 sq.ft. (Building Area: 3,953 sq. ft and Covered Patio: 1,308 sq. ft.)
c. Land Use and Zoning
   Existing Land Use: Vacant
   Future Land Use: Residential-2
   Zoning: R-2



BACKGROUND

The site is located within Pod V-2, located at the southern corner of Town Center Parkway and Riverbend Road. On June 20, 2023, the subject property was platted as Pod V-2 and designated for a neighborhood park to serve the surrounding residential community. The proposed Fieldhouse represents the implementation of that planned neighborhood amenity identified within the approved Westlake master development.

STAFF ANALYISIS

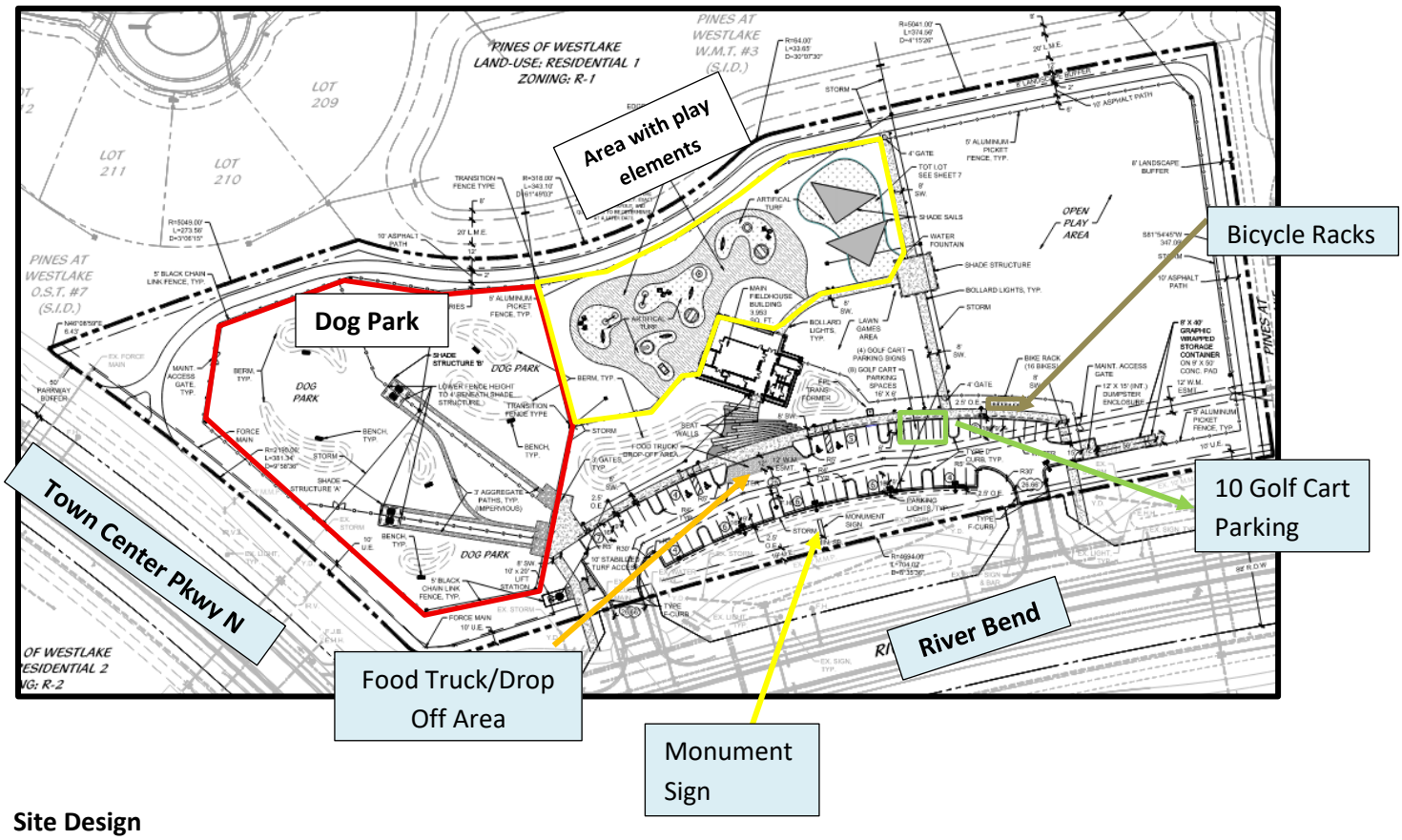
Staff reviewed the proposed Site Plan for compliance with the City of Westlake Land Development Regulations, including site design, access, circulation, parking, landscaping, architectural compatibility, and consistency with the approved master planned development. The proposed neighborhood amenity is intended to provide recreational opportunities and community gathering space for residents of Westlake and is compatible with the surrounding residential development pattern.

The applicant is requesting Site Plan approval for a 6.64-acre Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southeast corner of Town Center Parkway and Riverbend Road. The proposed development includes a 3,953-square-foot multi-purpose building and the following site amenities:

- Dog park.
- Pine mulch play area with children's play elements.
- Open recreation area.
- Artificial turf areas.
- Shade structures.
- Landscaped berms.
- Food truck drop-off area.

The proposed neighborhood park is intended to serve members of the Westlake Master Association and their invited guests and will not be open to the general public.

Proposed Site Plan



Site Design

The proposed site plan has been designed to provide safe pedestrian movement, connectivity, and a variety of passive and active recreational opportunities for Westlake residents. Staff reviewed the site layout for compliance with the City of Westlake Land Development Regulations and finds the overall design to be functional, compatible with the surrounding residential community, and consistent with the intent of the approved master-planned development.

A comprehensive internal pedestrian circulation system is provided throughout the site, connecting the parking area, Fieldhouse building, recreational amenities, and surrounding open spaces. Sidewalks and

pedestrian pathways provide safe access between the building entrance, outdoor gathering areas, children's play areas, dog parks, and the public sidewalk system along Town Center Parkway and Riverbend Road.

The site includes multiple recreational amenities such as three separate dog park areas, a pine mulch children's play area with play elements, open recreation lawns, shaded seating areas, artificial turf activity areas, and a covered outdoor patio associated with the Fieldhouse building. These amenities provide opportunities for both active and passive recreation. The landscape design incorporates landscaped berms, perimeter landscape buffers, street trees, and shade structures.

The proposed development also emphasizes multimodal access by connecting directly to the existing 10-foot-wide multi-modal pathways located along Town Center Parkway and Riverbend Road. Bicycle parking is provided adjacent to the Fieldhouse entrance, providing residents to access the facility by bicycle or on foot. In addition, eight dedicated golf cart parking spaces are provided, recognizing golf carts as an important transportation mode within the City of Westlake and supporting convenient access for neighborhood residents.

Overall, staff finds that the proposed site design provides a well-organized, pedestrian-oriented neighborhood amenity that incorporates appropriate recreational facilities, multimodal connectivity, landscaping, and internal circulation while remaining compatible with the surrounding residential development.

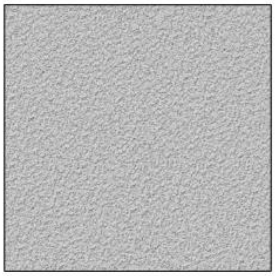
Parking

The City's Land Development Regulations do not establish a specific parking ratio for a neighborhood fieldhouse or private neighborhood amenity. Accordingly, parking was evaluated based upon the operational characteristics of the proposed use, anticipated demand, and the applicant's parking justification. The proposed development provides 50 automobile parking spaces, eight golf cart parking spaces, and sixteen bicycle parking spaces. Staff finds the parking supply adequate because the facility is intended primarily for neighborhood residents and is not expected to generate parking demand comparable to a public community park or regional recreational facility.

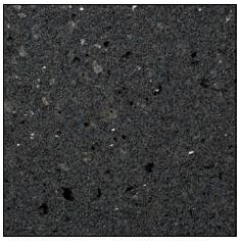
Proposed Architectural Elevations

Westlake Fieldhouse 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. The proposed building incorporates modern architectural elements, including varying roof forms, extensive glazing, cementitious plaster finishes, wood-look siding, standing seam metal roofing, and articulated façades. Staff finds that the architectural design is compatible with the City's adopted architectural character and complements the surrounding residential development.

Materials

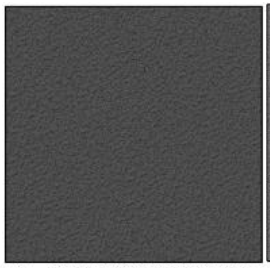


201: WHITE STUCCO FINISH

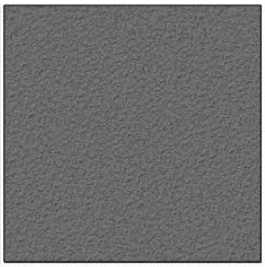


202: CEMENTITIOUS PLASTER WITH LIGHTWEIGHT FAUX STONE ACRYLIC TOP COAT

205: WOOD-LOOK SOFFIT AND SIDING

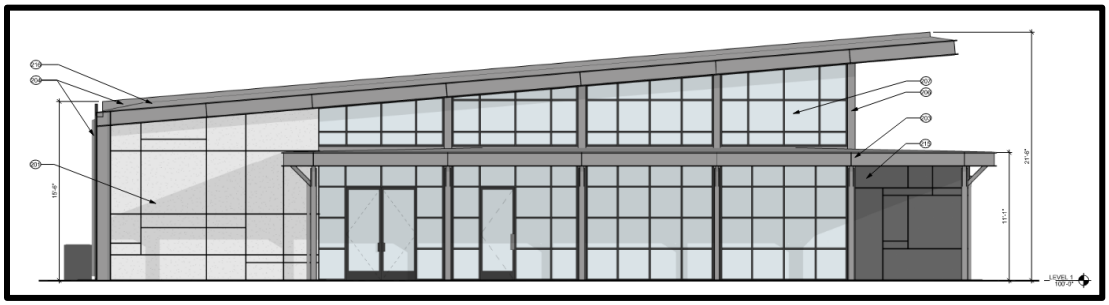


215: DARK GRAY STUCCO FINISH



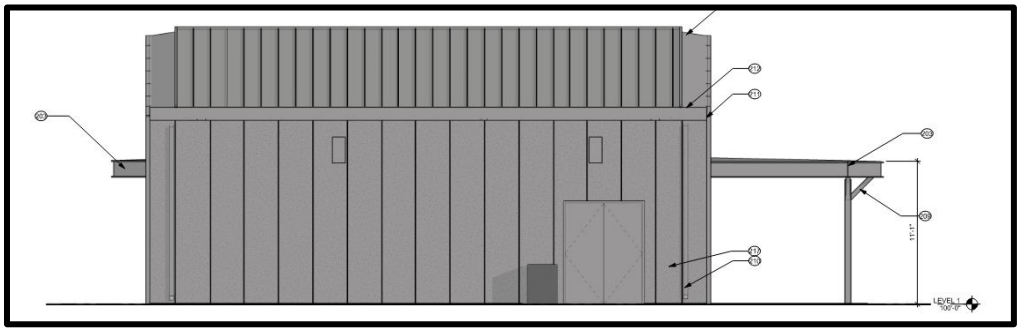
217: LIGHT GRAY STUCCO FINISH

East Elevation

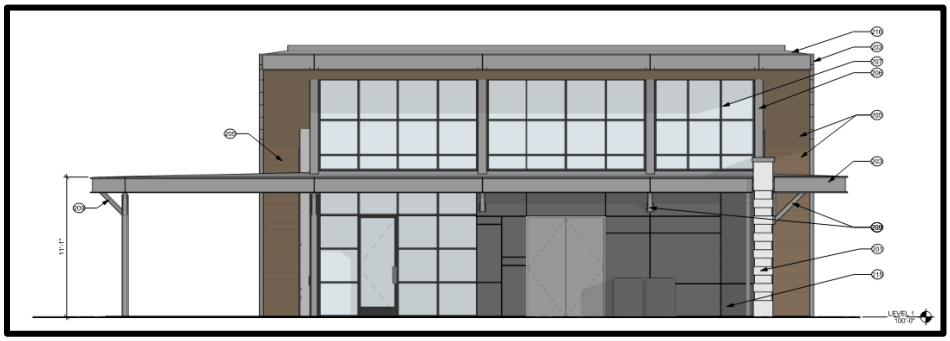


West Elevation

South Elevation



North Elevation



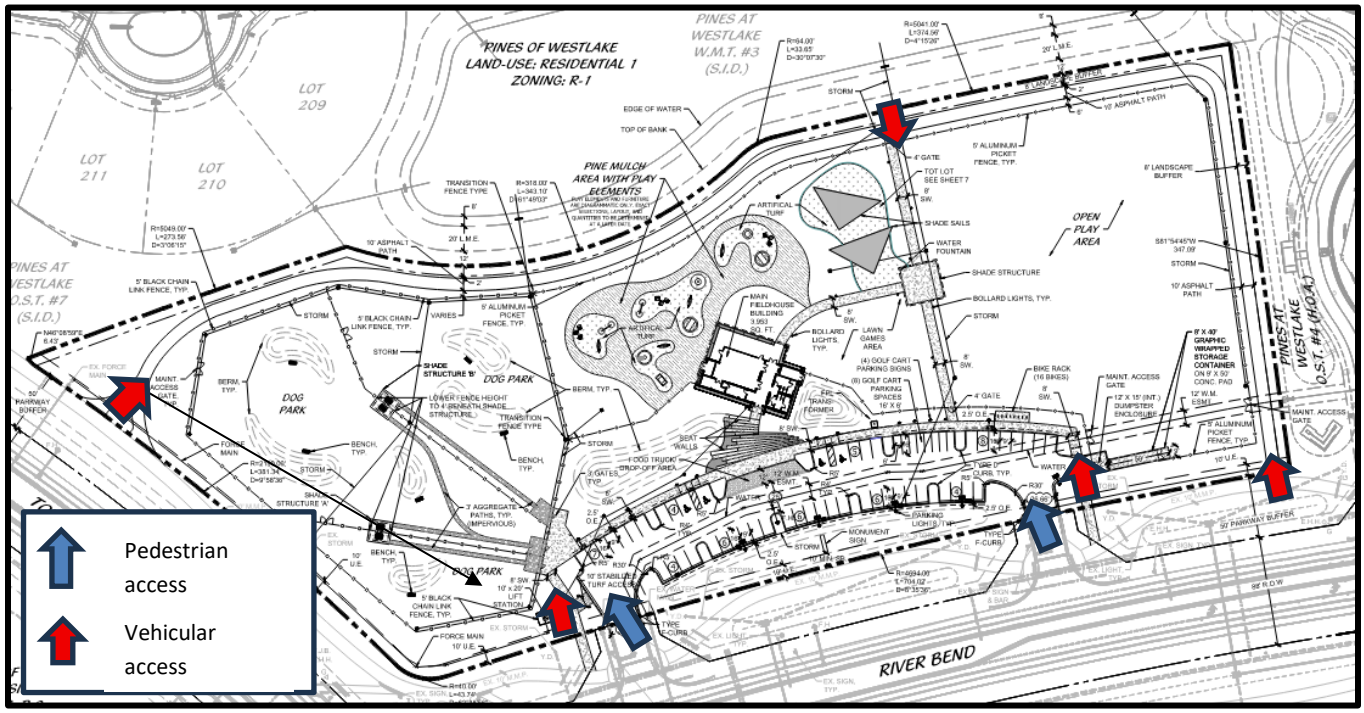
Art in Public Places Program Requirements

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 elected to satisfy the City's Art in Public Places requirements by contributing one percent (1%) of the building construction cost to the Art Acquisition Fund prior to building permit issuance.

Accessways, Connecting Sidewalks, and Display Areas

The Westlake Fieldhouse development provides **two** (2) access points to the site from River Bend. The site also includes sidewalk connections to Town Center Parkway and River Bend.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse	**REQUIRED BY CODE**	**PROPOSED**	**COMMENTS**
Setbacks			
Front (North)	Main Structure: 15’	123.66’	*In compliance*
Rear (South)	Main Structure: 15’	96.78’	*In compliance*
Side (East) (West)	Main Structure: 15’	East – 378.63’ West – 331.02’	*In compliance*
Lot Coverage	Max Lot Coverage: 45%	1.94%	*In compliance*
Building Height	40 ft. max	21’-6”	*In compliance*
Parking	Parking requirement established through staff evaluation based on operational characteristics of the use.	Total: 58 spaces LSEV Parking: 8	*In compliance*
Sidewalks	Pedestrian walkways must be a of 5 ft. wide	5’	*In compliance*
Minimum Pervious / Open Space	Minimum 25%	25%	*In compliance*
Bike Racks	5% of Required Parking: 16	16	*In compliance*

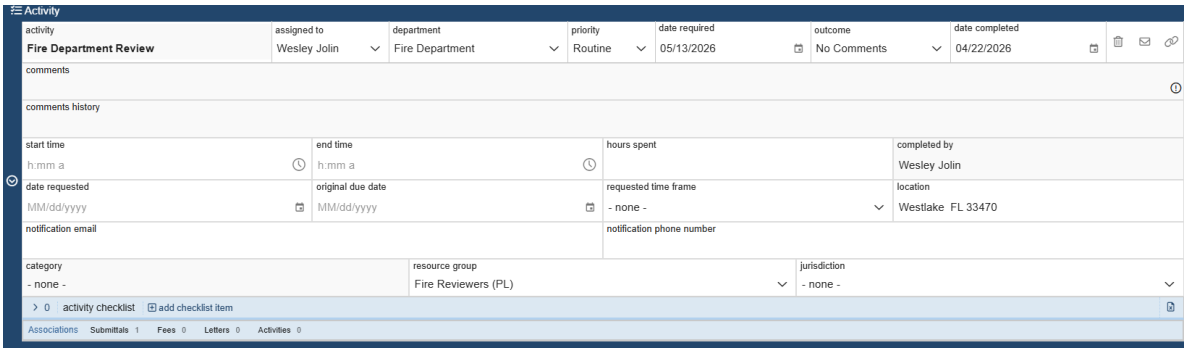
Drainage

According to the submitted drainage statement “proposed that runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which ultimately discharges to the S.I.D. canal system.”

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.



FINAL REMARKS
SPR-2025-07 will be heard by the City Council on August 4, 2026. The public hearing was advertised in compliance with the City's code.

The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.

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

DATE:	6/3/2026
APPLICATION NUMBER:	SPR-2025-07
DESCRIPTION:	East Amenity Parcel V-2
APPLICANT:	Cotleur & Hearing
OWNER:	Minto, PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Southeast Corner of Town Center Parkway and Riverbend Road
STAFF REVIEW:	**RECOMMENDATION OF APPROVAL WITH CONDITION(S)**

The Engineering Department recommends approval of the permit referenced above with the following condition from the traffic review:

"The projected driveway volumes shown in Attachment 3 of the traffic statement should be revised to reflect the proposed right-in/right-out driveway configuration. This revision is not expected to affect the overall findings or conclusions; however, please provide the revised traffic statement for record."

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

1) 1) Response to P&Z Comment Letter 1 – FINAL
2) 2) Response to ENG Comment Letter 1 - FINAL
3) 3) Site Plan Application - Revised
4) 4) Justification - Revised
5) 5) Traffic Statement 26-012 5-21-26 DS
6) 6) 13-0518.140 SP
7) 7) 13-0518.140 Conceptual LP
8) 8) 13-0518_140 PHOTOMETRIC- Parking Area Only
9) 9) 2026-0519_Westlake Amenity_Architecture

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

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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

PLANNING & ZONING BOARD ☐ **Meeting Date:** _____

CITY COUNCIL ☐ **Meeting Date:** _____

INSTRUCTIONS TO APPLICANTS:

1. **Please complete all sections of this application. If not applicable, indicate with N/A.**
2. **Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.**

*The **Planning & Zoning Board** meets the **second Monday of the month at 6:00 p.m.,** as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The **City Council** meets on **the second Monday of the month at 6:30 p.m.,** in the City Council Chambers.*

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: SPR-2025-07 East Amenity (Parcel PC-4)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Neighborhood Amenity Center

Property Control Number (PCN), list additional on a separate sheet: 77-41-43-05-06-006-0000

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Mint oPBLH, LLC
Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470
Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: JFCarter@Mintousa.com

Agent (if other than owner complete consent section on page 3):
Name: Donaldson E. Hearing - Cotleur & Hearing
Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458
Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

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

C) Existing Use(s) Vacant

D) Proposed Use(s), as applicable Neighborhood Amenity Center

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Parcel U - Oaks – Under construction	Residential 1 & 2	R-1/R-2	SF Residential	SF Residential
SOUTH	Future Development	Residential 1 & 2	R-1/R-2	Vacant	Vacant
EAST	Parcel S – Orchards-Constructed	Residential 2	R-2	SF Residential	SF Residential
WEST	Parcel U - Oaks – Under construction	Residential 1 & 2	R-1/R-2	SF Residential	SF Residential

V. OWNER/APPLICANT 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)

Owner's Signature

Applicant/Agent's Signature

Date

April 15, 2026
Date

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

Owner's Signature

4.15.26
Date

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

Applicant/Agent's Signature

Date

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Westlake Fieldhouse

Site Plan Review *(SPR-2025-07)*

Justification Statement

April 17, 2026

Revised May 26, 2026

Minto PBLH is pleased to submit plans for the Westlake East Amenity Center, the ***Westlake Fieldhouse***. This 6.640 acre amenity park area will be located on Parcel V-2 situated on the southeast corner of Town Center Parkway and Riverbend Road , abutting the Pines neighborhood to the east.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County's traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City then adopted its own Comprehensive Plan and implementing land development regulations. 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 complete, updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The proposed Westlake Fieldhouse represents a thoughtfully planned neighborhood amenity shaped by meaningful community engagement, including a resident survey and advisory group process that identified priorities for flexible, everyday recreational use. The resulting design emphasizes walkability, usability, and a cohesive architectural character, with the Fieldhouse building and associated elements designed as an integrated, neighborhood-scaled environment that complements the existing Adventure Park while providing a more relaxed setting for daily activities and informal gatherings. Program elements include a multipurpose building, age-appropriate play areas, shaded open spaces, and multi-use recreation areas, all organized to support both passive and active use. The project also includes the relocation and enhancement of the existing dog park currently located at the corner of Kingfisher Boulevard and Town Center Parkway North, which will be reestablished as a new, purpose-built facility integrated into the Fieldhouse design with improved functionality, shade, and seating. The park will be open to all members of the Westlake Master Association and their guests.

Fieldhouse Architecture

The proposed building offers a contemporary aesthetic inspired by the pavilions of mid-century modern architecture. Balancing transparency and shelter, the design utilizes generous roof overhangs, continuous floor-to-ceiling glazing, and a deep covered outdoor terrace to emphasize connectivity between the building and the adjacent play fields. The building's strong horizontal lines reinforce a dynamic cantilevered roof that lends the structure an air of energetic, yet sophisticated, playfulness intended to complement the site's outdoor activities. The energy of the roof form is further articulated and grounded by the rhythm of exposed steel columns and structural bracing, forming a colonnade along the east facade. This architectural expression softens the transition between indoor and outdoor spaces through an integrated edge condition that incorporates a landscape buffer of low shrubs and rock mulch, blending the transition from lawn to building. The result is a highly transparent, light-filled structure that embraces both visual and physical connections to the surrounding park environment, with interior spaces thoughtfully designed to support a range of uses including gathering, recreation, work, and small-scale community events.

Fieldhouse Landscape Design

The landscape design for the Fieldhouse park and amenity has been intentionally conceived to reinforce the architectural character while creating a natural, cohesive, and highly usable outdoor environment. The planting palette is largely composed of native and Florida-adapted species to promote long-term sustainability, reduce maintenance demands, and enhance ecological function. A key design objective is to introduce movement, texture, and seasonal variation through the use of native grasses, bald cypress, and other fine-textured plantings, which are contrasted with more sculptural elements such as Sabal palms and saw palmetto to create a layered and visually dynamic landscape. Within the children's play area, two prominent Ficus benghalensis (banyan trees) are incorporated as signature elements, providing both significant shade and a strong architectural presence within the landscape composition.

The landscape design is also highly responsive to adjacent residential uses. Buffering has been thoughtfully designed to respect and protect neighboring properties, with all required landscape buffers meeting or exceeding the City of Westlake code. In areas where additional open space is provided beyond minimum requirements, landscape treatments have been intentionally enhanced to provide

appropriate screening, visual softening, and a seamless transition between the amenity and surrounding neighborhoods.

Overall, the landscape strategy reinforces the Fieldhouse as a cohesive, park-like setting that integrates architecture, open space, and recreation into a unified and context-sensitive design. **Consistent with the City of Westlake Land Development Regulations**

The Fieldhouse site development plan is consistent with the requirements of the City of Westlake Comprehensive Plan and Land Development Regulations. The 6.64-acre site is located within the Residential 2 (R2) Future Land Use designation and is zoned R2. The proposed public park is an allowable use within both the land use and zoning designations and is supportive of, and compatible with, the surrounding residential development pattern.

The site is largely separated from the adjacent residential neighborhoods known as Pines and Oaks of Westlake to the east by a combination of lakes, landscape berm areas, and the primary entrance roadway serving these neighborhoods. In addition, a 50-foot rural parkway buffer exists along the site's frontage on Riverbend Road and Town Center Parkway North, further reinforcing compatibility and providing visual separation.

The proposed park is primarily passive in nature and is consistent with the character and intensity of the surrounding land uses. The Property Development Regulations (PDR) are provided on the site plan, and the proposed development is fully consistent with the requirements applicable to a neighborhood park within the R2 zoning district.

The City of Westlake Land Development Regulations do not establish a specific parking requirement for this type of use; therefore, parking is subject to determination by the Zoning Director. The proposed plan provides a total of 50 standard vehicular parking spaces, 8 golf cart parking spaces, and 16 bicycle parking spaces, which collectively support the anticipated demand for the facility.

The Fieldhouse is conveniently located to serve the surrounding residential neighborhoods and is well integrated into the City's multimodal circulation network. Existing pathways within the rural parkway system along Town Center Parkway North and Riverbend Road provide direct access to the site. Additionally, internal multimodal pathways are incorporated throughout the park, including connections into the Fieldhouse amenity and a continuous perimeter pathway, enhancing accessibility and providing additional opportunities for passive recreation and exercise.

Consistent with the City of Westlake Comprehensive Plan
The proposed Fieldhouse amenity is consistent with the goals, objectives, and policies of the City of Westlake Comprehensive Plan, particularly those related to recreation, open space, compatibility, and community connectivity. The Comprehensive Plan supports the provision of accessible neighborhood parks and recreational amenities that enhance quality of life for residents and contribute to the overall livability of the community.

The Fieldhouse advances these objectives by providing a centrally located, neighborhood-scaled amenity that expands recreational opportunities through a combination of passive open space, active play areas,

and flexible gathering spaces. The design promotes walkability and multimodal access, consistent with Comprehensive Plan policies that encourage interconnected pathways and reduced reliance on vehicular travel for local trips.

Additionally, the project is compatible with adjacent land uses and incorporates appropriate buffering and separation, consistent with Comprehensive Plan policies that emphasize context-sensitive design and the protection of existing residential areas. The integration of open space, landscaping, and recreational facilities further supports the City's vision for a cohesive and sustainable community framework.

Overall, the Fieldhouse represents an implementation of the Comprehensive Plan's intent to provide well-designed, accessible, and integrated recreational amenities that serve the needs of Westlake residents.

Conclusion

The Applicant is requesting approval of The Fieldhouse park 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.

City of Westlake
Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City approved an amendment to the Final Master Plan (MPA-2016-01), which allowed minor adjustments to the pod boundaries and acreages of Pods F, P, Q, R, L, and PC-1, dwelling unit allocations, and rights-of-way.

On November 13, 2017, the City approved an amendment (MPA-2017-01) to the Final Master Plan, which allowed minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q. Eleven dwelling units were transferred from Pod R to Pod Q.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

Ordinance No. 2018-04 approved an amendment to the City's interim Land Development Code to modify the TDD Block Dimensions and Street Design Standards.

Ordinance No. 2018-05 approved an amendment to the City's interim Land Development Code to modify the TND land use, general standards, lot size and setback regulations.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2, and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind 'Pod P'.

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Meadows of Westlake Phase II.

On March 11, 2019, Resolution No. 2019-08 approved the Plat for Pod C-2, Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven 1.0 Gas Station.

On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven 1.0 Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven 1.0 Gas Station.

On August 12, 2019 Resolution No. 2019-18 approved the Plat for Pod K.

On August 12, 2019, Resolution No. 2019-19 approved the Plat for Pod R (Meadows Phase 2).

On August 12, 2019 Resolution No. 2019-20 approved the Plat for Kingfisher.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019- 34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod 0).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14 approved the Site Plan for the PBC Tax Collector's and DMV offices.

On July 13, 2020, Resolution 2020-16 approved the Site Plan for the Cresswind Palm Beach Amenity Center.

On July 13, 2020, Resolution 2020-11 approved the Final Plat for Green Lane.

On August 10, 2020, Resolution 2020-03 approved a Site Plan Amendment for 7-Eleven 1.0 .

On August 10, 2020, Resolution 2020-04 approved a Site Plan Amendment for 7-Eleven 2.0.

On August 10, 2020, Resolution 2020-05 approved the Final Plat for Persimmon Boulevard East Plat 4.

On August 10,2020, Resolution 2020-22 approved the Final Plat for Groves of Westlake Phase 2.

On September 14, 2020, Resolution 2020-26 approved the Final Plat for Pod T – Estates of Westlake.

On November 09, 2020, Resolution 2020-32 approved the Final Plat for the Westlake Plaza (Publix).

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza.

On November 09, 2020, Resolution 2020-34, approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail.

On November 12, 2020, the City of Westlake approved an amendment (MPA-2020-04) to the Final Master Plan, which allowed minor adjustments to the dwelling unit allocations and land area in Pods N, S, and U.

On December 14, 2020, Resolution 2020-36, approved the Final Plat for Sky Cove South, Phase 1A (Pod N).

On December 14, 2020, Resolution 2020-37, approved the Final Plat for Sky Cove South, Phase 1B (Pod N).

On December 14, 2020, Resolution 2020-38, approved the Master Sign Plan for 7-Eleven 1.0.

On December 14, 2020, Resolution 2020-39, approved the Master Sign Plan for the Publix at Westlake Plaza.

On December 15, the City of Westlake approved an amendment (MPA-2020-05) to the Final Master Plan, which allowed minor adjustments in Pod S.

On January 11, 2021, Resolution 2020-01, approved the Final Plat for Town Center Parkway South-West.

On January 11, 2021, Resolution 2021-02, approved the Final Plat for Parcel G (Pod G) South-West.

On February 8, 2021, Resolution 2021-03, approved the Final Plat for Pod S - Phase I, Orchards of Westlake.

On March 8, 2021, Resolution 2021-06, approved the Final Plat for Pod M- 2 – Crossings of Westlake.

On March 8, 2021, Resolution 2021-07, approved the Final Plat for Pod S - Phase II, Orchards of Westlake.

On April 12, 2021, Resolution PZ-2021-01, approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-14, Council approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-11, approved the Final plat for Cresswind Palm Beach, Phase 3 (Pod P-1 Phase 3).

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E in Pod H, Westlake Landings.

On July 14, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 14, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 14, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

On August 9, Resolution 2021-03, approved the Amended the master Sign Plan for 7-11 2.0.

On August 9, Resolution 2021-05, approved the site plan for Pod PC-1, Phase 2 – Adventure Park.

On September 13, 2021, Resolution 2021-27, approved the replat of Parcel C-2.

On September 13, 2021, Resolution 2021-28, approved the amendment of the Pod S (Orchards) Phase II Plat.

(No Resolutions or Development Orders were issued in October 2021)

On November 22, 2021, a site plan modification for Pod H, Parcel E, Self-Storage was approved by Development Order.

On November 22, 2021, an amendment to the master plan for Pod H, Westlake Landings, was approved by Development Order. Konover Parcel B and Parcel C.

On November 22, 2021, a site plan for Pod H, Parcel B, Shoppes of Westlake Landings was approved by Development Order.

On November 22, 2021, a site plan for Pod H, Parcel C, Shoppes of Westlake Landings was approved by Development Order.

On November 22, 2021, a site plan Pod H, Parcel B, Parcel F, Adrenaline World was approved by Development Order.

On December 01, 2021, the master developer notified the City of Westlake of its election to rescind the Development Order issued by Palm Beach County in 2014, pursuant to Florida Statutes t§163.3167(5).

On December 06, 2021, a site plan modification for Christ Fellowship was approved by Development Order.

On December 06, 2021, a replat for Pod P, Cresswind, Phase 3 was approved by Resolution 2021-37.

On January 18, 2022, a revised master Plan for Pod H, “Westlake Warehouse”, was approved by Development Order, Petition #MPA-2021-04.

On February 14, 2022, Resolution 2022-01 approved the Final Plat for Cresswind Palm Beach Phase 5.

On February 14, 2022, Resolution 2022-02 approved the Roadway Plat for Town Center Parkway Phase III and River Bend Road.

On March 14, 2022, Pod H, Parcel G, the Westlake Commerce Center site plan was approved by Development Order, Petition #SPR-2021-14.

On March 14, 2022, Pod H, Parcel G, the Master Signage Plan for the Westlake Commerce Center was approved by Development Order, Petition #MSP-2021-08.

On March 14, 2022, the Pod R-2 Woodlands Plat was approved by Resolution #2022-03.

On April 11, 2022, the Master Signage Plan for Christ Fellowship was approved by Development Order, Petition #MSP-2021-07.

On May 09, 2022, Resolution 2022-07, approved the final plat for Cresswind Pod P – Phase 4.

On May 09, 2022, Resolution 2022-08, approved the final plat for Town Center Parkway Phase 4.

On May 09, 2022, Resolution 2022-09, approved the final plat for Persimmon Blvd. West Plat 2.

No Resolutions or Development Orders were issued in June 2022

On July 05, 2022, Development Order #SPR-2022-01, approved the site plan for the James Business Park (Pod G Southwest).

On July 05, 2022, Development Order#MSP-2022-02, approved the master signage plan for the James Business Park (Pod G Southwest).

No Resolutions or Development Orders were issued in August 2022

On September 6, 2022, Resolution #2022-24 approved the final (modified) plat for Woodlands Pod R-2.

On October 04, 2022, Ordinances 2022-10 and 2022-11 approved the Small Scale Comprehensive Plan Amendment for the FLUM and Rezoning of Pod C-2.

On December 6, 2022, Resolution 2022-33 approved the final plat for Pod PC-2, approving a replat of OS Tract #1.

On January 3, 2023, Resolution 2023-01 approved the final plat for Pod V, The Pines.

On January 3, 2023, Resolution 2023-02 approved the final plat for Pod V-2.

On February 7, 2023, Resolution 2023-05 approved the final plat for Persimmon Boulevard East – Plat 5.
On February 7, 2023, A modification to the Christ Fellowship Church master sign plan was approved by Development order.

On March 14, 2023, the art sculpture installation proposed for the James Business Park Development was approved by Development Order.

On April 26, 2023, Resolution 2023-01 approved the final plat for Pod V, The Pines of Westlake – Phase I.

On May 2, 2023, A site plan modification was approved for the Christ Fellowship facility by Development Order.

On June 06, 2023, a modification to the site plan for Parcel B in Pod H (Shoppes of Westlake was approved by Development Order.

On June 06, 2023, an amendment to the master Plan for Pod H, Westlake Landings , was approved by Development Order. Parcel A2 and Parcel B (remove bank in Parcel B).

On August 01, 2023, Resolution 2023-18 approved the final plat for Pod I - Terraces of Westlake – Phase I.

On August 01, 2023, Resolution 2023-19 approved the final plat for Pod V – Pines of Westlake – Phase II.

No Resolutions or Development Orders were issued in September, October 2023 or November 2023

On October 6, 2023, an administrative SP modification (SPM-2023-12) was submitted and subsequently approved relocate EV charging stations on the James Business Park site as it was under construction.

On December 5, 2023, Resolution 2023-32 approved the Terraces of Westlake Phase II Plat.

On January 8, 2024, Resolution 2024-02 approved the Master Plan Amendment for Publix Phase II (MPA-2023-03).

On January 8, 2024, the Publix at Westlake Plaza Phase Two Site Plan was approved (SPR-2023-05).

On March 5, 2024, Resolution 2024-04 approved the final plat for Pod PC-3.

On April 4, 2024, the Pod H Master Plan was amended by Development Order (MPA-2023-04). Remove bank, back to Restaurant, and itemize other parcels).

On April 4, 2024, the Parcel B Site Plan in Pod H was amended by Development Order (SPM-2023-14).

On April 4, 2024, the Parcel C Site Plan in Pod H was amended by Development Order (SPM-2023-15).

On May 7, 2024, the final plat for Pod G North was approved by Resolution 2024-08 (ENG-2024-01). - WALMART

On June 4, 2024, (SPR-2023-01) the site plan for a Fifth Third Bank in the Publix Center was approved by Development Order.

On June 4, 2024, (SPR-2024-01) a site plan for a Tractor Supply store on Parcel F-2 in Parcel H, Westlake Landings was approved by Development Order.

On September 03, 2024, (SPR-2024-03) Westlake Palms Site Plan was approved by Development Order.

On September 03, 2024, (MSP-2024-01) Westlake Palms Master Signage Plan was approved by Development Order.

On November 01, 2024, Resolution 2024-23, approved the final plat for Terraces of Westlake, Phase III.

On November 01, 2024, Resolution 2024-22, approved the final plat for Oaks of Westlake, Phase I.

On November 01, 2024, the Parcel B site plan in Pod H was modified, approved by Development order (SPM-2024-06).

On November 01, 2024, the Parcel C site plan in Pod H was modified, approved by Development order (SPM-2024-05).

On December 10, 2024, Resolution 2024-25 approved the final plat for Persimmon Blvd. East Phase 6 (ENG-2024-07).

On December 10, 2024, Resolution 2024-26 approved the final plat for Town Center Parkway North-West (ENG-2024-08).

On March 20, 2025, a revision to one of the Conditions of Approval of the previous Site Plan Review (SPR-2024-01) related to the selection of artwork being approved prior to CO. (DOM-2025-01).

On March 20, 2025, Resolution 2025-05 approved the final plat of Westlake West. (ENG-2024-04).

On April 1, 2025, Resolution 2025-08 approved the final Plat of Westlake Pod G – North – Parcel C (ENG-2025-03) - LOWES

On June 3, 2025, Resolution 2025-13 approved the final plat of Silver Lake – Plat One (ENG-2024-13)

On July 1, 2025, a Master Sign Plan was approved for Tractor Supply (Parcel H, sub-parcel F-2) (MSP-MSP-225-04), by Development Order.

On July 1, 2025, a Master Sign Plan was approved for Silver Lake Entry (MSP-225-05), by Development Order.

On August 5, 2025, An ordinance was approved for a zoning text code amendment to include a Cottage Home product into Westlake (ZTA-2025-01).

On August 5, 2025, a variance was granted to the Silver Lakes development for an adjustment to the side yard setback requirement of the recreation clubhouse (VAR-2025-01), by Development Order.

On August 5, 2025, an Art in Public Places sculpture was approved to be included with the Westlake Palms Monument Ground sign (AIPP-2025-01), by Development Order.

On August 5, 2025, a site plan was approved for a LOWE'S store on Parcel G North (SPR-2025-02) by Development Order.

On October 27, 2025, a master sign plan was approved for a LOWE'S store on Parcel G North (MSP-2025-05) by Development Order.

On January 6, 2026, Ordinance No. 2025-10 was adopted Amending Chapter 111, "Parking", on behalf of the Excel Padel Court at James Business Park (ZTA-2025-02).

On January 6, 2026, a master sign plan was approved for Parcel G North (Lowe's & Walmart site) by Development Order (MSP-2025-03).

On April 7, 2026, a site plan was approved for a Walmart Supercenter on Parcel G North by Development Order. (SPR-2025-01).

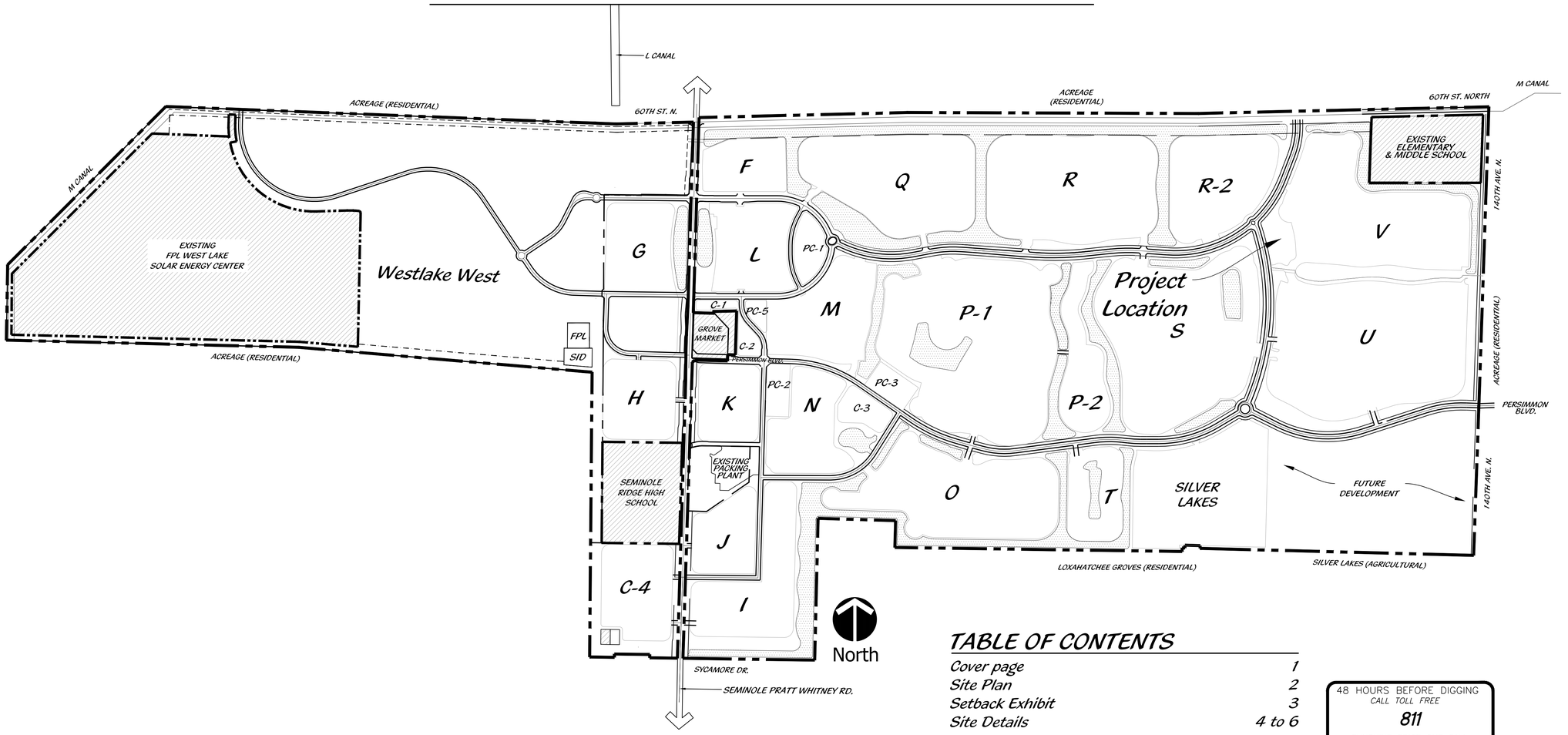
On April 7, 2026, a master sign plan was approved for a Walmart Supercenter on Parcel G North by Development Order. (MSP-2025-01).

On April 7, 2026, a variance was approved for the package store at the Walmart Supercenter on Parcel G North by Development Order. (VAR-2026-01).

****

Last Update: April 7, 2026

Westlake Fieldhouse



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Cover page	1
Site Plan	2
Setback Exhibit	3
Site Details	4 to 6

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

LEGAL DESCRIPTION

ALL OF THE PLAT OF " POD V-2 ", AS RECORDED IN PLAT BOOK 135, PAGES 198 THROUGH 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

PROJECT TEAM

PROPERTY OWNER
MINTO PBLH, LLC
4443 LYONS ROAD, SUITE D-201
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490
FAX: 954-978-5330

SURVEYOR
GEOPOINT SURVEYING INC.
1403 E. 5TH AVENUE
TAMPA, FLORIDA 33605
PHONE: 813-248-8888
FAX: 813-248-2266

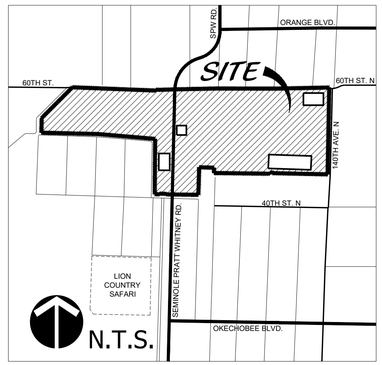
ARCHITECT
DTJ DESIGN
3101 IRIS AVENUE, SUITE 130
BOULDER, COLORADO 80301
PHONE: 303.443.7533

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

LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

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

LOCATION MAP



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

Westlake Fieldhouse
SITE PLAN
City of Westlake, Florida

Scale: 1" =1,000'
0' 500' 1000' 2000'

DESIGNED	DEH
DRAWN	HK
APPROVED	DEH
JOB NUMBER	13-0518.140
DATE	04-17-26
REVISIONS	05-22-26
	06-16-26

June 16, 2026 6:21:44 p.m.
Dwg: 13-0518.140 SP.DWG

SHEET 1 OF 6

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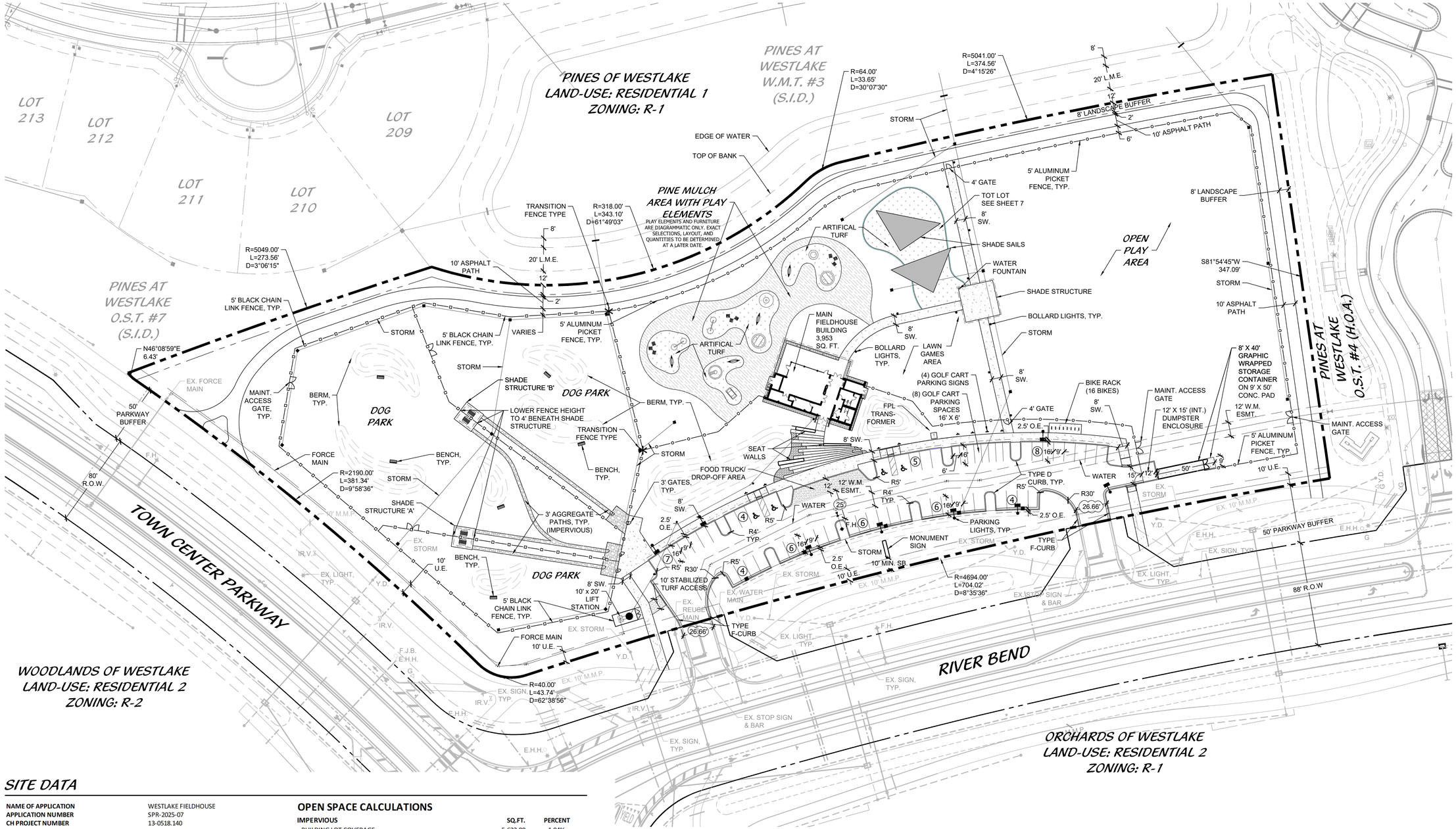

SITE DATA

NAME OF APPLICATION	WESTLAKE FIELDHOUSE		
APPLICATION NUMBER	SPR-2025-07		
CH PROJECT NUMBER	13-0518.140		
PROPERTY CONTROL NUMBER(S)	77-41-43-05-06-006-0000		
LAND USE DESIGNATION	RESIDENTIAL 2		
ZONING DESIGNATION	R-2		
EXISTING USE	VACANT		
APPROVED USE	RESIDENTIAL		
PROPOSED USE	PUBLIC PARK / PASSIVE RECREATION		
PLAT AREA	**289,262.16 SF**	**6.64**	**AC**

BUILDING DATA

MAIN FIELDHOUSE BUILDING	**2,573.00 SF**
COVERED OUTDOOR AREA	1,380.00 SF
STORAGE CONTAINER	320.00 SF
SHADE STRUCTURES	1,350.00 SF
BUILDING LOT COVERAGE	**5,623.00 SF**

OPEN SPACE CALCULATIONS

IMPERVIOUS	**SQ.FT.**	**PERCENT**
BUILDING LOT COVERAGE	5,623.00	1.94%
MULTI-MODAL PATH, SIDEWALKS, PLAZAS, ARTIFICIAL TURF, & GRAVEL PATHS	34,990.64	12.10%
VEHICULAR USE AREAS	22,304.68	7.71%
SUB TOTAL	**62,918.32**	21.75%
PERVIOUS		
OPEN SPACE, LANDSCAPE, & MULCH AREAS	226,343.84	78.25%
SUB TOTAL	**226,343.84**	**78.25%**
TOTAL	**289,262.16**	**100.00%**

PARKING DATA

	REQUIRED	**PROVIDED**
PUBLIC PARK (PASSIVE RECREATION)		
STANDARD SPACES	TBD*1	46
GOLF CART PARKING (LSEV)(2%-30% OF REQUIRED)*3		8
ADA SPACES	2	4
TOTAL		**58**
BICYCLE PARKING (12% OF REQUIRED)*2	TBD*1	16

NOTE *1: PARKING FOR PARK, PUBLC TO BE DETERMINED BY THE ZONING DIRECTOR
NOTE *2: BICYCLE PARKING SHLL BE A MINIMUM OF 2% OF THE REQUIRED PARKING
NOTE *3: LSEV/GOLF CART PARKING SHALL BE A MINIMUM OF 2% (MAX 30%) OF THE REQUIRED PARKING SPACES
NOTE *4: GRAVEL PATH AND ARTIFICAL TURF ARE EXCLUDED FROM THE PERVIOUS CALCULATION

LEGEND

CONC.	CONC.
E.H.H.	ELECTRICAL HAND HOLD
EX.	EXISTING
F.H.	FIRE HYDRANT
F.J.B.	
G	GAS
INT.	INTERIOR
IR. V.	IRRIGATION VALVE
L.B.	LANDSCAPE BUFFER
L.M.E.	LAKE MAINTENANCE EASEMENT
MAINT.	MAINTENANCE
M.M.P.	MULTI-MODAL PATH
O.E.	OVERHANG EASEMENT
R.O.W.	RIGHT OF WAY
SW.	SIDEWALK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
Y.D.	YARD DRAIN

FPL COOPER SHOE BOX LIGHT ON BLACK CONCRETE TAPERED POLE

FPL MESA LIGHT, 12' HT.

Property Development Regulations

Open Space and Recreation Use Type	Minimum Parcel Size (Square Feet)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)
Recreation Uses							
Neighborhood Parks	---	---	15	15/15	15	15	40

Site Plan

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Jupiter, Florida 33458
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Lic# LC-26000535

Westlake Fieldhouse
SITE PLAN
City of Westlake, Florida

Scale: 1" = 40'
0' 20' 40' 80'

DESIGNED DEH
DRAWN HK
APPROVED DEH
JOB NUMBER 13-0518.140
DATE 04-17-26
REVISIONS 05-22-26
06-16-26

June 16, 2026 6:21:44 p.m.
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SHEET 2 OF 6

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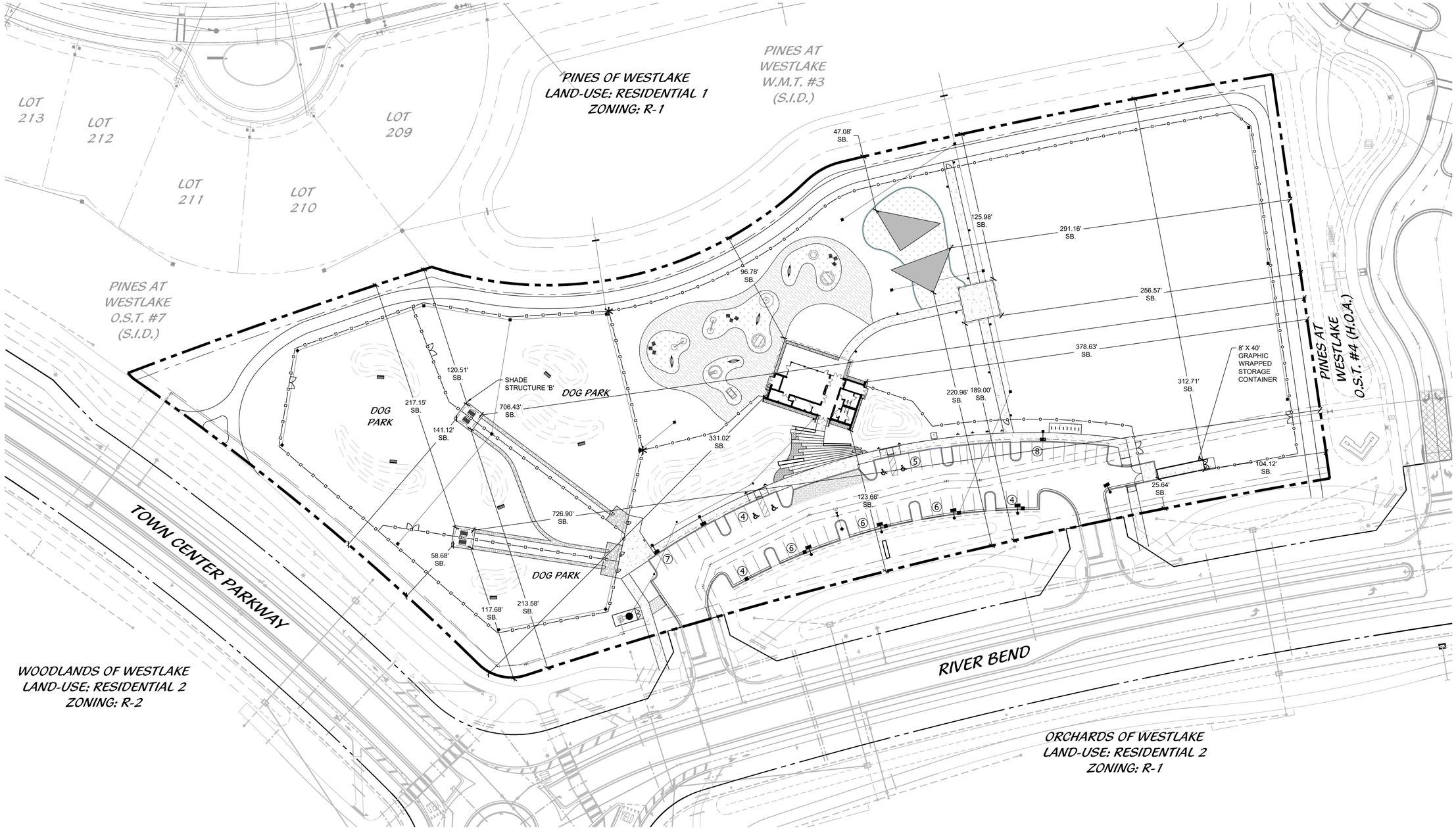

Property Development Regulations

Open Space and Recreation Use Type	Minimum Parcel Size (Square Feet)	Minimum Parcel Width (Feet)	Minimum Front Setback (Feet)	Mininum Side Road Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)
Recreation Uses							
Neighborhood Parks	---	---	15	15/15	15	15	40

Setback Exhibit

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Jupiter, Florida 33458
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Westlake Fieldhouse
SITE PLAN
City of Westlake, Florida

Scale: 1" = 40'
0' 20' 40' 80'

DESIGNED DEH
DRAWN HK
APPROVED DEH
JOB NUMBER 13-0518.140
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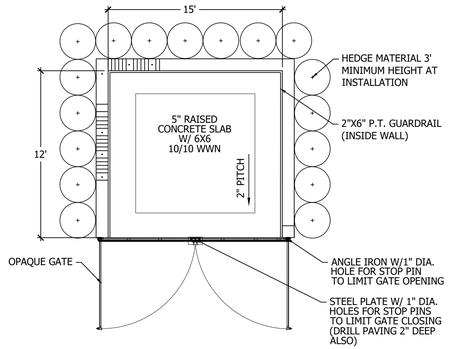
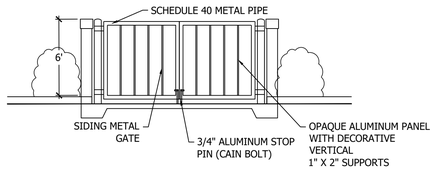
DUMPSTER DETAIL

NTS

PLAN VIEW NTS



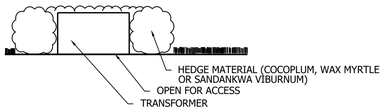
ELEVATION VIEW



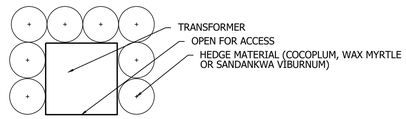
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



DOG WASTE STATION

NTS

TYPE: DOG WASTE DEPOT, STANDARD DOG WASTE STATION, EZ TIE HANDLE, HANGING ROUND CAN
COLOR: MATTE GREEN
FINISH: STEEL, POWDER COATED
NOTES: SURFACE MOUNTED

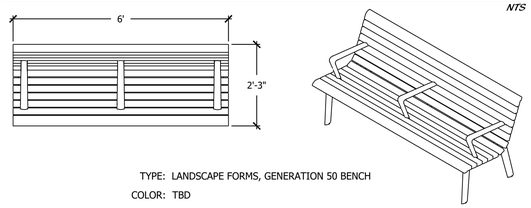
DOG WATER FOUNTAIN

NTS

TYPE: DOG WASTE DEPOT, DOG WATERING STATION
COLOR: MATTE GREEN
FINISH: STEEL, POWDER COATED
NOTES: SURFACE MOUNTED

BENCH DETAIL

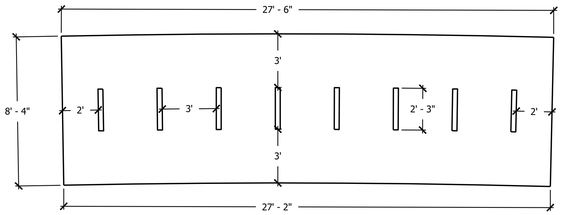
NTS



TYPE: LANDSCAPE FORMS, GENERATION 50 BENCH
COLOR: TBD
FINISH: TBD

BIKE RACK DETAIL

NTS



TYPE: LANDSCAPE FORMS, INC. RIDE BIKE RACK
COLOR: SILVER
FINISH: ALUMINUM

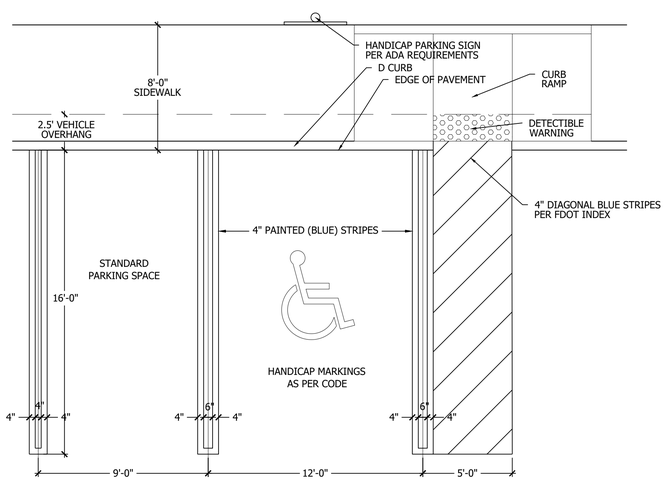
GOLF CART PARKING SIGN DETAIL

NTS

COLORS:
BORDER = GREEN
TEXT = GREEN
BACKGROUND = WHITE

STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

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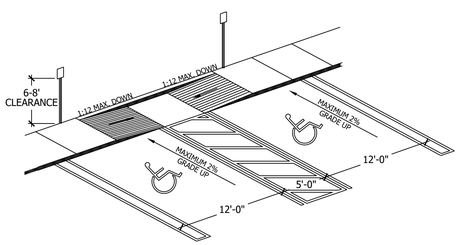


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

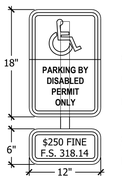
TRASH CAN DETAIL

NTS

TYPE: LANDSCAPE FORMS, INC. GENERATION 50 LITTER (SIDE OPEN)
COLOR: IPE WITH BLUE ASH POWDERCOAT

HANDICAP SIGN DETAIL

NTS

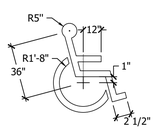


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

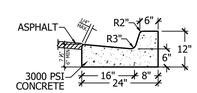
NTS



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

F CURB DETAIL

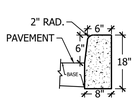
NTS



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

D CURB DETAIL

NTS



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Westlake Fieldhouse

SITE DETAILS

City of Westlake, Florida

DESIGNED	DEH
DRAWN	HK
APPROVED	DEH
JOB NUMBER	13-0518.140
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June 16, 2026 6:21:44 p.m.
Dwg: 13-0518.140 SP.DWG

SHEET 4 OF 6

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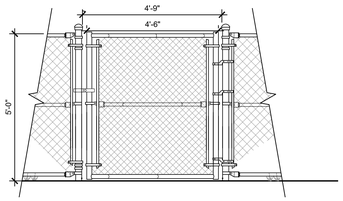
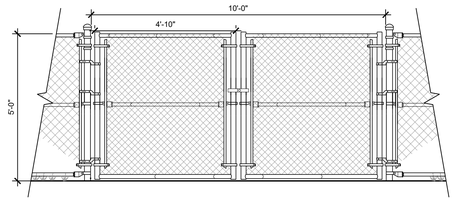
5' CHAIN LINK FENCE

NTS

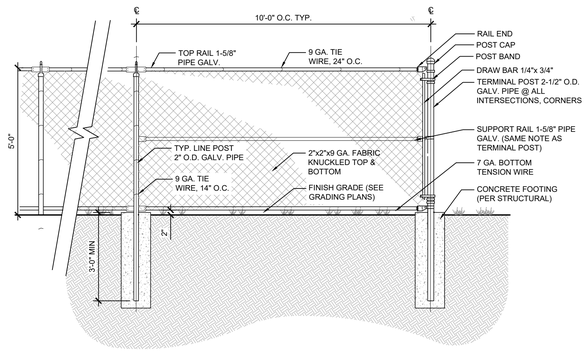


TYPE 2 (5' HEIGHT GATE): ELEVATION C

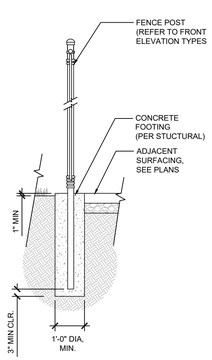


TYPE 2 (5' HEIGHT DOUBLE GATE): ELEVATION B

NOTES:
1. REFER TO PLANS FOR FENCE LOCATIONS.
2. FENCE TO BE BLACK COLOR.
3. FENCES LESS THAN 6' HEIGHT TO USE 2-1/2" O.D. GATE POSTS.
4. ALL GATE FRAME MEMBERS SHALL BE 2" O.D.
5. ALL GATE FRAME JOINTS SHALL HAVE CONTINUOUS FILLET WELDS GROUND SMOOTH AND RE-GALVANIZED.
6. PROVIDE SHOP DRAWINGS FOR INSTALLATION & LAYOUT PRIOR TO FINAL CONSTRUCTION



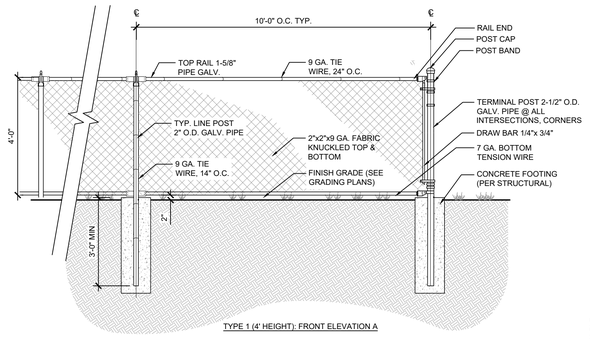
TYPE 2 (5' HEIGHT): FRONT ELEVATION A



SECTION A:

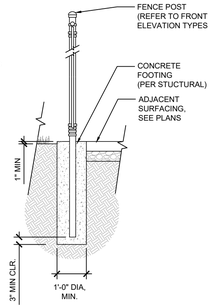
4' CHAIN LINK FENCE

NTS



TYPE 1 (4' HEIGHT): FRONT ELEVATION A

NOTES:
1. REFER TO PLANS FOR FENCE LOCATIONS.
2. FENCE TO BE BLACK COLOR.
3. FENCES LESS THAN 6' HEIGHT TO USE 2-1/2" O.D. GATE POSTS.
4. ALL GATE FRAME MEMBERS SHALL BE 2" O.D.
5. ALL GATE FRAME JOINTS SHALL HAVE CONTINUOUS FILLET WELDS GROUND SMOOTH AND RE-GALVANIZED.
6. PROVIDE SHOP DRAWINGS FOR INSTALLATION & LAYOUT PRIOR TO FINAL CONSTRUCTION



SECTION A

STAVE HAMMOCK

NTS

FOR REFERENCE ONLY

CONTRACTOR TO PROVIDE SHOP DRAWINGS

5' METAL PICKET FENCE

NTS

MANUFACTURER: AMERISTAR
MODEL #: MONTAGE, STYLE TO BE MAJESTIC
COLOR: BLACK
NOTES:
1. FENCE TO BE 5' IN HEIGHT.
2. CONTRACTOR TO PROVIDE A SINGLE GATE AND DOUBLE GATE AS INDICATED ON HARDSCAPE PLANS.
3. INSTALL PER MANUFACTURER SPECIFICATIONS.
4. REFER TO PLANS FOR FENCE LOCATIONS.

LOUNGE CHAIR

NTS

MANUFACTURER: LOLL DESIGNS
MODEL: LOLLYGAGGER LOUNGE CHAIR
SKU: LL-LC-LL-SB
COLOR: SKY BLUE

NOTES:
1. INSTALL PER MANUFACTURER'S SPECS
2. SURFACE MOUNT

PICNIC TABLE

NTS

MANUFACTURER:LANDSCAPE FORMS
MODEL: GRETCHEN PICNIC TABLE
MATERIAL: DOMESTICALLY SOURCED THERMALLY MODIFIED ASH WOOD

NOTES:
1. INSTALL PER MANUFACTURER'S SPECS
2. SURFACE MOUNT

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

Westlake Fieldhouse

SITE DETAILS

City of Westlake, Florida

DESIGNED DEH
DRAWN HK
APPROVED DEH
JOB NUMBER 13-0518.140
DATE 04-17-26
REVISIONS 05-22-26
06-16-26

June 16, 2026 6:21:44 p.m.
Dwg: 13-0518.140 SP.DWG

SHEET 5 OF 6

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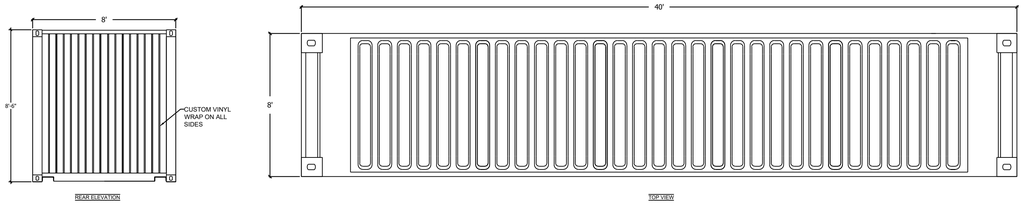


SHIPPING CONTAINER NOTES
1. SHIPPING CONTAINER SHALL BE ONE (1) USED OR NEW STANDARD ISO FREIGHT CONTAINER AS SHOWN ON PLANS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
3. SHIPPING CONTAINER SHALL BE PLACED LEVEL ON REINFORCED CONCRETE SLAB.
4. PROVIDE ENGINEERED ANCHORAGE TO RESIST WIND UPLIFT AND OVERTURNING PER LOCAL BUILDING CODE REQUIREMENTS.
5. CUSTOM VINYL WRAP GRAPHICS SHALL BE APPLIED TO SHIPPING CONTAINER.
6. VINYL WRAP MATERIAL SHALL BE EXTERIOR GRADE UV-RESISTANT MATERIAL SUITABLE FOR OUTDOOR EXPOSURE.
7. ALL FASTENERS, CLIPS, AND CONNECTIONS SHALL BE GALVANIZED OR STAINLESS STEEL.
8. ANY FIELD MODIFICATIONS OR OPENINGS CUT INTO SHIPPING CONTAINER SHALL BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
9. ALL EXPOSED STEEL SURFACES SHALL RECEIVE RUST-INHIBITIVE COATING OR PAINT SYSTEM.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION AND CONTAINER STRUCTURE.
11. STORAGE CONTAINER IS INTENDED FOR ACCESSORY STORAGE USE ONLY UNLESS OTHERWISE NOTED.
12. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL BUILDING CODES AND REGULATIONS.

Storage Container

NTS

USA SHADE OR APPROVED EQUAL
USA-SHADE.COM
COLOR: TBD
REFER TO SITE PLAN FOR SIZE
DESIGN MAY VARY SLIGHTY

Shade Sail

NTS

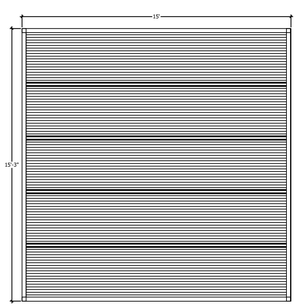
USA SHADE OR APPROVED EQUAL
USA-SHADE.COM
30'x35'
COLOR: TBD
REFER TO SITE PLAN FOR SIZE
DESIGN MAY VARY SLIGHTY

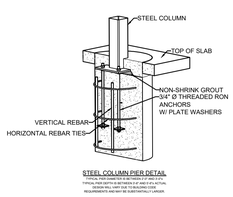
Shade Sail Alternative

NTS

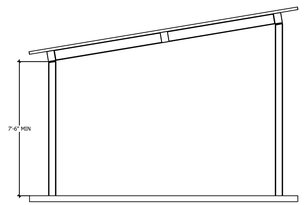
RCP SHELTERS
ITEM #: TS-SS1515-02
MATERIAL: ALUMINUM
15'x15'-3" MONOSLOPE SHADE STRUCTURE
COLOR: TO MATCH ARCHITECTURE

DESIGN MAY VARY SLIGHTY





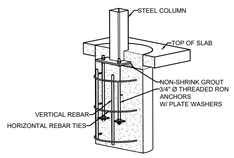
STEEL COLUMN PIER DETAIL
TYPICAL PIER SHOWN FOR REFERENCE AT SMALL STRUCTURES. TYPICAL PIER DEPTH IS BETWEEN 5'-6" AND 8'-0" ACTUAL DEPTH TO BE DETERMINED BY ENGINEER OF RECORD BASED ON SITE CONDITIONS AND MAY BE SUBSTANTIALLY LARGER.



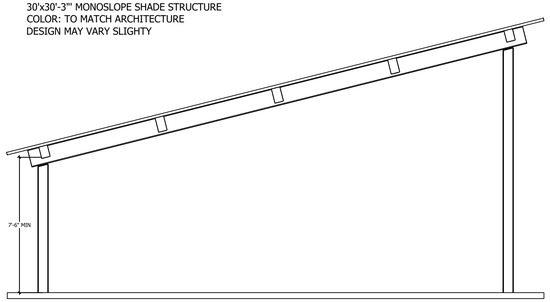
Dog Park Shade Structure

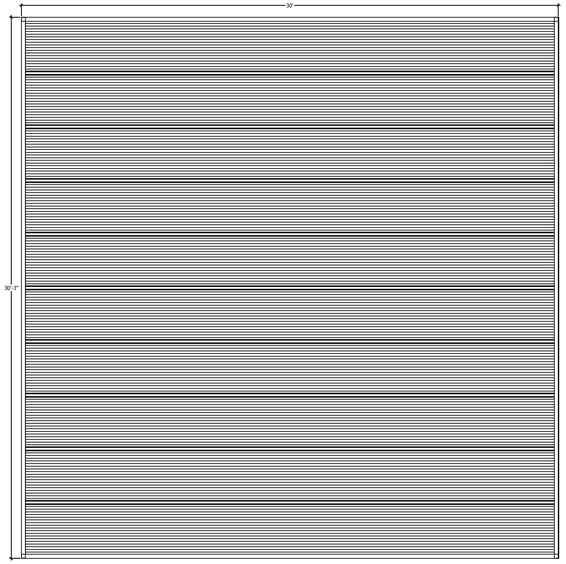
NTS

RCP SHELTERS
ITEM #: TS-SS3030-03
MATERIAL: ALUMINUM
30'x30'-3"" MONOSLOPE SHADE STRUCTURE
COLOR: TO MATCH ARCHITECTURE
DESIGN MAY VARY SLIGHTY



STEEL COLUMN PIER DETAIL
TYPICAL PIER SHOWN FOR REFERENCE AT SMALL STRUCTURES. TYPICAL PIER DEPTH IS BETWEEN 5'-6" AND 8'-0" ACTUAL DEPTH TO BE DETERMINED BY ENGINEER OF RECORD BASED ON SITE CONDITIONS AND MAY BE SUBSTANTIALLY LARGER.





Shade Structure

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Westlake Fieldhouse

SITE DETAILS

City of Westlake, Florida

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DRAWN	HK
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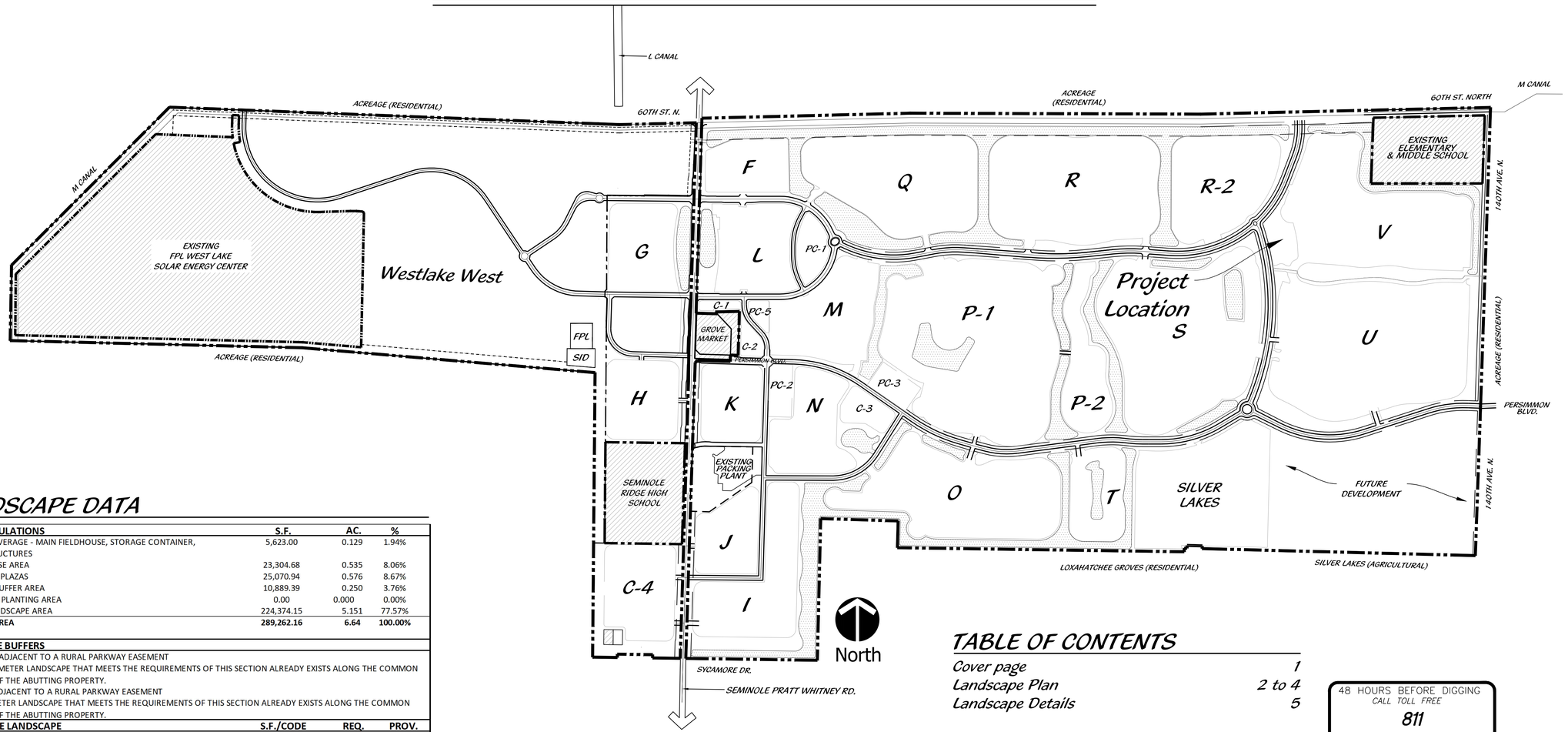
Westlake Fieldhouse



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING COVERAGE - MAIN FIELDHOUSE, STORAGE CONTAINER, & SHADE STRUCTURES	5,623.00	0.129	1.94%
VEHICULAR USE AREA	23,304.68	0.535	8.06%
SIDEWALKS & PLAZAS	25,070.94	0.576	8.67%
LANDSCAPE BUFFER AREA	10,889.39	0.250	3.76%
FOUNDATION PLANTING AREA	0.00	0.000	0.00%
INTERIOR LANDSCAPE AREA	224,374.15	5.151	77.57%
TOTAL SITE AREA	**289,262.16**	**6.64**	**100.00%**

LANDSCAPE BUFFERS

NORTH - N/A ADJACENT TO A RURAL PARKWAY EASEMENT
SOUTH - PERIMETER LANDSCAPE THAT MEETS THE REQUIREMENTS OF THIS SECTION ALREADY EXISTS ALONG THE COMMON BOUNDARY OF THE ABUTTING PROPERTY.
WEST - N/A ADJACENT TO A RURAL PARKWAY EASEMENT
EAST - PERIMETER LANDSCAPE THAT MEETS THE REQUIREMENTS OF THIS SECTION ALREADY EXISTS ALONG THE COMMON BOUNDARY OF THE ABUTTING PROPERTY.

OPEN SPACE LANDSCAPE	S.F./CODE	REQ.	PROV.
GREEN SPACE / PERVIOUS AREA	224,374		
CANOPY TREES	1 PER 5,000 S.F.	45	45
SHRUBS	1 PER 1,250 S.F.	180	>180

FOUNDATION PLANTING - RETAIL BUILDING	LENGTH	CODE	REQ.		PROV.
NORTH FACADE = TREES WITHIN 30'	**37 L.F.**	50% MIN.	**18.5**	**L.F.**	
		5' DEPTH	92.5	S.F.	
CANOPY TREES OR PALMS: 1 BS & 1 TD3		1/20 L.F.	2		2
SHRUBS/GROUNDCOVER		1/10 S.F.	10		11
SOUTH FACADE = TREES WITHIN 30'	**37 L.F.**	50% MIN.	**18.5**	**L.F.**	
		5' DEPTH	92.5	S.F.	
CANOPY TREES OR PALMS: 1 BNS & 2 CBP		1/20 L.F.	2		2
SHRUBS/GROUNDCOVER		1/10 S.F.	10		35
EAST FACADE = TREES WITHIN 30'	**76 L.F.**	50% MIN.	**38**	**L.F.**	
		5' DEPTH	190	S.F.	
CANOPY TREES OR PALMS: 2 TD2 & 2 TD3		1/20 L.F.	4		4
SHRUBS/GROUNDCOVER		1/10 S.F.	19		>19
WEST FACADE = TREES WITHIN 30' (DR = 60')	**76 L.F.**	50% MIN.	**38**	**L.F.**	
		5' DEPTH	190	S.F.	
CANOPY TREES OR PALMS: 1 BS, 2 CE & 1 DR		1/20 L.F.	4		4
SHRUBS/GROUNDCOVER		1/10 S.F.	19		>19

NATIVE PERCENTAGE	REQ.	PROV.
CANOPY TREES & PALMS (PARKING, FOUNDATION, & OPEN SPACE	50%	83.58%
SHRUBS/GROUNDCOVER (OF REQUIRED, 116 COCOPLUM/180 REQUIRED SHRUBS)	25%	64.44%

NOTES:
(A) 1 SPECIMEN PALM EQUALS 1 CANOPY TREE.
(B) 2 PALMS EQUAL 1 CANOPY TREE.
(C) 2 SMALL TREES EQUALS 1 CANOPY TREE.
(D) MIN 50% NATIVE TREES & PALMS.
(E) MIN 25% NATIVE SHRUBS.
(F) FOUNDATION PLANTING: MIN 3' WIDE 5' AVERAGE.
(G) FOUNDATION PLANTING: 50% OF BLDG. FOUNDATION.
(H) FOUNDATION PLANTING: MAX. 30' FROM BUILDING.
(K) PERIMETER BUFFER 8' MIN W 5' MAX OVERLAP.
(L) ROW BUFFER 10' MIN W 5' MAX OVERLAP.

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

LEGAL DESCRIPTION

ALL OF THE PLAT OF " POD V-2 ", AS RECORDED IN PLAT BOOK 135, PAGES 198 THROUGH 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

PROJECT TEAM

PROPERTY OWNER
MINTO PBLH, LLC
4443 LYONS ROAD, SUITE D-201
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490
FAX: 954-978-5330

ARCHITECT
DTJ DESIGN
3101 IRIS AVENUE, SUITE 130
BOULDER, COLORADO 80301
PHONE: 303.443.7533

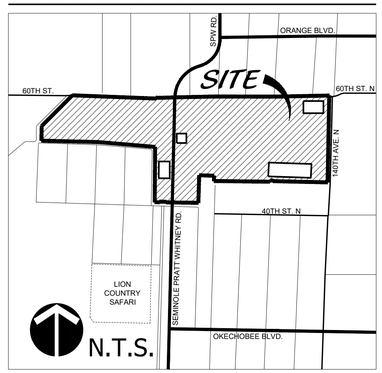
LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

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

SURVEYOR
GEOPOINT SURVEYING INC.
1403 E. 5TH AVENUE
TAMPA, FLORIDA 33605
PHONE: 813-248-8888
FAX: 813-248-2266

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

LOCATION MAP



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Westlake Fieldhouse
CONCEPTUAL CODE MIN. LANDSCAPE PLAN
City of Westlake, Florida

Scale: 1" =1,000'
0' 500' 1000' 2000'

DESIGNED	DEH
DRAWN	HK
APPROVED	DEH
JOB NUMBER	13-0518.140
DATE	04-16-26
REVISIONS	05-22-26

May 22, 2026 6:21:44 p.m.
Dwg: 13-0518.140 LP.DWG

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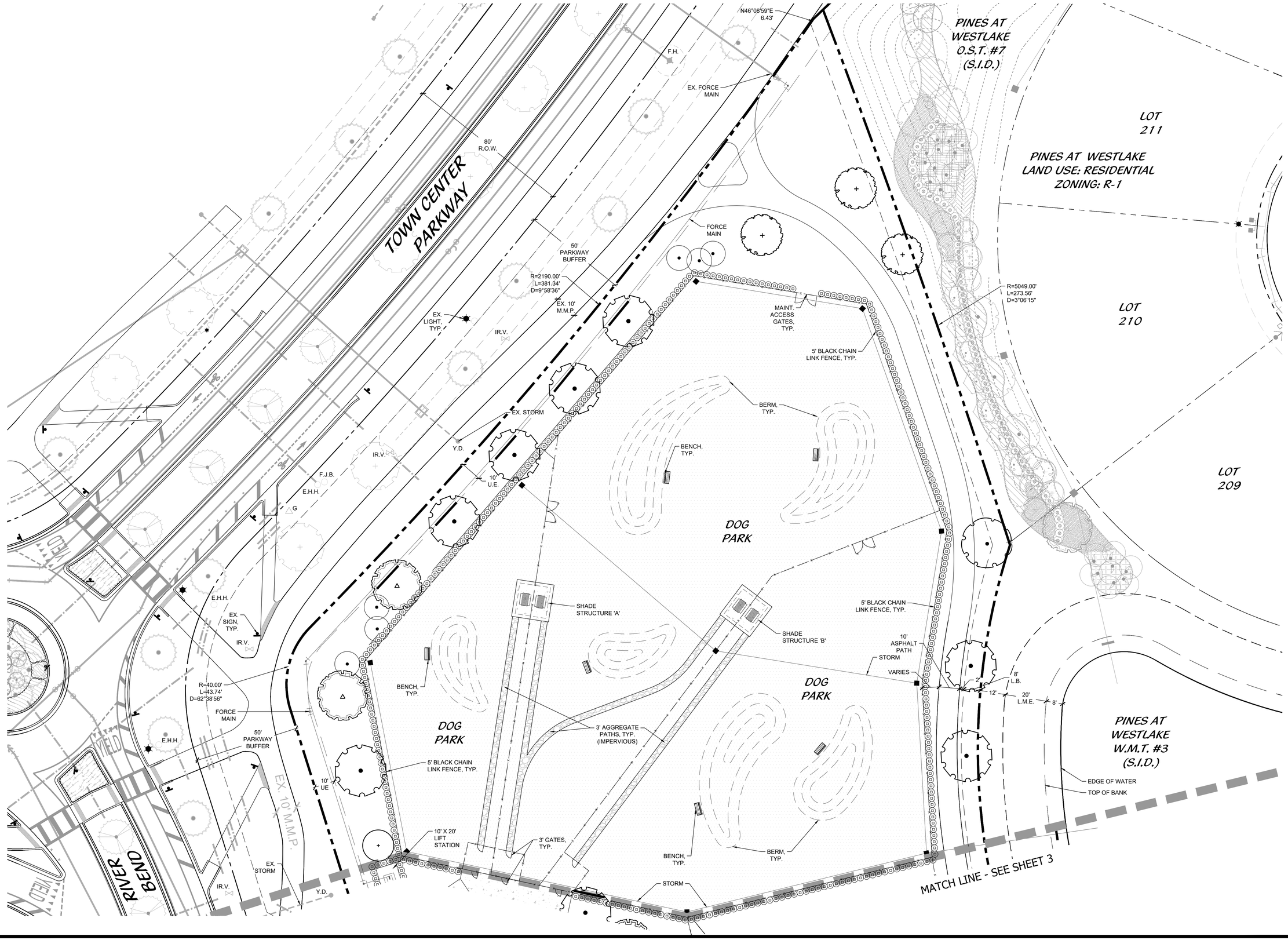

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City of Westlake, Florida

Scale: 1" = 20'
0' 10' 20' 40'

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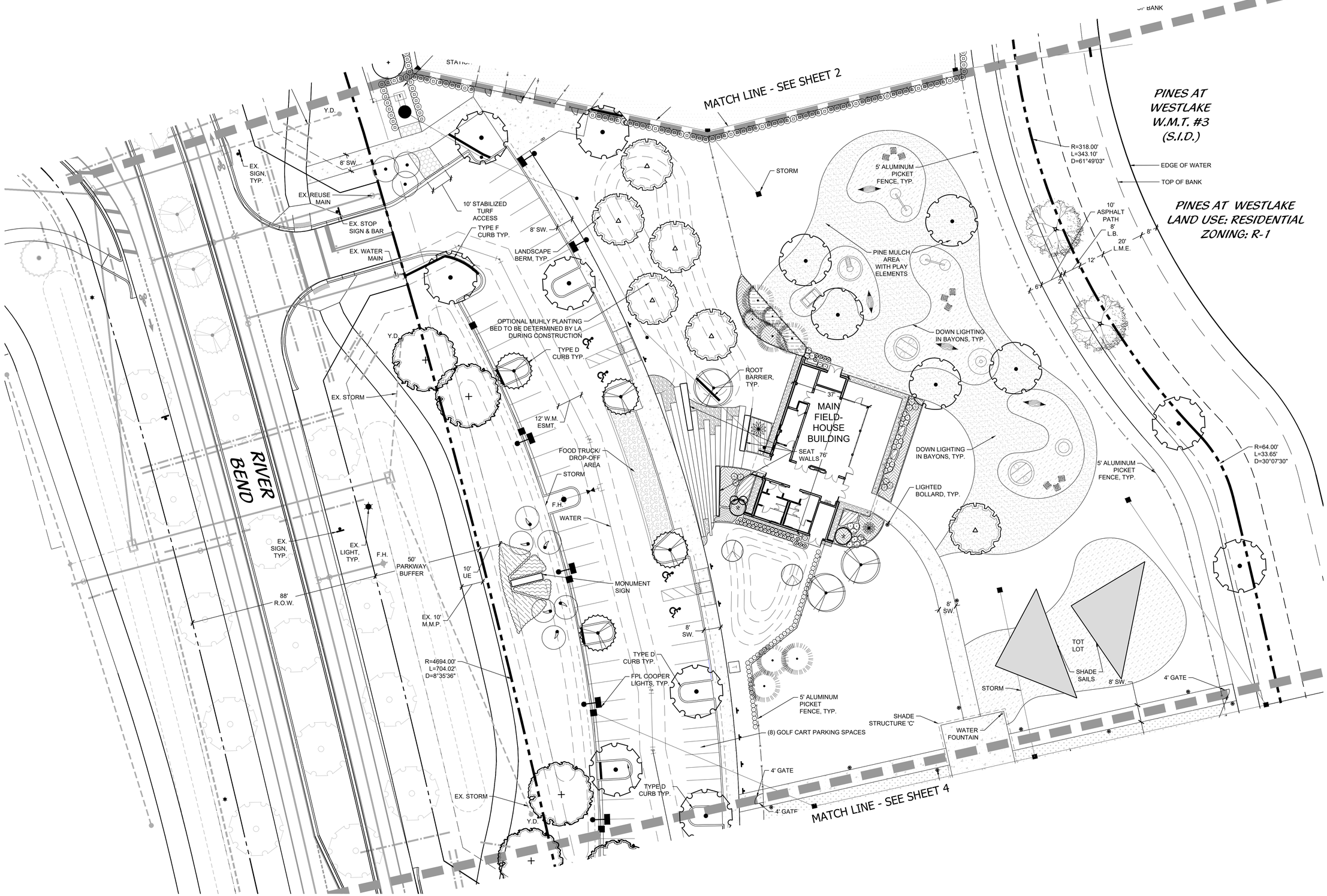

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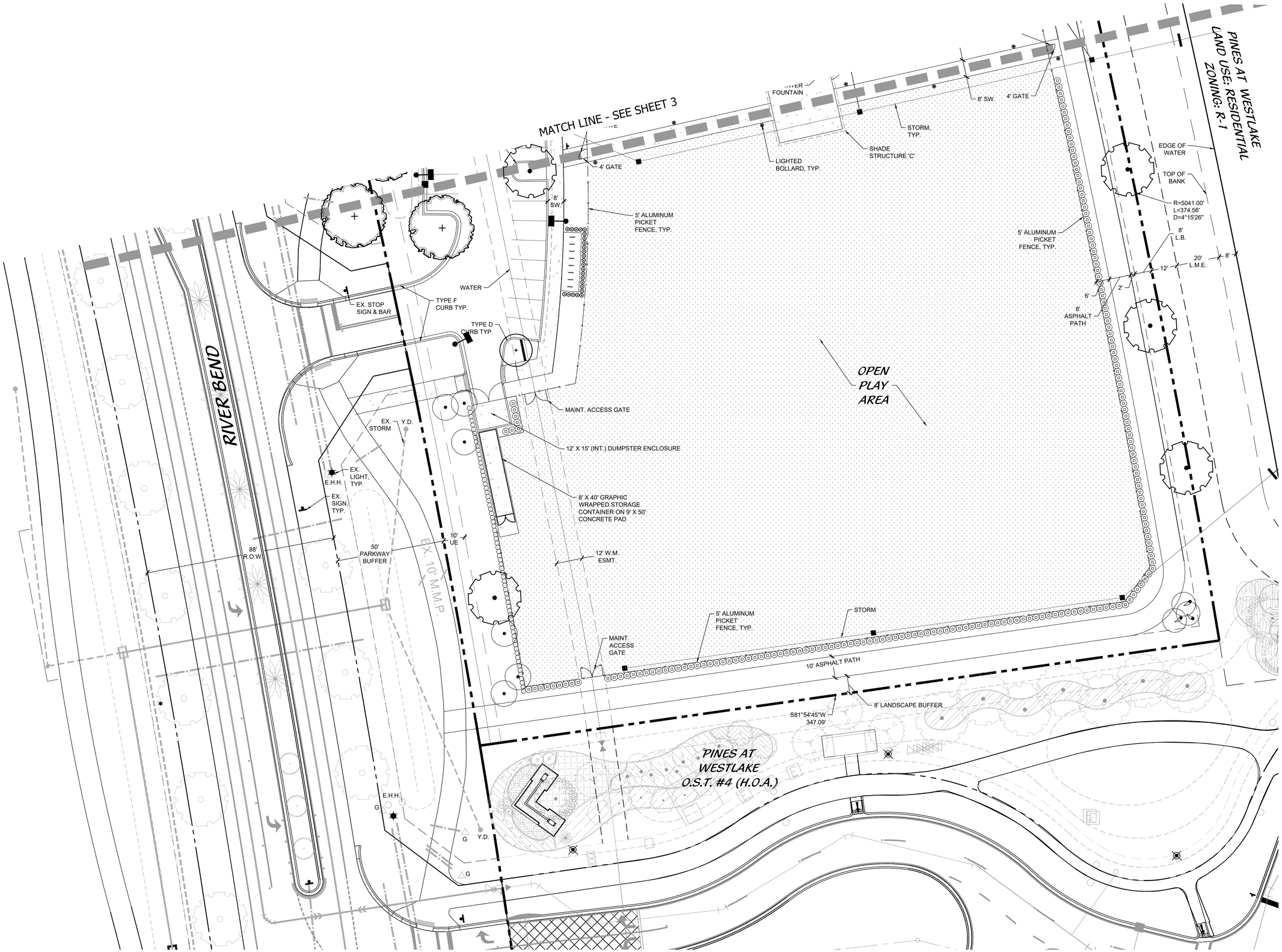

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City of Westlake, Florida

Scale: 1" = 20'

0' 10' 20' 40'

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

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

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

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

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

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

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

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

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.

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

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 6" OF STEMS.

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL UNTIL SUCH TIME THAT ALL GOVERNMENTAL APPROVALS AND PERMIT CLOSE OUT DOCUMENTS ARE OBTAINED AND THE PROJECT OFFICIALLY TURNED OVER TO THE MAINTAINING AUTHORITY.
INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED 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 ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITTING BY THE LANDSCAPE ARCHITECT OF RECORD. ANY PLANT MATERIAL WHICH HAS DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDTION DURING THIS GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED WITH NEW PLANT MATERIAL MEETING THE MINIMUM REQUIREMENTS SPECIFIED ON THE APPROVED PLANS OF RECORD. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND UPKEEP OF ALL LANDSCAPE AND IRRIGATION WITHIN THE PROJECT LIMITS UNTIL SUCH TIME THAT ALL GOVERNMENTAL APPROVALS AND PERMIT CLOSE OUT DOCUMENTS ARE OBTAINED AND THE PROJECT OFFICIALLY TURNED OVER TO THE MAINTAINING AUTHORITY.

IRRIGATION

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

GENERAL LANDSCAPE NOTES

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

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

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROOT BARRIER NOTES

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

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

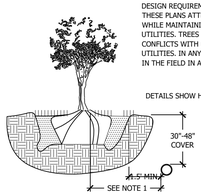
ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

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

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

LANDSCAPE DETAILS

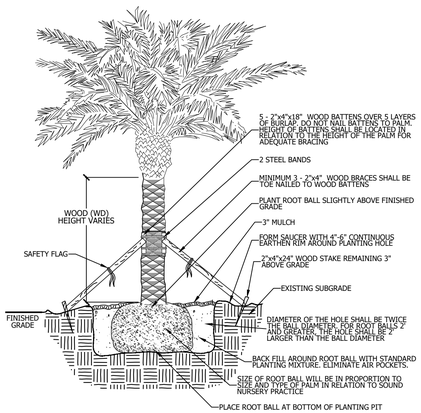
LANDSCAPE AND ROOT BARRIER NOTE:
TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID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



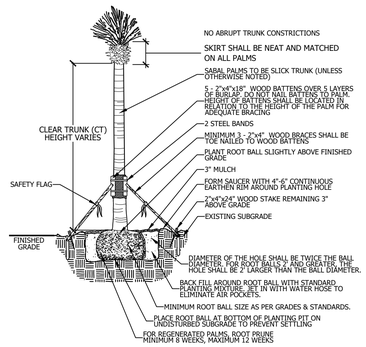
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

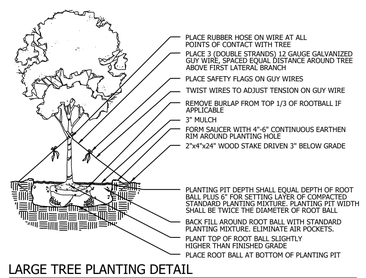
SEMINOLE IMPROVEMENT DISTRICT (SID)
TYP. LARGE TREE OR PALM WITH ROOT BARRIER
NTS



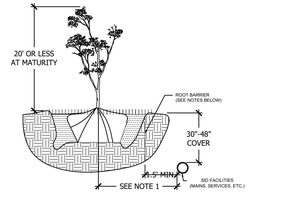
LARGE PALM PLANTING DETAIL
MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC. *NTS*



SABAL PALM PLANTING DETAIL
NTS



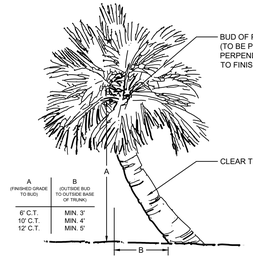
LARGE TREE PLANTING DETAIL
NTS



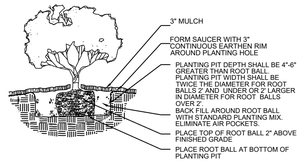
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

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

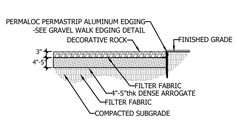
SEMINOLE IMPROVEMENT DISTRICT (SID)
TYP. SMALL TREE OR PALM WITH ROOT BARRIER
NTS



CURVED SABAL PALM DETAIL
NTS



SHRUB/GROUNDCOVER PLANTING DETAIL
NTS



DECORATIVE ROCK DETAIL
NTS

*NOTE: CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 AND/OR SEMINOLE IMPROVEMENT DISTRICT 561-790-1742 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET ON ANY SIGNAL EQUIPMENT.

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES									
	CE	3	CONOCARPUS ERECTUS `MOMBA`	GREEN BUTTONWOOD TREE	30 - 45 GAL.	2.5" CAL.	12' - 14' O.A.	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK.
	IC	2	ILEX CASSINE	DAHOON HOLLY	30 GAL.	2" CAL	8' - 10' HT. X 4' SPRD.	Y	FULL CANOPY, FULL TO BASE
	SM	3	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	B & B	3" CAL.	12' MIN. O.A. HT.	Y	FULL CANOPY, GRADE #1
	TD2	2	TAXODIUM DISTICHUM	BALD CYPRESS (MEDIUM)	45 GAL.	3.5" CAL.	12' - 14' O.A.	Y	FULL CANOPY
	TD3	6	TAXODIUM DISTICHUM	BALD CYPRESS (LARGE)	B & B OR 65 GAL.	4" CAL.	14' - 16' O.A.	Y	FULL CANOPY
CANOPY TREES									
	BA	2	BULNESIA ARBOREA	VERAWOOD	F.G.	2.5" CAL.	12` HT. X 5` SPRD.	N	SINGLE STRAIGHT TRUNK, FULL CANOPY.
	BS	6	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL.	3.5" CAL	12` HT. X 6` SPRD.	Y	FULL CANOPY
	DR	8	DELONIX REGIA	ROYAL POINCIANA	B & B	3.5" CAL	12' HT. X 7' SPRD.	N	FULL CANOPY. SPECIMEN.
	QVS	5	QUERCUS VIRGINIANA	SPECIMEN LIVE OAK	200 GAL.	6" - 7" CAL.	18' HT. X 8' - 9' SPRD.	Y	SPECIMEN, BECKER GROVES
	QV	20	QUERCUS VIRGINIANA	LIVE OAK	45 - 65 GAL.	2.5" CAL.	12' HT. X 5' SPRD.	Y	5' C.T. MIN. FULL CANOPY, SYMETRICAL. MATCHED. LIVE OAK TREES SHALL BE GROWN FROM SEED, NOT FROM GRAFTED CULTIVAR OR CLONE VARIETIES.
PALM TREES									
	BNS	4	BISMARCKIA NOBILIS `SILVER`	SILVER BISMARK PALM	F.G.	N.A.	6' - 8' G.W.	N	FULL CANOPY
	SP	15	SABAL PALMETTO	SABAL PALMETTO	F.G.	N.A.	12', 14', 18', 24' C.T. STGG. HTS.	Y	SEE PLAN FOR SIZES, SLICK TRUNK. MATCHED
	SP2	9	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	12', 18', 24' C.T. STGG. HTS.	Y	1/3 EACH SIZE, SLICK TRUNKS
SMALL PALMS									
	CH4	2	CHAMAEROPS HUMILIS `SILVER SELECT`	EUROPEAN FAN PALM SILVER SELECT	100 GAL.	N.A.	6' HT. X 8' SPRD.	N	MULTI TRUNK, FULL CANOPY
	CH5	2	CHAMAEROPS HUMILIS `SILVER SELECT`	EUROPEAN FAN PALM SILVER SELECT	30 GAL.	N.A.	4` X 4`	N	MULTI TRUNK, FULL CANOPY
SMALL TREES									
	CBP	2	CALLIANDRA HAEMATOCEPHALA	PINK POWDERPUFF	45 GAL.	1.5 " CAL.	8` X 6` O.A.	N	FULL CANOPY, MATCHED TREE FORM

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS									
	CI7	116	CHRYSOBALANUS ICACO	COCOPLUM	7 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
	CS	502	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL.	3` X 2`	3` O.C.	N	FULL & THICK
	DS	1	DIOON SPINULOSUM	MEXICAN CYCAD	15 GAL	2`CT	AS	N	FULL & THICK
	DS3	1	DIOON SPINULOSUM	MEXICAN CYCAD	45` GAL	5` X 5`	A.S.	N	FULL & THICK
	HFG	29	PENNISETUM SETACEUM 'WHITE'	WHITE FOUNTAIN GRASS	3 GAL	24" X 24"	24" OC	N	THICK & FULL
	PD7	33	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	7 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
	RL2	15	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	30" OC	N	FULL & THICK
	SB2	9	SPARTINA BAKERI	SPARTINA GRASS	7 GAL	36" X 24"	36" OC	Y	FULL & THICK
	ZP	11	ZAMIA PUMILA	COONTIE	15 GAL	24" X 24"	A.S.	Y	FULL AND THICK
GROUND COVERS									
	CD	39	COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	3 GAL	1.5` X 1.5`	2` O.C.	N	FULL & THICK
	FG	49	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
	MS	172	MIMOSA STRIGILLOSA	DWARF POWDER PUFF	1 GAL.	8" X 8"	12" O.C.	Y	FULL & THICK
	MUH	135	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL	18" X 18"	30" OC	Y	FULL & THICK
	PS	16	PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	3 GAL.	24" X 18"	30" O.C.	N	FULL & THICK
	SB	26	SPARTINA BAKERI	SPARTINA GRASS	3 GAL	36" X 24"	36" OC	Y	FULL & THICK
	TV2	201	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	12" X 12"	8" OC	N	FULL & THICK
SOD									
	SOD2		BAHIA SOD	BAHIA SOD	SOD	NA	NA	N	WEED FREE, TO BE PLANTED IN DOG PARK ONLY
	SOD3		BERMUDA SOD	BERMUDA SOD	SOD	NA	NA	N	TO BE PLANTED IN OPEN PLAY AREA ONLY
	SOD1		STENOTAPHRUM SECUNDATUM `PALMETTO`	PALMETTO ST. AUGUSTINE GRASS	SOD	NA	NA	N	TO BE PLANTED IN ALL AREAS, EXLUDING THE DOG PARK AND OPEN PLAY AREA
			PINE MULCH						

NOTE: CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 AND/OR SEMINOLE IMPROVEMENT DISTRICT 561-790-1742 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET ON ANY SIGNAL EQUIPMENT.

DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY AND/OR SEMINOLE IMPROVEMENT DISTRICT.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

Westlake Fieldhouse
CONCEPTUAL CODE MIN. LANDSCAPE PLAN
City of Westlake, Florida

Scale: 1" = 20'
0' 10' 20' 40'

DESIGNED DEH
DRAWN HK
APPROVED DEH
JOB NUMBER 13-0518.140
DATE 04-16-26
REVISIONS 05-22-26

May 22, 2026 6:21:44 p.m.
Dwg: 13-0518.140 LP.DWG

SHEET 6 OF 6

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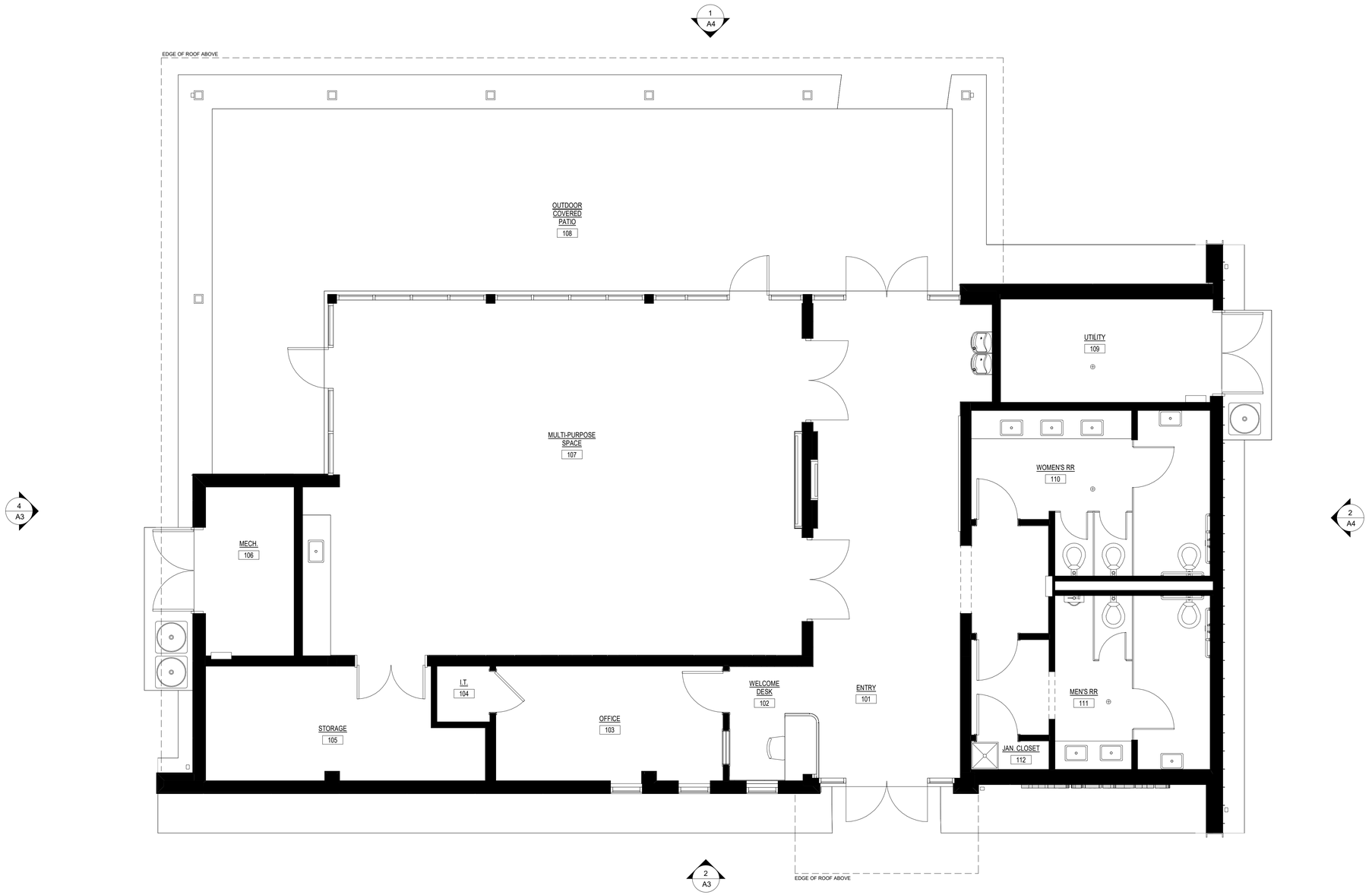
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

GROSS AREA SUMMARY		
Room Number	Name	Area
101	ENTRY CORRIDOR	491 SF
102	WELCOME DESK	60 SF
103	OFFICE	171 SF
104	I.T.	20 SF
105	STORAGE	197 SF
106	MECH.	96 SF
107	MULTI-PURPOSE SPACE	980 SF
108	COVERED OUTDOOR PATIO	1308 SF
109	UTILITY	155 SF
110	WOMEN'S RR	224 SF
111	MEN'S RR	233 SF
112	JAN. CLOSET	20 SF
TOTAL		3953 SF



1 A1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

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CHECKED BY: DTJ
PROJECT NO: 2023028.20
ISSUE DATE: 04/15/26
REVISIONS:

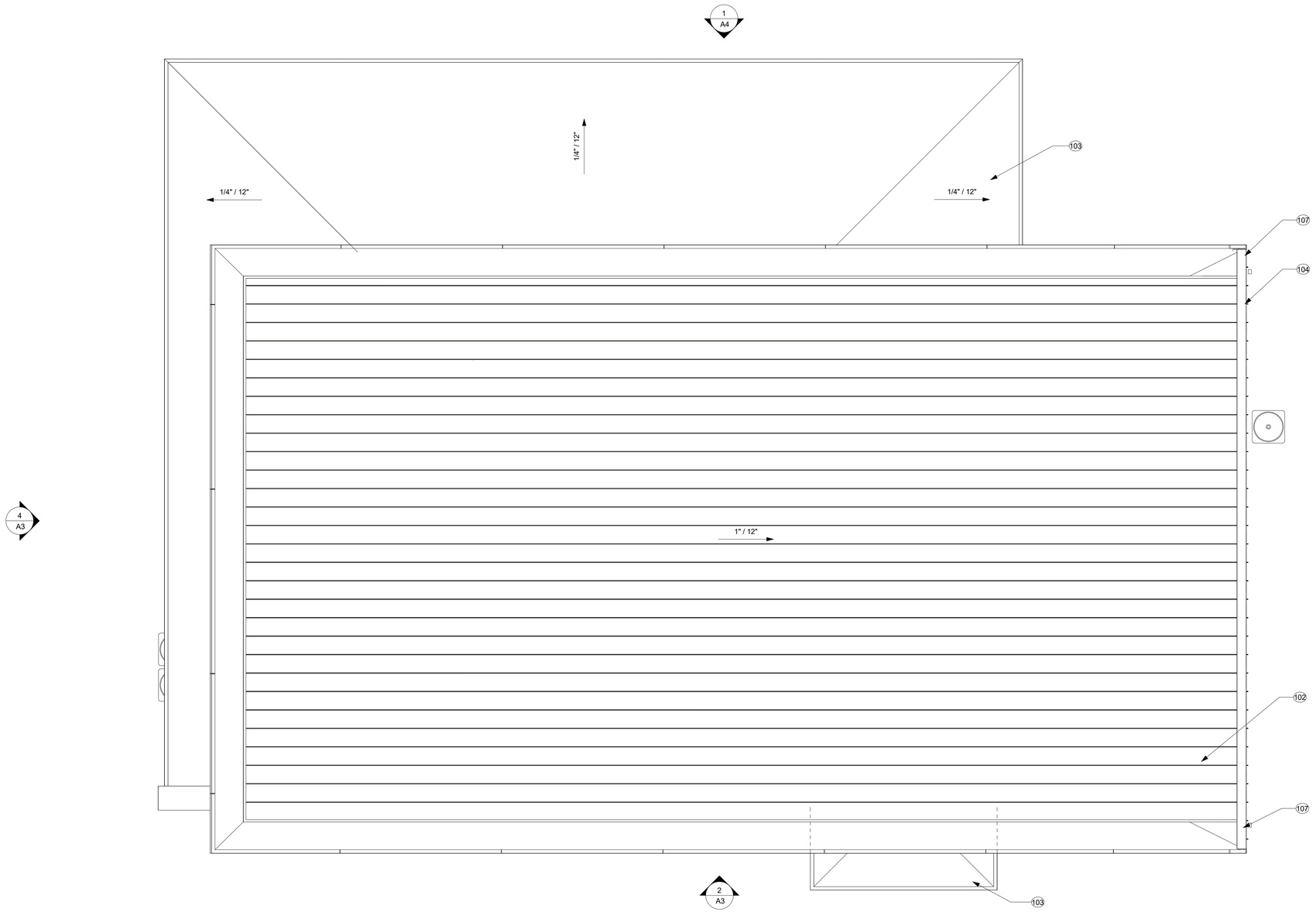
SHEET TITLE: FLOOR PLAN

SHEET NUMBER: A1

Scale: 1/4" = 1'- 0"
0' 2'-0" 4'-0" 8'-0"

North

KEYNOTE LEGEND	
Key Value	Keynote Text
102	STANDING SEAM METAL ROOF.
103	EPDM ROOF. SLOPE TO DRAIN TO PERIMETER GUTTER.
104	PRE-FINISHED ROOF GUTTER AND FLASHING.
107	FIRE EXTINGUISHER CABINET.



1 A2 ROOF PLAN

SCALE: 1/4" = 1'-0"

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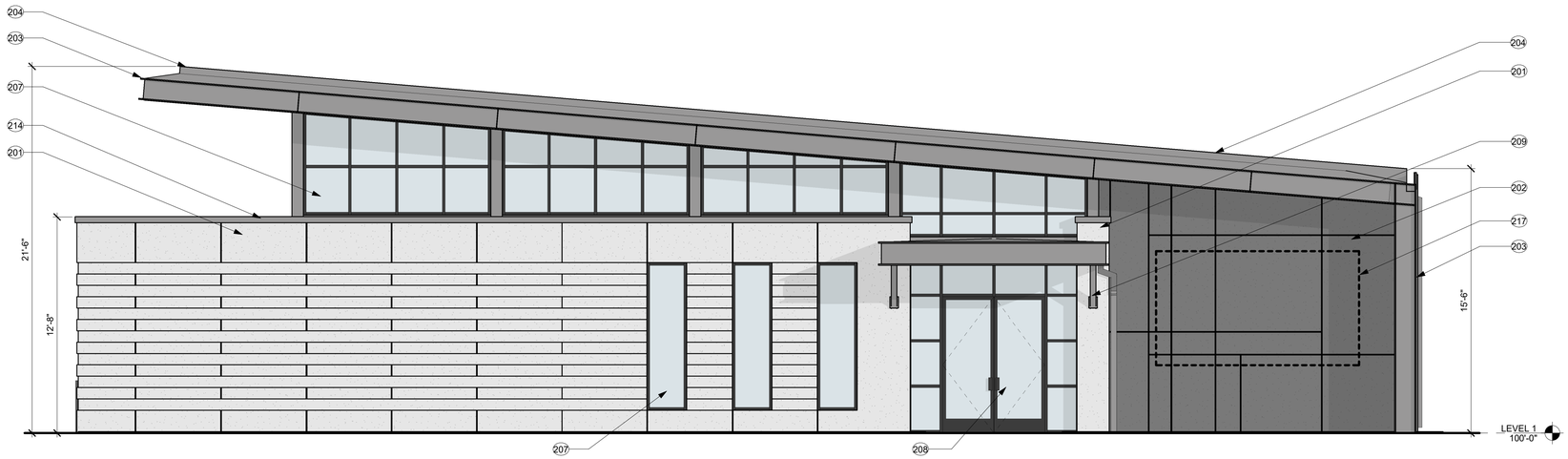
SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A2

Scale: 1/4" = 1'- 0"
0' 2'-0" 4'-0" 8'-0"
North



2 / A3 WEST ELEVATION

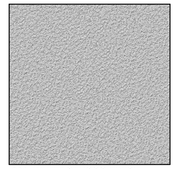
SCALE: 1/4" = 1'-0"

4 / A3 NORTH ELEVATION

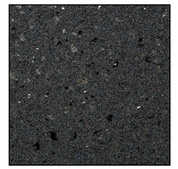
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES	
201	STUCCO FINISH. COLOR: WHITE.
202	CEMENTITIOUS PLASTER WITH LIGHTWEIGHT FAUX STONE ACRYLIC TOP COAT.
203	FIELD-PAINTED HPL CHANNEL FASCIA.
204	STANDING SEAM METAL ROOF & SIDING
205	WOOD-LOOK SOFFIT & SIDING.
206	PAINTED STEEL HSS COLUMN METAL
207	THERMALLY BROKEN STOREFRONT SYSTEM WITH ANODIZED BLACK FRAME. LOW-E GLAZING.
208	STOREFRONT DOOR.
209	HSS FIELD PAINTED METAL BRACKETS.
214	PRE-FINISHED CAP FLASHING.
215	STUCCO FINISH. COLOR: GRAY.
216	TAPERED EPDM.
217	BUILDING SIGNAGE LOCATION.

EXTERIOR MATERIAL LEGEND

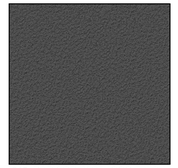


201: WHITE STUCCO FINISH

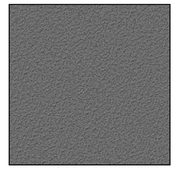


202: CEMENTITIOUS PLASTER WITH LIGHTWEIGHT FAUX STONE ACRYLIC TOP COAT

205: WOOD-LOOK SOFFIT AND SIDING



215: DARK GRAY STUCCO FINISH



217: LIGHT GRAY STUCCO FINISH

Scale: 1/4" = 1'- 0"

0' 2'-0" 4'-0" 8'-0"

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SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A3

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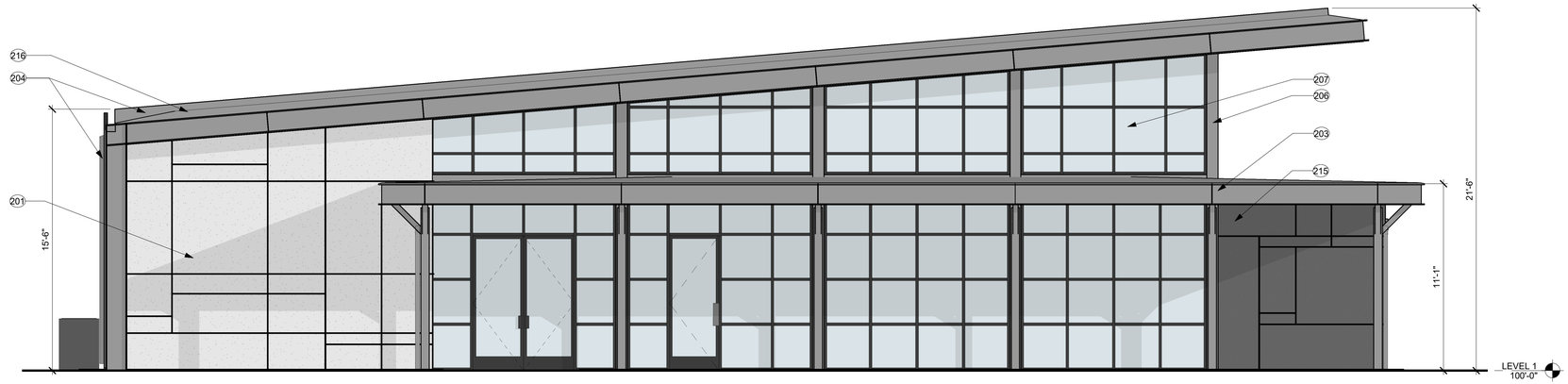


1 / A4 PLAN NORTH ELEVATION - Planning Submission

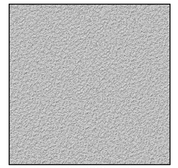
SCALE: 1/4" = 1'-0"

2 / A4 SOUTH ELEVATION

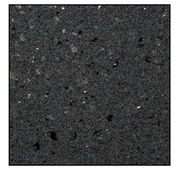
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES	
201	STUCCO FINISH. COLOR: WHITE.
203	FIELD-PAINTED HPL CHANNEL FASCIA.
204	STANDING SEAM METAL ROOF & SIDING.
206	PAINTED STEEL HSS COLUMN METAL.
207	THERMALLY BROKEN STOREFRONT SYSTEM WITH ANODIZED BLACK FRAME. LOW-E GLAZING.
209	HSS FIELD PAINTED METAL BRACKETS.
210	DAYLIGHT DOWNSPOUT 8" ABOVE FINISH FLOOR ELEVATION.
211	PRE-FINISHED METAL DOWNSPOUT. FINISH TO MATCH STANDING SEAM SIDING & ROOF.
212	OVERFLOW SCUPPER.
215	STUCCO FINISH. COLOR: GRAY.
216	TAPERED EPDM.
217	STUCCO FINISH. COLOR: LIGHT GRAY

EXTERIOR MATERIAL LEGEND

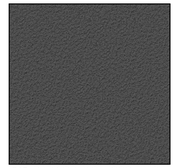


201: WHITE STUCCO FINISH

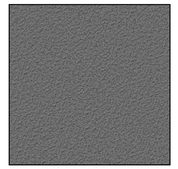


202: CEMENTITIOUS PLASTER WITH LIGHTWEIGHT FAUX STONE ACRYLIC TOP COAT

205: WOOD-LOOK SOFFIT AND SIDING



215: DARK GRAY STUCCO FINISH



217: LIGHT GRAY STUCCO FINISH

Scale: 1/4" = 1'- 0"

0' 2'-0" 4'-0" 8'-0"

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SHEET NUMBER:

A4

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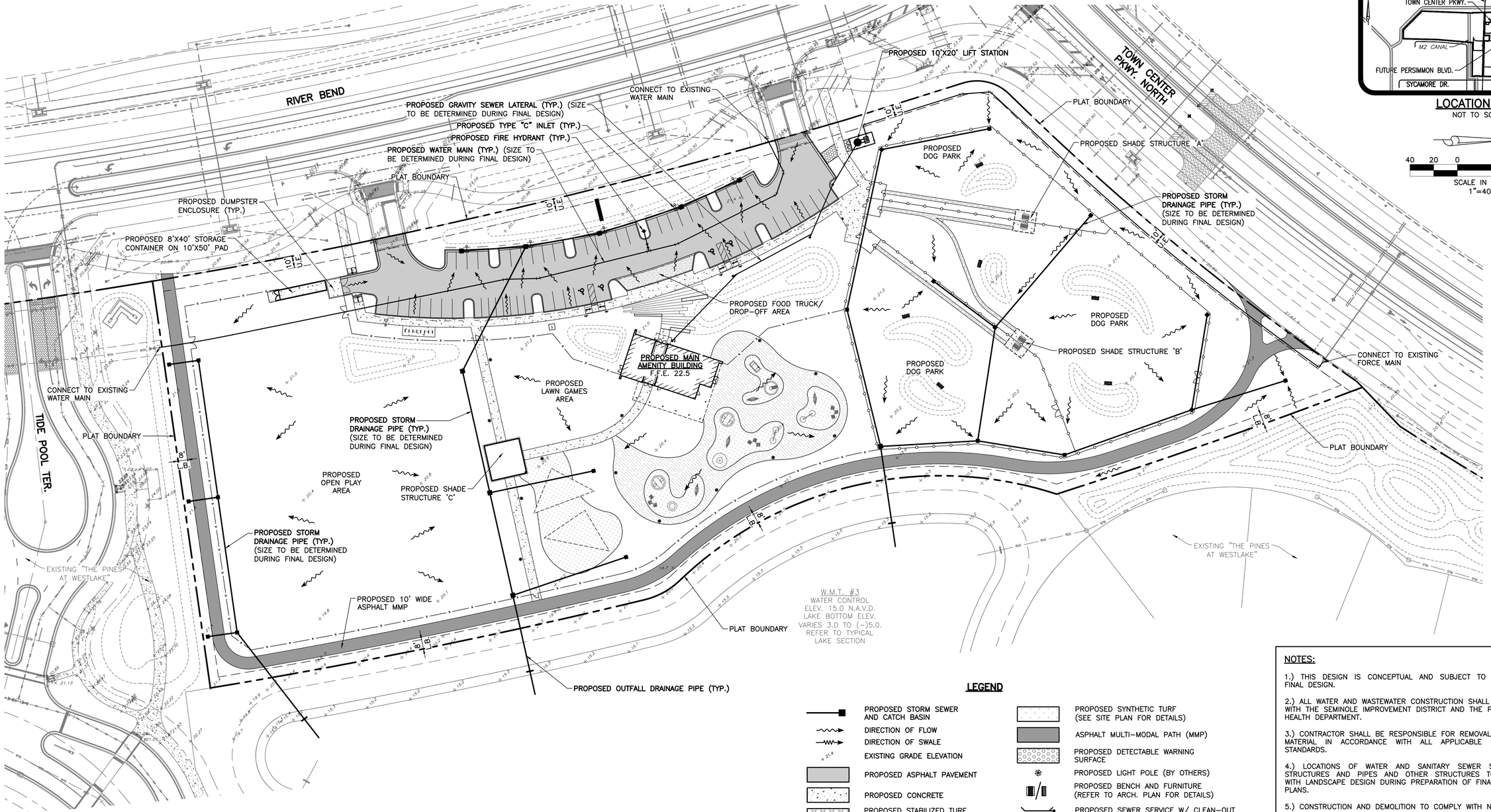
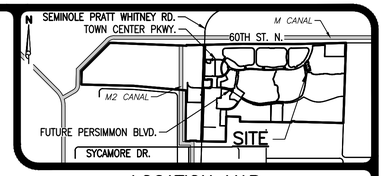




LOCATION MAP
NOT TO SCALE

N

40 20 0 40 80

SCALE IN FEET
1"=40'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STABILIZED TURF (SEE SITE PLAN FOR DETAILS)
- PROPOSED DECORATIVE PAVEMENT (SEE SITE PLAN FOR DETAILS)
- PROPOSED PINE MULCH (SEE SITE PLAN FOR DETAILS)
- PROPOSED SYNTHETIC TURF (SEE SITE PLAN FOR DETAILS)
- ASPHALT MULTI-MODAL PATH (MMP)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED BENCH AND FURNITURE (REFER TO ARCH. PLAN FOR DETAILS)
- PROPOSED SEWER SERVICE W/ CLEAN-OUT
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMINOLE IMPROVEMENT DISTRICT AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

4/2/2026

DATUM NOTES:

1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

2) AN APPROXIMATE CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND N.A.V.D. CAN BE MADE BY ADDING 1.47 TO THE N.A.V.D. ELEVATION TO OBTAIN THE N.G.V.D. ELEVATION.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILLIP WAYNE ROWE JR., P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILLIP WAYNE ROWE JR. LICENSE No. 54581 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Phillip W Rowe
Date: 2026.04.06 16:53:31-04'00'

REVISIONS

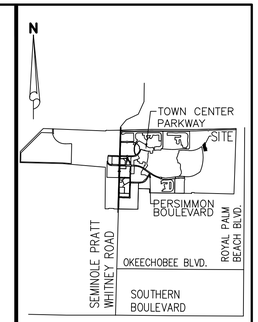
SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
T.R.	D.B.			

WESTLAKE – 6 ACRE EAST AMENITY
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-026	25026C01	1	1

Y:\AUTOCAD_FILES\2025\25-026\CONCEPTUAL\25026C01.dwg 4/2/2026 2:28 PM Robert Wyre



LOCATION MAP
No Scale

DESCRIPTION:

ALL OF THE PLAT OF " POD V-2 ", AS RECORDED IN PLAT BOOK 135, PAGES 198 THROUGH 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.

2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.

3) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.01°57'47"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" OR SMALLER.

5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PLAM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).

8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.57 FEET (NAVD 88).

9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.

11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

12) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:

a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.

b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.

c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.

d) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

LEGEND

(S) ---- Surveyed Dimension	CHH ---- Cable Handhole	---- Railroad Signal Pole	MES ---- Mitered End Section
(D) ---- Deed/Record Dimension	C ---- Buried Cable Warning Marker	RRSW ---- Railroad Switch	MTP ---- Metal Pipe
(P) ---- Plat Dimension	CO ---- Sanitary Sewer Cleanout	RBP ---- Reclaim Water Backflow Preventer	ORB ---- Official Records Book
(C) ---- Calculated Dimension	CP ---- Concrete Post	R ---- Reclaim Water Meter	PB ---- Plat Book
(R) ---- Reported	CSP ---- Crosswalk Signal Post	R ---- Buried Reclaim Water Warning Marker	PCP ---- Permanent Control Point
A/C ---- Air Conditioner	---- Cable Pedestal	FMA ---- Force Main Air Release Valve	Pg(s) ---- Page(s)
CB ---- Condominium Book	---- Storm Drainage Manhole	SCO ---- Storm Drainage Clean Out	PRM ---- Permanent Reference Monument
CCR ---- Certified Corner Record	---- Electric Junction Box	---- Sign	PSM ---- Professional Surveyor and Mapper
CI ---- Curb Inlet	EHH ---- Electric Handhole	FM ---- Force Main Gate Valve	PVC ---- Polyvinyl Chloride Pipe
CMP. ---- Corrugated Metal Pipe	---- Power Manhole	---- Sanitary Sewer Manhole	RCP ---- Reinforced Concrete Pipe
CONC. ---- Concrete	E ---- Electric Meter	SP ---- Steel Post	RPB ---- Road Plat Book
DB ---- Deed Book	ES ---- Electric Switch Box	SPH ---- Sprinkler Head	R/W ---- Right of Way
DIA ---- Diameter	E ---- Electric Power Warning Marker	SPIG ---- Spigot	RLS ---- Registered Land Surveyor
DIP ---- Ductile Iron Pipe	FDPC ---- Fire Department Connection	S ---- Sanitary Sewer Service	SCM ---- Set 4"x4" Concrete Monument LLB7768
ELEV. ---- Elevation	---- Fire Hydrant	TC ---- Traffic Camera	SIR ---- Set 1/2" Iron Rod LB7768
FAD ---- Found Aluminum Disk	FHH ---- Fiber Optic Handhole	THH ---- Telephone Handhole	SMGD ---- Set Mag Nail & Disk LB7768
FAX ---- Found Axle	---- Flood/Landscape Light	---- Telecommunication Manhole	SRD ---- State Road Department
FBAR ---- Found Iron Bar	FM ---- Buried Force Main Warning Marker	---- Telephone Pedestal	SWFWMD ---- Southwest Florida Water Management District
FBD ---- Found Brass Disk	FP ---- Flag Pole	---- Traffic Signal Junction Box	TCP ---- Terra Cotta Pipe
FBT ---- Found Bolt	---- Fiber Optic Pedestal	T ---- Traffic Signal Pole	VCP ---- Vitrified Clay Pipe
FCM ---- Found Concrete Monument	F ---- Fiber Optic Warning Marker	T ---- Buried Telephone Warning Marker	YD ---- Yard Drain
FDH ---- Found Drill Hole	---- Guy Anchor	---- Unknown Manhole	x ---- Wire Fence
FDOT ---- Florida Department of Transportation	GAR ---- Gas Air Release Valve	---- Utility Pole	o ---- Chain Link Fence
FHT ---- Found Hub & Tack	GBV ---- Gas Butterfly Valve	A ---- Abandoned Utility Pole	---- Metal Fence
FIP ---- Found Iron Pipe	G ---- Gas Meter	WARV ---- Water Air Release Valve	---- Polyvinyl Fence
FIR ---- Found Iron Rod	G ---- Buried Gas Warning Marker	BO ---- Water Blow Off Valve	// ---- Wood Fence
FLW ---- Found Lighter Wood Post	---- Guy Pole	WBV ---- Water Butterfly Valve	---- Guardrail
FMG ---- Found Mag Nail	---- Grease Trap Manhole	W ---- Well	---- Rip-rap
FMGD ---- Found Mag Nail & Disk	---- Gas Gate Valve	WF ---- Wetland Flag	---- Top of Bank
FNL ---- Found Nail	IRF ---- Irrigation Backflow Preventer	W ---- Water Gate Valve	---- Wetland Line
FNLD ---- Found Nail & Disk	IBV ---- Irrigation Butterfly Valve	---- Water Meter	---- Overhead Utility Line
FNTT ---- Found Nail & Tin Tab	ICV ---- Irrigation Control Valve	---- Water Manhole	---- Overhead Electric Line
FPK ---- Found P.K. Nail	IGV ---- Irrigation Gate Valve	WP ---- Wood Post	PILE ---- Pile / Piling
FPKD ---- Found P.K. Nail & Disk	IRW ---- Irrigation Well	W ---- Water Service	---- Electric Power Pole
FRD ---- Found Rivet & Disk	IR ---- Irrigation Water Meter	W ---- Buried Water Main Warning Marker	PZ ---- Piezometer
FRRS ---- Found Railroad Spike	IR ---- Buried Irrigation Warning Marker	---- Yard Drain	RBO ---- Reclaim Water Blow Off Valve
FTB ---- Found T-Bar	KP ---- Key Pod	R ---- Radius	FP&L ---- Florida Power & Light
FTK ---- Found Tack	---- Light Pole	L ---- Arc Length	PID ---- Parcel Identification Number
FX ---- Found X-Cut	MB ---- Mail Box	Δ / D ---- Central Angle	U.E. ---- Utility Easement
GTI ---- Grate Top Inlet	MW ---- Monitoring Well	HDPE ---- High Density Polyethylene	℄ ---- Centerline
ARV ---- Sanitary Sewer Air Release Valve	RBV ---- Reclaim Water Butterfly Valve	INV. ---- Invert	R/W ---- Right-of-Way
B ---- Bollard	RFH ---- Reclaim Water Fire Hydrant	LB ---- Licensed Business	Sec.Twp.Rge ---- Section/Township/Range
BFP ---- Water Backflow Preventer	RV ---- Reclaim Water Gate Valve	LS ---- Licensed Surveyor	O/S ---- Off-Set
R.C. ---- Revise Curve	24.8 Location of reading	No. ---- Number	6 5 ---- Section Corner 7 8
N.T. ---- Non-Tangent	Spot Elevation	I.D. ---- Identification	
N.T.C. ---- Non-Tangent Curve		CLF ---- Chain Link Fence	
C.C. ---- Compound Curve		BWF ---- Barb Wire Fence	
PBC ---- Palm Beach County		HWF ---- Hog Wire Fence	
TFP ---- Transformer Pad			

WESTLAKE - POD V2
BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

No.	Date	Description	Dwn.
1	08/14/25	UPDATE TOPO SURVEY	SAB

Sheet No. 01 of 02 Sheets

Prepared For: BLACK DIAMOND GENERAL CONTRACTING,INC

Last Date of Field Survey: 08/05/2025

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Luis Ortiz

Digitally signed by Luis Ortiz
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Luis Ortiz, email=LuisO@geopointsurvey.com
Date: 2025.08.25 13:52:34 -04'00'

LUIS J. ORTIZ
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS7006**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

The seal appearing on this document was authorized by LUIS J. ORTIZ, Professional Surveyor and Mapper, State of Florida, License No. LS7006

This item has been electronically signed and sealed by LUIS J. ORTIZ, P.S.M., on 8/14/2025 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 06/09/2022	Data File:	
Check: LJO	P.C.: CK	Field Book: 2022-11W/67 - 69	
Section: 05 Twn. 43 S Rng. 41 E		Job #:POD V2_BS/TS	

C:\GWE W WEST LAKE\WESTLAKE - NAVD\BOUNDARY\POD V2\TPA\POD V2_BTS.DPGNE 25-08-13.DWG PLOTTED BY: SCOTT BAHR ON 8/14/2025 1:09 PM LAST SAVED BY: SBAHR ON: 8/14/2025 1:09 PM

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

SOUTH LINE OF SECTION 32, TOWNSHIP 42 S., RANGE 41 E.

NORTH LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

NORTH LINE OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.

NORTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107591
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)

CERTIFIED CORNER RECORD #053945
N:884609.971 E:891407.502
NAD83 (1990 ADJUSTMENT)

BASIS OF BEARINGS
WEST LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.
S.01°57'47"W., 5424.33' (MEASURED)
S.01°57'50"W., 5424.52' (COUNTY)

S.01°57'47"W. 2712.17'

S.24°35'09"E. 2953.69' (TIE)

WOODLANDS OF WESTLAKE (P.B. 134, PG(s). 167 - 178)

TOWN CENTER PARKWAY - PHASE III AND RIVER BEND (P.B. 134, PG(s). 58 - 62)

TOWN CENTER PARKWAY - PHASE IV (P.B. 135, PG(s). 176 - 178)

TOWN CENTER PARKWAY (80' RIGHT-OF-WAY) TRACT "A" (S.I.D.)

RIVER BEND (80' RIGHT-OF-WAY) TRACT "A" (S.I.D.)

O.S.T. #1 (S.I.D.)
O.S.T. #2 (S.I.D.)
O.S.T. #3 (S.I.D.)
O.S.T. #4 (HOA)
O.S.T. #5 (S.I.D.)
O.S.T. #7 (S.I.D.)
O.S.T. #10 (HOA)
O.S.T. #10 (S.I.D.)
O.S.T. #11 (S.I.D.)

W.M.T. #3 (S.I.D.)

POD V-2 (P.B. 135, PG(s). 198 - 199)
VACANT (6.640 AC.)

THE PINES OF WESTLAKE - PHASE I (P.B. 136, PG(s). 3 - 21)

ORCHARDS OF WESTLAKE - PHASE I (P.B. 131, PG(s). 192-210)

178 179 180 181 182 183 209 210 211 212 213

N46°08'59"E 6.43'
S69°11'29"W (RADIAL)
N.T.C.
FCM 4X4 PRM LB7768
SIR PRM LB7768

R=5049.00'
L=273.56'
D=3°06'15"

R=2190.00'
L=381.34'
D=9°58'36"

R=40.00'
L=43.74'
D=62°38'56"

R=4694.00'
L=704.02'
D=8°35'36"

R=318.00'
L=343.10'
D=61°49'03"

R=64.00'
L=33.65'
D=30°07'30"

R=5041.00'
L=374.56'
D=4°15'26"

S72°01'51"E (RADIAL)
S76°22'14"W (RADIAL)
S77°40'53"W (RADIAL)
S80°31'58"W (RADIAL)

S81°54'45"W 347.09'

S.89°56'04"E. 1336.65'
S.89°56'04"E. 5278.33' (TOTAL)

N.30°43'24"E. 2884.55' (TIE)

SOUTH LINE OF N.W. QUARTER SECTION 5, TOWNSHIP 43 S., RANGE 41 E.
NORTH LINE OF S.W. QUARTER SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

WEST 1/4 CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:881899.1079
E:891314.4578
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107596

SOUTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:879188.5341
E:891221.5519
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107595

SOUTH LINE OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
SOUTH LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

EAST LINE OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
WEST LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

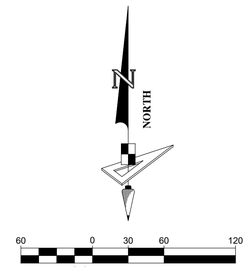
S.01°57'47"W. 5424.33' (TOTAL)

SITE BENCHMARK
5/8" IRON ROD & CAP
ELEVATION = +21.06' (NAVD88)

SITE BENCHMARK
5/8" IRON ROD & CAP
ELEVATION = +20.65' (NAVD88)

Yard Drain Top=19.80'
Yard Drain Top=20.71'
Yard Drain Top=20.39'
Yard Drain Top=21.61'
GTI Top=20.33'
GTI Top=18.98'
GTI Top=18.91'

10' ASPHALT SIDEWALK
6' CONC. SIDEWALK
10' CONC. SIDEWALK
5' CONC. SIDEWALK
EDGE OF ASPHALT
EDGE OF WATER
TOP OF BANK
BOC
CONC.
TFP
EHH
ICV(5X)
ICV(3X)
10.0' U.E.



WESTLAKE - POD V2
BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 02 of 02 Sheets

Prepared For: MINTO COMMUNITIES, LLC.

Last Date of Field Survey: 05/04/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 06/09/2022	Data File:	
Check: GAR	P.C.: CK	Field Book: 2022-11W/67 - 69	
Section: 05 Twn. 43 S Rng. 41 E		Job #:POD V2_BS/TS	

G:\WPAC\LAKEWESTLAKE - NAVA\SURVEY\POD V2_PLAN\POD V2_BS.dgn 29-JUN-22 13:39:10 PLOTTED BY: SCOTT BAHR ON 6/14/2022 1:00 PM LAST SAVED BY: SBAHR ON 6/14/2022 1:00 PM

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

February 12, 2026
Job No. 25-026

DRAINAGE STATEMENT

Westlake 6 Acre East Amenity
(aka Pod V-2)
City of Westlake, Florida

SITE DATA

The East Amenity is located on the east side of River Bend, at the southwest corner of The Pines of Westlake, is bounded on the west by River Bend and on the north by Town Center Parkway North and contains approximately 6.79 acres. The parcel was previously filled with The Pines development. Proposed site development on the parcel consists of construction of an Amenity Building, open play areas, a dog park, and a parking area. For additional information regarding site location and layout, please refer to the site plan prepared by Cotleur & Hearing.

The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which ultimately discharges to the S.I.D. canal system. The master development has been permitted under South Florida Water Management District Environmental Resource Permit Modification No. 50-00021-S, Application No. 141120-2. Land use is consistent with the master permit for residential areas.

Drainage design is to address the following:

1. Project shall be designed in compliance with Master Conceptual South Florida Water Management District Permit.

PROPOSED DRAINAGE (CONTINUED)

2. Building floor elevations to be set 12" above the level produced by the 100 year – 3 day (zero discharge) rainfall event for the master development. The 100 year – 3 day storm stage per Master Conceptual Permit equals 19.8 NAVD. Minimum Finished Floor Elevation to be set at Elevation 20.8 NAVD and shall be 18" minimum above adjacent road crown.

3. Allowable discharge to be in accordance with South Florida Water Management District and Seminole Improvement District criteria.

Required Permits/Approvals:

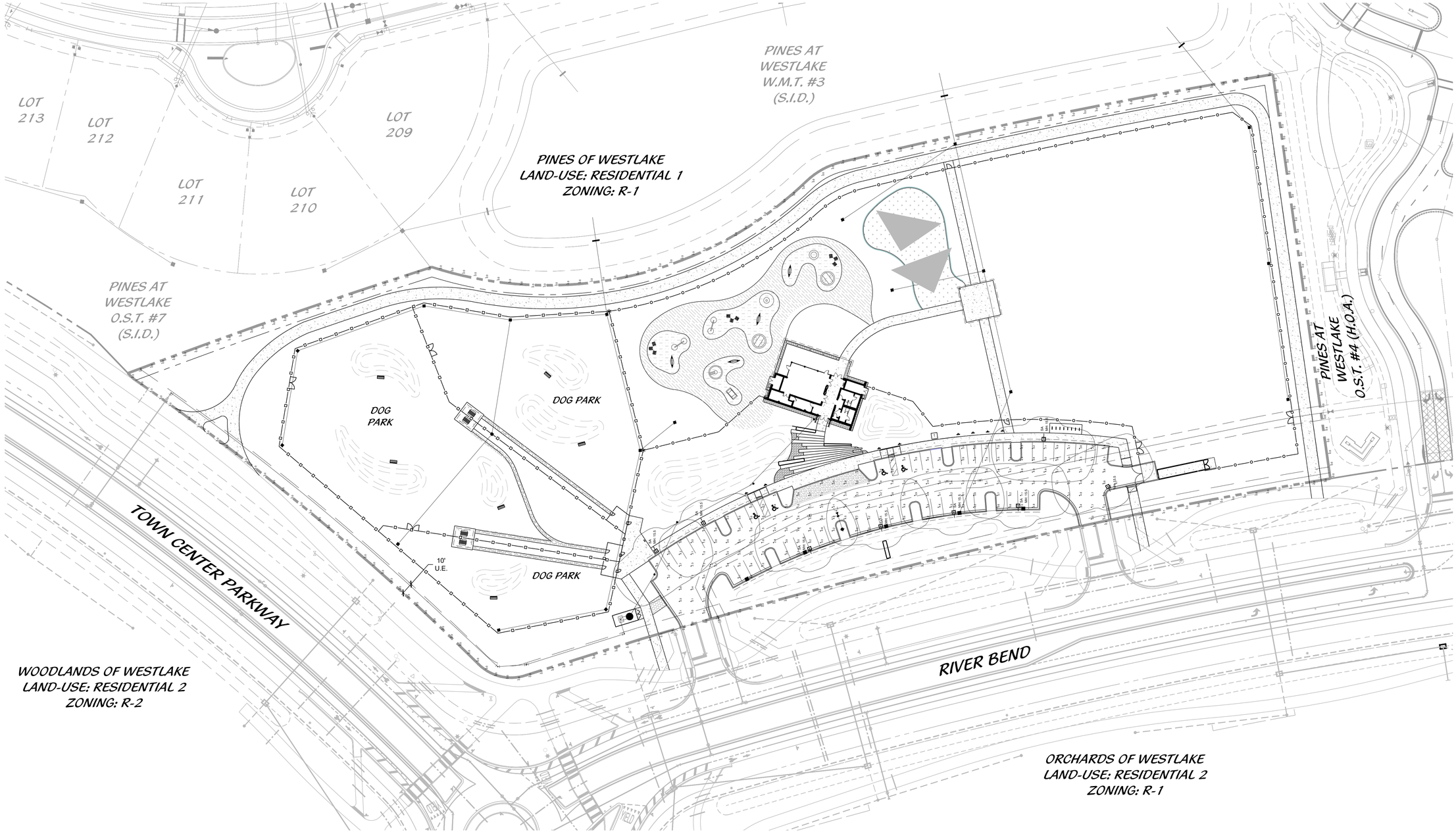
1. City of Westlake – Engineering Review

2. Seminole Improvement District – Drainage Permit

3. South Florida Water Management District – Major Permit Modification

Phillip W. Rowe, Jr., Professional Engineer, State of Florida, License No. 54581 This item has been digitally signed and sealed by Phillip W. Rowe, Jr., P.E., on 2/12/2026. Signature must be verified on any electronic copies.	Digitally signed by Phillip W Rowe Date: 2026.02.12 16:45:18-05'00'

sa: x:/docs/trafficdrainage/ds.25026



LEGEND

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	8	SA	SINGLE	N.A.	0.900	GALN-SA3B-740-U-T4W SUPPLIED AND INSTALLED BY FPL	121

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	3.05	7.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

Conceptual Lighting Plan

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

Westlake Fieldhouse
CONCEPTUAL LIGHTING PLAN
City of Westlake, Florida

Scale: 1" = 40'
0' 20' 40' 80'

DESIGNED DEH
DRAWN HK
APPROVED DEH
JOB NUMBER 13-0518.140
DATE 04-16-26
REVISIONS 05-22-26

May 22, 2026 6:21:44 p.m.
Dwg: 13-0518.140 SP.DWG

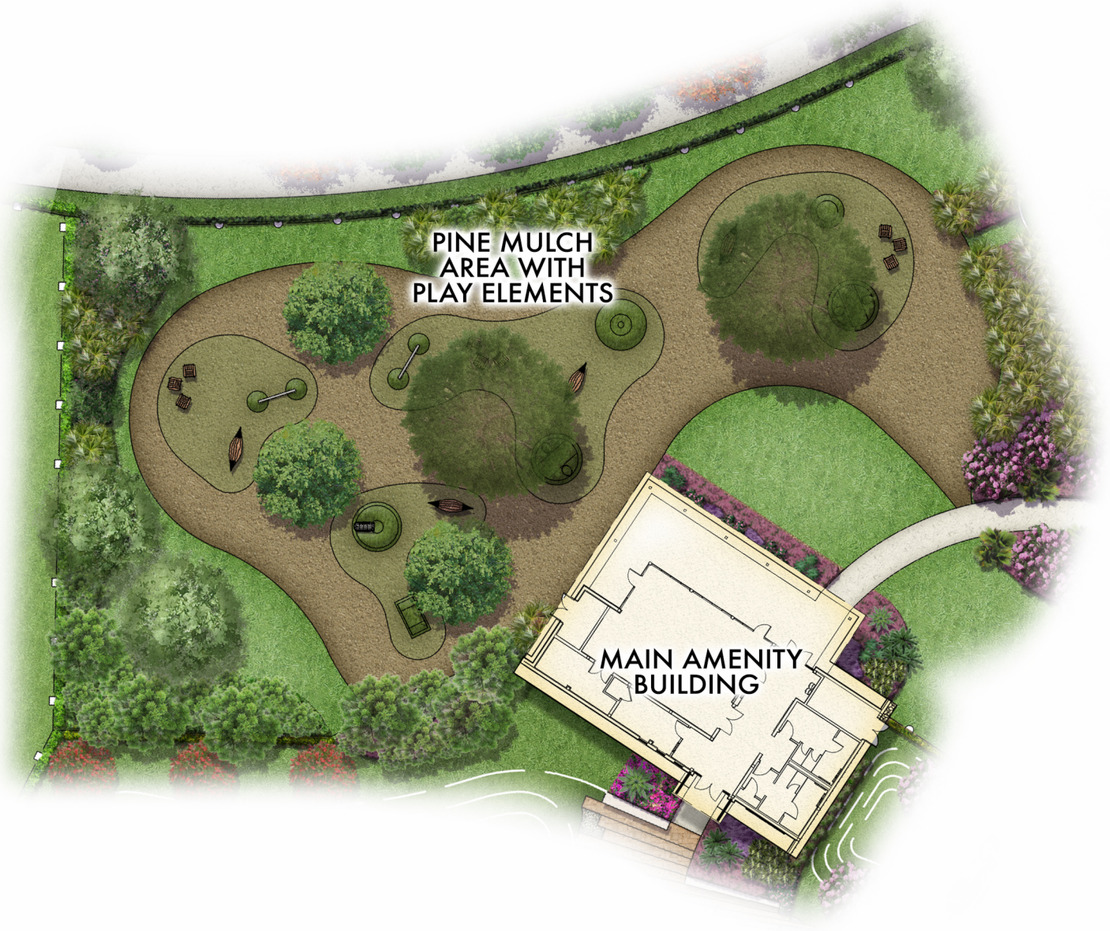
SHEET 1 OF 1

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

PLAY ELEMENTS CONCEPTUAL – FINAL SELECTION IS STILL UNDER CONSIDERATION

TOT LOT

CONCEPTUAL – FINAL SELECTION IS STILL UNDER CONSIDERATION



PLAY ELEMENTS

North

Cotleur & Hearing

WESTLAKE - 6 ACRE AMENITY

SITE PLAN

Cotleur & Hearing

WESTLAKE - 6 ACRE AMENITY

SITE PLAN

WESTLAKE™

minto Communities

EXCITING NEWS!

COMING SOON TO WESTLAKE
THE FIELDHOUSE!

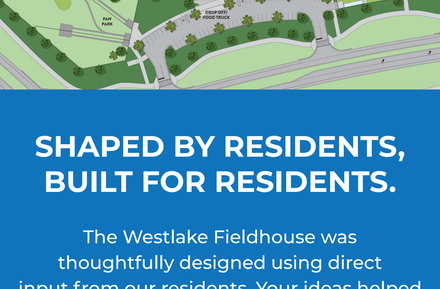
A resident-inspired amenity designed for everyday fun.

A NEW AMENITY DESIGNED FOR YOUR EVERYDAY LIFE.

We're excited to introduce the **Westlake Fieldhouse**, a brand-new neighborhood amenity created to bring families and neighbors together. Designed for daily use and shaped directly by resident feedback, this new space enhances the heart of community living in Westlake.

NEW ADDITIONS INCLUDE:

Relaxed Multi-Purpose Building
Covered Toddler Play Zone
A Relocated Dog Park
Shaded Outdoor Gathering Areas
Multi-Use Sports Field



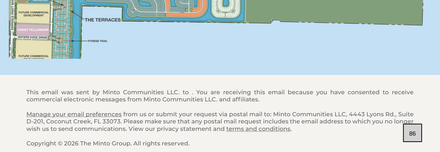
SHAPED BY RESIDENTS, BUILT FOR RESIDENTS.

The Westlake Fieldhouse was thoughtfully designed using direct input from our residents. Your ideas helped shape the amenities and experiences this new space will offer, making it truly community inspired!

YOU ASKED AND WE LISTENED

LEARN MORE

THE WESTLAKE FIELDHOUSE



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WESTLAKE™

WESTLAKE FIELDHOUSE

Greetings Westlake Residents,

As many of you know, Minto Communities has been working on plans for a new neighborhood amenity as part of our investment in the long-term livability of Westlake. We are pleased to share the results of the planning and highlight how resident feedback has helped to shape the direction of this project.

Earlier last year, we asked residents to share feedback on what they would most like to see in an additional amenity space. We also worked closely with a small resident advisory group to help refine that feedback into something practical, flexible, and enjoyable for everyday use. Thank you to everyone who participated.

Resident input is being brought to life by building the following:

1. A relaxed, multipurpose building that can be reserved for birthdays, showers, small events, and casual gatherings
2. A covered toddler play area specifically for children ages 2 to 5 that will be connected directly to the multi-purpose building
3. A relocated dog park with improved shade and seating for daily use
4. Multi-use sports fields and shaded outdoor space for informal play and recreation

This new amenity has been thoughtfully designed to complement, rather than duplicate, the existing Adventure Park. While the Adventure Park remains an excellent venue for large community gatherings and events, this new space will offer a more relaxed, walkable environment meant for everyday enjoyment, such as playdates, dog walks, and small celebrations.

Construction of the new amenity will be fully funded and managed by Minto. Once finished, the space will be turned over to the Association for ongoing management and operations. Design work is currently in progress, with construction expected to begin later this year and completion targeted for Fall of 2027. We will continue to provide these exciting updates as the project advances.

Thank you for the thoughtful feedback and engagement that helped shape this project. We look forward to bringing another inviting space to the community, one that residents can enjoy for years to come.

Warm regards,
Minto Communities

WESTLAKE™

WESTLAKE FIELDHOUSE

FREQUENTLY ASKED QUESTIONS

WHAT IS THE WESTLAKE FIELDHOUSE?

The Westlake Fieldhouse is a new neighborhood amenity designed for everyday use. It will include a relaxed multi-purpose building, a covered toddler play area, a relocated dog park, shaded gathering areas, and multi-use sports fields. It is intended to complement the Adventure Park by providing a more casual, walkable space for daily activities, small gatherings, and family use.

WHY IS THE FIELDHOUSE DIFFERENT FROM THE ADVENTURE PARK?

The Fieldhouse has been purposefully designed as a space for everyday, casual use, while the **Adventure Park** will continue to host larger community events and organized programming. Here's an easy way to think about it:

1. Lodge at the Adventure Park: Ideal for community-wide events and larger gatherings.
2. The Fieldhouse: Perfect for playdates, birthday parties, dog walks, pickup games, and small celebrations. Both amenities will remain available to residents, each offering a unique purpose to enhance daily life in the community.

HOW WAS RESIDENT FEEDBACK USED IN THE DESIGN?

Resident input played an important role in shaping the Fieldhouse. Feedback was gathered through a community-wide survey, and a five-member Resident Advisory Group helped refine the priorities identified by residents. The design ultimately focused on flexibility, ample shade, age-appropriate play features, and comfortable spaces for casual gatherings. The final plan reflects the elements residents consistently said they wanted the most.

WHO IS PAYING FOR THE CONSTRUCTION OF THE WESTLAKE FIELDHOUSE?

The Westlake Fieldhouse is being fully funded, constructed, and delivered by Minto Communities. Residents are not contributing to the cost of building this amenity. Once construction is complete, the Fieldhouse will be turned over to the Association for ongoing operation and maintenance.

WILL THE ASSOCIATION ASSESSMENTS INCREASE BECAUSE OF THE FIELDHOUSE?

Like the Adventure Park, the Westlake Fieldhouse will have ongoing operating and maintenance costs once it is turned over to the Association. These costs will cover:

- Utilities
- Routine maintenance and cleaning
- Landscaping and field upkeep

We believe this design provides valuable additional amenity space while keeping long-term maintenance costs lower. Although it is too early to determine the exact maintenance expenses, the master HOA will review and approve the final budget before any assessment changes are made. Any final assessment adjustments will be approved by the Association and communicated to residents prior to the Fieldhouse opening.

WILL THE BUILDING BE AVAILABLE TO RENT?

Yes, the Fieldhouse building, multi-purpose fields and pavilion are designed to be reservable for a wide range of resident activities including birthday parties, family gatherings, small celebrations and meetings. Reservation procedures, policies and any applicable fees will be finalized and communicated by the Association as the project approaches completion.

WHO CAN USE THE TODDLER PLAY AREA?

The covered tot-lot is intentionally designed for children ages 2 to 5. This age range was selected in direct response to resident feedback and helps ensure a safer, more comfortable play environment for younger children.

WHAT ARE THE PLANS FOR THE EXISTING DOG PARK?

The dog park will be relocated as part of the Fieldhouse project and will feature several enhancements, including increased shade, additional seating areas and more convenient parking to support better day-to-day usability. Additional details will be shared as construction progresses.

WHEN WILL CONSTRUCTION BEGIN AND WHEN WILL IT OPEN?

The project is currently in the design phase, with construction anticipated to begin in Fall 2026 Completion and turnover to the Association are targeted for Fall 2027. Communication updates will be shared periodically as key milestones are reached.

WHO WILL MANAGE THE WESTLAKE FIELDHOUSE ONCE IT OPENS?

Upon completion, ownership and operation of the Westlake Fieldhouse will be turned over to the Westlake Residences Master Homeowner's Association, consistent with the process for the Adventure Park. Following this, the Association will be responsible for managing reservations, any programming that may be offered, rules of use, and all ongoing maintenance.

File Attachments for Item:

B. MP-2026-01: The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.

Submitted By: Planning and Zoning

Meeting Agenda Item Coversheet

MEETING DATE:	8/4/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**MP-2026-01:** The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to Approve with Conditions MP-2026-01–Master Site Plan for Parcel L and Site Plan for Parcel L-3, a multi-family residential development known as “The Avery at Westlake”.	
SUMMARY *and/or* JUSTIFICATION:	The Applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a Master Site Plan for Parcel L establishing the development framework for the three (3) development parcels comprising Parcel L. The subject property is located north of Town Center Parkway South, south of Town Center Parkway North, east of Seminole Pratt Whitney Road, and west of Kingfisher Boulevard. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, located within the eastern portion of Parcel L, for the development of an 18.0-acre multifamily residential community known as The Avery at Westlake. The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. Additional site improvements include an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, recreational amenities, a community pool, two (2) pickleball courts, a dog park, playground, pavilions, a maintenance building, associated parking, landscaping, stormwater management facilities, and supporting infrastructure. In conjunction with the proposed Site Plan for Parcel L-3, the Applicant is requesting three (3) waivers relating to the City's off-street parking and bicycle parking requirements.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	1. Agenda Item Sheet 2. Staff Report 3. Engineering Approval Letter 4. SCAD Letter 5. Application 6. Justification Statement 7. Drainage Statement 8. Waiver Request Package 9. Recorded Plat – Town Center East 10. Parcel L-3 Survey 11. Site Plan 12. Pavilions & Shade Structure Exhibit 13. Contingency Parking Exhibit 14. Landscape Plans 15. Engineering Plans 16. Photometric Plan 17. Architectural Plans 18. Site Plan Graphics and Renderings 19. Metes and Bounds Exhibit 20. Maneuverability Exhibit A 21. Maneuverability Exhibit B 22. Traffic Impact Study 23. Parcel L-3 Parking Study 24. Geotechnical Report 25. Ecological Assessment Report			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*			$	

City of Westlake

Planning and Zoning Department- Staff Report

City Council Meeting 8/4/2026

PETITION DESCRIPTION

PETITION NUMBER: MP-2026-01 *Master Site Plan (Parcel L) and Site Plan (Parcel L-3)*

APPLICANT: Cotleur & Hearing / Eastwind Development

OWNER: MINTO PBLH LLC

PCN: 77-40-43-01-04-001-0010, 77-40-43-01-04-001-0020, 77-40-43-01-04-001-0030

REQUEST: The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.

SUMMARY

The Applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a Master Site Plan for Parcel L establishing the development framework for the three (3) development parcels comprising Parcel L. The subject property is located north of Town Center Parkway South, south of Town Center Parkway North, east of Seminole Pratt Whitney Road, and west of Kingfisher Boulevard.

Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, located within the eastern portion of Parcel L, for the development of an 18.0-acre multifamily residential community known as The Avery at Westlake. The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. Additional site improvements include an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, recreational amenities, a community pool, two (2) pickleball courts, a dog park, playground, pavilions, a maintenance building, associated parking, landscaping, stormwater management facilities, and supporting infrastructure.

In conjunction with the proposed Site Plan for Parcel L-3, the Applicant is requesting three (3) waivers relating to the City's off-street parking and bicycle parking requirements.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, Staff finds that the proposed Master Site Plan for Parcel L and the proposed Site Plan for Parcel L-3 are generally consistent with the City's Comprehensive Plan and substantially complies with the applicable provisions of the City of Westlake Land Development Regulations, subject to the requested waivers and the following Conditions of Approval. **The Planning and Zoning and Engineering Departments** recommend the four (4) following Conditions of Approval:

1. Prior to issuance of building permits, the Applicant shall obtain all approvals necessary to establish Parcel L-3 as a legal development parcel consistent with the approved Master Site Plan, whether by plat, replat, minor subdivision, or other method acceptable to the City Attorney, City Engineer and Planning and Zoning Department.

2. Solid waste collection for the development shall be provided through a commercial service agreement with the City's franchised solid waste hauler, unless otherwise approved by the City. All refuse and recycling facilities shall be maintained in accordance with the approved Parcel L-3 Site Plan and applicable provisions of the City of Westlake Land Development Regulations and Code of Ordinances.

3. Detached garage spaces counted toward the minimum required parking supply shall be reserved exclusively for residents of the development and shall not be leased, assigned, sold, or otherwise made available to non-residents. Detached garages shall be utilized for vehicle parking and shall not be used solely for storage purposes.

   a. Should the City determine that the development is experiencing parking deficiencies or that the available parking supply is inadequate to serve the parking demand generated by the development, the Property Owner shall submit a parking management plan for City review and approval identifying reasonable corrective measures to address the deficiency. Such measures may include operational modifications, management practices, implementation of the approved Contingency Parking Exhibit, or other reasonable actions acceptable to the City.

   b. The approved Contingency Parking Exhibit shall be maintained as part of the approved Master Site Plan and shall remain available for future implementation should the City determine that additional parking is necessary to adequately serve the development.

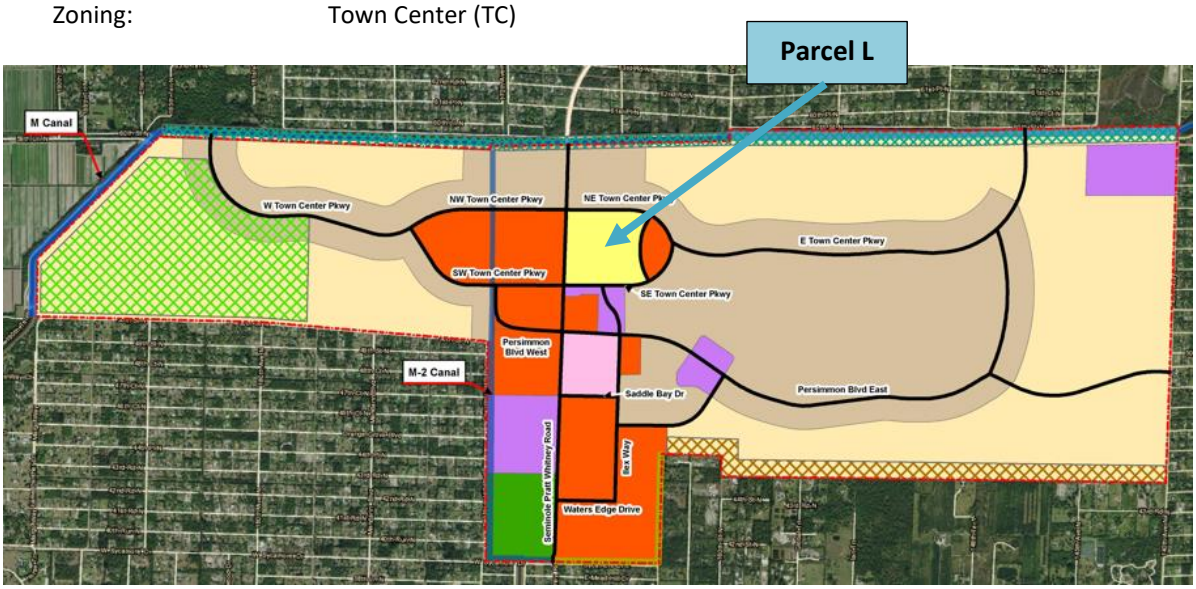
4. Upon approval of a Site Plan for Parcel L-2, the Property Owner shall install the four (4) pedestrian gates along the western boundary of Parcel L-3, as depicted on the approved Site Plan.

PETITION FACTS

a. Total Gross Site Area: Overall Parcel L Master Site Plan (66.938 acres)
Parcel L-3 Site Plan (18.00 acres)

b. Proposed Development: 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings; an 8,969-square-foot clubhouse; twelve (12) six-bay detached garage buildings; and associated recreational amenities and site improvements.

c. Land Use and Zoning
Existing Land Use: Vacant and Westlake Sales Center
Future Land Use: Downtown Mixed-Use
Zoning: Town Center (TC)

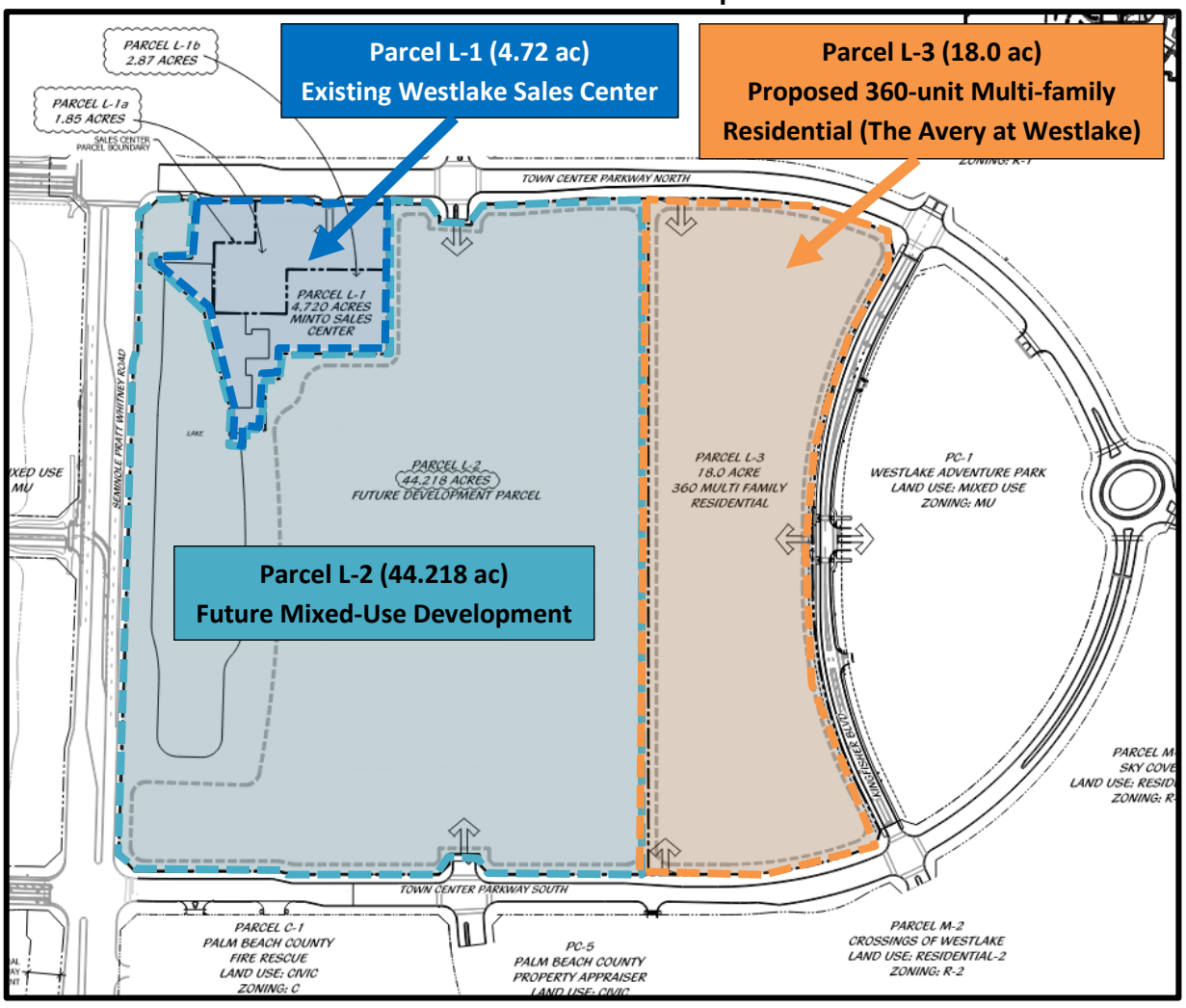


City of Westlake Zoning Map

BACKGROUND

- On November 14, 2016, the plat for Pod L was approved.
- On November 22, 2016, Special Use Permit application SPEC-2016-01 was approved with six (6) conditions to allow for the construction of two (2) buildings in Pod L to be used as temporary visitor and sales centers, Westlake Visitors Center and Westlake Auxiliary Sales Center.
- On February 9, 2017, Special Use Permit application SPEC-2017-01 was approved with six (6) conditions, as a revision to SPEC-2016-01.
- On October 4, 2018, parcel split request FSBP-2018-23 was approved for the Sales Center Subdivision.
- On November 21, 2019, application FSBP-2019-05 was approved for the Pod L Temporary Dog Park, where the subject site, The Avery of Westlake, will be located.

Parcel L Master Site Plan – Development Parcels



STAFF ANALYSIS AND FINDINGS

The Applicant is requesting approval of a Master Site Plan for Parcel L establishing the overall development framework for the three development parcels and approval of a detailed Site Plan for Parcel L-3, an 18.0-acre multifamily residential development known as The Avery at Westlake. The subject property is located within the eastern portion of Parcel L, north of Town Center Parkway South, south of Town Center Parkway North, and west of Kingfisher Boulevard.

The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. The project also includes an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. Recreational amenities and accessory facilities include:

- Community pool
- Two (2) pickleball courts
- Dog park
- Playground
- Two (2) open green spaces with pavilions
- Maintenance building with secure bicycle storage
- Trash compactor and recycling facilities

In conjunction with the Site Plan, the Applicant is requesting three (3) waivers from Chapter 111 of the City of Westlake Land Development Regulations. The requested waivers include: (1) a reduction in the required off-street parking from 708 spaces to 664 spaces; (2) a contingent reduction in the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit; and (3) a reduction in the required bicycle parking from 180 spaces to 98 spaces.

Waiver No. 1 - Parking (Proposed Site Plan)

The Applicant is requesting a waiver from City Code Section 111-192(b) to reduce required off-street parking spaces for multifamily dwelling use.

The Applicant proposes to provide 664 parking spaces, including seventy-two (72) detached garage spaces, where 708 parking spaces are required by the City's Land Development Regulations, resulting in a requested parking waiver of forty-four (44) spaces. The Applicant’s request represents a deviation of approximately 6% of the total required parking.

The detached garages are proposed as resident-only accessory amenities and are included within the overall parking calculations. The Applicant has also prepared a Contingency Parking Exhibit demonstrating that additional parking can be accommodated on the site if warranted in the future.

In response to Staff comments, the Applicant has proposed operational restrictions for the detached garages, including limiting garage leases to active residents of the development, prohibiting independent leasing, and restricting garage use to vehicle parking purposes. Staff acknowledges these measures and recognizes that detached garages are a common component of contemporary multifamily developments.

Notwithstanding these commitments, Staff continues to have concerns regarding the long-term functional availability of detached garage spaces counted toward the minimum required parking

supply, particularly in conjunction with the requested parking waiver. The proposed operational approach relies upon market demand and private lease arrangements and does not guarantee that the detached garage spaces counted toward the minimum required parking supply will remain functionally available throughout the life of the development.

The Applicant's proposed management program and Contingency Parking Exhibit provide reasonable measures to mitigate potential parking concerns. However, Staff believes the appropriateness of counting optional detached garage spaces toward the minimum required parking supply while simultaneously reducing the overall parking requirement represents a policy consideration for the City Council.

Should the City Council determine that the proposed operational safeguards and contingency measures adequately address the intent of the City's parking regulations, Staff recommends approval of the requested parking waiver subject to the following Condition of Approval.

Condition of Approval: *Detached garage spaces counted toward the minimum required parking supply shall be reserved exclusively for residents of the development and shall not be leased, assigned, or otherwise made available to non-residents. Detached garages shall be utilized for vehicle parking and shall not be used solely for storage purposes.*

a. *Should the City determine that the development is experiencing parking deficiencies or that the available parking supply is inadequate to serve the parking demand generated by the development, the Property Owner shall submit a parking management plan for City review and approval identifying reasonable corrective measures to address the deficiency. Such measures may include operational modifications, management practices, implementation of the approved Contingency Parking Exhibit, or other reasonable actions acceptable to the City.*

b. *The approved Contingency Parking Exhibit shall be maintained as part of the approved Master Site Plan and shall remain available for future implementation should the City determine that additional parking is necessary to adequately serve the development.*

Waiver No. 2 - Parking (Contingency Parking Exhibit)
The Applicant is requesting a waiver from City Code Section 111-192(b) to reduce required off-street parking spaces for multifamily dwelling use as part of a Contingency Parking Exhibit. In the Contingency Parking Exhibit, the Applicant proposes to provide thirty-nine (39) additional parking spaces than the Site Plan for a total of 703 parking spaces, including seventy-two (72) detached garage spaces, where 708 parking spaces are required by the City's Land Development Regulations. As such, the Applicant requests a parking waiver of five (5) spaces.

Staff finds the Applicant’s waiver request reasonable as it represents a deviation of less than 1% (0.71%) of the total required parking per the City’s Land Development Regulations.

Waiver No. 3 - Bicycle Parking

The Applicant is requesting a waiver from City Code Section 111-227 to reduce the bicycle parking spaces provided on the site from 180 spaces to 98 spaces (a deficiency of 82 spaces). The Applicant's waiver request represents a deviation of approximately 46% of the required bicycle parking total per the City's Land Development Regulations.

The Site Plan indicates 70 surface bike racks and 28 secured/enclosed bike racks within the maintenance building for a total of 98 spaces. In addition to the waiver request, the Applicant has proposed and identified on the Site Plan 82 spaces as "future/reserve" spaces that may be constructed in the future to serve community demand.

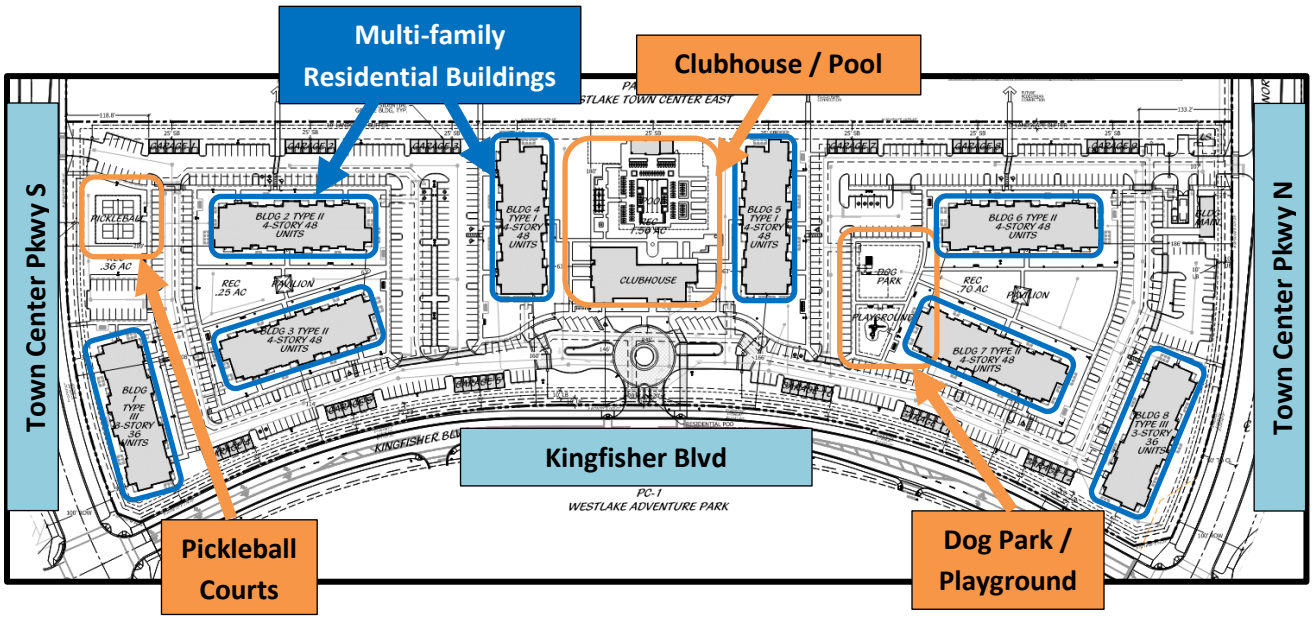
Provided that the Applicant is concurrently requesting a waiver to reduce off-street parking spaces, Staff has concerns regarding the reduction of bicycle parking spaces and its potential impact to the availability of overall parking facilities within the development. Additionally, Staff finds that the site is able to accommodate the number of bicycle parking spaces required by the City Land Development Regulations without the need for a waiver, seeing as the aggregate of proposed bicycle parking spaces (surface, enclosed, and reserve bike racks) meets the minimum parking requirement of 180 spaces (98 + 82), as demonstrated by the Site Plan.

Because the site has been designed to accommodate the full Code-required bicycle parking supply, Staff believes the requested waiver is not necessary to facilitate the development and recommends that all required bicycle parking spaces be installed at the time of construction.

Summary of Waiver Requests

Waiver	Staff Position	Basis
Parking Reduction (-44 spaces)	Recommend approval with Conditions of Approval (COA)	Policy decision; operational safeguards and Contingency Parking Exhibit
Parking Reduction: Contingency Parking Exhibit (-5 spaces)	Recommend approval	Minimal deviation; reserve parking available
Bicycle Parking Reduction (-82 spaces)	Do Not recommend approval	Site can accommodate all required bicycle parking

Proposed Site Plan



City's Comprehensive Plan

The City of Westlake Comprehensive Plan, originally adopted in 2018 and updated in 2026, 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. The subject document includes the following key paragraph from the City's Guiding Principles:

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, multifamily 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.

The City's Comprehensive Plan also includes a Goals, Objectives, and Policies (GOPs) section that serves as a blueprint in guiding community growth and contains elements, such as Housing, Future Land Use, and Recreation and Open Space, which are especially relevant to the subject request.

Housing Element

Objective HE 1.1 Provide adequate sites for a diversity of housing types and affordability levels to accommodate the current and future housing needs of all City residents.

The City's housing supply currently consists of single-family detached and single-family attached homes. The proposed multifamily residential development supports housing diversity within the City as it includes 122 one-bedroom apartments, 186 two-bedroom apartments, 52 three-bedroom apartments, and will operate as a market-rate rental community.

Future Land Use Element

Policy FLU 1.1.15 Downtown Mixed-Use Future Land Use Category allows for residential uses, including multifamily dwellings. Residential density parameters state, "t*he minimum gross density is 4 units per gross acre, and the maximum gross density is 16 dwelling units per gross acre."*

The overall proposed density of Parcel L (66.938 ac) is 5.38 dwelling units per acre (DU/AC), meeting both the minimum and maximum allowable densities established by the Comprehensive Plan. The 18-acre apartment development tract itself (Parcel L-3) will be developed at approximately 20 DU/AC; however, it remains compliant with density parameters when considered against the broader Parcel L Downtown Mixed-Use density allowance.

The above-mentioned Policy also "*identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use category within the City. The mix of uses is not required on a parcel-by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use."*

Allowed Land Uses	Minimum %	Maximum %
Residential `	5%	25%
Commercial and commercial recreation	10%	70%
Civic	2%	30%
Light industrial	5%	25%
Institutional and continuing care facilities	0%	10%

The proposed development is located on 18 acres (3%) of land with the Downtown Mixed-Use Future Land Use designation. Accounting for the Terraces of Westlake, which also is designated Downtown Mixed-Use future land use, the cumulative total of land area to contain residential uses will be 10.1%, falling between the required minimum (5%) and maximum (25%) values.

DOWNTOWN MIXED USE LAND USE TRACKING CHART

	ACRES	PERCENT	DWELLING UNITS	TYPE
TERRACES OF WESTLAKE	43.00	7.1%	477	SFA
PARCEL L APARTMENTS	18.00	3.0%	360	MF
SUB TOTAL	***61.00***	***10.1%***	***837***	
DTMU LAND USE	603	100%		
MIN. RESIDENTIAL USE	30.15	5.0%		
MAX. RESIDENTIAL USE	150.75	25.0%		

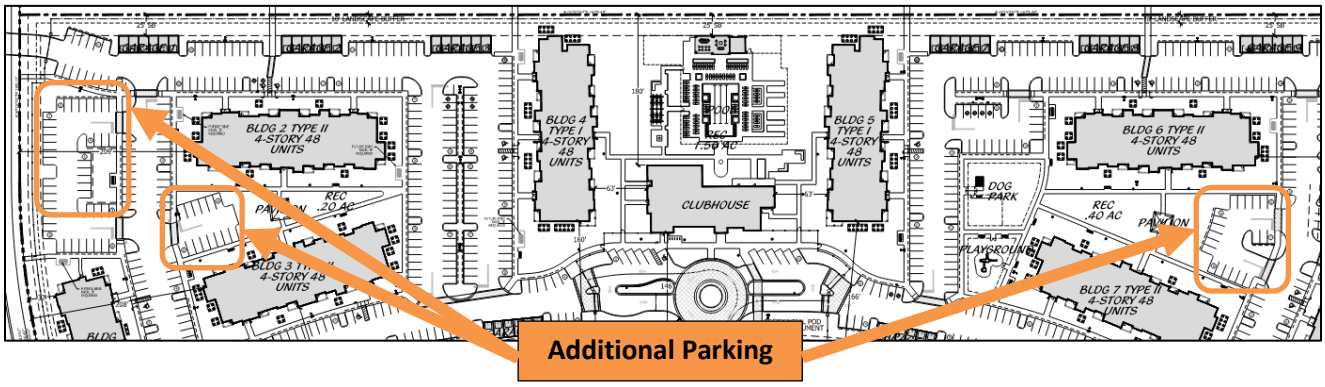
Recreation and Open Space Element

<u>Policy REC 1.1.4</u> The LOS standard for community parks shall be 2.5 acres per 1000 residents. The LOS standard for neighborhood parks shall be 2 acres per 1000 residents. The LOS standard shall be used to plan for the provision of adequate parks. The LOS standard shall not be used as a concurrency standard for the approval of development orders.

The proposed 360 residential units will serve approximately 972 residents. Therefore, 1.944 acres of neighborhood park area is required for this development. According to the site plan, 2.868 acres of recreational areas are proposed, which exceeds Comprehensive Plan requirements. Proposed recreational amenities are shown below.

1. CLUBHOUSE
2. POOL
3. POOLSIDE BUILDING *WITH OUTDOOR BAR AREA*
4. PERGOLA
5. HAMMOCK / LOUNGE AREA
6. FIREPIT
7. GRILLING AREA
8. WATER FEATURE
9. PAVILLION / RECREATION AREA
10. PICKLEBALL
11. DOG PARK
12. PLAYGROUND

In the case that the Contingency Parking Exhibit is implemented, the pickleball courts will be removed, and recreation areas toward the north and south ends of the site will be reduced to accommodate additional parking. After implementation, the site will provide 2.16 acres of recreational areas, remaining consistent with minimum Comprehensive Plan requirements. The recreation areas proposed to be converted to additional parking areas are shown below.



Proposed Architectural Elevations

The project consists of six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) detached six-bay garage buildings, a maintenance building, pool pavilion, property pavilions, and associated accessory structures. The buildings incorporate variations in massing, articulated façades, recessed balconies, covered entrances, and decorative architectural features to reduce visual monotony and provide pedestrian-scale interest throughout the development.

The proposed color palette consists primarily of neutral stucco finishes, contrasted by charcoal gray roofing materials, and blue accent features. Detached garages and accessory structures utilize architectural treatments and materials consistent with the principal residential buildings.

Building Type I *(4 Stories)*

Front Elevation

Rear Elevation

Right Elevation

Left Elevation

Building Type II *(4 Stories)*

Front Elevation

Rear Elevation

Right Elevation

Left Elevation

Building Type III *(3 Stories)*

Front Elevation

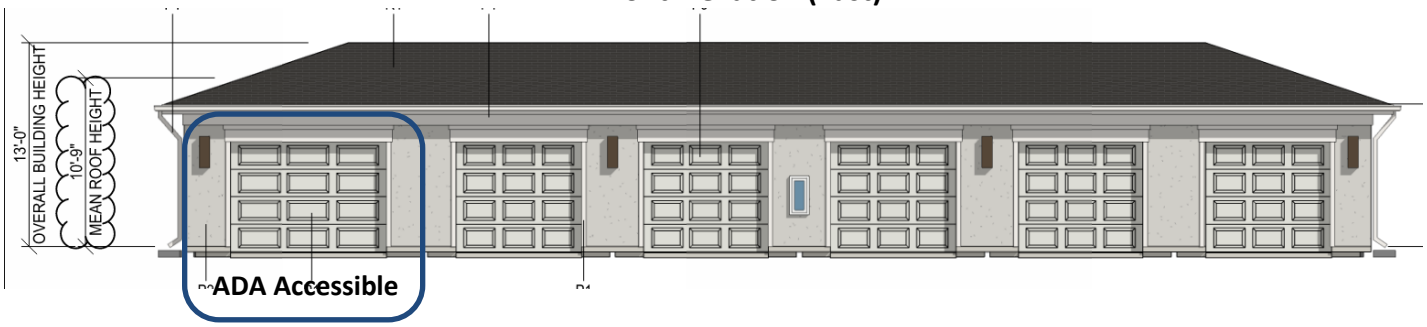
Rear Elevation

Right Elevation

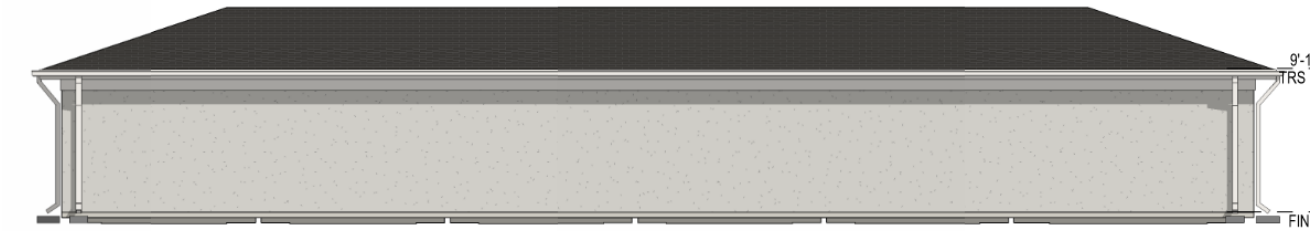
Left Elevation

6-Bay Garage with one (1) ADA Accessible Space

Front Elevation (East)

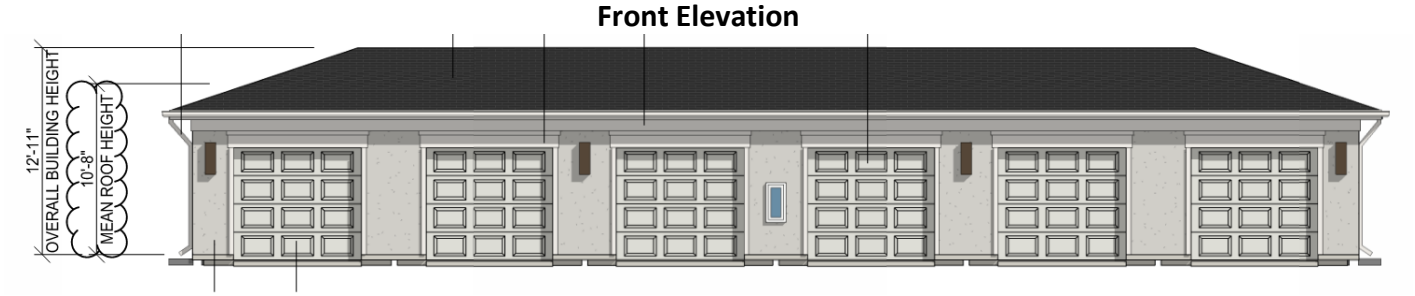


Rear Elevation (West)

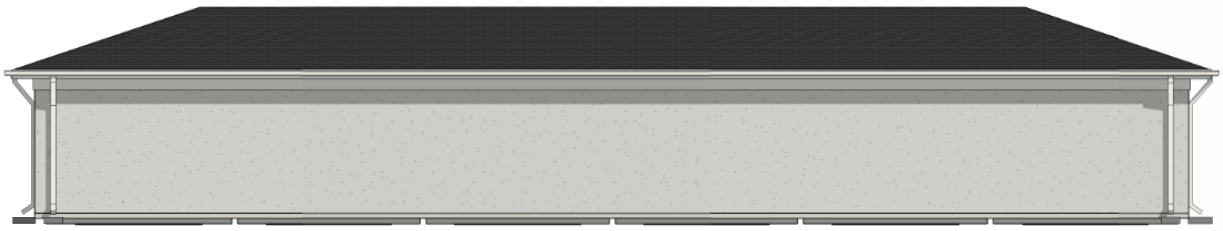


6-Bay Garage

Front Elevation



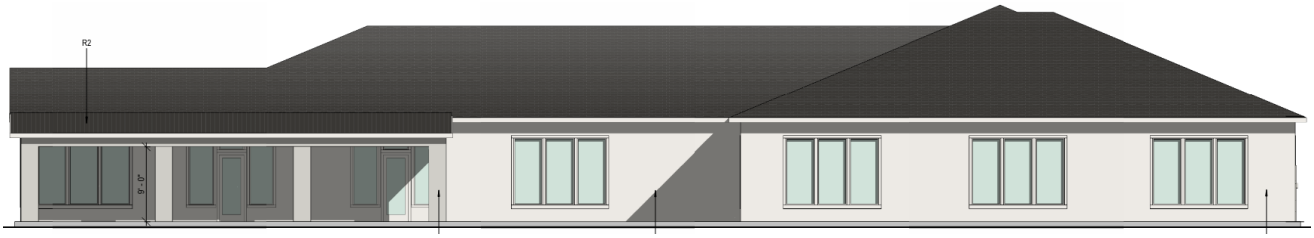
Rear Elevation



Clubhouse

Front Elevation (East)

Rear Elevation (South)



Left Elevation (South)

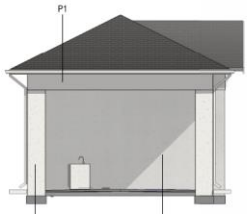
Right Elevation (North)

Pool Pavilion

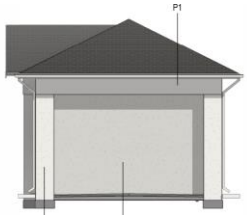
Front Elevation (East)

Rear Elevation (South)

Left Elevation (South)

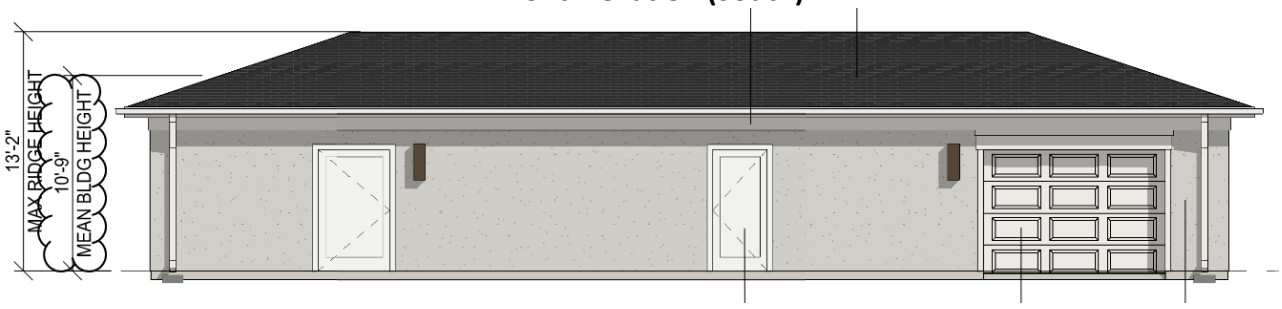


Right Elevation (North)

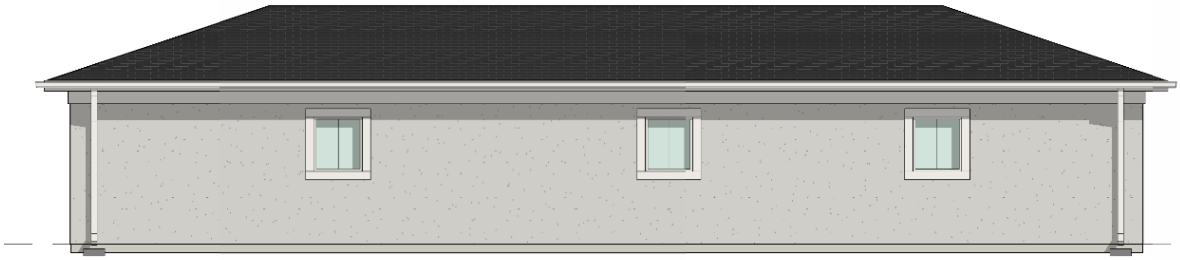


Maintenance Building

Front Elevation (South)

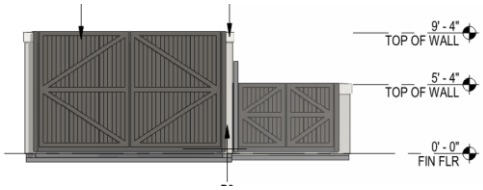


Rear Elevation (North)



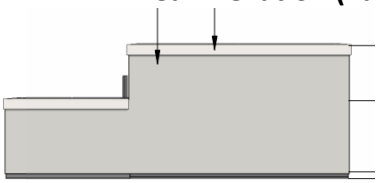
Trash Compactor

Front Elevation (West)



Left Elevation (North)

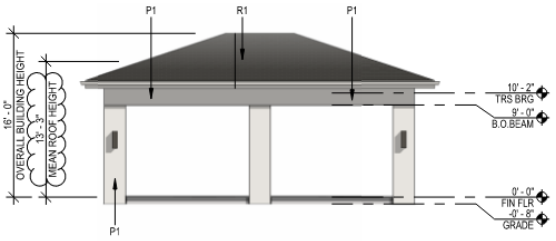
Rear Elevation (East)



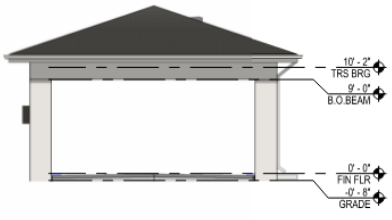
Right Elevation (South)

Property Pavilion

Front Elevation



Side Elevation



Proposed Materials

PAINT LEGEND

P1 - STUCCO - SW 7004 SNOWBOUND

P2 - STUCCO - SW 7671 ON THE ROCKS

P3 - STUCCO - SW 9148 SMOKY AZURITE

P3 - ACCENT - SW 6196 FROSTY WHITE

P4 - SW 7048 URBANE BRONZE

R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

R2 - ENGLERT METAL ROOF - CHARCOAL GRAY

Proposed Rendering - Clubhouse

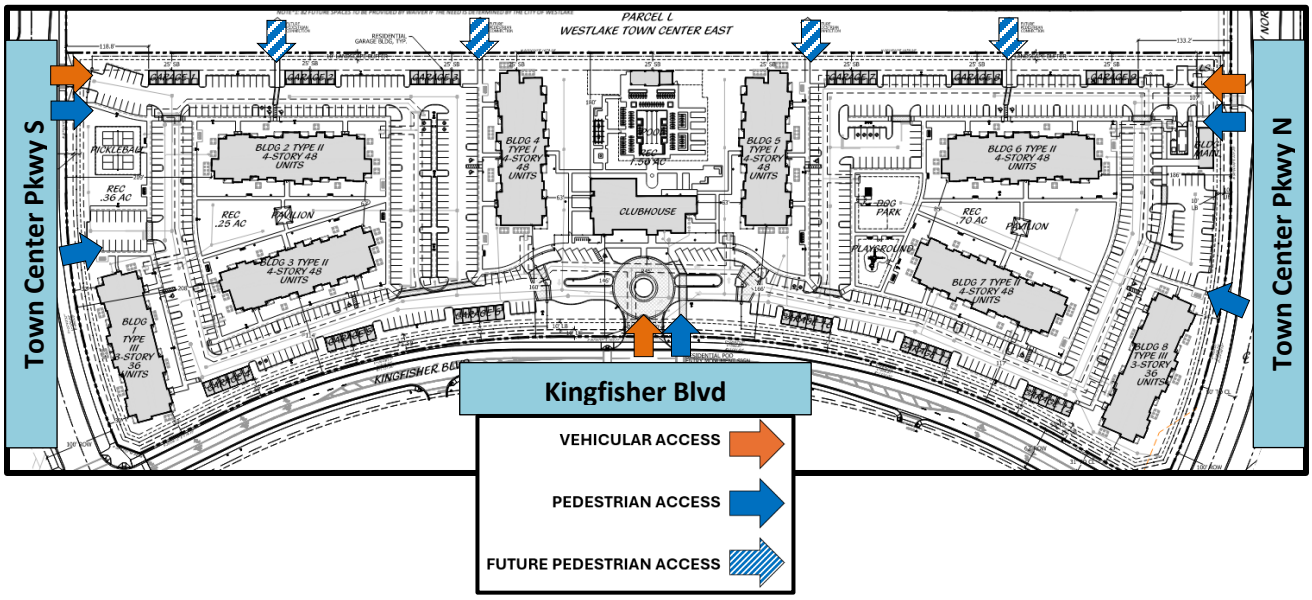
Proposed Renderings - Building Types I, II, and III

Accessways and Connecting Sidewalks

The project's primary entrance is aligned with the western entrance of the Westlake Adventure Park along Kingfisher Boulevard. Two (2) Exit-Only / emergency-access driveways are provided at the southwest and northwest corners of the site, fronting Town Center Parkway South and Town Center Parkway North respectively. These secondary access points are configured for emergency services and resident egress use only; the northwest access also provides service access for waste-management vehicles servicing the on-site trash compactor. Both secondary access points are proposed to be equipped with Click2Enter and Knox-key switch hardware compatible with Palm Beach County Fire Rescue equipment. Directional information signage will be provided and is subject to the City of Westlake Sign Code.

Seven- and ten-foot-wide multi-modal sidewalks are provided at the project entrance. Minimum five-foot-wide internal sidewalks connect each residential building to the community clubhouse, recreation areas, and open spaces. Decorative paver crosswalks are incorporated within parking areas to facilitate pedestrian movement between buildings and amenities.

Four (4) future pedestrian connections are identified along the western boundary of the site to allow integration with the future Town Center East mixed-use development as that parcel develops. A part of this application, the Applicant will construct on-site sidewalks up to the western boundary. The Applicant has indicated that pedestrian gates at the western boundary will be installed when the Town Center East development (Parcel L-2) plan is developed. Off-site continuations west of the Parcel L-3 boundary (subject site) are the responsibility of the future Town Center East developer, in coordination with the Master Developer (Minto PBLH, LLC) and the City. Staff recommends the following **Condition of Approval**: *Upon approval of a Site Plan for Parcel L-2, the Property Owner shall install the four (4) pedestrian gates along the western boundary of Parcel L-3, as depicted on the approved Site Plan.*



The following table presents compliance with applicable zoning code:

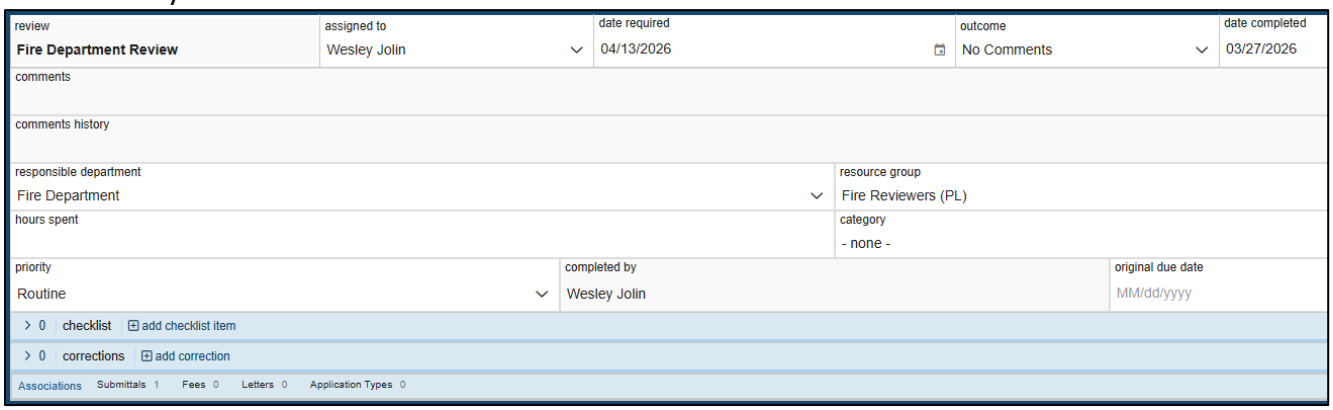
Zoning District: Town Center	**REQUIRED BY CODE**	**PROPOSED**	**COMMENTS**
Front Setback (East)	5’	25’	*In compliance*
Rear Setback (West)	20’	25’	*In compliance*
Side Road Setback (South) (North)	20’	South – 30’ North – 25’	*In compliance*
Lot Coverage	Max Lot Coverage: 50%	19.12%	*In compliance*
Building Height	100 ft. max	49’-9”	*In compliance*
Parking	**Total Required parking:** **25 + 683 = 708 spaces** Clubhouse (1 space per 360 sq. ft.) 8,969 sq. ft. / 360 = 25 spaces Dwelling, multifamily (1 space per bedroom, plus minimum of 5% of the total required spaces for guest parking) 650 bedrooms + 33 guest = 683 spaces	**Total parking (Site Plan):** **664 spaces** 72 Garage Spaces 14 Electric Vehicle Charging Positions	*Waiver requested for (-44) space deviation.*
		Total parking (Contingency Parking Exhibit): 703 spaces 72 Garage Spaces 14 Electric Vehicle Charging Positions	*Waiver requested for (-5) space deviation.*
Sidewalks	Pedestrian walkways must be a minimum of 5 ft wide	5’ minimum	*In compliance*
Minimum Pervious / Open Space	Minimum 25%	Site Plan: 42.54% Contingency Parking Exhibit: 41.32%	*In compliance*
Bike Racks	**Total Required: 180 spaces** Multifamily Residential (1 space per 2 dwelling units) 360 / 2 = 180 spaces	**98 spaces** + 82 “reserve” spaces	*Waiver requested for (-82) space deviation.*

Drainage
According to the submitted drainage statement, "On-site runoff will be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water-quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System, which discharges to the SID canal system. The Site Plan, Water Management plan, and Plat have been closely coordinated with SID."

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

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

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



School Capacity Availability Determination (SCAD)
The City received the School Capacity Availability Determination (SCAD) letter from the School District of Palm Beach County, dated May 21, 2026, which includes no required conditions of approval (see enclosed letter).

FINAL REMARKS
MP-2026-01 will be heard by the City Council on August 4, 2026. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.

Although Staff continues to have concerns regarding the long-term operation of detached garages counted toward the minimum required parking supply in conjunction with the requested parking waiver, Staff recognizes that the Applicant has proposed operational restrictions, a Contingency Parking Exhibit, and management measures intended to mitigate these concerns.

CITY OF WESTLAKE

Engineering Department

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

DATE:	5/18/2026
APPLICATION NUMBER:	MP-2026-01
DESCRIPTION:	Parcel L Multifamily – Site Plan
APPLICANT:	Cotleur & Hearing, LLC
OWNER:	Minto PBLH, LLC
REQUEST:	Site Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	**RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 05-11-2026.

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

- 1) Parcel L MP Comment Response #2 - DEH 5.11.2026.pdf, dated 5/11/26
- 2) Parcel L Engineering Comment #3 Responses.pdf, dated 5/8/26
- 3) MP-2026-01 Application - Revised.pdf, dated 3/10/26
- 4) Applcation Fee Detail Receipt.pdf, dated 3/20/26
- 5) Parcel L - Justification Statement (Revised 5.11.26).pdf, dated 3/20/26
- 6) Parcel L - Waiver Request Package (Revised 5.11.26).pdf, dated 5/12/26
- 7) Recorded Plat - Town Center East-sales.pdf, dated 7/25/17
- 8) METES AND BOUNDS EXHIBIT-MB.pdf, dated 5/11/26
- 8) Parcel L_18 Ac-Survey ALTA-ds.pdf, dated 1/13/26
- 9) 13-0518.113_SP-Pavilons & Shade Structure.pdf, dated 5/11/26
- 10) 4924 - Clubhouse Elevation - Door frame color update - Pending.pdf, dated 5/1/26
- 11) 13-0518.113_SP_2026_05-11.pdf, dated 5/11/26
- 12) 13-0518.113_contingency-exhibit_2026_05-11.pdf, dated 5/11/26
- 13) Manuverability Exhibit.pdf, dated 5/11/26
- 13a) Parcel L Parking Study dss.pdf, dated 5/11/26
- 14) 130518.113-LANDSCAPE - Revised.pdf, dated 5/11/26

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

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

THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW. PALM BEACHSCHOOLS.ORG

JOYELL SHAW
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	05/06/2026		
	SCAD No.	**26050501D – D. O.**		
	FLU /Rezoning/D.O. No.	MP-2026-01 – City of Westlake		
	Property Control No.	A portion of 77-40-43-01-04-001-0010		
	Development Name	**Westlake Pod L – Rental Apartments**		
	Owner / Agent Name	Minto PBLH, LLC / Donaldson E. Hearing		
	SAC No.	420E		
	Proposed D. O.	**Total 360 Units (72 Apartments and 288 Mid-Rise Apt/Condo)**		
Impact Review		**Loxahatchee Groves** Elementary School	**Osceola Creek** Middle School	**Seminole Ridge** High School
	New Students Generated	21	**10**	**13**
	Capacity Available	8	**-100**	**-447**
	Projected Utilization	99%	**109%**	**119%**
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by City Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.** In order to address the school capacity deficiency generated by this proposed development at the District **middle** and **high school level**, the property owner shall contribute a total of **$274,812.00** to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from **05/21/2026** to **05/20/2027** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to **05/20/2027** or this determination will expire automatically on **05/20/2027**.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

May 21, 2026

Date

Joyce C. Cai, Senior Planner

Print Name & Title

joyce.cai@palmbeachschools.org

Email Address

CC: Santiago Cleves, Planner, City of Westlake
Joyell Shaw, PIR Director, School District of Palm Beach County

Parcel L

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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD ☐ **Meeting Date:** _____

CITY COUNCIL ☐ **Meeting Date:** _____

INSTRUCTIONS TO APPLICANTS:

1. **Please complete all sections of this application. If not applicable, indicate with N/A.**
2. **Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.**

*The **Planning & Zoning Board** meets the **second Monday of the month at 6:00 p.m.,** as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The **City Council** meets on **the second Monday of the month at 6:30 p.m.,** in the City Council Chambers.*

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: MP-2026-01 Parcel L Multi- Family Site Plan Review

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: 360 Multi-family units.

Property Control Number (PCN), list additional on a separate sheet: A portion of 77-40-43-01-040-01-0010

Estimated project cost: TBD

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

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

Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: JFCarter@Mintousa.com

Agent (if other than owner complete consent section on page 3):

Name: Donaldson E. Hearing - Cotleur & Hearing

Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

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

C) Existing Use(s) Vacant

D) Proposed Use(s), as applicable 360 Multi-family units

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use
SOUTH	Parcel M2 – The Crossings	Residential 2	R-2	Multi-family	Multi-family
EAST	PC-1 – Adventureland Park	Downtown Mixed Use	Town Center	Park/Recreation	Park/Recreation
WEST	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use

V. OWNER/APPLICANT 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)

Owner's Signature

1/29/2026
Date

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

Applicant/Agent's Signature

3.10.26
Date

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

PARCEL L — MULTI-FAMILY

The Avery at Westlake

Master Site Plan Review (MP-2026-01)

Justification Statement

March 20, 2026

Revised April 20, 2026 / May 12, 2026 / June 10, 2026/June 25, 2026

Introduction

The Applicant, Eastwind Development on behalf of Minto PBLH, LLC, is requesting Master Site Plan approval of a portion of Parcel L for a new 360-unit multi-family residential community in the City of Westlake, to be known as The Avery at Westlake. The proposed project provides additional housing diversity within the City and will operate as a market-rate rental community. This portion of Parcel L is located south of Town Center Parkway North, north of Town Center Parkway South, and abutting Kingfisher Boulevard at its eastern frontage. The development tract (Parcel L-3) will be subdivided by metes and bounds, consistent with the recorded plat for the Town Center East area.

Background

The Minto Westlake site is located east and west of Seminole Pratt Whitney Boulevard, south of 60th Street North, north of 50th Street North, east of Mead Hill Drive and 44th Street North, east of 190th Terrace North, and west of 140th Avenue North. Per the Comprehensive Plan, the 3,788.60-acre property has Future Land Use Atlas (FLUA) designations of R1, R2, DTMU (Downtown Mixed Use), Civic, OS&R, and SE Overlay.

Minto Westlake is roughly co-extensive with the 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 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 uses on the Westlake property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code to facilitate development of the Westlake property pursuant to Ordinances 2014-030 and 2014-031. To address the County's traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City then adopted its own Comprehensive Plan and implementing Land Development Regulations. Most of the conditions of approval contained in the County Development Orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations, and state law. As a result, on December 1, 2021, Minto notified the City of Westlake of its intention to proceed under § 163.3167(5), Florida Statutes, to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations. A complete, updated list of approved entitlements within the City is attached for additional reference.

Subject Request

The Applicant is requesting approval of a portion of Parcel L consisting of 360 multi-family apartment homes on an 18-acre development tract (Parcel L-3). Parcel L has a Downtown Mixed Use Future Land Use designation and a Town Center zoning designation. The overall density of Parcel L (66.938 ac) is 5.38 DU/AC, well below the 16 DU/AC maximum allowable density established by the Comprehensive Plan. The 18-acre apartment development tract itself will be developed at approximately 20 DU/AC (which is below the maximum allowable when considered against the broader Parcel L Downtown Mixed Use density allowance).

The Avery at Westlake will be a gated apartment community offering a variety of unit sizes from 1 to 3 bedrooms: 122 one-bedroom units, 186 two-bedroom units, and 52 three-bedroom units, for a total of 650 bedrooms. The development consists of six (6) four-story residential buildings and two (2) three-story residential buildings, with one of each three-story building located along the north and south edges of the property to provide a sensitive transition to adjacent areas. Twelve (12) detached garage buildings, each containing six (6) single-car garages (72 garage stalls in total), are located along the east and west boundaries of the property and will be available to lease as a supplemental amenity to residents.

The proposed user groups include new residents of Westlake who are under contract for a home in one of Westlake's neighborhoods and need a comfortable rental setting while their home is under construction; persons employed at Westlake's expanding nonresidential and commercial uses; and, importantly, residents associated with the regional winter equestrian community. Given the shortage of quality multi-family residential in the western community and the proximity of the project to the Wellington equestrian district, it is anticipated that a meaningful share of the project's residents will be associated with the Wellington Winter Equestrian Festival, the Adequan Global Dressage Festival, and related winter equestrian competitions.

A neighborhood clubhouse is proposed with access to a large pool and pool-deck area. A two-court pickleball area is located on the south boundary of the property adjacent to an open green-space recreation area. A dog park and playground are located on the north side of the property. Two large open green-space areas with pavilions are located centrally on the north side and south side of the property, providing additional open green space, with a further open green space provided on the north boundary, providing ample recreation space for the use of tenants. Recreation acreage is detailed in the Recreation Data table on Sheet SP1 of 9 and is summarized in the Waiver Request.

Parcel L will maintain densely planted landscape buffers, in excess of minimum code requirements, along all project boundaries.

All buffers are consistent with the existing Development Order and exceed the minimum requirements of the City's Comprehensive Plan, consistent with the requirements of FLU Policy 1.6.4.

Site Design and Pedestrian Connectivity

The project's primary entrance is thoughtfully aligned with the western entrance of the Westlake Adventure Park along Kingfisher Boulevard, establishing a strong visual and functional connection to one of the community's recreational assets. This alignment creates a deliberate axial relationship terminating at the centrally located community clubhouse and recreation facility, which serves as a prominent focal point and visual anchor for residents upon arrival. The clubhouse is strategically positioned to ensure convenient and equitable access, with all residential units located within a comfortable walking distance, thereby reinforcing walkability and promoting daily social interaction, including routine pedestrian trips to a centralized mail pickup and delivery location within the clubhouse.

A comprehensive internal pedestrian circulation system is integrated throughout the site, providing both functional connectivity and opportunities for passive recreation. Seven- and ten-foot-wide multi-modal sidewalks are provided at the project entrance, establishing a strong connection to adjacent City roadways and the Westlake pathway network. Seven-foot-wide internal sidewalks connect each residential building to the community clubhouse, recreation areas, and open spaces, promoting walkability and convenient access throughout the site. Clearly defined crosswalks are incorporated within parking areas to provide safe and direct pedestrian movement between buildings and amenities.

Future pedestrian connections are provided along the western boundary of the site, where four (4) potential connection locations are identified to allow integration with the future Town Center East mixed-use development as that parcel develops. The Applicant will construct on-site sidewalks up to the western boundary; pedestrian gates at the western boundary will be installed only at such time as a connection is warranted and the Town Center East development plan is determined. Off-site continuations west of the Parcel L-3 boundary are the responsibility of the future Town Center East developer, in coordination with the Master Developer (Minto PBLH, LLC) and the City.

Architecture

The development is designed within a neo-traditional architectural framework that incorporates elements of Mediterranean Revival style, combining classical influences with modern apartment functionality. The composition maintains overall symmetry; entrances are emphasized with projecting volumes and arched openings, creating a clear sense of hierarchy. Buildings feature hipped roofs with multiple ridgelines (a characteristic element of Mediterranean architecture) paired with light stucco exteriors in neutral tones. Repeated vertical bays of windows and stacked balconies establish a consistent rhythm across the façade, while arched openings — particularly at standout building elements — reinforce the Mediterranean influence. Decorative gables with subtle color accents add visual interest and break up the massing, while the overall design balances traditional stylistic cues with the practical needs of contemporary multi-family housing.

Drainage

All drainage and water management systems within Minto Westlake will be owned and operated by SID. On-site runoff will be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water-quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System, which discharges to the SID canal system. The Site Plan, Water Management plan, and Plat have been closely coordinated with SID.

Community Identity Monument and Access

The Applicant is proposing a residential parcel entry monument sign at the one main entrance off Kingfisher Boulevard. This monument will be placed in the median similar to the positioning of the Westlake Adventure Park sign. The sign is double-sided and will be consistent with those used at the secondary community entrances. Two (2) Exit-Only / emergency-access driveways are provided at the southwest and northwest corners of the site, fronting Town Center Parkway South and Town Center Parkway North respectively. These secondary access points are configured for emergency-services and resident-egress use only; the northwest access also provides service access for waste-management vehicles servicing the on-site trash compactor. Both secondary access points are equipped with Click2Enter and Knox-key switch hardware compatible with Palm Beach County Fire Rescue equipment. Directional informational signage will be provided consistent with the requirements of the Westlake Sign Code.

Compatibility, Land Use, and Public Benefit

The introduction of multi-family residential uses at this location represents a deliberate and appropriate evolution of Westlake's housing typologies, which to date have been predominantly limited to single-family detached homes and attached townhouse products. Diversification of housing options is essential to meeting the needs of a broader demographic — including young professionals, service employees, downsizing residents, and the seasonal equestrian workforce — while supporting the City's long-term vision for a balanced and inclusive community.

The site is ideally situated adjacent to the future Town Center East mixed-use district rather than in direct proximity to established single-family neighborhoods, thereby minimizing potential compatibility concerns. This positioning allows the proposed density to serve as a transitional and supportive land use, providing a critical residential base within walking distance of future employment centers, retail establishments, and community services. The proximity of multi-family housing to the Town Center is a key planning principle, as it helps generate consistent activity, sustain local businesses, and foster a vibrant, walkable environment. In this regard, the proposed development not only complements the planned mixed-use framework but is instrumental in helping realize its long-term economic viability and success.

Wellington Seasonal Equestrian Demand Context

The Avery at Westlake is uniquely positioned to serve the seasonal workforce and resident base associated with the Wellington Winter Equestrian Festival (WEF), the Adequan Global Dressage Festival (AGDF), and related winter equestrian competitions held principally between November and April. WEF runs approximately thirteen (13) weeks each season; the 2026 WEF season ran from December 31, 2025 through March 29, 2026, drawing more than 7,000 horses and 6,000 riders representing approximately 42 nations, with cumulative seasonal attendance in excess of 31,000 participants. AGDF draws competitors from all 50 states and 34+ additional countries. The seasonal participant base is therefore heavily international and out-of-state, in marked contrast to a conventional year-round commuter household.

Grooms, trainers, riders, owners, and support staff associated with the Wellington equestrian season exhibit parking demand patterns measurably different from typical year-round multi-family residents. A meaningful share are foreign nationals on temporary work visas (P-1, O-1, and H-2B), who arrive in the United States without personal vehicles and rely on rental cars, ride-share, or barn-provided shared transportation. Operations are centralized at the WEF and AGDF showgrounds and surrounding training barns; many grooms live in on-site grooms' quarters or are shuttled to and from the showgrounds in stable trucks and shared vans. Owners and amateur riders frequently fly into Palm Beach International Airport for individual show weeks, further suppressing per-unit vehicle ownership compared to a conventional commuter household. Seasonal-rental operators in the Wellington market commonly bundle grooms' housing with shared transportation as part of the operating model.

The Applicant has intentionally provided a higher proportion of three-bedroom units (52 units, or approximately 14% of the unit mix) precisely to accommodate this seasonal-occupancy demographic, which routinely shares housing through seasonal or annual leases. As discussed in the accompanying Waiver Request, observed parking demand for this demographic is meaningfully below the 1.5–1.75 vehicles-per-unit demand typical of conventional multi-family developments — supporting the requested parking waiver as a measured, demand-based design decision rather than as a deviation from the underlying objective of the parking regulations.

Compliance with Town Center District Standards

The proposed development complies with the Town Center district standards applicable to multi-family residential uses, as set forth in Table 3-13 (Town Center Residential Standards):

- Minimum Front Setback (5 ft): All proposed buildings significantly exceed.
- Minimum Side Road Setback (20 ft): All proposed buildings significantly exceed.
- Minimum Side Yard Setback (10 ft): All proposed buildings significantly exceed.
- Minimum Rear Yard Setback (20 ft): All proposed buildings significantly exceed.
- Maximum Building Height (100 ft): Proposed maximum building height is 49.5 ft, well below the maximum.

- Maximum Lot Coverage (50%): Proposed building lot coverage is 19.1%, well below the maximum.
- Minimum Pervious Percentage of Parcel (25%): Proposed pervious percentage is 42.5%, well in excess of the minimum.

A detailed Building Setback Table on Sheet SP1 of 9 reports the actual setback distance from each building to the relevant property line in each of four orientations, demonstrating that every structure substantially exceeds the applicable minimums.

Requested Waivers

The Applicant is requesting three (3) ~~four (4)~~ waivers in connection with this Master Site Plan, all submitted to the current City Manager pursuant to the waiver provisions of Sec. 101-197(c) of the City of Westlake Land Development Regulations (Chapter 101, Article III, Division 1). The requested waivers are summarized below and are addressed in detail in the accompanying Waiver Request.

Waiver No. 1 — Parking (Proposed Site Plan)

A waiver from the off-street parking requirements set forth in Table 111-192 of the Land Development Regulations to allow the proposed Site Plan to provide 664 parking spaces in lieu of the 708 spaces required by Code. The deficiency is forty-four (-44) spaces, or approximately 6.21% of the Code-required total. The Applicant submits, in support of this waiver, that empirical demand data — including ULI Shared Parking, ITE Parking Generation, and observed demand at comparable suburban garden-style multi-family developments — supports a per-unit demand below the Code's bedroom-based formula, particularly given the seasonal equestrian demographic the development is designed to serve. The Code's own Note 1 of the parking-by-use table expressly recognizes that "Garages may be used to meet per unit residential parking requirements," further supporting the adequacy of the proposed 664-space supply, which includes 72 detached garage stalls available for resident lease.

Waiver No. 2 — Parking (Contingency Parking Plan)

A separate, contingent waiver from the off-street parking requirements set forth in Table 111-192, applicable in the event that the Contingency Parking Plan is implemented in whole or in part. Under the Contingency Parking Plan, additional surface parking is constructed within identified portions of the recreation/amenity areas, raising the total provided supply to 703 parking spaces and reducing the residual deficiency to five (-5) spaces. The Contingency Parking Plan is included as part of this submittal so that, in the unlikely event observed parking demand exceeds the constructed 664-space supply, the Applicant is able to construct additional spaces administratively without requiring a new waiver process for the bulk of the original deficiency.

Waiver No. 3 — Bicycle Parking

A waiver from the bicycle parking requirements set forth in Sec. 111-227 of the Land Development Regulations to allow the proposed Site Plan to provide ninety-eight (98) constructed bicycle parking spaces in lieu of the 180 spaces required by Code (1 space per 2 dwelling units × 360 units). The deficiency

is eighty-two (-82) spaces. The Applicant has additionally identified eighty-two (82) reserve bicycle parking locations on the plan.

The Applicant submits, in support of this waiver, that empirical bicycle-demand data for suburban garden-style multi-family developments in auto-oriented South Florida (ULI / ITE) supports a constructed ratio of approximately 0.27 spaces per unit (98 / 360) — at the upper end of the empirically observed demand range — and that the proposed mix of 70 distributed surface racks plus 28 secured/enclosed e-bike-capable spaces in the maintenance building exceeds typical baseline standards for bicycle storage in this product type.

~~**Waiver No. 4 — Maximum Assigned Parking (Sec. 111-192(h))**~~

~~A contingent waiver from the maximum-assigned-parking provision of Sec. 111-192(h), to allow the seventy-two (72) detached garage parking spaces proposed for resident lease to be treated as assigned parking, in the event the City elects to characterize the detached garage program as "assigned" parking under that subsection. Sec. 111-192(h) caps assigned parking at five percent (5%) of the number of spaces required for the affected use, which for this development is thirty-five (35) spaces (5% × 708). The proposed 72 detached garage stalls exceed that cap by thirty-seven (+37) spaces (5.2% over the cap). The Applicant submits, as detailed in the Waiver Request, that detached garages of the type proposed are an industry-standard amenity in suburban multi-family developments and are routinely included in required-parking calculations elsewhere in Palm Beach County and across Florida. The Code's own Note 1 to the parking-by-use table further confirms that garages may be used to meet per-unit residential parking requirements. The Applicant's lease structure ensures that garage stalls are leased only as a supplemental amenity to active residential lessees and that garage utilization is contractually tied to vehicle storage rather than general storage, providing the practical safeguards Sec. 111-192(h) is intended to deliver.~~

Conclusion

The Applicant respectfully requests approval of the Parcel L Master Site Plan for The Avery at Westlake, together with the three (3) ~~four (4)~~ requested waivers detailed above and in the accompanying Waiver Request. The Applicant will continue to collaborate closely with City Staff to bring this application to completion as efficiently as possible. The Applicant and the entire development team are available to answer any questions Staff might have and to provide any necessary supplemental information. Thank you for your consideration of this request.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

March 13, 2026
Job No. 25-061

DRAINAGE STATEMENT

Westlake Parcel L Multifamily
City of Westlake, Florida

SITE DATA

The property is located on the west side of Kingfisher Boulevard between Town Center Parkway North and Town Center Parkway South and contains approximately 18.0 acres. The parcel was previously filled with The Pines development. Proposed site development on the parcel consists of construction of 8 apartment buildings containing 360 units, 12 detached garage buildings, recreation areas and associated parking. For additional information regarding site location and layout, please refer to the site plan prepared by Cotleur & Hearing.

The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System via existing drainage stub-out located at the northeast corner of the site for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which ultimately discharges to the S.I.D. canal system. The master development has been permitted under South Florida Water Management District Environmental Resource Permit Modification No. 50-00021-S, Application No. 141120-2. Land use is consistent with the master permit for residential areas.

Drainage design is to address the following:

1. Project shall be designed in compliance with Master Conceptual South Florida Water Management District Permit.

PROPOSED DRAINAGE (CONTINUED)

2. Building floor elevations to be set 12" above the level produced by the 100 year – 3 day (zero discharge) rainfall event for the master development. The 100 year – 3 day storm stage per Master Conceptual Permit equals 19.8 NAVD. Minimum Finished Floor Elevation to be set at Elevation 20.8 NAVD and shall be 18" minimum above adjacent road crown.

3. Allowable discharge to be in accordance with South Florida Water Management District and Seminole Improvement District criteria.

Required Permits/Approvals:

1. City of Westlake – Engineering Review

2. Seminole Improvement District – Drainage Permit

3. South Florida Water Management District – Major Permit Modification

Gregory F. Bolen, Professional Engineer, State of Florida, License No. 56729 This item has been digitally signed and sealed by Gregory F. Bolen, P.E., on 3/13/2026. Signature must be verified on any electronic copies.	Digitally signed by Gregory F Bolen DN: CN=Gregory F Bolen, dnQualifier=A01410D0000019B08A98A89006148AA, O=Unaffiliated, C=US Date: 2026.03.13 13:01:53-04'00'

pb: x:/docs/trafficdrainage/ds.25061

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 20, 2026
Revised: April 20, 2026
Revised: May 12, 2026
Revised: June 23, 2026
Revised: July 7, 2026

Howard Brown, City Manager

City of Westlake

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Re: Parcel L Multi-family Residential — Waiver Request Package

Petition No. MP-2026-01 — The Avery at Westlake

CH Project No. 130518.113.05

Dear Mr. Brown:

On behalf of the Applicant, Eastwind Development, and the property owner, Minto PBLH, LLC, please find enclosed the Applicant's Waiver Request package in connection with Petition MP-2026-01 (Parcel L Multi-family Residential — The Avery at Westlake). The Applicant respectfully requests approval of three (3) waivers from the City of Westlake Land Development Regulations, each as detailed in the individual waiver narratives that follow.

The City of Westlake's Land Development Regulations authorize the Acting City Manager to approve waivers from the Land Development Regulations pursuant to Sec. 101-197(c) (Chapter 101, Article III, Division 1) where: (a) the proposed waiver is consistent with the Comprehensive Plan; (b) the Applicant provides alternative standards to the specific land development sections subject to the waiver that meet the intent of the waived regulations; and (c) the proposed waiver will not negatively impact the health, safety, and welfare of the residents of the City. The Code further provides that waivers may not be permitted to deviate from the allowable density, intensity, permitted uses, setbacks, or building height within a zoning district. None of the three waivers requested herein deviates from any of those non-waivable categories.

A summary Waiver Table is included on page 7 of 8 of this package and on the revised Site Plan; detailed findings supporting each individual waiver are provided in Sections 1 through 3 below. Each waiver is justified independently against each of the three Sec. 101-197(c) criteria.

Thank you for your consideration of these requests.

Very truly yours,

Cotleur & Hearing Landscape Architecture, LLC

Donaldson E. Hearing, ASLA, LEED® AP

Principal

Section 1. Waiver Request No. 1 — Parking (Proposed Site Plan)

Waiver Summary

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling.
Code-Required (Spaces)	708 (= 25 Clubhouse @ 1 per 360 SF + 682.5 Multi-Family @ 1 per BR + 5% Guest, rounded)
Provided (Spaces)	664 (= 592 standard + 72 detached garage stalls)
Deviation	−44 spaces (approximately 6.21% of Code-required total)
Waiver Authority	Sec. 101-197(c) (Chapter 101, Article III, Division 1)

Background

The Applicant proposes a 360-unit multi-family residential community with 122 one-bedroom, 186 two-bedroom, and 52 three-bedroom apartments (650 total bedrooms). Under a literal application of Table 111-192, which requires one space per bedroom plus a five percent (5%) guest factor for multi-family dwellings, the project would be required to provide 682.5 multi-family parking spaces plus 25 clubhouse spaces (Clubhouse area 8,969 SF at 1 per 360 SF, rounded up), for a total of 708 Code-required spaces. The proposed Site Plan provides 664 spaces (592 standard plus 72 detached garage stalls), resulting in a deficiency of forty-four (-44) spaces.

Findings under Sec. 101-197(c)

(a) Consistency with the Comprehensive Plan.

The requested parking reduction is consistent with the City's Comprehensive Plan objectives promoting efficient land use, internal walkability, multi-modal mobility, and the avoidance of unnecessary impervious surface. The Comprehensive Plan supports a vibrant, walkable Town Center district with a mix of housing typologies and densities, including multi-family residential. Excess parking constructed at Code-formula levels would create unnecessary pavement, increase stormwater runoff, and consume land area that is more appropriately devoted to buildings, internal pedestrian connectivity, open space, buffering, and recreation amenities. The Comprehensive Plan does not require, and is not advanced by, the construction of more parking than will be utilized.

The requested waiver is modest in nature and does not alter the permitted use, density, intensity, setbacks, or building height of the project; rather, it addresses a limited overstatement in required parking generated by the strict application of a generalized Code formula to a specific multi-family residential development with a unique market profile. The waiver therefore advances the Comprehensive Plan's planning objectives while remaining wholly compatible with the Town Center development pattern.

(b) Alternative standards meet the intent of the waived regulation.

The intent of the off-street parking regulations in Table 111-192 is to ensure that adequate parking is provided to serve the demand generated by a development without creating adverse impacts on surrounding properties or public rights-of-way. The Applicant submits that the proposed 664-space supply fully satisfies this intent on the basis of the following alternative-standards demonstration:

(i) Empirical multi-family parking demand. The Urban Land Institute (ULI), through its Shared Parking methodology, identifies typical suburban multi-family parking demand in the range of approximately 1.50 to 1.75 spaces per dwelling unit, with garden-apartment product generally falling within the upper portion of that range. The Institute of Transportation Engineers (ITE), through its Parking Generation Manual, reports observed parking demand for low-rise and garden-apartment communities ranging from approximately 1.44 to 1.71 spaces per unit. The proposed parking supply of 664 spaces (1.84 spaces per unit) is at or above these national benchmarks, evidencing a more-than-adequate supply against actual demand.

(ii) Bedroom-based formula overstates demand. Multi-family parking demand is not directly proportional to bedroom count. Third bedrooms in particular are frequently used as home offices, nurseries, guest rooms, or for young children, none of which generate additional vehicle ownership. The City's strict bedroom-based formula therefore overstates actual parking need for this development, particularly given the proposed unit mix.

(iii) Wellington seasonal-equestrian demand profile. The development is intentionally designed to serve a meaningful share of the Wellington seasonal-equestrian workforce and resident population. Wellington's Winter Equestrian Festival and Adequan Global Dressage Festival together draw, on a thirteen-week cycle, more than 7,000 horses, 6,000 riders from approximately 42 nations, and 31,000+ cumulative participants. A substantial share of this population are foreign nationals on temporary work visas (P-1, O-1, H-2B) who arrive without personal vehicles and rely on rental cars, ride-share, or barn-provided shared transportation, with operations centralized at the WEF/AGDF showgrounds. Owners and amateur riders frequently fly in for individual show weeks. Observed peak-season parking demand for this demographic is on the order of 1.0–1.2 vehicles per occupied unit, materially below the 1.5–1.75 vehicles-per-unit demand typical of conventional multi-family developments. Combined with the bedroom-based formula's overstatement, this demographic profile fully justifies the modest reduction requested.

(iv) Note 1 to the Code's parking-by-use table — Garages count toward residential parking. Note 1 of the parking-by-use table within Sec. 111-192 expressly provides that "Garages may be used to meet per unit residential parking requirements." The 72 detached garage stalls included in the proposed 664-space supply are therefore properly counted toward the Code-required parking, consistent with the City's own regulatory framework.

(v) Note 2 — Guest parking flexibility. Note 2 expressly provides that the guest parking requirement may be met via daytime on-street guest parking, mail-kiosk parking, clubhouse parking, or other parking elsewhere on the site. The proposed parking distribution leverages exactly these alternative arrangements to meet practical guest demand.

(vi) Stabilized occupancy buffer. Stabilized occupancy at high-quality, market-rate multi-family communities in suburban Palm Beach County is approximately 95%, with industry data placing the West Palm Beach metro at 95.5% as of mid-2025. There is therefore a structural 5% buffer in actual demand at any given time, which directly translates into a parallel buffer in parking demand below the per-unit count.

(vii) Code-encouraged multi-modal mobility. The Code itself promotes alternatives to vehicular parking through the bicycle parking requirement of Sec. 111-227, the multi-modal pathway connections required throughout Westlake, and the Town Center walkable-environment objectives. The proposed development advances each of these alternatives through 98 constructed bicycle parking spaces (with 82 additional reserve), an internal sidewalk network, and a tightly integrated relationship with the future Town Center East mixed-use district.

(viii) Contingency Parking Plan. As an additional alternative-standard safeguard, the Applicant has prepared a Contingency Parking Plan that allows the future construction of additional surface parking within identified portions of the recreation/amenity areas, raising the total provided supply to 703 parking spaces and reducing

the residual deficiency to five (-5) spaces. The Contingency Parking Plan provides practical reserve capacity to be implemented administratively if observed demand ever exceeds the constructed supply.

(c) No adverse impact on health, safety, and welfare.

The requested reduction will not create adverse parking conditions, unsafe circulation, spillover parking, or congestion on adjacent streets. The project will continue to provide a substantial parking supply that remains more than adequate to accommodate residents, guests, clubhouse activity, deliveries, and service providers. The proposed 664-space supply yields 1.84 spaces per unit, which is at or above the upper-bound national benchmark for suburban garden-apartment parking demand.

The project design promotes internal walkability, efficient parking distribution, and multi-modal mobility, all of which support safe and functional site operations. The Contingency Parking Plan provides a reasonable reserve option in the unlikely event that future parking demand exceeds projections. The waiver therefore poses no adverse impact on the health, safety, and welfare of City residents.

Limitation Compliance.

The requested waiver does not deviate from the allowable density, intensity, permitted uses, setbacks, or building height applicable to the property. The request is limited solely to a modest reduction in required off-street parking spaces and does not affect any other zoning or development standard.

Section 2. Waiver Request No. 2 — Parking (Contingency Parking Plan)

Waiver Summary

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling (applicable to the Contingency Parking Plan scenario only).
Code-Required (Spaces)	708
Provided (Spaces) — Contingency	703 (= 631 standard + 72 detached garage stalls)
Deviation — Contingency	−5 spaces (approximately 0.71% of Code-required total)
Waiver Authority	Sec. 101-197(c)

Background

Under the Contingency Parking Plan, additional surface parking is constructed within identified portions of the recreation/amenity areas (the existing Pickleball Area is removed, and the South Courtyard and North Courtyard recreation tracts are partially reduced) to raise the total provided parking supply to 703 spaces against the same 708-space Code-required total. The residual deficiency of five (-5) spaces is the relief sought through this contingent waiver.

This waiver is requested in the alternative — i.e., it becomes operative only if and to the extent the Contingency Parking Plan is implemented. It is included with this submittal so that, in the event observed parking demand ever exceeds the constructed 664-space supply, the Applicant may proceed administratively with the Contingency Parking Plan without requiring a new waiver process for the bulk of the original deficiency.

Findings under Sec. 101-197(c)

(a) Consistency with the Comprehensive Plan.

The requested contingent reduction is consistent with the Comprehensive Plan for the same reasons set forth in Section 1 above. The Contingency Parking Plan also serves a Comprehensive-Plan objective of providing flexibility

in development standards where actual operating conditions warrant adjustment, while preserving overall recreation and open-space compliance: under the contingency configuration the development continues to provide 2.16 ac of recreation area against the 1.944-ac Comprehensive Plan Neighborhood Park requirement, exceeding the requirement by 0.216 ac.

(b) Alternative standards meet the intent of the waived regulation.

The alternative-standards demonstration set forth in Section 1(b) above applies equally to the contingency scenario, with the additional consideration that the residual deficiency is reduced from forty-four (-44) spaces to five (-5) spaces — only 0.71% of the Code-required total. Under any reasonable view of empirical demand, a 0.71% deficiency cannot be considered substantively meaningful, and the proposed 703-space supply (1.95 spaces per unit) substantially exceeds the upper-bound national benchmark for suburban garden-apartment parking demand.

The Contingency Parking Plan was specifically structured to preserve continued compliance with all Comprehensive Plan and Land Development Regulation recreation, open-space, and pervious-area minimums. The recalculated recreation acreage under the contingency configuration is detailed in the response to Comment 10 and on the revised Contingency Parking Plan.

(c) No adverse impact on health, safety, and welfare.

The contingency configuration would only be implemented in the unlikely event that observed parking demand exceeds the constructed 664-space supply. By definition, implementation of the contingency under those circumstances is the response to, not the cause of, any potential parking impact, and the contingency therefore could not impair public health, safety, or welfare. To the contrary, the Contingency Parking Plan exists precisely to protect public welfare in the unlikely scenario that primary supply proves insufficient.

Limitation Compliance.

The requested contingent waiver does not deviate from the allowable density, intensity, permitted uses, setbacks, or building height applicable to the property.

Section 3. Waiver Request No. 3 — Bicycle Parking

Waiver Summary

Code Section Waived	Sec. 111-227 — Bicycle Parking Standards (Multi-Family Residential at 1 space per 2 dwelling units)
Code-Required (Spaces)	180 (= 360 dwelling units ÷ 2)
Provided (Spaces — Constructed)	98 (= 70 distributed surface racks + 28 secured/enclosed in maintenance building)
Reserve (Spaces — Identified on Plan)	82
Deviation	−82 spaces (approximately 45.6% reduction from Code-required total)
Waiver Authority	Sec. 101-197(c)

Background

Sec. 111-227 of the Land Development Regulations requires multi-family residential developments to provide bicycle parking at a ratio of one (1) space per two (2) dwelling units. For the proposed 360-unit development, this yields a Code-required bicycle parking count of one hundred eighty (180) spaces. Constructing 180 bicycle parking

spaces at initial certificate of occupancy in a suburban garden-style multi-family development in auto-oriented South Florida — where empirical bicycle demand is materially lower — would create unnecessary site clutter and impose infrastructure costs on facilities that empirical data indicate would be largely underutilized.

Accordingly, the Applicant proposes a measured, demand-based bicycle-parking strategy: 98 constructed bicycle parking spaces (70 distributed surface racks plus 28 secured/enclosed e-bike-capable spaces in the maintenance building) at certificate of occupancy, supplemented by 82 reserve bicycle parking locations clearly identified on the Site Plan that may be constructed in the future if and when observed demand warrants.

Findings under Sec. 101-197(c)

(a) Consistency with the Comprehensive Plan.

The requested waiver is consistent with the Comprehensive Plan's multi-modal mobility objectives. The proposed bicycle parking program advances the Comprehensive Plan by providing high-quality, secure, weather-protected bicycle storage — including 28 enclosed e-bike-capable spaces — that meaningfully encourages bicycle utilization, while right-sizing the constructed quantity to actual observed demand. The Comprehensive Plan's bicycle/multimodal objectives are achieved through quality, security, and accessibility of bicycle storage, not through raw rack count alone.

(b) Alternative standards meet the intent of the waived regulation.

The intent of Sec. 111-227 is to ensure that adequate bicycle parking is provided to serve the bicycle-using portion of a development's resident population, and to encourage multimodal access. The proposed alternative standard satisfies that intent on the following bases:

(i) Empirical demand. ULI Shared Parking methodology and ITE Parking Generation guidance demonstrate that bicycle-parking demand at suburban garden-style multi-family developments — particularly in auto-oriented South Florida — typically falls between 0.20 and 0.30 spaces per dwelling unit. Provision of 98 constructed spaces equates to approximately 0.27 spaces per unit, which sits at the upper end of the empirically observed demand range.

(ii) Quality over quantity. The proposed bicycle program exceeds typical baseline standards by providing 28 secured/enclosed spaces in the maintenance building specifically designed to accommodate weather-protected long-term storage and e-bike charging. Resident-survey research consistently identifies secured indoor storage as a far stronger driver of actual bicycle utilization than raw outdoor rack count.

(iii) Compliance with anchoring and identification requirements. All proposed bicycle parking facilities will be anchored so as to deter easy removal and will be clearly identified as available for bicycle parking, consistent with the design standards of Sec. 111-226.

(iv) Reserve protection — flexibility for the City. The Site Plan reserves 82 bicycle parking spaces in identified locations. The Applicant agrees that, if observed utilization meaningfully exceeds expected demand, the City may require installation of additional spaces from the reserve. This preserves the City's long-term ability to require full Code compliance without imposing the construction at initial certificate of occupancy of facilities that empirical data indicate will be underutilized.

(c) No adverse impact on health, safety, and welfare.

The waiver poses no adverse impact on health, safety, or welfare. The proposed 98-space supply is more than adequate to meet observed bicycle demand for this product type, and the 82-space reserve fully protects the City's interest in additional capacity if required. Securely anchored, weather-protected, and well-identified storage advances rider safety and bicycle-theft protection, and the e-bike-capable enclosed storage further advances safety by providing a controlled charging environment.

Limitation Compliance.

The requested waiver does not deviate from the allowable density, intensity, permitted uses, setbacks, or building height applicable to the property.

Section 4. Waiver Request Summary Table

#	Waiver Sought	Code Section	Required	Proposed	Deviation
1	Parking — Proposed Site Plan	Table 111-192 (Sec. 111-192)	708	664	−44
2	Parking — Contingency Parking Plan	Table 111-192 (Sec. 111-192)	708	703	−5
3	Bicycle Parking	Sec. 111-227	180	98 + 82 reserve	−82

All three (3) waivers are submitted to the Acting City Manager pursuant to Sec. 101-197(c) (Chapter 101, Article III, Division 1) of the City of Westlake Land Development Regulations. None of the waivers seeks to deviate from the allowable density, intensity, permitted uses, setbacks, or building height of the property. The Applicant respectfully requests approval of each waiver based on the findings set forth in Sections 1 through 3 above.

Exhibit A — National Multi-Family Parking Standards (Reference)

Nationally recognized planning and engineering resources consistently demonstrate that multi-family residential parking demand in suburban environments is materially lower than the requirements established by the City of Westlake's Land Development Regulations. The City's requirement of one parking space per bedroom plus an additional five percent guest parking results in an effective parking ratio that exceeds both observed demand and accepted industry standards.

Urban Land Institute (ULI), through its Shared Parking methodology, identifies typical suburban multi-family parking demand in the range of approximately 1.50 to 1.75 spaces per dwelling unit, with garden-apartment product types generally falling within the upper portion of that range. These values are based on national datasets and reflect stabilized suburban conditions comparable to the proposed development.

Institute of Transportation Engineers (ITE), through its Parking Generation Manual, reports observed parking demand for low-rise and garden-apartment communities ranging from approximately 1.44 to 1.71 spaces per unit. These values reflect observed parking demand and are widely used in support of multi-family parking-waiver requests across Florida.

National Multifamily Housing Council (NMHC) and related industry data further support stabilized suburban apartment parking demand within a range of approximately 1.60 to 1.80 spaces per unit, depending on unit mix and local market conditions. The proposed parking supply for The Avery at Westlake of 664 spaces (1.84 spaces per unit) is therefore at or above accepted national standards and observed real-world utilization.

Wellington seasonal-equestrian context. Wellington's Winter Equestrian Festival (WEF) and Adequan Global Dressage Festival (AGDF) collectively draw, on a thirteen-week cycle, more than 7,000 horses, 6,000 riders from approximately 42 nations, and 31,000+ cumulative seasonal participants. A meaningful share of this population are foreign nationals on temporary work visas (P-1, O-1, H-2B) who arrive without personal vehicles and rely on rental cars, ride-share, or barn-provided shared transportation, with operations centralized at the WEF/AGDF showgrounds. Owners and amateur riders frequently fly in for individual show weeks. Observed peak-season parking demand for this demographic is on the order of 1.0–1.2 vehicles per occupied unit, materially below the conventional multi-family demand band.

Stabilized occupancy buffer. CoStar/CRE Daily reports West Palm Beach metro multi-family stabilized occupancy at approximately 95.5% as of mid-2025, with the broader industry convention treating 85%+ as "stabilized." There is therefore a structural 5% turnover-based buffer in practical demand, which translates directly into a parallel buffer in parking demand.

This is not a certified

20170264389

TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

46

STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 9:56 A.M.
THIS 25 DAY OF July 2017 AND DULY RECORDED IN PLAT BOOK NO. 126 ON PAGE 46-50

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____ D.C.

KEY MAP

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TOWN CENTER EAST BEING A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°37'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.53 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1136, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°56'57"W., ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1934.43 FEET TO THE SOUTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE N.15°47'43"E. ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 41.29 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 1.00 FEET; THENCE N.46°50'26"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF STANDING OAK PARKWAY, A DISTANCE OF 56.44 FEET; THENCE S.88°11'02"E., A DISTANCE OF 135.99 FEET; THENCE S.90°00'00"E., A DISTANCE OF 216.45 FEET; THENCE S.80°12'54"E., A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"E., A DISTANCE OF 271.34 FEET; THENCE S.80°00'47"E., A DISTANCE OF 2.56 FEET; THENCE S.37°33'20"E., A DISTANCE OF 39.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.88°57'05"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-RADIAL INTERSECTION; THENCE S.86°40'21"E., A DISTANCE OF 86.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N.86°17'48"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°49'17", A DISTANCE OF 184.79 FEET TO A NON-TANGENT INTERSECTION; THENCE N.27°54'26"E., A DISTANCE OF 264.17 FEET; THENCE N.76°32'45"E., A DISTANCE OF 132.81 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1.00 FEET; THENCE N.83°30'18"E., A DISTANCE OF 172.26 FEET; THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 600.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; THENCE S.17°19'05"E., A DISTANCE OF 55.23 FEET; THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 113.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO THE POINT OF TANGENCY; THENCE S.00°00'01"E., A DISTANCE OF 105.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 113.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 177.51 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 119.15 FEET; THENCE S.20°27'17"W., A DISTANCE OF 16.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF N.22°42'32"W AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'32", A DISTANCE OF 378.00 FEET TO THE POINT OF TANGENCY; THENCE S.90°00'00"W., A DISTANCE OF 590.49 FEET; THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; THENCE N.00°00'00"W., A DISTANCE OF 25.00 FEET; THENCE N.90°00'00"W., A DISTANCE OF 74.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 25.00 FEET; THENCE S.45°00'00"W., A DISTANCE OF 35.36 FEET; THENCE N.90°00'00"W., A DISTANCE OF 363.82 FEET; THENCE N.77°35'27"W., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"W., A DISTANCE OF 266.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2842.00 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°37'37", A DISTANCE OF 179.85 FEET TO A NON-RADIAL INTERSECTION; THENCE N.86°17'08"W. ALONG SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3.70 FEET; THENCE N.43°02'39"W. ALONG THE NORTHEAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.81 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 1208.94 FEET; TO THE **POINT OF BEGINNING.**

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

CONTAINING: 2,915,873 SQUARE FEET OR 66.939 ACRES MORE OR LESS.

DEDICATION:

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND PRIVILEGES ARE RESERVED BY THE OWNER OF THE LAND THAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS, AS MAY BE PLACED OF RECORD BY THE OWNER. PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WESTLAKE FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

35 FOOT SIDEWALK EASEMENT

THE 35 FOOT SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

LAKE EASEMENTS

THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER AND SEWER EASEMENTS

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER AND SEWER PURPOSES. THE MAINTENANCE OF ALL WATER AND SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE WATER AND SEWER SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE WATER AND SEWER OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL WATER AND SEWER, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID WATER AND SEWER SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 25th DAY OF June, 2017.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: James Stein
WITNESS: _____
PRINT NAME: Tara W. Day

BY: _____
JOHN F. CARTER, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 2017.

MY COMMISSION EXPIRES: 6-30-2020

NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Lynn La Brutto
COMMISSION NO. FF 969599

(SEAL)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 25th DAY OF June, 2017.

SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

WITNESS: _____
PRINT NAME: Sara E. Castro
WITNESS: _____
PRINT NAME: PAM E. BOOKER

BY: _____
SCOTT MASSEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF July, 2017.

MY COMMISSION EXPIRES: 6-30-2020

NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Lynn La Brutto
COMMISSION NO. FF 969599

(SEAL)

MINTO PBLH, LLC

SEMINOLE IMPROVEMENT DISTRICT

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1000 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 17th DAY OF July, 2017.

WELLS FARGO BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

WITNESS: Linda Best
PRINT NAME: Linda Best
WITNESS: _____
PRINT NAME: Corri A. Jones

BY: _____
VICE PRESIDENT
PRINT NAME: Beverly J. Matter

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED Beverly J. Matter (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AND ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, 2017.

MY COMMISSION EXPIRES: 2/25/19

NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Corri A. Jones
COMMISSION NO. FF 193885

(SEAL)

CITY OF WESTLAKE'S APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS 12 DAY OF June, 2017. IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

CITY MANAGER - KEN CASSEL

CITY MAYOR - ROGER MANNING

CITY OF WESTLAKE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 07/06/2017

HARRY ENGEL, PRESIDENT
FOUNDERS TITLE

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ "A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'57"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / '07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / '90).
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONEIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
8. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
   DATUM = NAD83 2007 ADJUSTMENT
   ZONE = FLORIDA EAST
   LINEAR UNITS = US SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE
   PROJECTION = TRANSVERSE MERCATOR
   ALL DISTANCES ARE GROUND
   SCALE FACTOR: 1.0000
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
   PLAT BEARING = GRID BEARING
   NO ROTATION
   ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: 06/21/2017

GARY A. RAGER, PSM
LICENSE NO. 4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.,
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

SURVEYOR'S SEAL

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 844-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 1 of 5 Sheets

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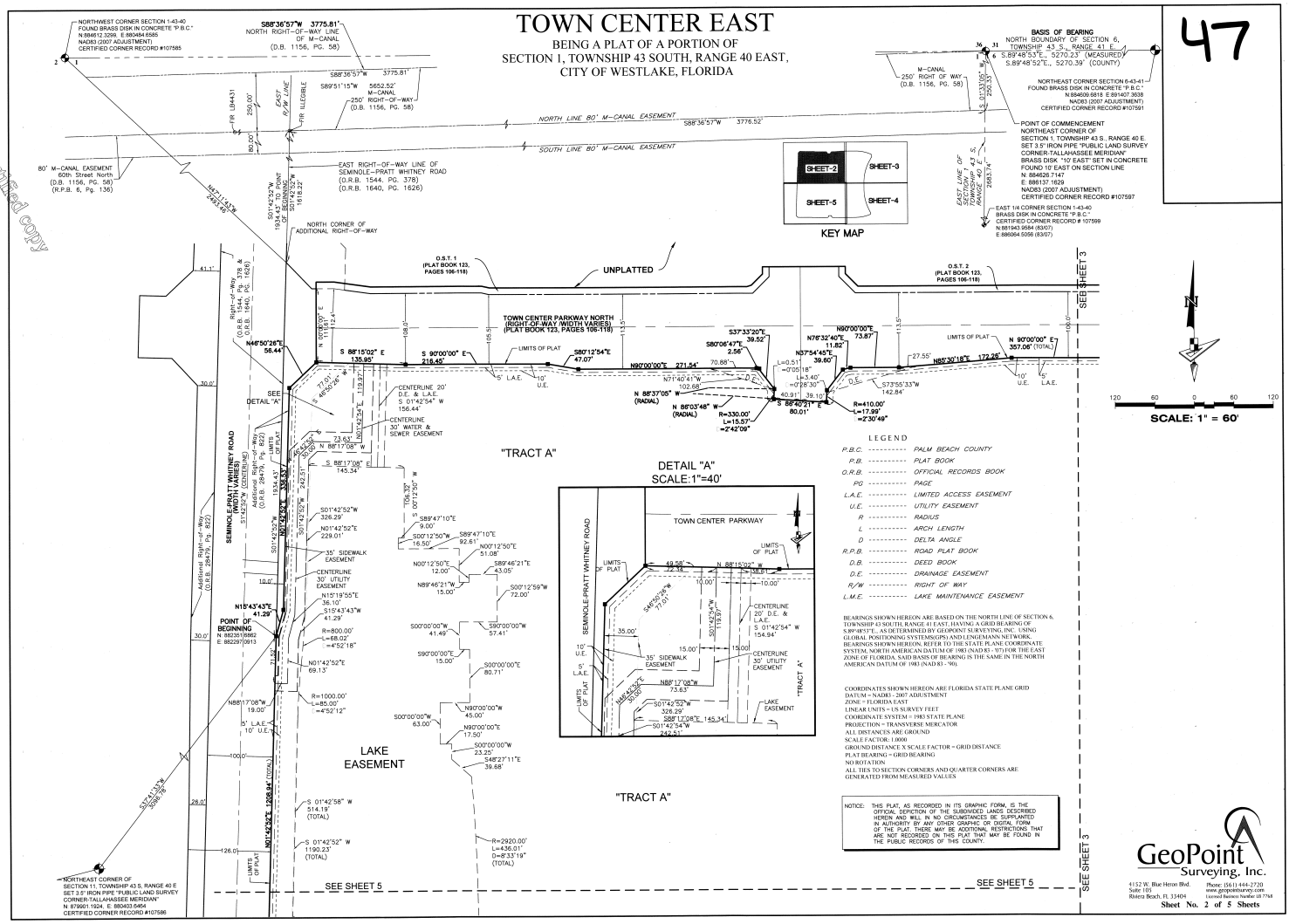
TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



LEGEND

P.B.C.	PALM BEACH COUNTY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG	PAGE
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
R	RADIUS
L	ARCH LENGTH
D	DELTA ANGLE
R.P.B.	ROAD PLAT BOOK
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
R/W	RIGHT OF WAY
L.M.E.	LAKE MAINTENANCE EASEMENT

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN-NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 103
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 2 of 5 Sheets

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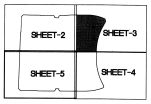
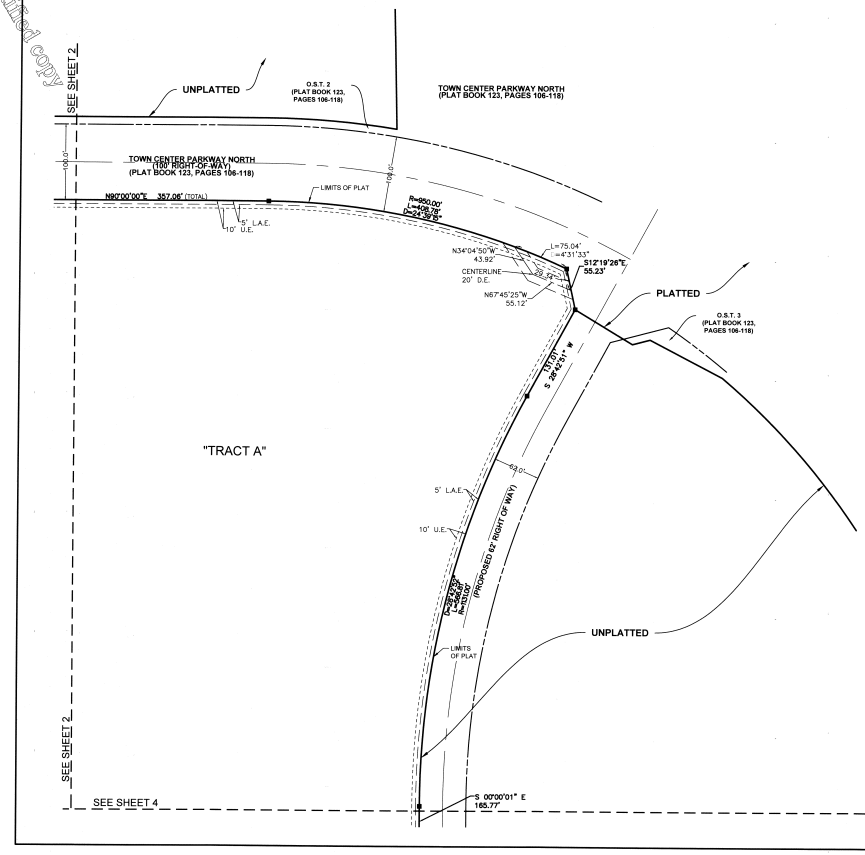
TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

48

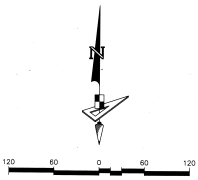


KEY MAP



LEGEND

P.B.C.	PALM BEACH COUNTY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG	PAGE
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
R	RADIUS
L	ARCH LENGTH
D	DELTA ANGLE
R.P.B.	ROAD PLAT BOOK
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
R/W	RIGHT OF WAY
L.M.E.	LAKE MAINTENANCE EASEMENT



SCALE: 1" = 60'

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'13"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
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ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 3 of 5 Sheets

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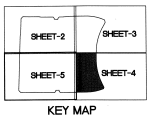
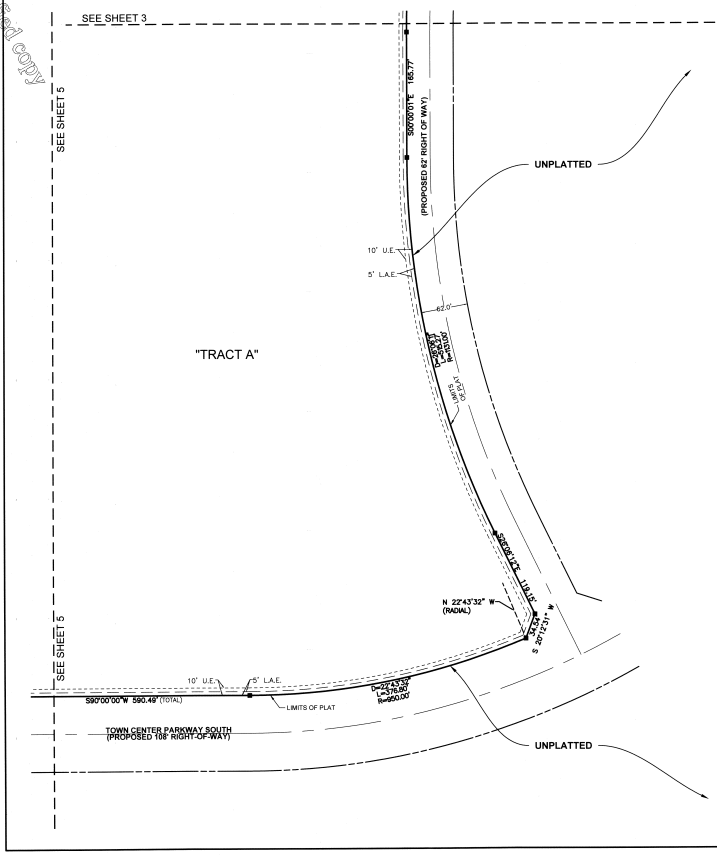
TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

49

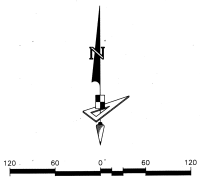


KEY MAP



LEGEND

P.B.C.	----------	PALM BEACH COUNTY
P.B.	----------	PLAT BOOK
O.R.B.	----------	OFFICIAL RECORDS BOOK
PG.	----------	PAGE
L.A.E.	----------	LIMITED ACCESS EASEMENT
U.E.	----------	UTILITY EASEMENT
R	----------	RADIUS
L	----------	ARCH LENGTH
D	----------	DELTA ANGLE
R.P.B.	----------	ROAD PLAT BOOK
D.B.	----------	DEED BOOK
D.E.	----------	DRAINAGE EASEMENT
R/W	----------	RIGHT OF WAY
L.M.E.	----------	LAKE MAINTENANCE EASEMENT



SCALE: 1" = 60'

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Sheet No. 4 of 5 Sheets

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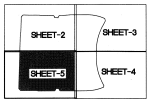
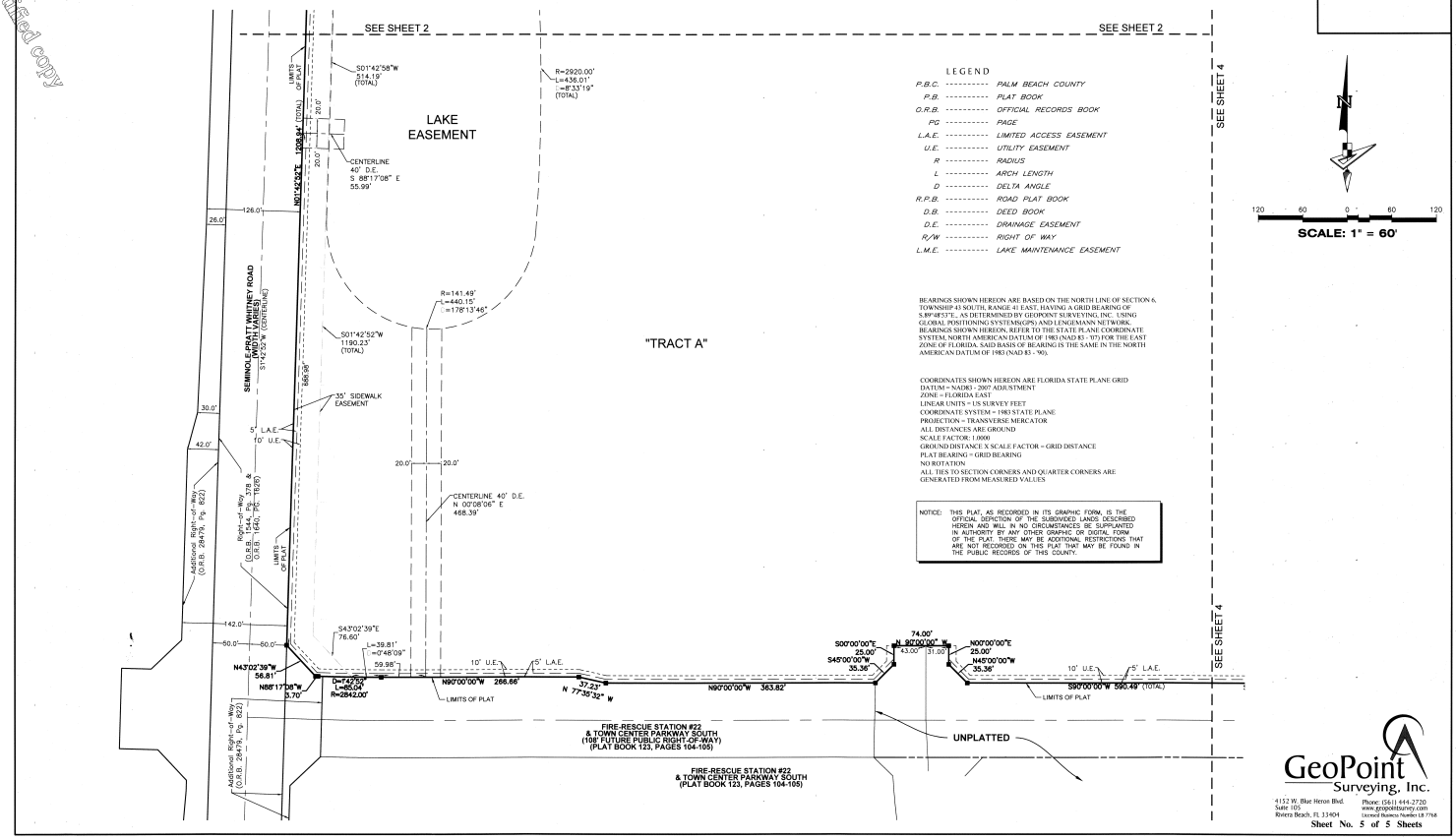
TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

50



KEY MAP



LEGEND

P.B.C.	----------	PALM BEACH COUNTY
P.B.	----------	PLAT BOOK
O.R.B.	----------	OFFICIAL RECORDS BOOK
PG	----------	PAGE
L.A.E.	----------	LIMITED ACCESS EASEMENT
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D.E.	----------	DRAINAGE EASEMENT
R/W	----------	RIGHT OF WAY
L.M.E.	----------	LAKE MAINTENANCE EASEMENT

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SCALE: 1" = 60'

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Sheet No. 5 of 5 Sheets

LEGAL DESCRIPTION:

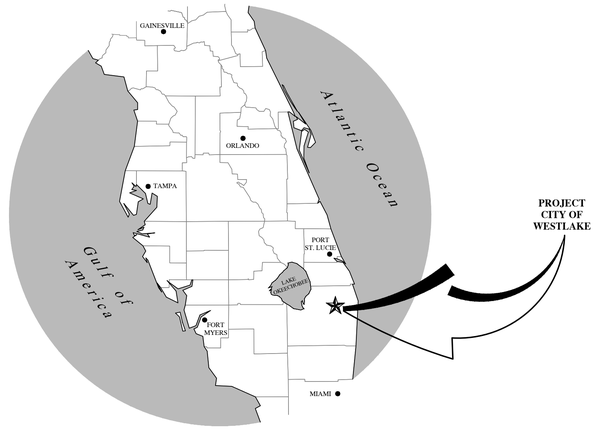
A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

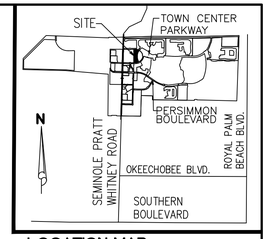
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, ROAD PLAT BOOK 12, PAGES 111 AND 112, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 196.15 FEET; THENCE N.00°00'00"E., A DISTANCE OF 1675.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A": 1) THENCE N.90°00'00"E., A DISTANCE OF 201.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 950.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO **POINT OF BEGINNING**.

TOTAL CONTAINING: 784,085 SQUARE FEET OR 18.000 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 25105874, COMMITMENT DATE OF OCTOBER 24, 2025 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
4. THE SUBJECT PARCEL LIES IN FLOOD ZONE "X", LOMR 21-04-4443P, WITH AN EFFECTIVE DATE OF JUNE 13, 2022, ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, COMMUNITY NO. 120018, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
6. THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, A LOCAL FLORIDA WATER MANAGEMENT DISTRICT, OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON. THERE IS NO INDICATION OF ANY WETLANDS IN THE FIELD.
7. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO OBSERVED EVIDENCE OF ENCROACHMENT.
10. NO DOCUMENTS HAVE BEEN PROVIDED INDICATING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
11. SITE ADDRESS NOT ESTABLISHED AT THE TIME OF THIS SURVEY.
12. ZONING AND SETBACK INFORMATION NOT PROVIDED AT THE TIME OF THIS SURVEY.
13. THE SITE IS VACANT, THERE IS NO BUILDINGS OR PARKING ON THE SITE.
14. THERE ARE NO KNOWN UTILITIES TO THIS SURVEY, OR MARKING OF SUCH ON SITE AT THIS TIME.
15. - THE SITE HAS DIRECT ACCESS TO TOWN CENTER PARKWAY NORTH (TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118).
    - THE SITE HAS DIRECT ACCESS TO TOWN CENTER PARKWAY SOUTH (TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115).
    - THE SITE HAS DIRECT ACCESS TO KINGFISHER BOULEVARD (KINGFISHER BOULEVARD, ROAD PLAT BOOK 12, PAGES 111 AND 112).
16. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR GORES.
17. ALL KNOWN EASEMENTS PLATTED OR OTHERWISE ARE SHOWN.





LOCATION MAP
No Scale

TITLE COMMITMENT - SCHEDULE B-II

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 25105874 DATE OF OCTOBER 24, 2025 AT 8:00 AM., WITH REVISION 2 DATED DECEMBER 30, 2025 AT 10:57 AM AND EXCEPTIONS LISTED IN SCHEDULE B II ARE:

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. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. **(SHOWN)**
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **(NOT A MATTER OF SURVEY)**
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. **(NOT A MATTER OF SURVEY)**
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A MATTER OF SURVEY)**
6. TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
7. ALL MATTERS CONTAINED ON THE PLAT OF WESTLAKE (POD L APARTMENTS) AS RECORDED IN PLAT BOOK PLAT BOOK ___, PAGE __, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(WILL AFFECT THE PROPERTY)**
8. ALL MATTERS CONTAINED ON THE PLAT OF TOWN CENTER PARKWAY PHASE EAST AS RECORDED IN PLAT BOOK 124, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(AFFECTS PROPERTY, SHOWN)**
9. OIL, GAS AND MINERAL RESERVATIONS AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. **(AFFECTS PROPERTY, NOT PLOTTABLE)**
10. UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 30363, PAGE 1416, AS CORRECTED BY CORRECTIVE UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 30385, PAGE 660, 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, NOT PLOTTABLE)**
12. RESTRICTIVE COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 32723, PAGE 699, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(AFFECTS PROPERTY, NOT PLOTTABLE)**
13. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 29588, PAGE 766, AS AMENDED BY: **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
    a. FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 29818, PAGE 284,
    b. SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 627,
    c. THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30698, PAGE 1998,
    d. FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30973, PAGE 438,
    e. FIFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31021, PAGE 953, **(AFFECTS PROPERTY, SHOWN)**
    f. SIXTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31823, PAGE 1183,
    g. SEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32314, PAGE 1975,
    h. EIGHTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32307, PAGE 1538,
    i. NINTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32280, PAGE 1823,
    j. TENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32280, PAGE 1828,
    k. ELEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33438, PAGE 1679,
    l. TWELFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33644, PAGE 131,
    m. THIRTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33974, PAGE 944,
    n. FOURTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33974, PAGE 953,
    o. FIFTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34373, PAGE 1424,
    p. SIXTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34762, PAGE 757,
    q. SEVENTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34828, PAGE 1577,
    r. EIGHTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35117, PAGE 547, AND THE
    s. NINETEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35245, PAGE 200
    t. TWENTIETH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35445, PAGE 1568.

    ALL OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AS A MATTER OF INFORMATION THE FOLLOWING APPEAR IN THE PUBLIC RECORDS:

a. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
b. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 29976, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7, 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON *OCTOBER 23, 2025.*
DATE OF PLAT OR MAP: JANUARY 6, 2026.

Gary Rager

GARY A. RAGER, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS4828

CERTIFIED TO:
-EASTWIND ACQUISITIONS, LLC
-MINTO PBLH, LLC
-OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CREW #1 PARTY CHIEF: CK	Revisions			
FIELD BOOK: 2025-60W/18	DATE	DESCRIPTION	DRAWN	P.CHIEF
DATA FILE: WESTLAKE POD L	1/6/2026	UPDATE TITLE COMMITMENT	SWM	N/A
CREW #2 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				
CREW #3 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\ALTA POD L APPARTMENT 2025\POD L_18 AC-APART ALTA.DWG PLOTTED BY: SERGIO MACHADO ON: 1/13/2026 3:01 PM LAST SAVED BY: SERGIOM ON: 1/13/2026 3:01 PM

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL. IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

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Licensed Business No.: LB 7768
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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
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Suite 106
Riviera Beach, Florida 33404
Phone: (561) 444-2720

WESTLAKE - POD L - APARTMENTS
ALTA/NSPS Land Title Survey
PREPARED FOR:
MINTO COMMUNITIES
LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #:	WL-POD L 18 ALTA
DRAWN BY:	SWM DATE: 10/20/2025
LIDAR CREW:	DATE:
SURFACE BY:	
H.DATUM:	FL-East NAD(83)-2011
V.DATUM:	NAVD (1988)
OFC CHECK:	SAB FLD CHECK:

SHEET: **01** of **03**

Township 42 South, Range 40 East
Township 43 South, Range 40 East

NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST N.89°51'16"E **(BASIS OF BEARING)**

M-CANAL 250' CITY OF WEST PALM BEACH R/W (D.B. 1156, PG. 58)

NORTH LINE OF 80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58)

S88°36'57"W 1999.63'

S01°33'05"W 250.33'

WEST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

M-CANAL ROAD (R.P.B. 6, PG. 136) 80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58) (NOT IN USE AS PUBLIC R/W)

EAST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

NORTH

60 0 30 60 120

SCALE: 1" = 60'

P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE N: 884626.7147 / E: 886137.1629 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107597

PARCEL 1
WESTLAKE WEST
(P.B. 139, PG(s). 49 - 73)

W.M.T. #1
TOWN CENTER PARKWAY NORTH
(P.B. 123, PG(s). 106 -118)

S01°23'03"E 1647.48'

HAMMOCKS OF WESTLAKE
(P.B. 124, PG(s). 71-81)

TOWN CENTER PARKWAY (TOWN CENTER PARKWAY NORTH) (P.B. 123, PG(s). 106 - 118) (PUBLIC RIGHT-OF-WAY)

SOUTHERLY R/W OF TOWN CENTER PARKWAY (P.B. 123, PG(s). 106-118)

EDGE OF PAVEMENT

LIMITS OF SURVEY

10.0' CONCRETE SIDEWALK

20' D.E. (P.B. 124, PG(s). 46-50) (#8)

SIR (TYP.)

N90°00'00"E 201.25'

P.C.

R=950.00'
L=408.78'
D=24°39'15"

FJB

NORTHERLY LINE OF "TRACT-A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

10' U.E. (P.B. 124, PG(s). 46-50) (#8) MODIFIED BY (O.R.B. 30385, PG. 660) (#10)

4.0' WOOD FENCE

5' L.A.E. (P.B. 124, PG(s). 46-50) (#8)

P.O.B.

SMGD

S12°19'26"E 55.23'

CONCRETE WALK

BRICK PAVER

4.0' CLF

"TEMPORARY DOG PARK" (O.R.B. 31021, PG. 953) (#13 e)

S28°43'51"W 131.01'

P.C.
FCM (TYP.)

EDGE OF PAVEMENT

10.0' CONCRETE SIDEWALK

62.0'

KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111 & 112) (PUBLIC RIGHT-OF-WAY)

EASTERLY LINE OF "TRACT-A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

WESTERLY R/W LINE OF TRACT "A" KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111 & 112)

10' U.E. (P.B. 124, PG(s). 46-50) (#8) MODIFIED BY (O.R.B. 30385, PG. 660) (#10)

D=28°14'52"
R=556.80'
L=274.51' (TOTAL)

5' L.A.E. (P.B. 124, PG(s). 46-50) (#8)

LIMITS OF SURVEY

W.M.T. #2
TOWN CENTER PARKWAY NORTH
(P.B. 123, PG(s). 106 -118)

TOWN CENTER PARKWAY (TOWN CENTER PARKWAY NORTH) (P.B. 123, PG(s). 106 - 118)

"AMENITY CENTER" TRACT
WESTLAKE AMENITY PARCEL
(P.B. 124, PG(s). 65-67)

LIMITS OF SURVEY

TRACT "A"
TOWN CENTER EAST
(P.B. 124, PG(s). 46-50)

MINTO PBLH LLC
PARCEL NUMBER:
77-40-43-01-04-001-0010

N00°00'00"E 1675.39' (TOTAL)

MINTO PBLH LLC
PARCEL NUMBER:
77-40-43-01-04-001-0010

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(s)	PAGE(s)
NAD	NORTH AMERICAN DATUM
P.B.C.	PALM BEACH COUNTY
L.A.E.	LIMITED ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
1-43-40	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE - CENTRAL ANGLE
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
R/W	RIGHT-OF-WAY
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
(TYP.)	TYPICAL
℄	CENTER LINE OF ROAD
	SIGN
	LIGHT POLE
SP	STEEL POST
BFP	WATER BACKFLOW PREVENTER
EHH	ELECTRIC HANDHOLE
FJB	FIBER OPTIC JUNCTION BOX Handhole
RV	RECLAIM WATER GATE VALVE
ICV	IRRIGATION CONTROL VALVE
WV	WATER GATE VALVE
M	WATER METER
RM	RECLAIM WATER METER
YD	YARD DRAIN
D	STORM DRAINAGE MANHOLE
FCM	FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
SIR	SET 1/2" IRON ROD WITH CAP "STAMPED LB 7768"
SMGD	SET MAG NAIL & DISK LB7768
FMGD	FOUND MAG NAIL & DISK LB7768
-o-	CHAIN LINK FENCE
-//-	WOOD FENCE

MATCH LINE "A" (SEE SHEET 3)

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WESTLAKE - POD L - APARTMENTS
ALTA/NSPS Land Title Survey
PREPARED FOR:
MINTO COMMUNITIES
LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #:	WL-POD L 18 ALTA
DRAWN BY:	SWM DATE: 10/20/2025
LIDAR CREW:	DATE:
SURFACE BY:	
H.DATUM:	FL-East NAD(83)-2011
V.DATUM:	NAVD (1988)
OFC CHECK:	SAB FLD CHECK:

SHEET: **02** of **03**

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\ALTA POD L APPARTMENT 2025\POD L_18 AC-APART ALTA.DWG PLOTTED BY: SERGIO MACHADO ON: 1/13/2026 3:01 PM LAST SAVED BY: SERGIOM ON: 1/13/2026 3:01 PM

MATCH LINE "A" (SEE SHEET 2)

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(s)	PAGE(s)
NAD	NORTH AMERICAN DATUM
P.B.C.	PALM BEACH COUNTY
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D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
1-43-40	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE - CENTRAL ANGLE
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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R/W	RIGHT-OF-WAY
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
(TYP.)	TYPICAL
℄	CENTER LINE OF ROAD
	SIGN
	LIGHT POLE
SP●	STEEL POST
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EHH○	ELECTRIC HANDHOLE
FJB○	FIBER OPTIC JUNCTION BOX Handhole
RV⋈	RECLAIM WATER GATE VALVE
ICV⋈	IRRIGATION CONTROL VALVE
W⋈	WATER GATE VALVE
M	WATER METER
RM	RECLAIM WATER METER
YD□	YARD DRAIN
Ⓢ	STORM DRAINAGE MANHOLE
FCM □	FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
SIR ●	SET 1/2" IRON ROD WITH CAP "STAMPED LB 7768"
SMGD ◉	SET MAG NAIL & DISK LB7768
FMGD ✪	FOUND MAG NAIL & DISK LB7768
—o—	CHAIN LINK FENCE
—//—	WOOD FENCE

TRACT "A"
TOWN CENTER EAST
(P.B. 124, PG(s). 46-50)

MINTO PBLH LLC
PARCEL NUMBER:
77-40-43-01-04-001-0010

N00°00'00"E 1675.39' (TOTAL)

LIMITS OF SURVEY

MINTO PBLH LLC
PARCEL NUMBER:
77-40-43-01-04-001-0010

D=28°42'52"
R=565.81'
L=283.50' (TOTAL)

P.T.

EHH

RV⋈

FCM (TYP.)

W⋈

S00°00'01"E 165.77'

10' U.E.
(P.B. 124, PG(s). 46-50)(#8)
MODIFIED BY
(O.R.B. 30385, PG. 660) (#10)

P.C.

EASTERLY LINE OF "TRACT-A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

WESTERLY R/W LINE OF TRACT "A" KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111 & 112)

62.0'

10.0' CONCRETE SIDEWALK

LIMITS OF SURVEY

EDGE OF PAVEMENT

D=26°06'11"
R=5153.00'

EHH

KINGFISHER BOULEVARD
(R.P.B. 12, PG(s). 111 & 112)
(PUBLIC RIGHT-OF-WAY)

5' L.A.E.
(P.B. 124, PG(s). 46-50) (#8)

P.T.

S20°06'12"E 119.15'

FCM (TYP.)

10' U.E.
(P.B. 124, PG(s). 46-50) (#8)
MODIFIED BY
(O.R.B. 30385, PG. 660) (#10)

N22°43'32"W (RADIAL)

RV⋈

W⋈

N.T.C.

S20°12'31"W 34.54'

5' L.A.E.
(P.B. 124, PG(s). 46-50) (#8)

"AMENITY CENTER" TRACT
WESTLAKE AMENITY PARCEL
(P.B. 124, PG(s). 65-67)

TOWN CENTER PARKWAY SOUTH
(TOWN CENTER PARKWAY SOUTH - PHASE II)
(P.B. 126, PG(s). 114 & 115)
(PUBLIC RIGHT-OF-WAY)

SKY COVE- PHASE 1A
(P.B. 128, PG(s). 129-137)

SOUTHERLY LINE OF "TRACT-A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

ICV ICV

FMGD (TYP.)

N90°00'00"W 196.15'

P.T.

ICV ICV

D=22°43'32"
L=376.80'
R=950.00'

SIR (TYP.)

NORTHERLY R/W OF TOWN CENTER PARKWAY SOUTH - PHASE II (P.B. 126, PG(s). 114 & 115)

LIMITS OF SURVEY

10.0' CONCRETE SIDEWALK

EDGE OF PAVEMENT

℄

TOWN CENTER PARKWAY SOUTH
(TOWN CENTER PARKWAY SOUTH - PHASE II)
(P.B. 126, PG(s). 114 & 115)
(PUBLIC RIGHT-OF-WAY)

TRACT PC-5
TAX COLLECTOR
(P.B. 130, PG(s). 184 & 185)

CROSSINGS OF WESTLAKE
(P.B. 132, PG(s). 61 & 65)

N
NORTH

60 0 30 60 120
SCALE: 1" = 60'

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WESTLAKE - POD L - APARTMENTS
ALTA/NSPS Land Title Survey
PREPARED FOR:
MINTO COMMUNITIES
LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #:	WL-POD L 18 ALTA
DRAWN BY:	SWM DATE: 10/20/2025
LIDAR CREW:	DATE:
SURFACE BY:	
H.DATUM:	FL-East NAD(83)-2011
V.DATUM:	NAVD (1988)
OFC CHECK:	SAB FLD CHECK:

SHEET: 03 of 03

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\ALTA POD L APPARTMENT 2025\POD L_18 AC-APART ALTA.DWG PLOTTED BY: SERGIO MACHADO ON: 1/13/2026 3:02 PM LAST SAVED BY: SERGIOM ON: 1/13/2026 3:01 PM

PARCEL L MULTI-FAMILY

SITE DATA

NAME OF APPLICATION	EASTWIND DEVELOPMENT-WESTLAKE			
APPLICATION NUMBER	MP-2026-01			
CH PROJECT NUMBER	13-0518.113			
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE			
SECTION/ TOWNSHIP/ RANGE				
01 43 40				
PROPERTY CONTROL NUMBER(S)	77 40 43 01 040 01 0010			
LAND USE DESIGNATION	DOWNTOWN MIXED USE			
ZONING DESIGNATION	TOWN CENTER			
EXISTING USE	VACANT			
APPROVED USE	MIXED USE			
PROPOSED USE	RESIDENTIAL MULTI-FAMILY			
SITE SURVEY AREA	**784,084.88**	**SF**	**18.00**	**AC**

HOUSING DATA

RESIDENTIAL UNITS	**360**		
	UNITS	**BEDROOMS**	
1 BEDROOM	122	122	
2 BEDROOM	186	372	
3 BEDROOM	52	156	
TOTAL BEDROOMS		**650**	
DENSITY (NET FOR SITE)	**20.00**	DU/AC	
PROPOSED PARCEL L DENSITY	**5.38**	DU/AC	
MINIMUM PARCEL L DENSITY	**4.00**	DU/AC	
MAXIMUM PARCEL L DENSITY	**16.00**	DU/AC	
BUILDING HEIGHT MAX	**49.5'**	FEET	
STORIES	**4**		

BUILDING DATA

	SQUARE FEET	ACRES
APARTMENT BUILDINGS	119,185	2.74
GARAGE BUILDINGS	18,009	0.41
POOL SIDE BUILDING	1,350	0.03
CLUBHOUSE	8,969	0.21
MAINTENANCE BUILDING	1,258	0.03
PAVILIONS	1,165	0.03
BUILDING LOT COVERAGE	**149,936.79**	**3.44**

OPEN SPACE CALCULATIONS

IMPERVIOUS	SQUARE FEET	PERCENT
BUILDING LOT COVERAGE	149,936.79	19.12%
SIDEWALKS & PLAZAS	52,190.35	6.66%
POOL DECK (INCLUDING ART. TURF)	17,784.54	2.27%
PICKELBALL COURTS	4,527.98	0.58%
VEHICULAR USE AREAS	226,095.51	28.84%
SUB TOTAL	**450,535.17**	57.46%
PERVIOUS		
OPEN SPACE, LANDSCAPE, & BUFFERS	333,549.70	42.54%
SUB TOTAL	**333,549.70**	**42.54%**
TOTAL	**784,084.88**	**100.00%**

RECREATION DATA

	SQUARE FEET	ACRES
PICKELBALL AREA	15,594.48	0.36
SOUTH COURTYARD	10,890.00	0.25
CLUBHOUSE	67,953.60	1.56
NORTH COURTYARD	30,492.00	0.70
TOTAL	**124,930.08**	**2.87**

PARKING DATA

	REQUIRED	PROVIDED	
CLUBHOUSE (1/360)	25	25	
RESIDENTIAL MULTI-FAMILY (1 PER BR +5% GUEST)	683	639	
PARKING BREAKDOWN			
STANDARD SPACES	708	592	
GARAGE SPACES		72	
TOTALS	708	664	
REQUESTED PARKING WAIVER		44	
ADA SPACES (INCLUDED IN TOTAL)	14	14	
GARAGE ADA SPACES	1	1	
STANDARD ADA SPACES	13	13	
ELECTRIC VEHICLE CHARGING POSITIONS	*0*	14	
BICYCLE SPACES PROVIDED (ON-SITE)	*180*	70	
WAIVER: BICYCLE SPACES FUTURE/RESERVED		82	*1
BICYCLE SPACES PROVIDED (TOTAL WITHIN MAINTENANCE BUILDING)		28	
TOTAL PROVIDED		180	

*NOTE*1: 82 FUTURE SPACES TO BE PROVIDED BY WAIVER IF THE NEED IS DETERMINED BY THE CITY OF WESTLAKE*

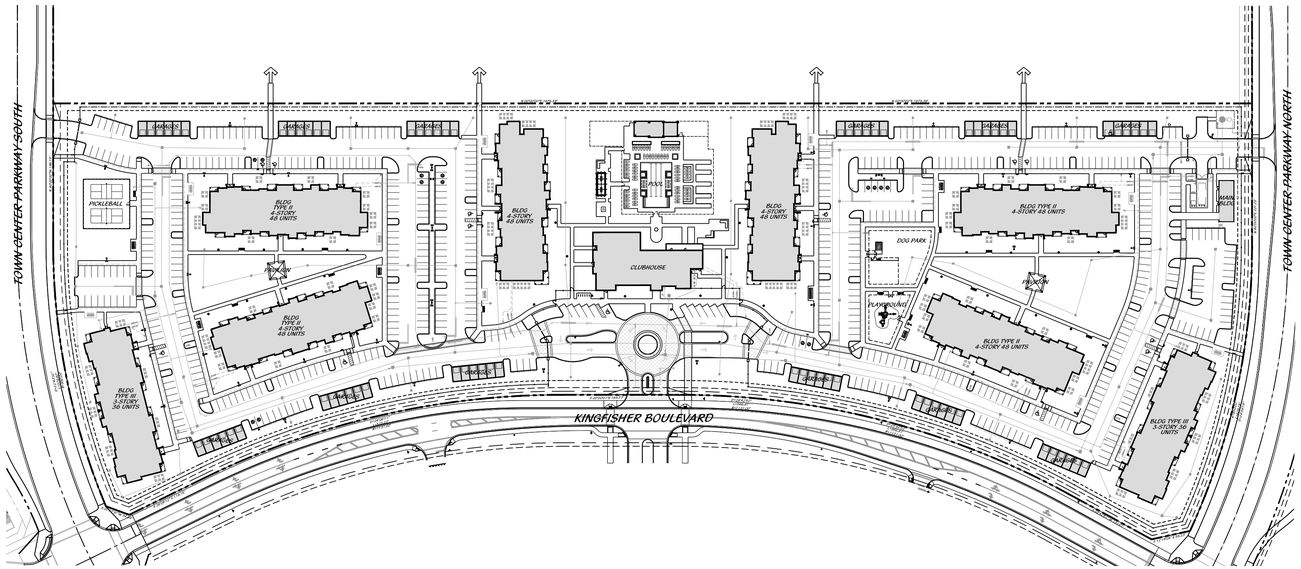
COMPREHENSIVE PLAN RECREATION REQUIREMENTS

NEIGHBORHOOD PARK	**REQ (AC)**
972 RESIDENTS (360* 2.70)	1.944
	PROV. (AC)
	2.868

WAIVER TABLE

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling.
Code-Required (Spaces)	708 (= 25 Clubhouse @ 1 per 360 SF + 682.5 Multi-Family @ 1 per BR + 5% Guest, rounded)
Provided (Spaces)	664 (= 592 standard + 72 detached garage stalls)
Deviation	-44 spaces (approximately 6.21% of Code-required total)
Waiver Authority	Sec. 101-197(c) (Chapter 101, Article III, Division 1)

Code Section Waived	Sec. 111-227- Bicycle Parking Standards (Multi-Family Residential at 1 space per 2 dwelling units)
Code-Required (Spaces)	180 (= 360 dwelling units ÷ 2)
Provided (Spaces – Constructed)	98 (= 70 distributed surface racks + 28 secured/enclosed in maintenance building)
Reserve (Spaces – Identified on Plan)	82
Deviation	-82 spaces (approximately 45.6% reduction from code-required total)
Waiver Authority	Sec. 101-197(c)



GENERAL NOTES

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

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

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

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

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

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

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WESTLAKE CODE REQUIREMENTS OR INTERNALLY ILLUMINATED LETTERS.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

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

THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WESTLAKE.

ALL ACCESS CONTROL GATES SHALL INCLUDE KNOX KEY SWITCH & CLICK 2 ENTER PER PBC FIRE RESCUE STANDARDS

PDR TABLE

TABLE 3-13: TOWN CENTER RESIDENTIAL STANDARDS

Residential Use Type	Minimum Lot Square Footage Per Dwelling Unit	Minimum Lot Width Per Dwelling Unit (Feet)	Minimum Front Setback[1,2] (Feet)	Minimum Side Road Setback[2,3] (Feet)	Minimum Side Yard Setback[2,3] (Feet)	Minimum Rear Yard Setback[2] (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family attached dwellings	1,600	16	BLDG:5 / FLG: 20	BLDG: 5 / SLG: 20	BLDG: 5 / SLG: 20	10	50	60%	25%
Multi-family dwellings	-	-	5	20	10	20	100	50%	25%
Assisted living facilities	-	-	5	20	10	20	100	50%	25%

1. BLDG = Building without front-loading garage, or portion of building without front-loading garage. FLG = Front Loading Garage.
2. For multi-family developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to the buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and
3. BLDG = Building without side-loading garage, or portion of building without side-loading garage. SLG = Side Loading Garage. No setback is required for single family attached to dwelling units along shared wall.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, ROAD PLAT BOOK 12, PAGES 111 AND 112, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 196.15 FEET; THENCE N.00°00'00"E., A DISTANCE OF 1675.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A": 1) THENCE N.90°00'00"E., A DISTANCE OF 201.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 950.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO POINT OF BEGINNING.

TOTAL CONTAINING: 784,085 SQUARE FEET OR 18.000 ACRES, MORE OR LESS.

SHEET INDEX

CP	COVER PAGE
CP1	CONTEXT PLAN
MSP	MASTER SITE PLAN
SP1	SITE PLAN
SP2	SITE PLAN
SP3	SITE PLAN
SP4	SITE PLAN
SD1	SITE DETAILS
SD2	SITE DETAILS

PROJECT TEAM

PROPERTY OWNER
PBLH, LLC
4400 WEST SAMPLE RD, SUITE 200
COCONUT CREEK, FLORIDA 33073
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TRAFFIC ENGINEER
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WEST PALM BEACH, FLORIDA
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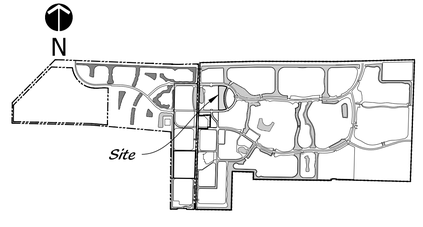
FAX: 561-684-6336

CIVIL ENGINEER
BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BOULEVARD, STE 100
FORT MYERS, FL 33901
PHONE: 239-461-3170
FAX: 239-461-3169

ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-485-1700

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

LOCATION MAP



Cover Page

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PARCEL L
The Avery at Westlake
COVER PAGE
Palm Beach County, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26
	05-27-26
	06-04-26
	06-25-26

Scale: 1" = 100'
0' 50' 100' 200'

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

CP OF 9

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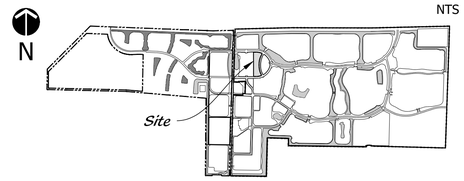
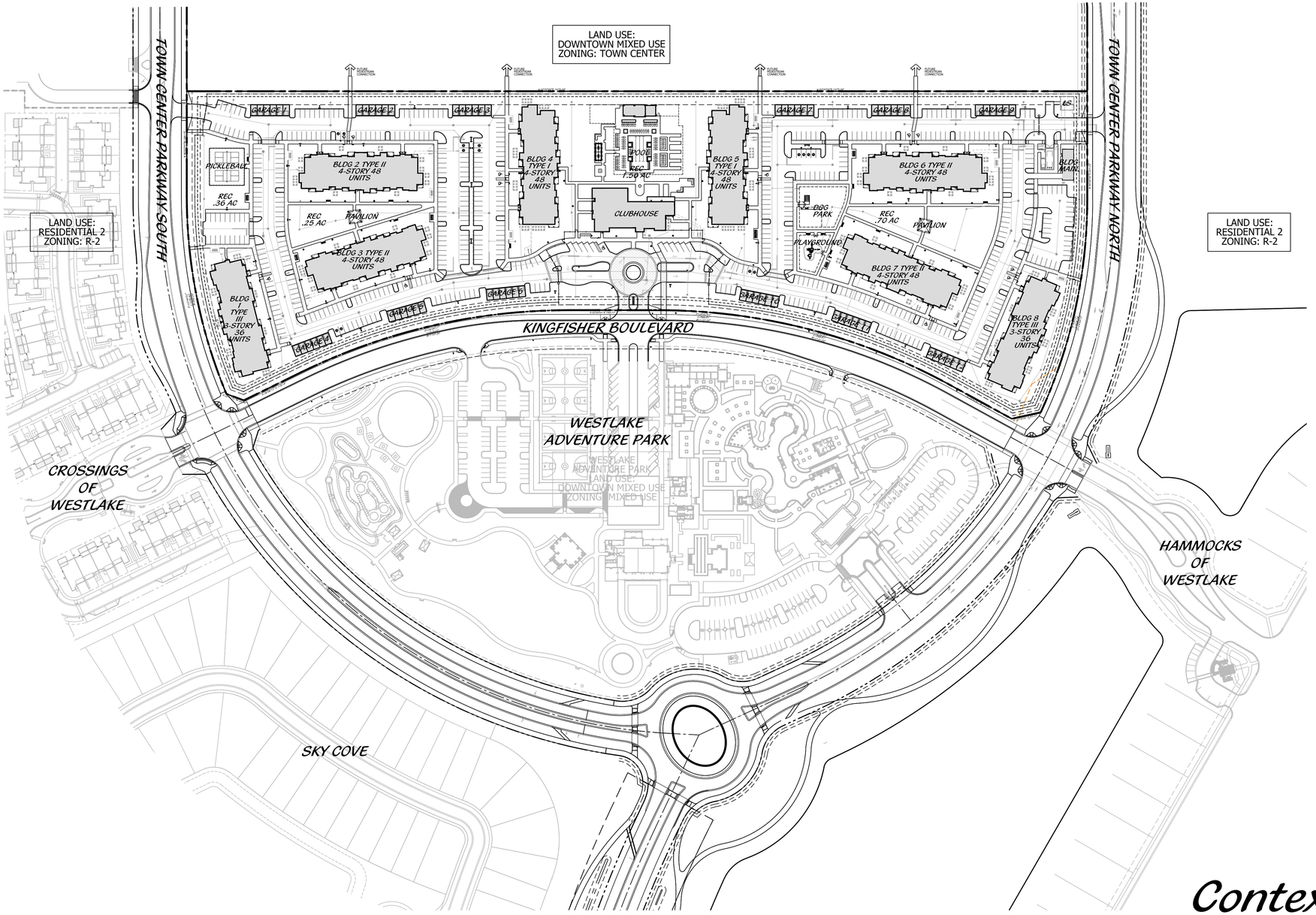
LOCATION MAP





Context Plan

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PARCEL L

The Avery at Westlake

CONTEXT PLAN

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
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SHEET CP1 OF 9

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SITE DATA

NAME OF APPLICATION	WESTLAKE PARCEL L MASTER SITE PLAN
APPLICATION NUMBER	MP-2026-01
PROJECT NUMBER	CH 13-0518.113.05
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	TOWN CENTER
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	77-40-43-01-04-001-0010
PROPERTY ADDRESS	13360 TOWN CENTER PARKWAY NORTH
EXISTING USE	VACANT PARCEL
APPROVED USE	NONE
PROPOSED USE	**MIXED USE: COMMERCIAL & RESIDENTIAL**
PARCEL L-1	WESTLAKE SALES CENTER
PARCEL L-2	FUTURE MIXED USE COMMERCIAL
PARCEL L-3	MULTY FAMILY RESIDENTIAL

SITE DATA	**SF**	**AC.**	**%**
TOTAL SITE AREA	2,915,819	66.938	100

MAX ALLOWABLE DENSITY	16	DU/AC
MAX DWELLING UNITS	1,071	DU
PROPOSED DWELLING UNITS	360	DU
PROPOSED GROSS DENSITY	5.38	DU/AC

PARCEL DATA	**ACRES**	**PERCENT**
PARCEL L-1	4.720	7.05%
PARCEL L-2	44.218	66.06%
PARCEL L-3	18.000	26.89%

TRACKING CHART

DOWNTOWN MIXED USE LAND USE TRACKING CHART

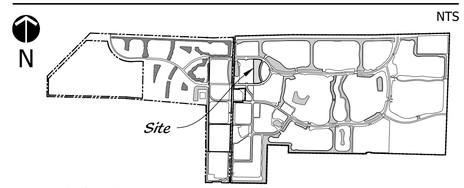
	ACRES	PERCENT	DWELLING UNITS	TYPE
TERRACES OF WESTLAKE	43.00	7.1%	477	SFA
PARCEL L APARTMENTS	18.00	3.0%	360	MF
SUB TOTAL	***61.00***	***10.1%***	***837***	
DTMU LAND USE	603	100%		
MIN. RESIDENTIAL USE	30.15	5.0%		
MAX. RESIDENTIAL USE	150.75	25.0%		

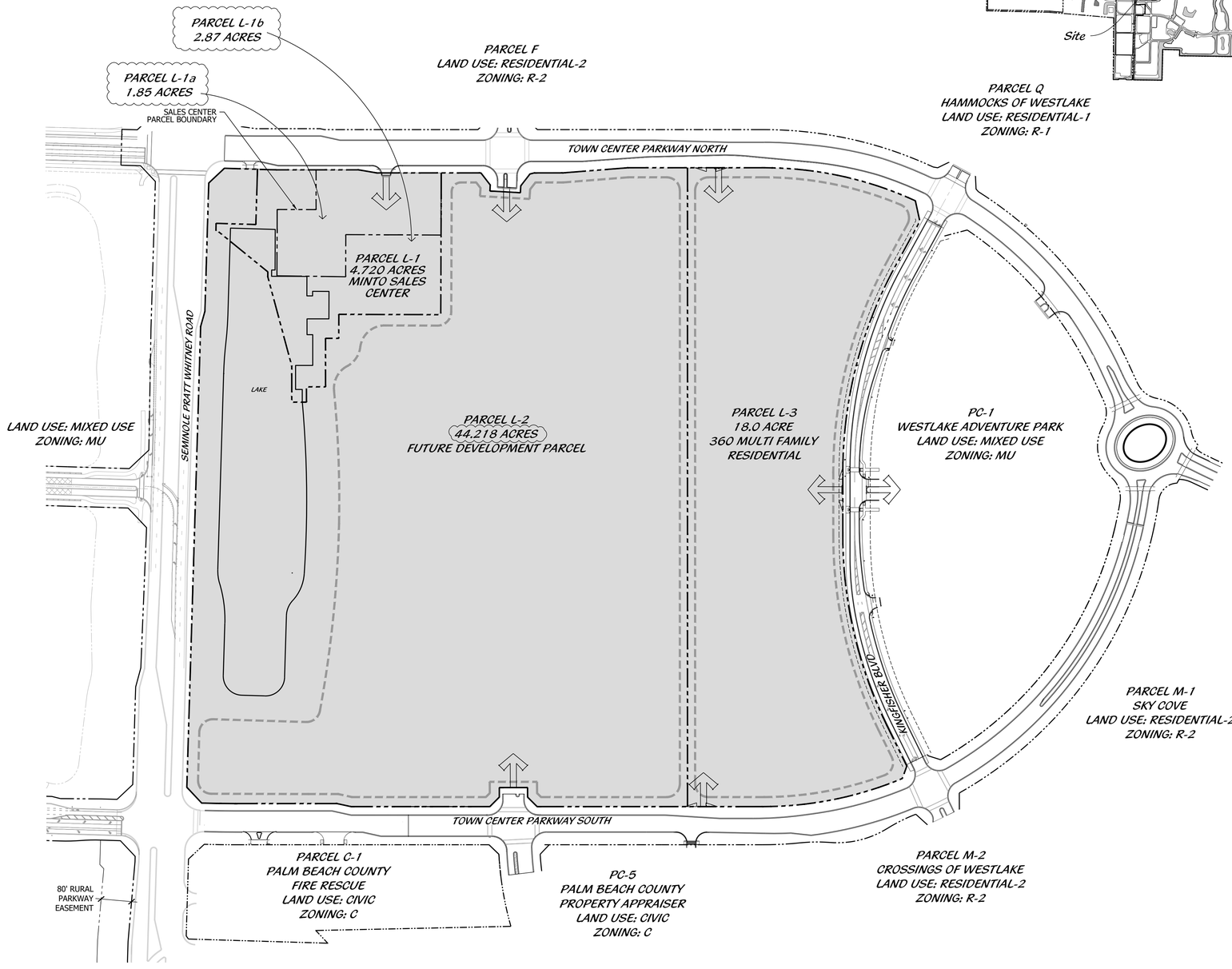
DENSITY & INTENSITY CHART

PARCEL L DENSITY & INTENSITY CHART

TOTAL SITE AREA	66.938 ACRES
DENSITY	
MAXIMUM ALLOWABLE DENSITY	16 DU/AC
MAXIMUM ALLOWABLE DWELLING UNITS	1071 DU
APPROVED DWELLING UNITS TO DATE	0 DU
PROPOSED DWELLING UNITS (PARCEL L-3)	360 DU
PROPOSED DENSITY (PARCEL L-3)	5.38 DU/AC
REMAINING UNALLOCATED DWELLING UNITS	711 DU
INTENSITY	
MAXIMUM ALLOWABLE INTENSITY	3.0 FAR
MAXIMUM ALLOWABLE DEVELOPABLE AREA	66.938 ACRES
APPROVED DEVELOPABLE AREA TO DATE	13.455 ACRES
PROPOSED NON RESIDENTIAL DEVELOPABLE AREA	0 ACRES
REMAINING NON RESIDENTIAL DEVELOPABLE AREA	53.483 ACRES

LOCATION MAP





LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
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DE: DRIANGE EASEMENT
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MASTER SITE PLAN
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Scale: 1" = 150'
0' 75' 150' 300'

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

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SITE DATA

NAME OF APPLICATION	EASTWIND DEVELOPMENT-WESTLAKE
APPLICATION NUMBER	MP-2026-01
CH PROJECT NUMBER	13-0518.113
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	77 40 43 01 040 01 0010
LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DESIGNATION	TOWN CENTER
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	RESIDENTIAL MULTI-FAMILY
SITE SURVEY AREA	**784,084.88 SF 18.00**

HOUSING DATA

RESIDENTIAL UNITS	**360**	
	UNITS	**BEDROOMS**
1 BEDROOM	122	122
2 BEDROOM	186	372
3 BEDROOM	52	156
TOTAL BEDROOMS		**650**
DENSITY (NET FOR SITE)	**20.00**	DU/AC
PROPOSED PARCEL L DENSITY	**5.38**	DU/AC
MINIMUM PARCEL L DENSITY	**4.00**	DU/AC
MAXIMUM PARCEL L DENSITY	**16.00**	DU/AC
BUILDING HEIGHT MAX	**49.5'**	FEET
STORIES	**4**	

BUILDING DATA

	SQUARE FEET	**ACRES**
APARTMENT BUILDINGS	119,185	2.74
GARAGE BUILDINGS	18,009	0.41
POOL SIDE BUILDING	1,350	0.03
CLUBHOUSE	8,969	0.21
MAINTENANCE BUILDING	1,258	0.03
PAVILIONS	1,165	0.03
BUILDING LOT COVERAGE	**149,936.79**	**3.44**

OPEN SPACE CALCULATIONS

IMPERVIOUS	**SQUARE FEET**	**PERCENT**
BUILDING LOT COVERAGE	149,936.79	19.12%
SIDEWALKS & PLAZAS	52,190.35	6.66%
POOL DECK (INCLUDING ART. TURF)	17,784.54	2.27%
PICKELBALL COURTS	4,527.98	0.58%
VEHICULAR USE AREAS	226,095.51	28.84%
SUB TOTAL	**450,535.17**	57.46%
PERVIOUS		
OPEN SPACE, LANDSCAPE, & BUFFERS	333,549.70	42.54%
SUB TOTAL	**333,549.70**	**42.54%**
TOTAL	**784,084.88**	**100.00%**

RECREATION DATA

	SQUARE FEET	**ACRES**
PICKELBALL AREA	15,594.48	0.36
SOUTH COURTYARD	10,890.00	0.25
CLUBHOUSE	67,953.60	1.56
NORTH COURTYARD	30,492.00	0.70
TOTAL	**124,930.08**	**2.87**

PARKING DATA

	REQUIRED	**PROVIDED**	
CLUBHOUSE (1/360)	25	25	
RESIDENTIAL MULTI-FAMILY (1 PER BR +5% GUEST)	683	639	
PARKING BREAKDOWN			
STANDARD SPACES	708	592	
GARAGE SPACES		72	
TOTALS	708	664	
REQUESTED PARKING WAIVER		44	
ADA SPACES (INCLUDED IN TOTAL)	14	14	
GARAGE ADA SPACES	1	1	
STANDARD ADA SPACES	13	13	
ELECTRIC VEHICLE CHARGING POSITIONS	*0*	14	
BICYCLE SPACES PROVIDED (ON-SITE)	*180*	70	
WAIVER: BICYCLE SPACES FUTURE/RESERVED		82	*1
BICYCLE SPACES PROVIDED (TOTAL WITHIN MAINTENANCE BUILDING)		28	
TOTAL PROVIDED		180	

COMPREHENSIVE PLAN RECREATION REQUIREMENTS

NEIGHBORHOOD PARK	**REQ (AC)**
972 RESIDENTS (360* 2.70)	1.944
	PROV. (AC)
	2.868

WAIVER TABLE

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling.
Code-Required (Spaces)	708 (= 25 Clubhouse @ 1 per 360 SF + 682.5 Multi-Family @ 1 per BR + 5% Guest, rounded)
Provided (Spaces)	664 (= 592 standard + 72 detached garage stalls)
Deviation	−44 spaces (approximately 6.21% of Code-required total)
Waiver Authority	Sec. 101-197(c) (Chapter 101, Article III, Division 1)

Code Section Waived	Sec. 111-227- Bicycle Parking Standards (Multi-Family Residential at 1 space per 2 dwelling units)
Code-Required (Spaces)	180 (= 360 dwelling units ÷ 2)
Provided (Spaces – Constructed)	98 (= 70 distributed surface racks + 28 secured/enclosed in maintenance building)
Reserve (Spaces – Identified on Plan)	82
Deviation	-82 spaces (approximately 45.6% reduction from code-required total)
Waiver Authority	Sec. 101-197(c)

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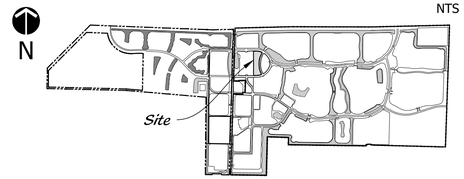
LOCATION MAP



BUILDING SETBACK TABLE

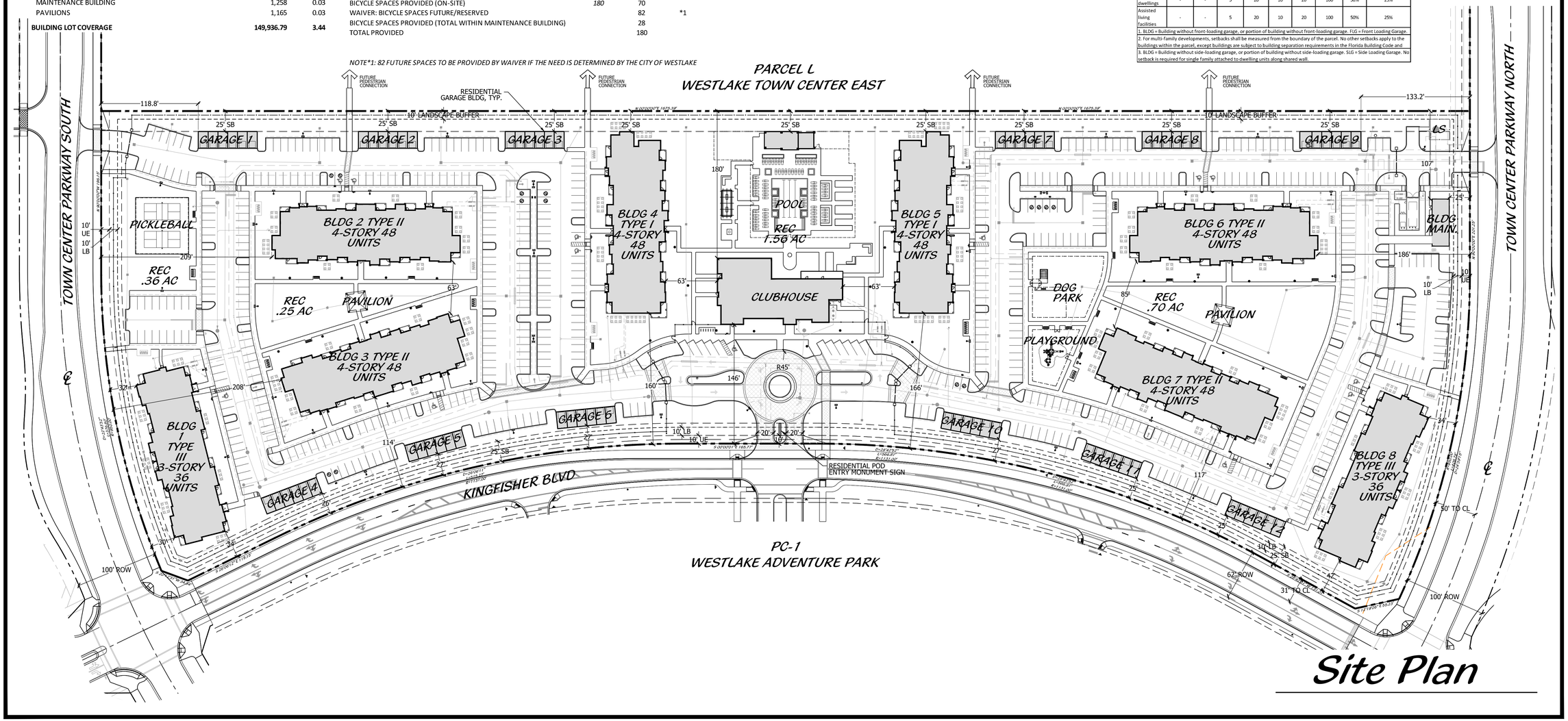
Building	Front (Kingsfisher)	Side (Town Ctr Pkwy South)	Side (Town Ctr Pkwy North)	Rear
1	34'	30'	1439'	313'
2	251'	209'	1236'	113'
3	114'	208'	1227'	248'
4	160'	617'	981'	25'
5	166'	968'	630'	25'
6	278'	1259'	186'	113'
7	117'	1178'	217'	265'
8	42'	1415'	34'	344'
Clubhouse	146'	749'	765'	25'
Maintenance Bldg	434'	1629'	25'	107'

TABLE 3-13: TOWN CENTER RESIDENTIAL STANDARDS

Residential Use Type	Minimum Lot Square Footage Per Dwelling Unit	Minimum Lot Width Per Dwelling Unit (Feet)	Minimum Front Setback[1,2] (Feet)	Minimum Side Road Setback[1,2] (Feet)	Minimum Side Yard Setback[1,3] (Feet)	Minimum Rear Yard Setback[2] (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family attached dwellings	1,600	16	BLDG:5 FLG: 20	BLDG: 5 SLG: 20	BLDG: 5 SLG: 20	10	50	60%	25%
Multi-family dwellings	-	-	5	20	10	20	100	50%	25%
Assisted living facilities	-	-	5	20	10	20	100	50%	25%

1. BLDG = Building without front-loading garage, or portion of building without front-loading garage. FLG = Front Loading Garage.
2. For multi-family developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to the buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and
3. BLDG = Building without side-loading garage, or portion of building without side-loading garage. SLG = Side Loading Garage. No setback is required for single family attached to dwelling units along shared wall.

*NOTE*1: 82 FUTURE SPACES TO BE PROVIDED BY WAIVER IF THE NEED IS DETERMINED BY THE CITY OF WESTLAKE*



Site Plan

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June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

SHEET SP1 OF 9

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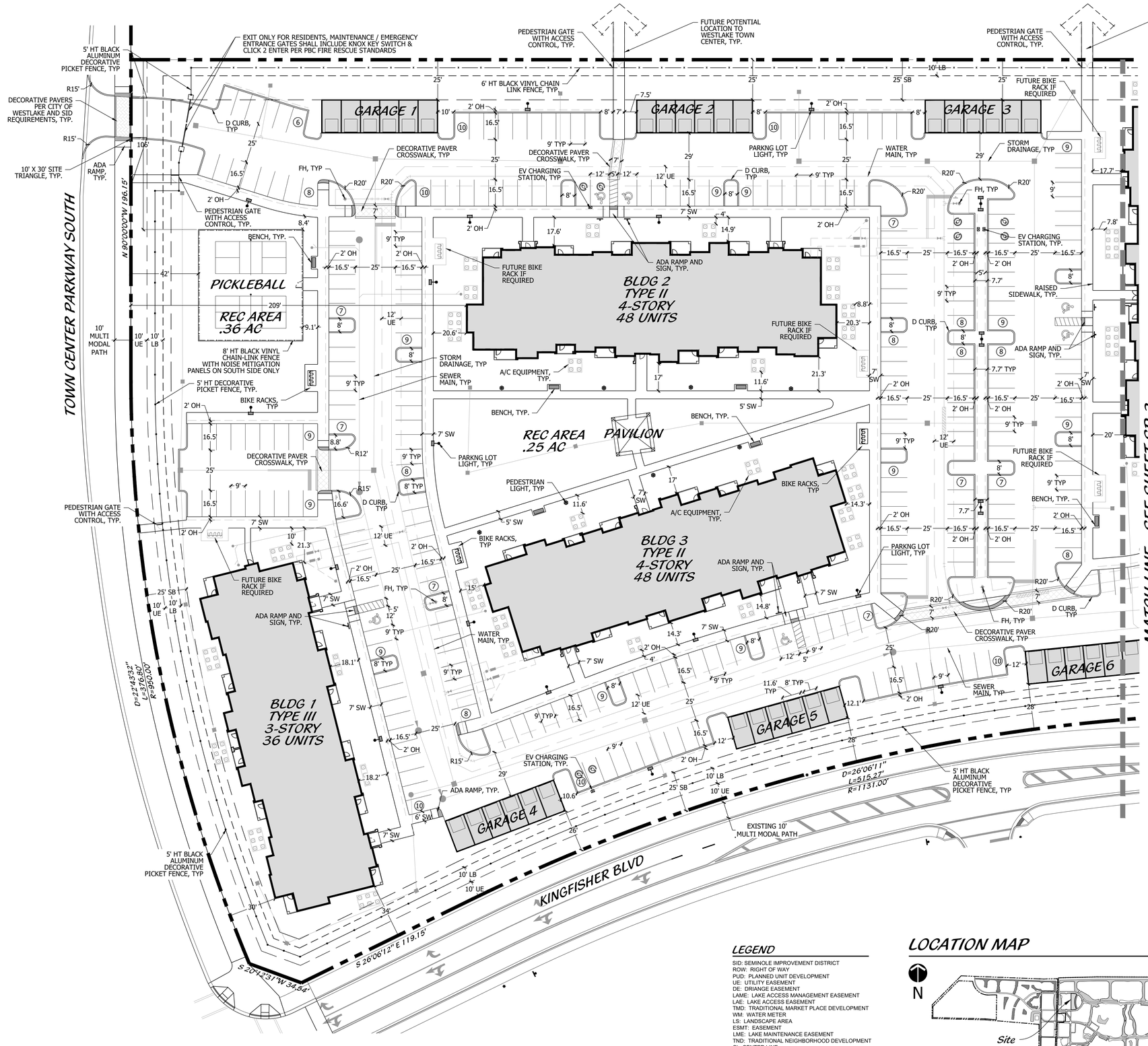

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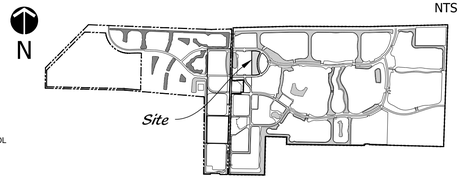
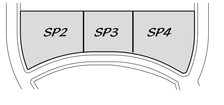
CL: CENTER LINE
NOTE: ALL PEDESTRIAN GATES WILL CONTAIN ACCESS CONTROL

LOCATION MAP



KEY MAP



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SITE PLAN
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26
	05-27-26
	06-04-26
	06-25-26

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

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

SHEET SP2 OF 9

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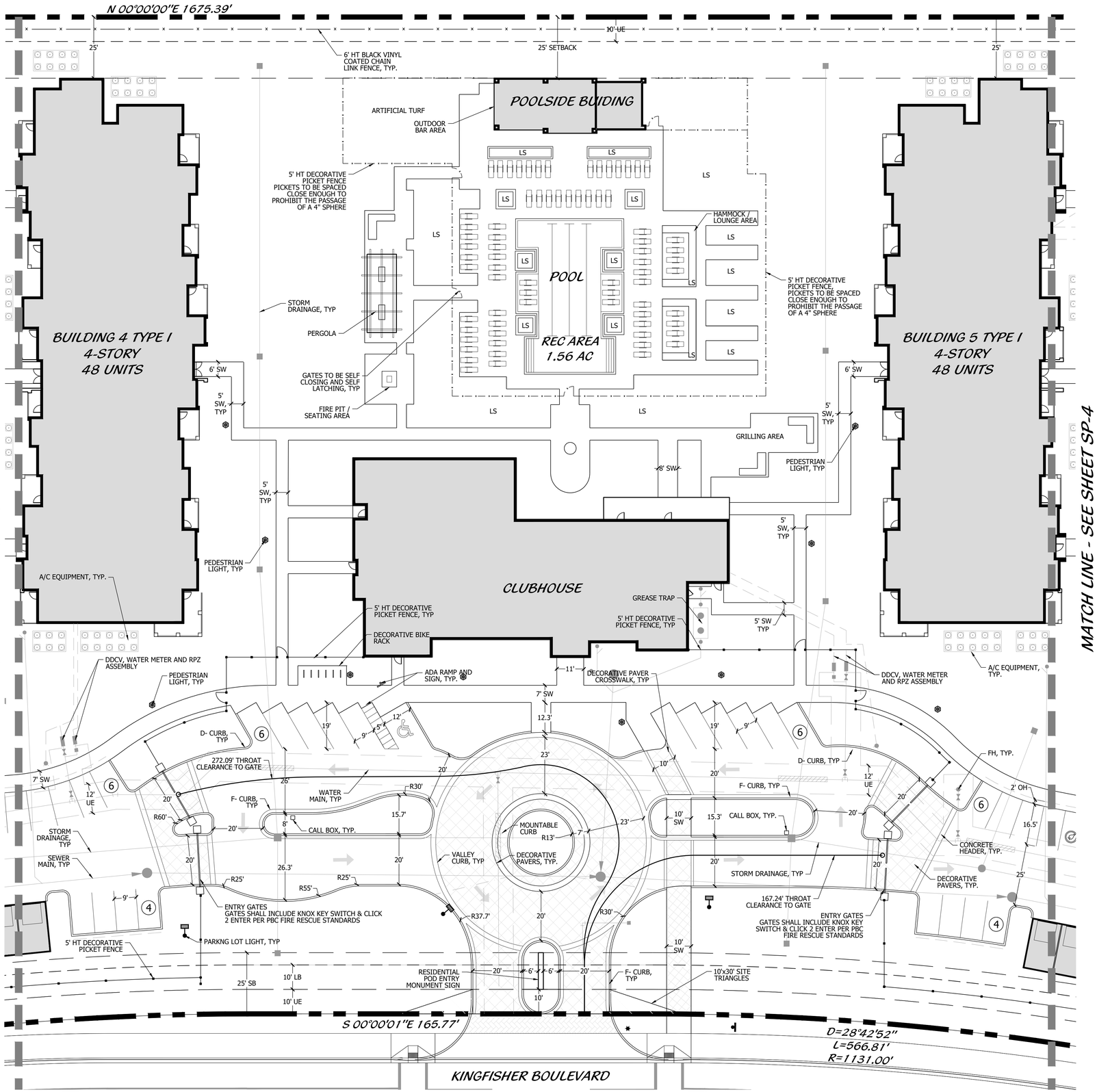
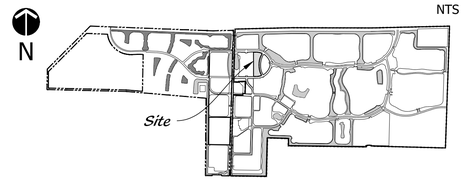
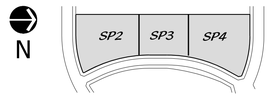


LOCATION MAP



KEY MAP



LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRIANGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CL: CENTER LINE

Site Plan

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

PARCEL L

The Avery at Westlake

SITE PLAN

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26
	05-27-26
	06-04-26
	06-25-26

Scale: 1" = 20'
0' 10' 20' 40'

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

SHEET SP3 OF 9

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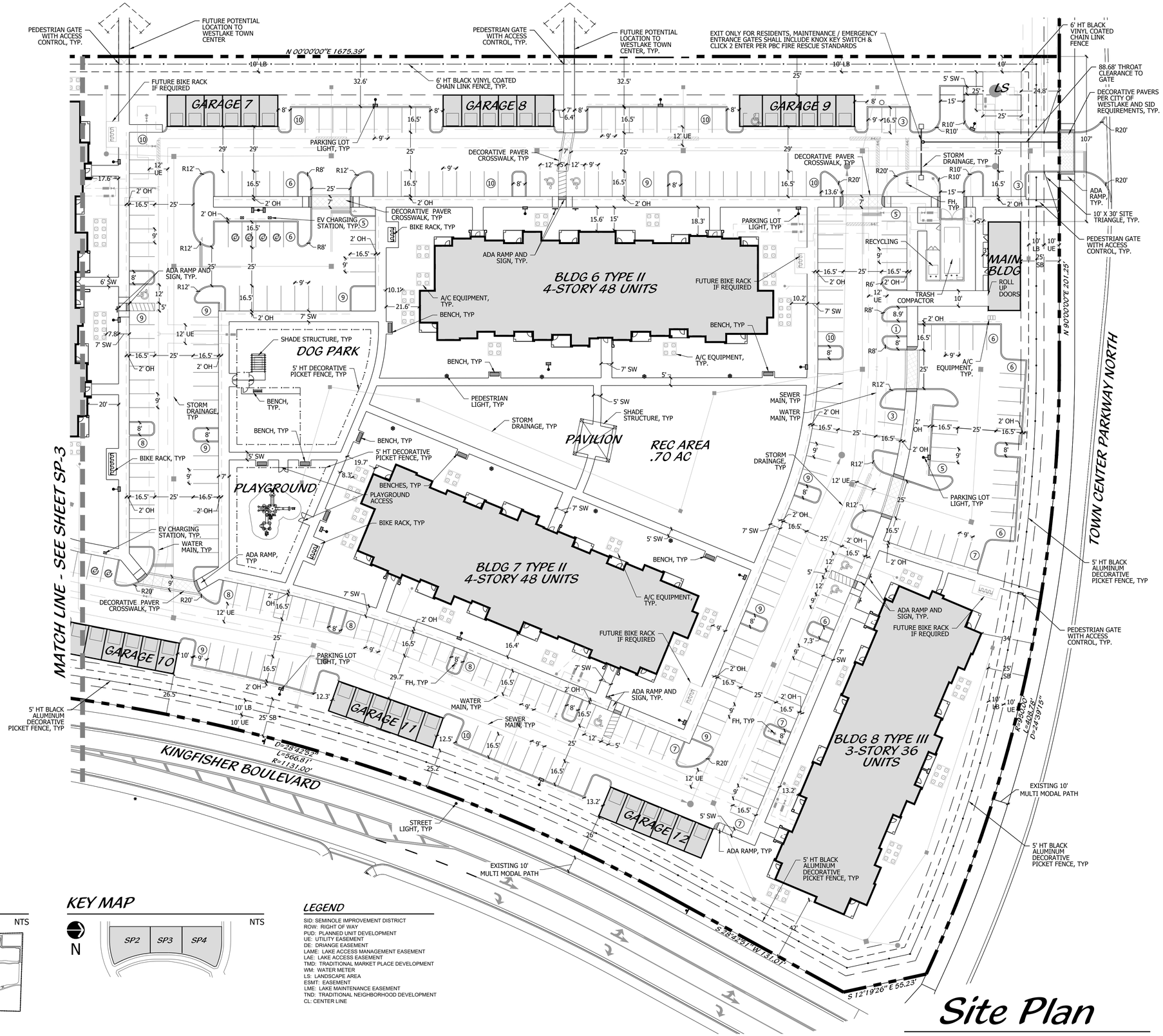
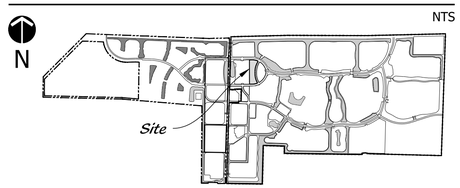


LOCATION MAP

NTS



KEY MAP

NTS

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRIANGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
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Lic# LC-C000239

PARCEL L

The Avery at Westlake

SITE PLAN

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26
	05-27-26
	06-04-26
	06-25-26

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

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

SHEET SP4 OF 9

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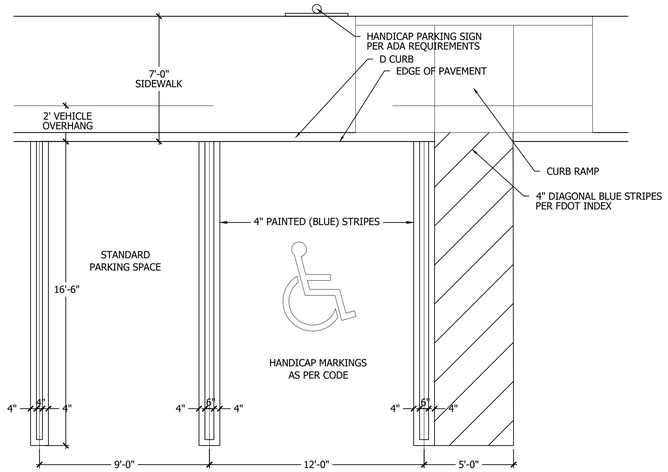
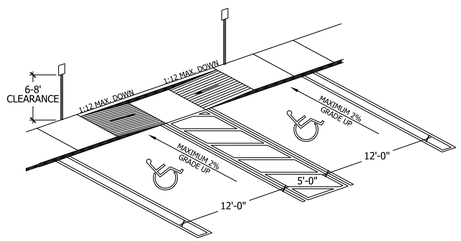
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS



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

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

HANDICAP SIGN DETAIL

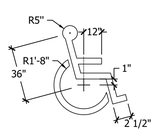
NTS

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

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

NTS

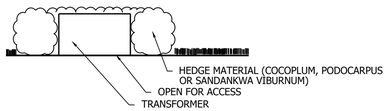


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

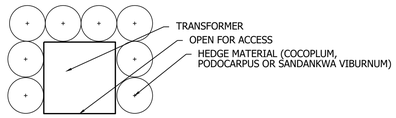
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

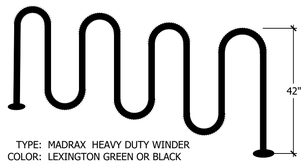


PLAN VIEW



BIKE RACK DETAIL

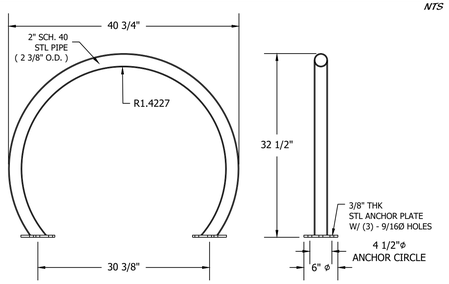
NTS



TYPE: MADRAX HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

DECORATIVE BIKE RACK DETAIL

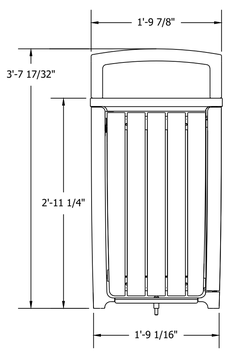
NTS



BY: DUMOR
PRODUCT NO.: BIKE RACK 292
FINISH: POWDER COAT FINISH - TEXTURED SILVER,
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALK NEAR MAIL KIOSK, SEE SITE PLAN

TRASH CAN DETAIL

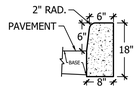
NTS



BY: FORMS + SURFACES
PRODUCT NAME: CORDIA LITTER RECEPTACLE
SIZE: 36 GALLON, SINGLE STREAM, RAIN COVER
FINISH: POWDER COAT FINISH - TEXTURED SILVER, FSC 100% IPE SLATS
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: MAIL KIOSK, SEE SITE PLAN

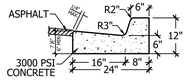
D CURB DETAIL

NTS



F CURB DETAIL

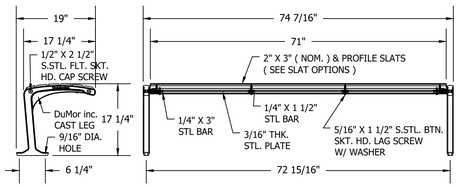
NTS

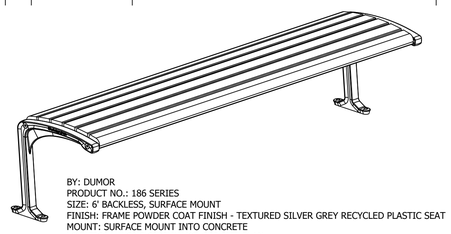


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

BENCH DETAIL

NTS





BY: DUMOR
PRODUCT NO.: 186 SERIES
SIZE: 6' BACKLESS, SURFACE MOUNT
FINISH: FRAME POWDER COAT FINISH - TEXTURED SILVER GREY RECYCLED PLASTIC SEAT
MOUNT: SURFACE MOUNT INTO CONCRETE
LOCATION: ALONG SIDEWALKS, SEE SITE PLAN

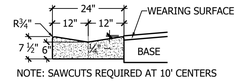
EV CHARGING PEDESTAL DETAIL

NTS

EVSE SOLUTIONS
EVESOLUTIONS.COM
ITEM #AW32 NETWORKING VERSION
PEDESTAL COLOR: WHITE
DUAL CHARGERS

VALLEY CURB DETAIL

NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

TYPICAL 6' BLACK CHAIN LINK FENCE DETAIL

NTS

5' ALUMINUM PICKET FENCE DETAIL

NTS

PICKELBALL SOUNDPROOFING DETAIL

NTS

ACOUSTIBLOK
ACOUSTIBLOK.COM
ITEM: ACOUSTIFENCE
TO BE PROVIDED ON SOUTH SIDE OF COURTS FACING TCP SOUTH

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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PARCEL L
The Avery at Westlake
SITE DETAILS
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
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	06-25-26

June 25, 2026 3:53:16 p.m.
Drawing: 13-0518.113.DWG

SHEET SD1 OF 9

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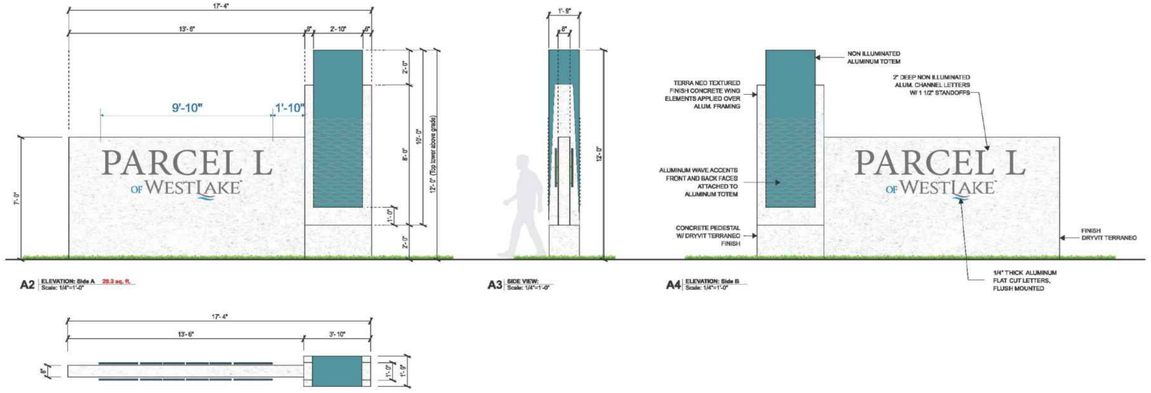
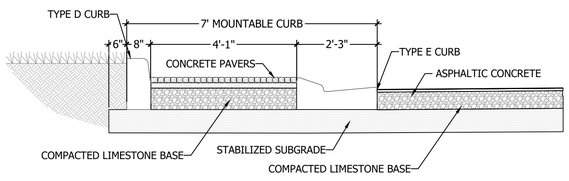
NON-ILLUMINATED DOUBLE SIDED MONUMENT SIGN

NOT TO SCALE



MOUNTABLE CURB DETAIL

NTS



POOL PERGOLA DETAIL

NTS

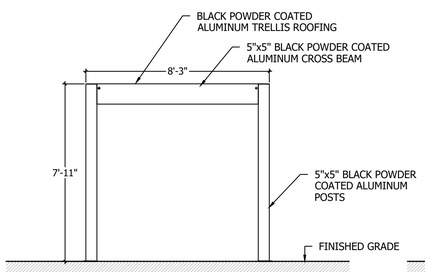
POGESSI USA
POGESSIUSA.COM
MOOD CABANA COLLECTION
COLOR: DARK GRAY ALUMINUM
OPTIONS INCLUDE: TRELLIS ROOF SECTIONS, GRID PANELS, AND CURTAINS AND SHADE BLINDS OR APPROVED EQUAL

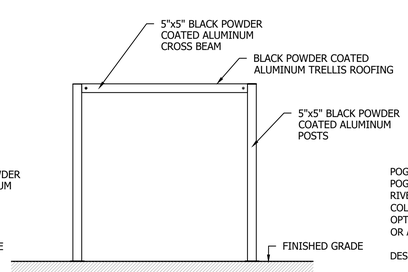
HEIGHT: 12-14'

DESIGN MAY VARY SLIGHTY

DOG PARK SHADE STRUCTURE DETAIL

NTS



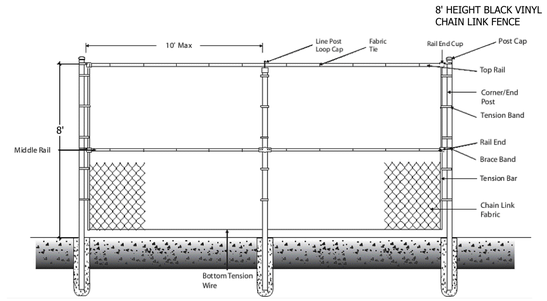


POGESSI USA
POGESSIUSA.COM
RIVERIA COLLECTION
COLOR: BLACK ALUMINUM
OPTIONS INCLUDE: TRELLIS ROOF SECTIONS OR APPROVED EQUAL

DESIGN MAY VARY SLIGHTY

8' HT BLACK VINYL CHAIN LINK FENCE DETAIL

NTS



Site Details

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PARCEL L
The Avery at Westlake
SITE DETAILS
City of Westlake, Florida

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DRAWN	JAE
APPROVED	DEH
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SHEET SD2 OF 9

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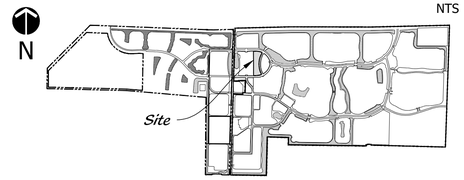
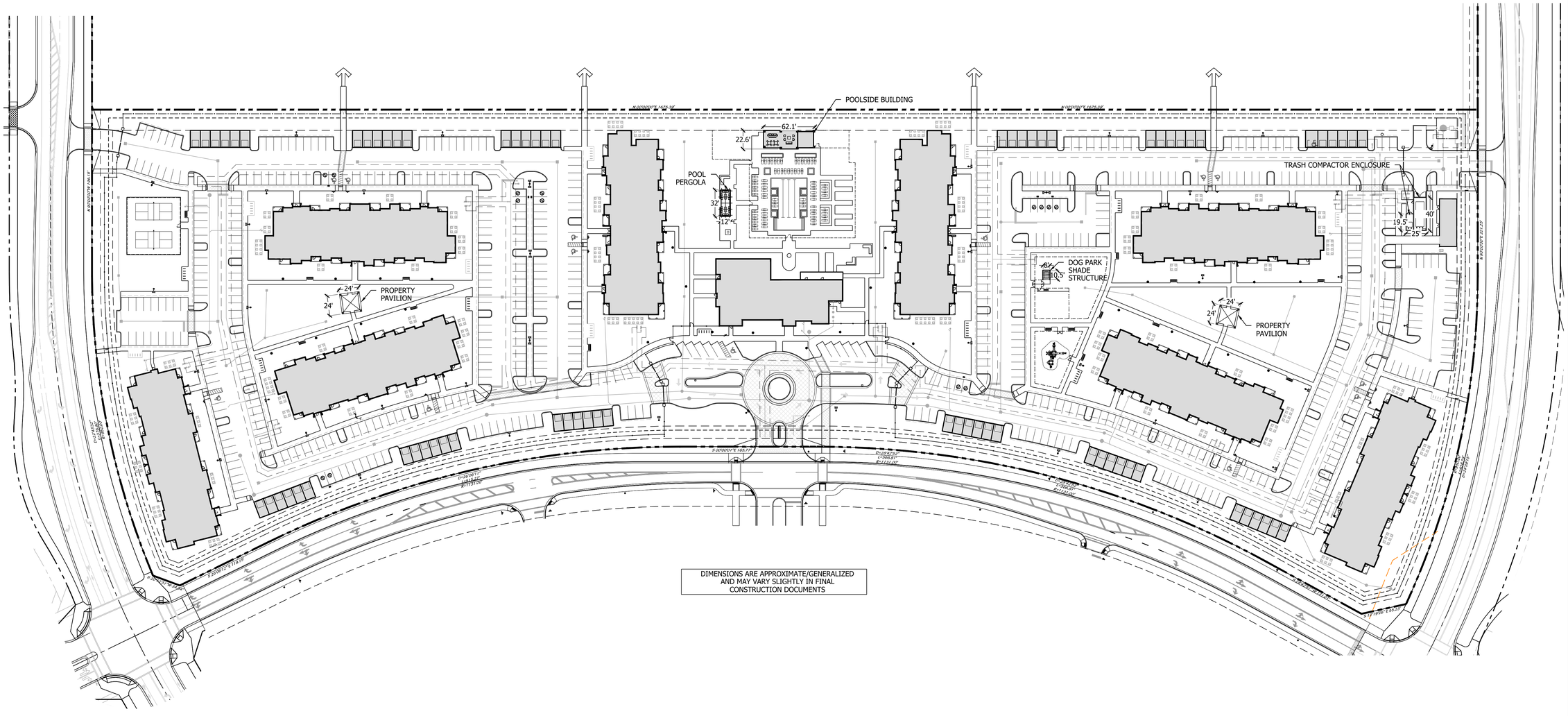
LOCATION MAP





Shade Structure Exhibit

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Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

PARCEL L

The Avery at Westlake

SITE PLAN

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26

Scale: 1" = 60'

0' 30' 60' 120'

May 11, 2026 3:44:46 p.m.
Drawing: 13-0518.113_SP.DWG

SHEET SS OF 9

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SITE DATA

NAME OF APPLICATION	EASTWIND DEVELOPMENT-WESTLAKE
APPLICATION NUMBER	MP-2026-01
CH PROJECT NUMBER	13-0518.113
FUTURE LAND USE DESIGNATION	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	77 40 43 01 040 01 0010
LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DESIGNATION	TOWN CENTER
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	RESIDENTIAL MULTI-FAMILY
SITE SURVEY AREA	**784,084.88 SF 18.00 AC**

HOUSING DATA

RESIDENTIAL UNITS	**360**	
	UNITS	**BEDROOMS**
1 BEDROOM	122	122
2 BEDROOM	186	372
3 BEDROOM	52	156
TOTAL BEDROOMS		**650**
DENSITY (NET FOR SITE)	**20.00**	DU/AC
PARCEL L DENSITY	**5.38**	DU/AC
MINIMUM PARCEL L DENSITY	**4.00**	DU/AC
MAXIMUM PARCEL L DENSITY	**16.00**	DU/AC
BUILDING HEIGHT MAX	**49.5'**	FEET
STORIES	**4**	

BUILDING DATA

	SQUARE FEET	ACRES
APARTMENT BUILDINGS	119,185	2.74
GARAGE BUILDINGS	18,009	0.41
POOL SIDE BUILDING	1,350	0.03
CLUBHOUSE	8,969	0.21
MAINTENANCE BUILDING	1,258	0.03
PAVILIONS	1,165	0.03
BUILDING LOT COVERAGE	**149,936.48**	**3.44**

OPEN SPACE CALCULATIONS

IMPERVIOUS	**SQUARE FEET**	**PERCENT**
BUILDING LOT COVERAGE	149,936.48	19.12%
SIDEWALKS & PLAZAS	49,916.04	6.37%
POOL DECK (INCLUDING ART. TURF)	17,784.54	2.27%
VEHICULAR USE AREAS	242,477.46	30.92%
SUB TOTAL	**460,114.52**	58.68%
PERVIOUS		
OPEN SPACE, LANDSCAPE, & BUFFERS	323,970.35	41.32%
SUB TOTAL	**323,970.35**	**41.32%**
TOTAL	**784,084.88**	**100.00%**

RECREATION DATA

	SQUARE FEET	ACRES
SOUTH COURTYARD	8,712.00	0.20
CLUBHOUSE	67,953.60	1.56
NORTH COURTYARD	17,424.00	0.40
TOTAL	**94,089.60**	**2.16**

PARKING DATA

	REQUIRED	PROVIDED	
CLUBHOUSE (1/360)	25	25	
RESIDENTIAL MULTI-FAMILY (1 PER BR +5% GUEST)	683	639	
PARKING BREAKDOWN			
STANDARD SPACES	708	631	
GARAGE SPACES		72	
TOTALS	708	703	
REQUESTED PARKING WAIVER		5	
ADA SPACES (INCLUDED IN TOTAL)	14	14	
GARAGE ADA SPACES	1	1	
STANDARD ADA SPACES	13	13	
ELECTRIC VEHICLE CHARGING POSITIONS	*0*	14	
BICYCLE SPACES PROVIDED (ON-SITE)	*180*	70	
WAIVER: BICYCLE SPACES FUTURE/RESERVED		82	*1
BICYCLE SPACES PROVIDED (TOTAL WITHIN MAINTENANCE BUILDING)		28	
TOTAL PROVIDED		180	

*NOTE*1: 82 FUTURE SPACES TO BE PROVIDED BY WAIVER IF THE NEED IS DETERMINED BY THE CITY OF WESTLAKE*

COMPREHENSIVE PLAN RECREATION REQUIREMENTS

NEIGHBORHOOD PARK	REQ (AC)
972 RESIDENTS (360* 2.70)	1.944
	PROV. (AC)
	2.160

WAVIER TABLE

Code Section Waived	Table 111-192 (Sec. 111-192) — Off-Street Parking Requirements; Multi-Family Dwelling (applicable to the Contingency Parking Plan scenario only).
Code-Required (Spaces)	708
Provided (Spaces) — Contingency	703 (= 631 standard + 72 detached garage stalls)
Deviation — Contingency	−5 spaces (approximately 0.71% of Code-required total)
Waiver Authority	Sec. 101-197(c)

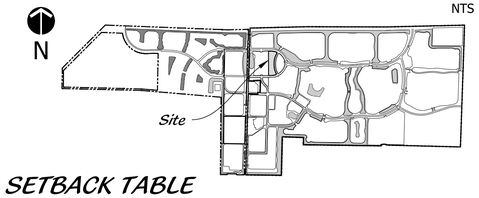
Code Section Waived	Sec. 111-227- Bicycle Parking Standards (Multi-Family Residential at 1 space per 2 dwelling units)
Code-Required (Spaces)	180 (= 360 dwelling units ÷ 2)
Provided (Spaces – Constructed)	98 (= 70 distributed surface racks + 28 secured/enclosed in maintenance building)
Reserve (Spaces – Identified on Plan)	82
Deviation	-82 spaces (approximately 45.6% reduction from code-required total)
Waiver Authority	Sec. 101-197(c)

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRIANGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CL: CENTER LINE

LOCATION MAP

NTS



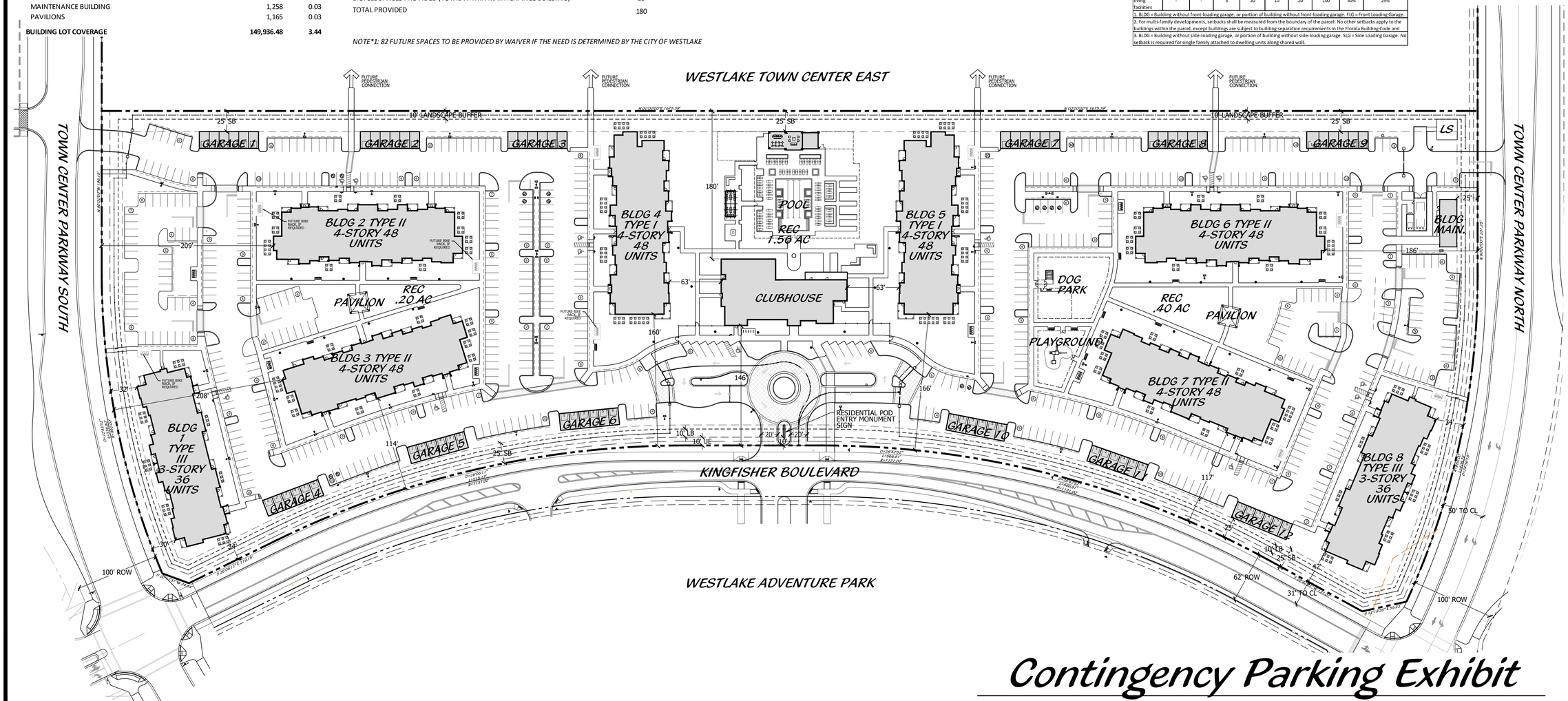
BUILDING SETBACK TABLE

Building	Front (Kingsfisher)	Side (Town Ctr Pkwy South)	Side (Town Ctr Pkwy North)	Rear
1	34'	30'	1439'	313'
2	251'	209'	1236'	113'
3	114'	208'	1227'	248'
4	160'	617'	981'	25'
5	166'	968'	630'	25'
6	278'	1259'	186'	113'
7	117'	1178'	217'	265'
8	42'	1415'	34'	344'
Clubhouse	146'	749'	765'	25'
Maintenance Bldg	434'	1629'	25'	107'

TABLE 3-13: TOWN CENTER RESIDENTIAL STANDARDS

Residential Use Type	Minimum Lot Square Footage Per Dwelling Unit	Minimum Lot Width Per Dwelling Unit (Feet)	Minimum Front Setback[1,2] (Feet)	Minimum Side Road Setback[1,2] (Feet)	Minimum Side Yard Setback[1,3] (Feet)	Minimum Rear Yard Setback[1] (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family attached dwellings	1,600	16	BLDG:5 FLG: 20	BLDG: 5 SLG: 20	BLDG: 5 SLG: 20	10	50	60%	25%
Multi-family dwellings	-	-	5	20	10	20	100	50%	25%
Assisted living facilities	-	-	5	20	10	20	100	50%	25%

1. BLDG = Building without front-loading garage, or portion of building without front-loading garage. FLG = Front Loading Garage.
2. For multi-family developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to the buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and
3. BLDG = Building without side-loading garage, or portion of building without side-loading garage. SLG = Side Loading Garage. No setback is required for single family attached to dwelling units along shared wall.



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PARCEL L
The Avery at Westlake
CONTINGENCY PARKING EXHIBIT
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-23-26
REVISIONS	04-20-26
	05-11-26
	06-04-26
	06-25-26

Scale: 1" = 60'
0' 30' 60' 120'

Drawing: June 25, 2026 3:53:16 p.m.
13-0518.113_CONTINGENCY-EXHIBIT.DWG

SHEET SP1 OF 4

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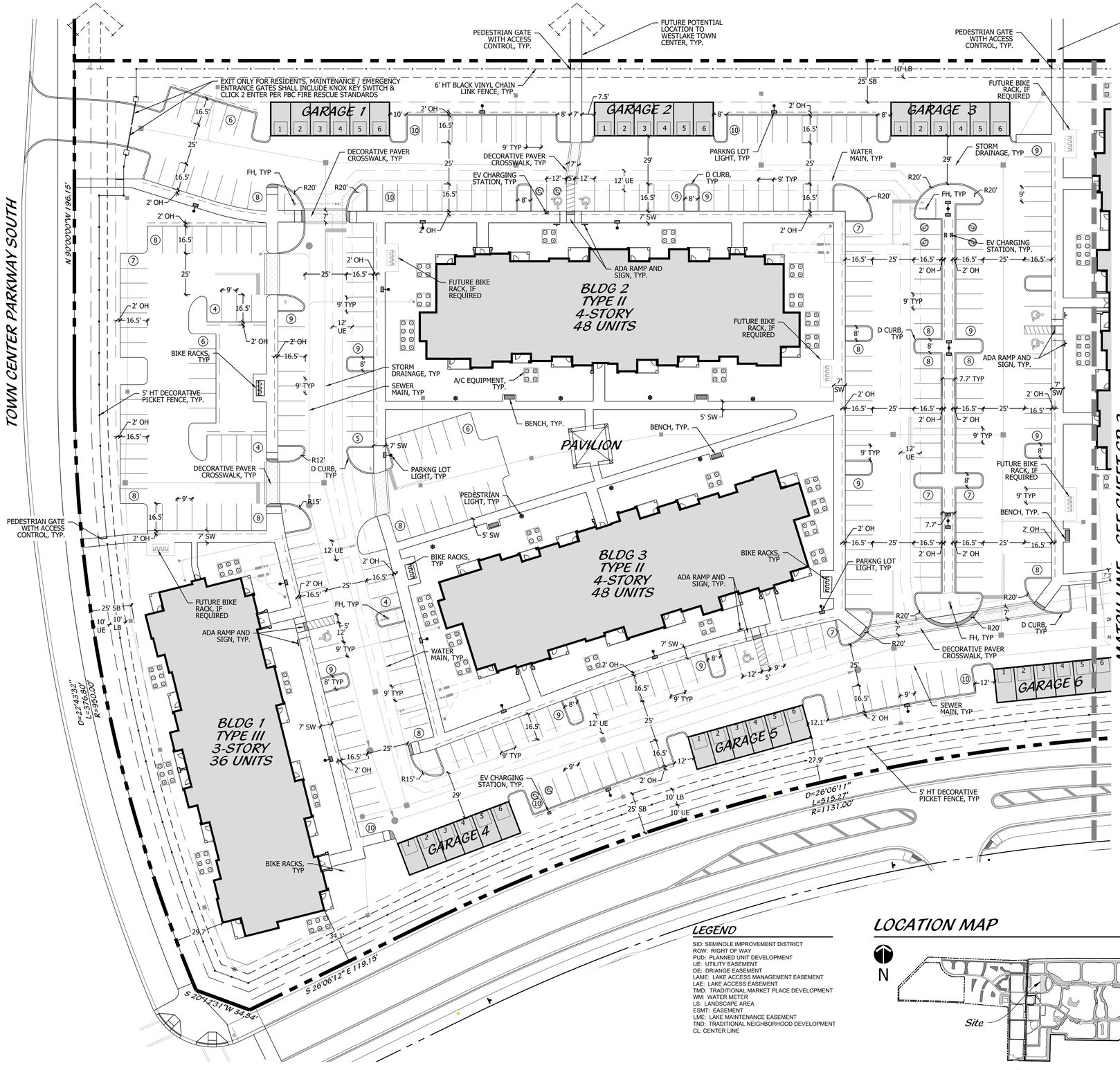

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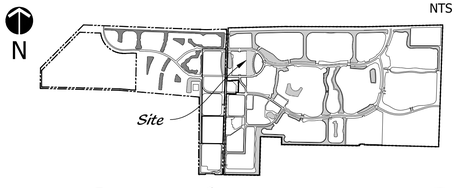
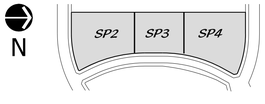
LOCATION MAP



KEY MAP



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The Average at Westlake
CONTINGENCY PARKING EXHIBIT
City of Westlake, Florida

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DRAWN	JAE
APPROVED	DEH
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DATE	03-13-26
REVISIONS	04-20-26
	05-11-26
	06-04-26
	06-25-26

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

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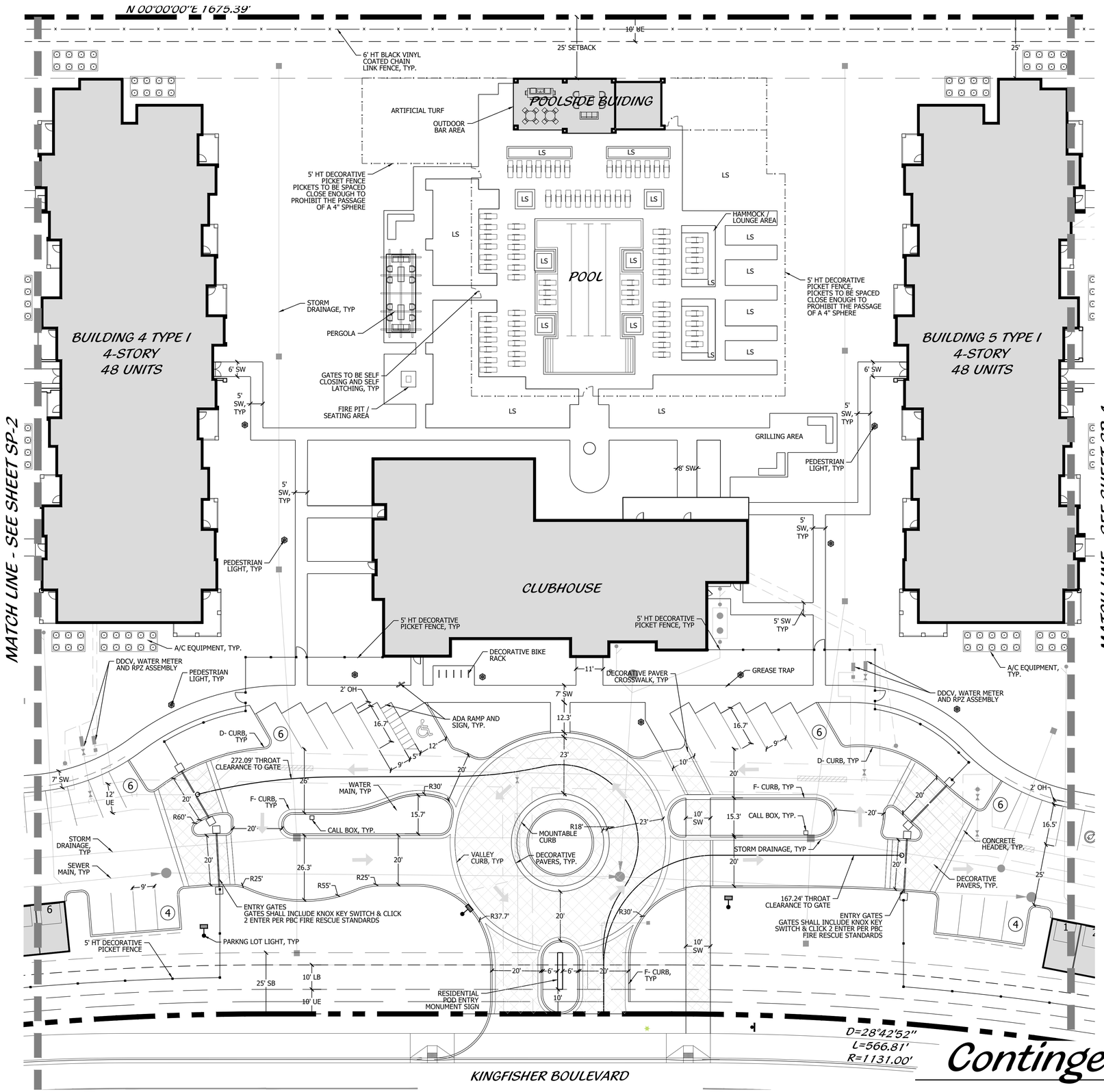

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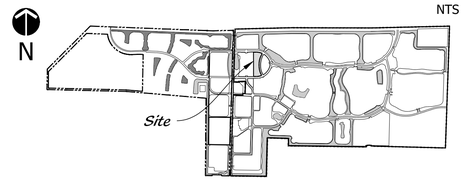

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WESTLAKE PARCEL L

The Avery at Westlake

CONTINGENCY PARKING EXHIBIT

City of Westlake, Florida

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	06-04-26
	06-25-26

Scale: 1" = 20'

0' 10' 20' 40'

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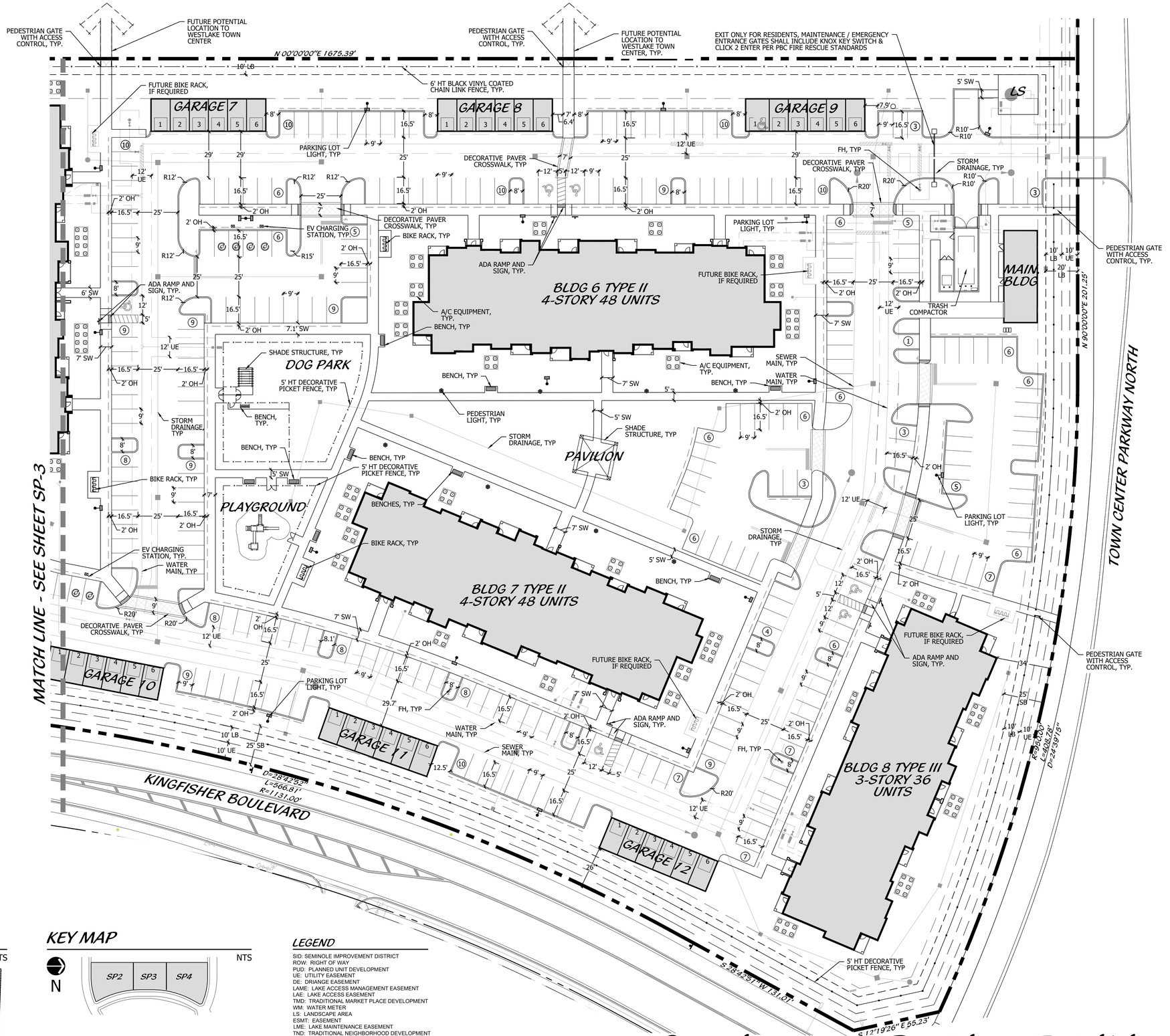

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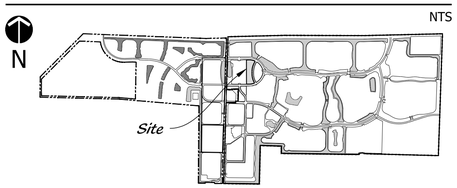

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WESTLAKE PARCEL L

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

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SHEET SP4 OF 4

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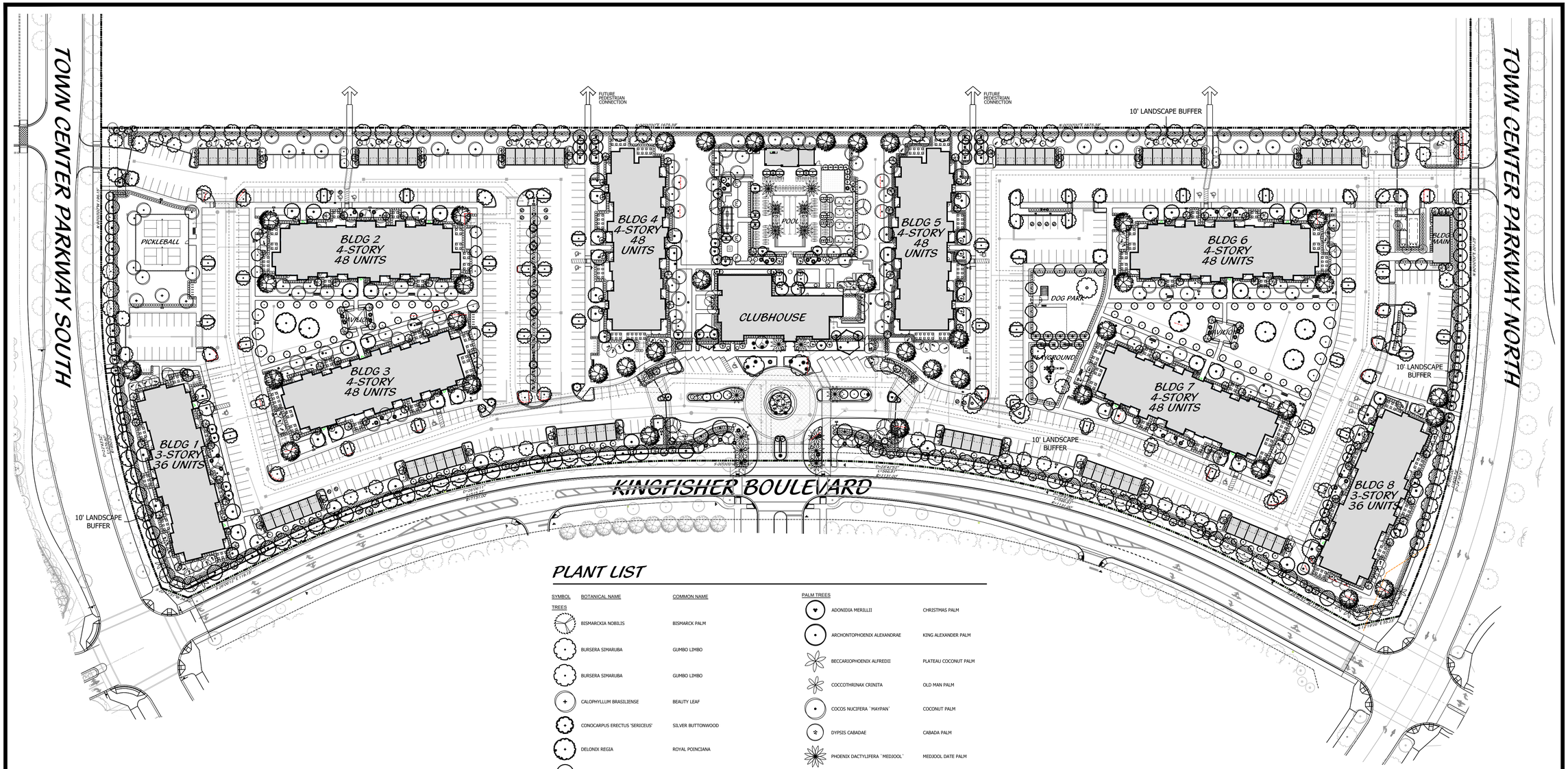


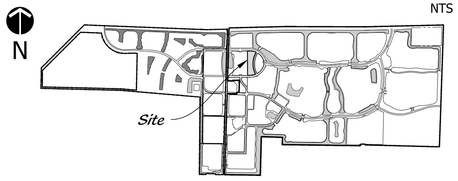
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	BISMARCKIA NOBILIS	BISMARCK PALM
	BURSERA SIMARUBA	GUMBO LIMBO
	BURSERA SIMARUBA	GUMBO LIMBO
	CALOPHYLLUM BRASILIENSE	BEAUTY LEAF
	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD
	DELONIX REGIA	ROYAL POINCIANA
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
	FICUS RUBIGINOSA	RUSTY LEAF FIG
	GARCINIA SPICATA	GARCINIA
	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY
	JUNIPERUS SILICICOLA `BRODIE`	BRODIE SOUTHERN RED CEDAR
	LAGERSTROEMIA INDICA `MUSKOGEE`	CRAPE MYRTLE
	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM
	PIMENTA RACEMOSA	BAYRUM
	QUERCUS VIRGINIANA	LIVE OAK
	QUERCUS VIRGINIANA	LIVE OAK SPECIMEN
	QUERCUS VIRGINIANA	LIVE OAK
	TABEBUIA CARAIBA	YELLOW TABEBUIA

SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES		
	ADONIDIA MERILLII	CHRISTMAS PALM
	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM
	BECCARIOPHOENIX ALFREDII	PLATEAU COCONUT PALM
	COCCOTHRINAX CRINITA	OLD MAN PALM
	COCOS NUCIFERA `MAYPAN`	COCONUT PALM
	DYPSIS CABADAE	CABADA PALM
	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM
	PTYCHOSPERMA ELEGANS	SINGLE ALEXANDER PALM
	ROYSTONEA REGIA	ROYAL PALM
	ROYSTONEA REGIA	ROYAL PALM
	SABAL PALMETTO	CURVED CABBAGE PALM
	SABAL PALMETTO ~	SABAL PALMETTO
	THRINAX RADIATA	THATCH PALM
	THRINAX RADIATA	THATCH PALM
	THRINAX RADIATA	THATCH PALM
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**
SHRUBS		
	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE CENTURY PLANT
	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM
	CLUSIA GUTTIFERA	CLUSIA
	CONCEPT SHRUB	
	DIOON SPINULOSUM	MEXICAN CYCAD
	FICUS MICROCARPA 'GREEN ISLAND'	TOPIARY FICUS BALL
GROUND COVERS		
	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM
	CONCEPT GROUND COVER	

LOCATION MAP

NTS



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PARCEL L
The Avery at Westlake
LANDSCAPE LAN
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.82
DATE	03-20-2026
REVISIONS	04-17-2026
	05-11-2026

Scale: 1" = 60'
0' 30' 60' 120'

May 11, 2026 3:20:55 p.m.
Drawing: 13-0518.13_LP.DWG

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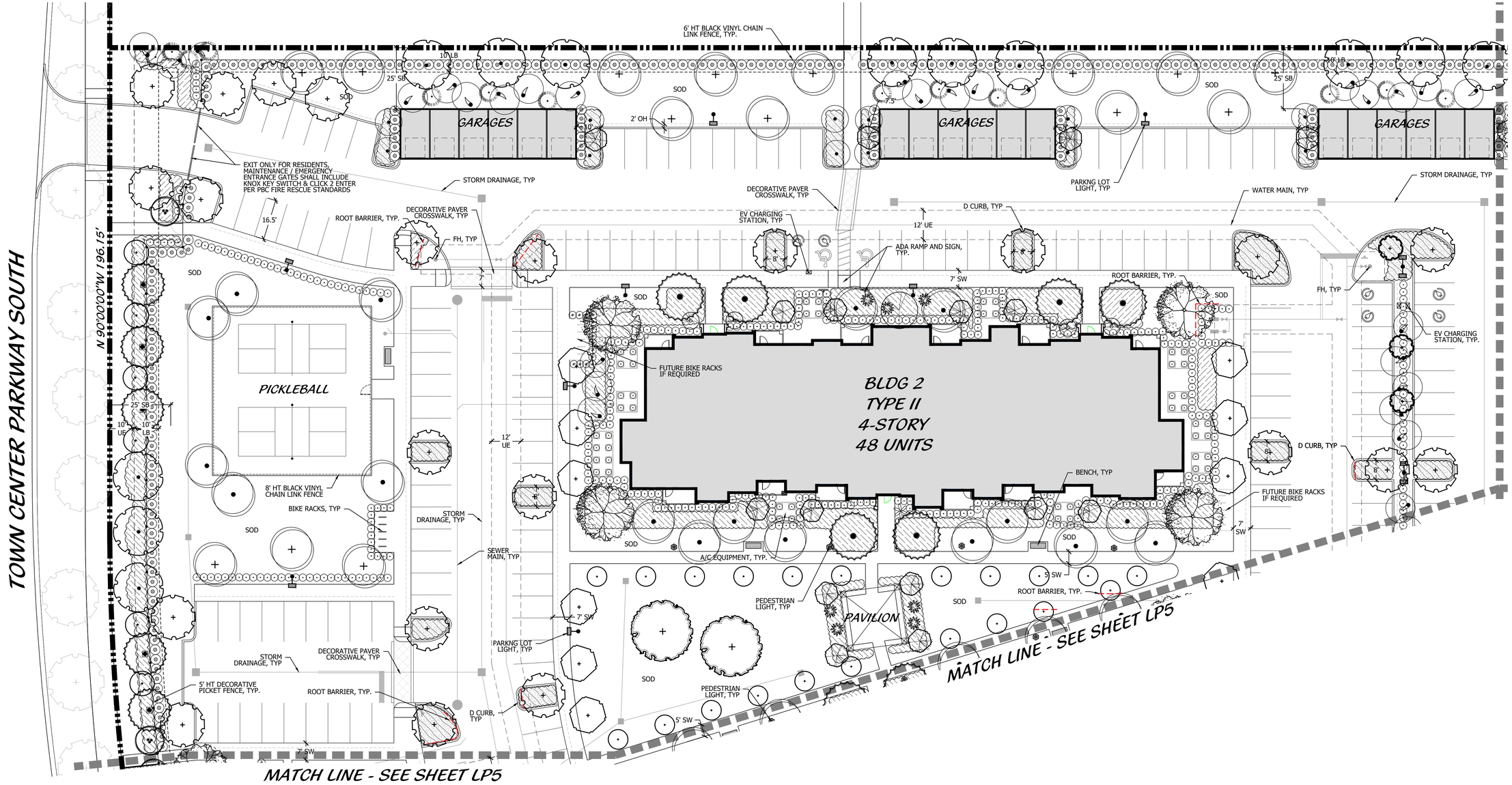
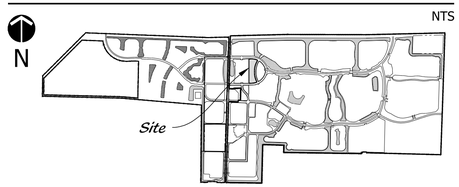


LOCATION MAP



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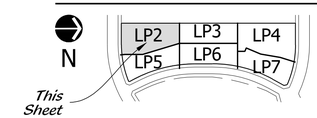

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0' 10' 20' 40'

May 11, 2026 3:20:55 p.m.
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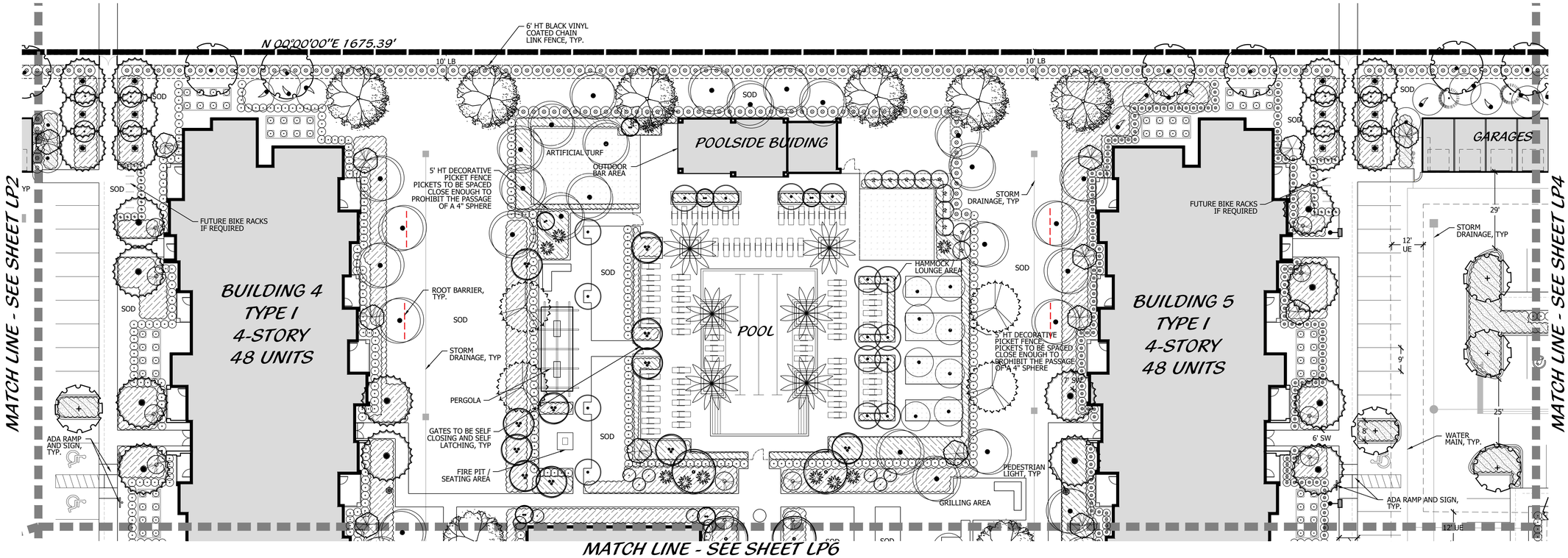

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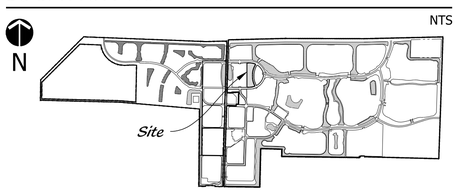

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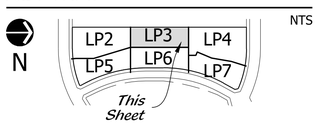

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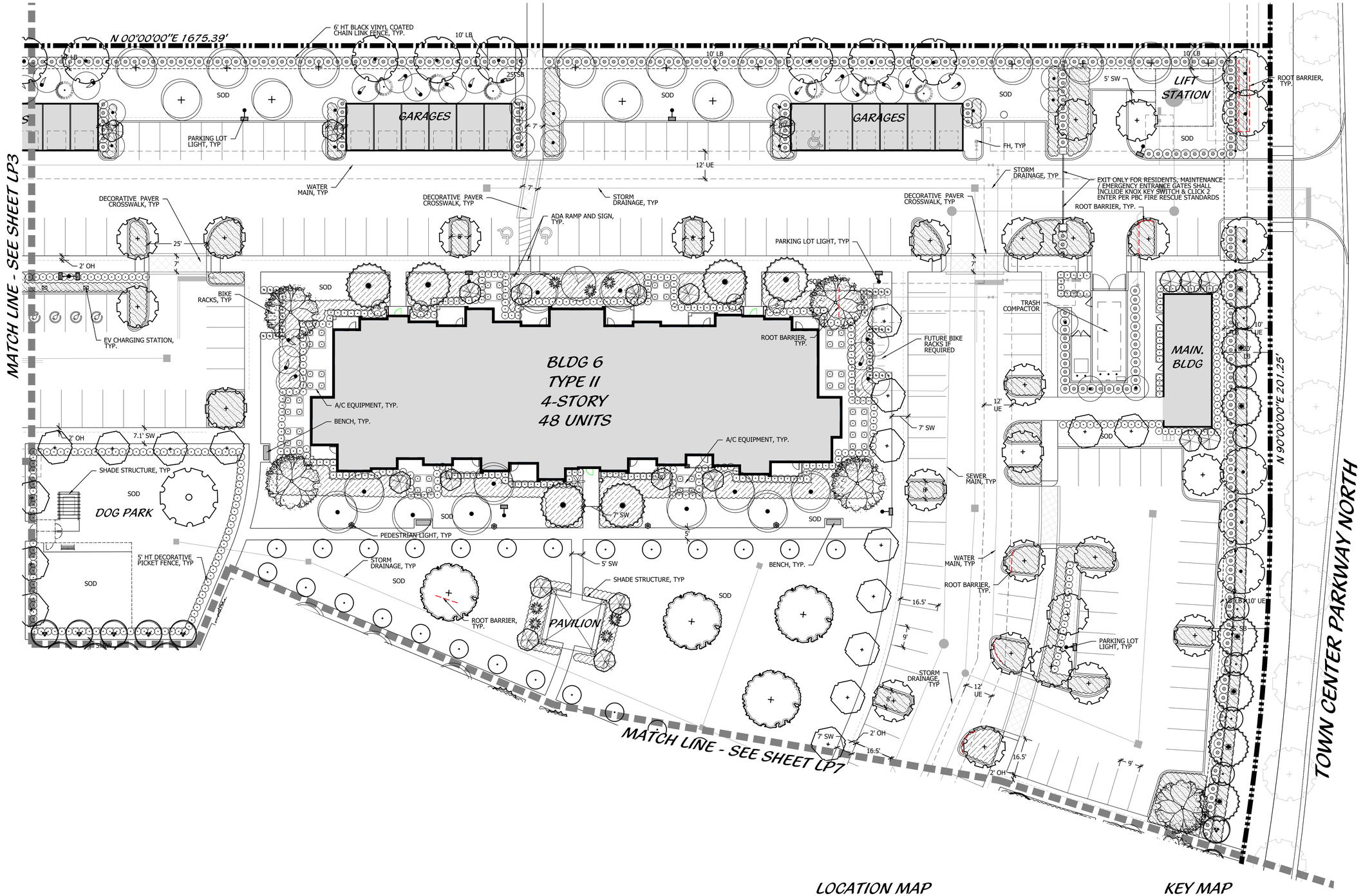
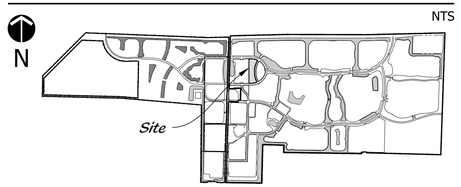


LOCATION MAP



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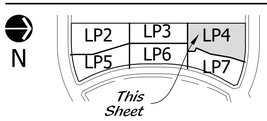

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MATCH LINE - SEE SHEET LP2

MATCH LINE - SEE SHEET LP2

MATCH LINE - SEE SHEET LP6

BLDG 3
TYPE II
4-STORY
48 UNITS

BLDG 1
TYPE III
3-STORY
36 UNITS

GARAGES

GARAGES

TOWN CENTER PARKWAY SOUTH

KINGFISHER BOULEVARD

SOD

BIKE RACKS, TYP.

ROOT BARRIER, TYP.

12' UE

BIKE RACKS, TYP

FH, TYP

ADA RAMP AND SIGN, TYP.

WATER MAIN, TYP

8' TYP

25' SB

10' LB

10' UE

PARKNG LOT LIGHT, TYP

ADA RAMP AND SIGN, TYP.

SEWER MAIN, TYP

DECORATIVE PAVER CROSSWALK, TYP

EV CHARGING STATION, TYP.

5' HT DECORATIVE PICKET FENCE, TYP

D=22°43'32"
L=368.76'
R=930.00'

D=26°06'11"
L=515.27'
R=1131.00'

S 26°06'12" E 119.15'

S 20°12'31" W 34.54'

LOCATION MAP

N

NTS

Site

KEY MAP

N

NTS

LP2 | LP3 | LP4
LP5 | LP6 | LP7

This Sheet

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PARCEL L
The Avery at Westlake
LANDSCAPE LAN
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.82
DATE	03-20-2026
REVISIONS	04-17-2026
	05-11-2026

Scale: 1" = 20'
0' 10' 20' 40'

May 11, 2026 3:20:55 p.m.
Drawing: 13-0518.113_LP.DWG

SHEET LP5 OF 8

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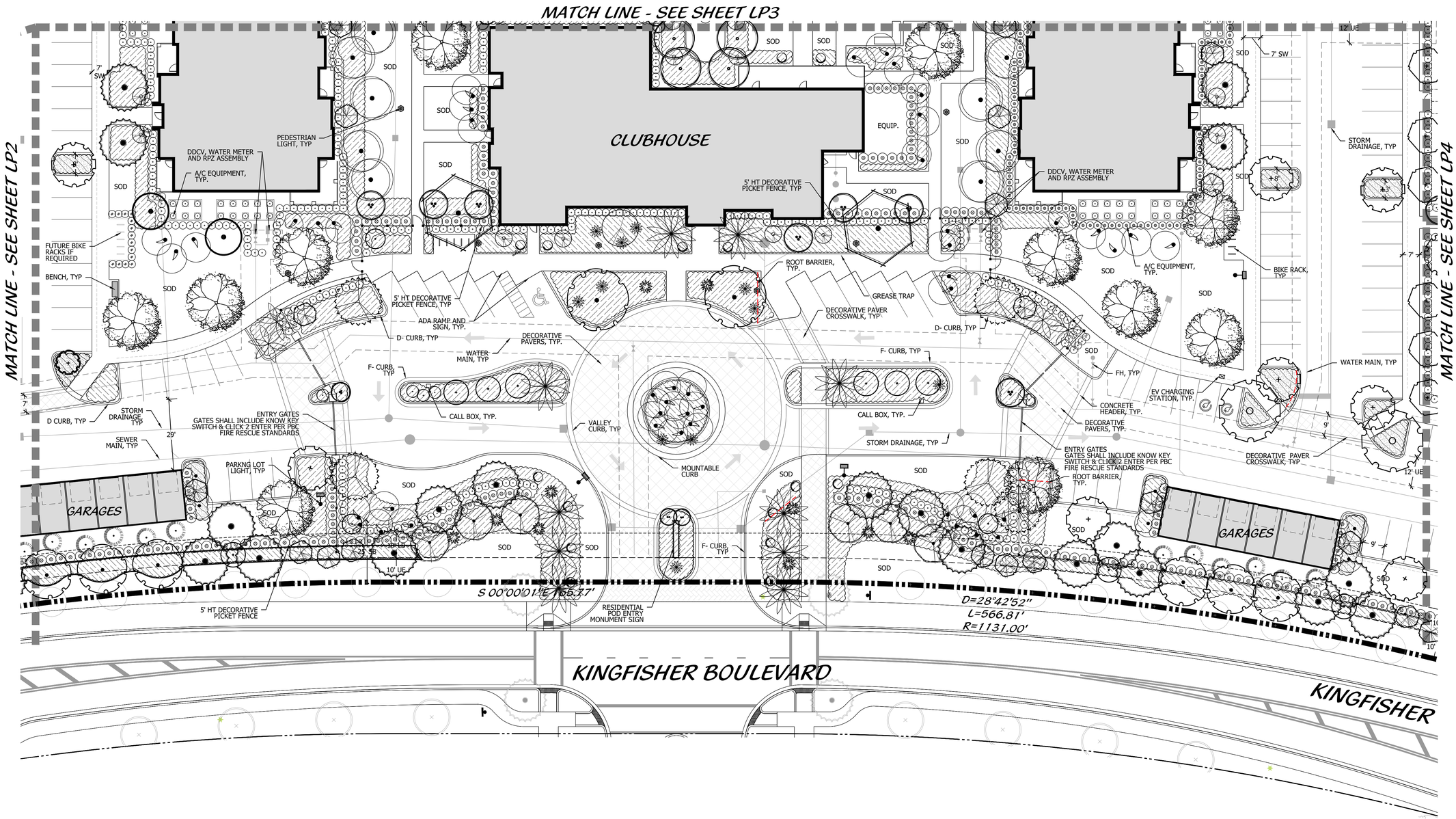
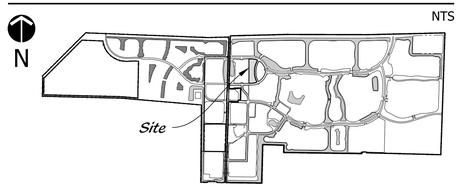
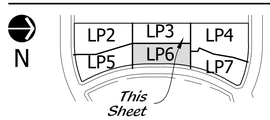


LOCATION MAP



KEY MAP



Landscape Plan

Cotleur & Hearing
Landscape Architects
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LOCATION MAP

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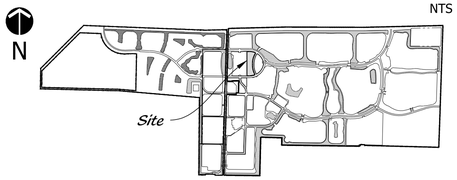

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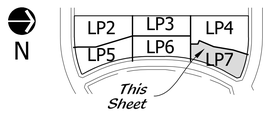

MATCH LINE - SEE SHEET LP6

MATCH LINE - SEE SHEET LP4

BLDG 7
TYPE II
4-STORY
48 UNITS

BLDG 8
TYPE III
3-STORY
36 UNITS

PLAYGROUND

5' HT DECORATIVE PICKET FENCE, TYP

BIKE RACKS, TYP.

ROOT BARRIER, TYP.

7' SW

5' SW

SOD

PARKING LOT LIGHT, TYP

FH, TYP

WATER MAIN, TYP

SEWER MAIN, TYP

ADA RAMP AND SIGN, TYP.

FUTURE BIKE RACKS IF REQUIRED

GARAGES

10' LB

10' UE

12' UE

2' OH

D=28°42'52"
L=566.81'
R=1131.00'

D=24°39'15"
L=408.78'
R=95.00'

KINGFISHER BOULEVARD

S 28°42'51" W 131.07'

S 12°19'26" E 55.23'

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

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

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

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

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

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

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

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

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.

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

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 6" OF STEMS.

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

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

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE FINAL ACCEPTANCE, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

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

GENERAL LANDSCAPE NOTES

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

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

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING 8'-¼" NATIVE SOIL ¼ CLEAN SAND AND ½ COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

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

ROOT BARRIER NOTES

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

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

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

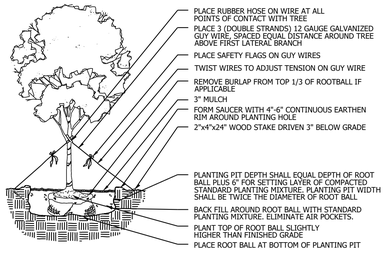
ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAYS SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

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

OVERALL PLANT LIST

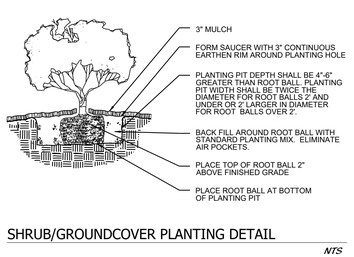
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	BISMARCKIA NOBILIS	BISMARCK PALM
	BURSERA SIMARUBA	GUMBO LIMBO
	BURSERA SIMARUBA	GUMBO LIMBO
	CALOPHYLLUM BRASILIENSE	BEAUTY LEAF
	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD
	DELONIX REGIA	ROYAL POINCIANA
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
	FICUS RUBIGINOSA	RUSTY LEAF FIG
	GARCINIA SPICATA	GARCINIA
	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY
	JUNIPERUS SILICICOLA `BRODIE`	BRODIE SOUTHERN RED CEDAR
	LAGERSTROEMIA INDICA `MUSKOGEE`	CRAPE MYRTLE
	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM
	PIMENTA RACEMOSA	BAYRUM
	QUERCUS VIRGINIANA	LIVE OAK
	QUERCUS VIRGINIANA	LIVE OAK SPECIMEN
	QUERCUS VIRGINIANA	LIVE OAK
	TABEBUIA CARAIBA	YELLOW TABEBUIA
PALM TREES		
	ADONIDIA MERILLII	CHRISTMAS PALM
	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM
	BECCARIOPHOENIX ALFREDII	PLATEAU COCONUT PALM
	COCCOTHRINAX CRINITA	OLD MAN PALM
	COCOS NUCIFERA `MAYPAN`	COCONUT PALM
	DYPSIS CABADAE	CABADA PALM
	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM
	PTYCHOSPERMA ELEGANS	SINGLE ALEXANDER PALM
	ROYSTONEA REGIA	ROYAL PALM
	ROYSTONEA REGIA	ROYAL PALM
	SABAL PALMETTO	CURVED CABBAGE PALM
	SABAL PALMETTO ~	SABAL PALMETTO
	THRINAX RADIATA	THATCH PALM
	THRINAX RADIATA	THATCH PALM
	THRINAX RADIATA	THATCH PALM
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE CENTURY PLANT
	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM
	CLUSIA GUTTIFERA	CLUSIA
	CONCEPT SHRUB	
	DIOON SPINULOSUM	MEXICAN CYCAD
	FICUS MICROCARPA `GREEN ISLAND`	TOPIARY FICUS BALL
GROUND COVERS		
	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM
	CONCEPT GROUND COVER	

PLANTING DETAILS



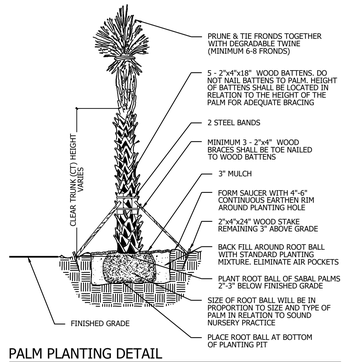
LARGE TREE PLANTING DETAIL

NTS



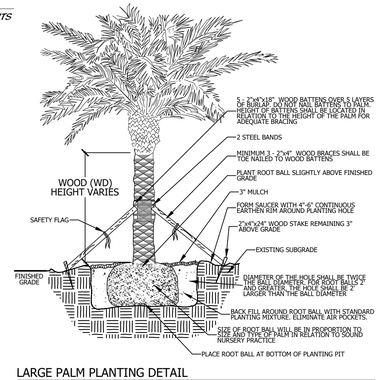
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS



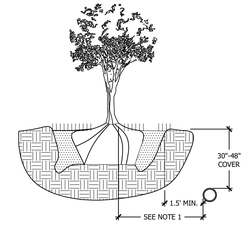
LARGE PALM PLANTING DETAIL

MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC. *NTS*

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE AND ROOT BARRIER NOTE:

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



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

1. THIS DISTANCE SHALL 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.

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

3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.

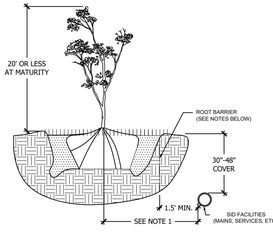
4. ROOT BARRIERS SHALL BE MINIMUM 60' DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.

5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

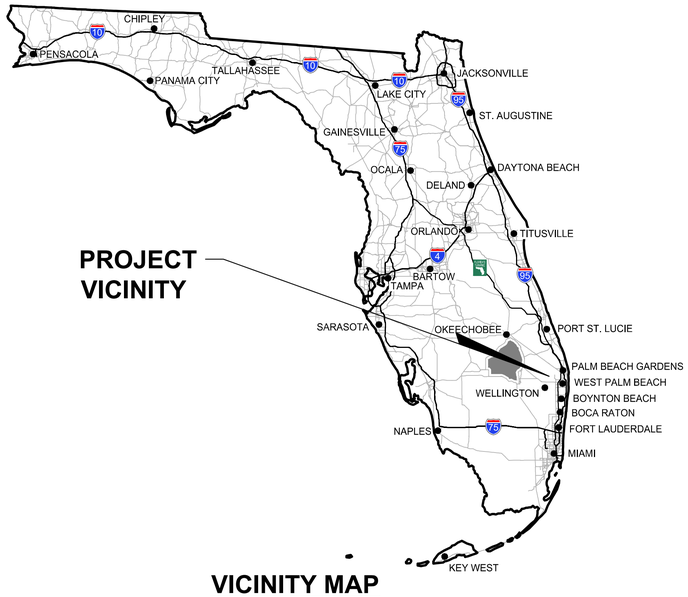
SEMINOLE IMPROVEMENT DISTRICT (SID)
TYP. LARGE TREE OR PALM WITH ROOT BARRIER

NTS


20' OR LESS AT MATURITY
ROOT BARRIER (SEE NOTES BELOW)
30"-48" COVER
1.5" MIN.
SEE N

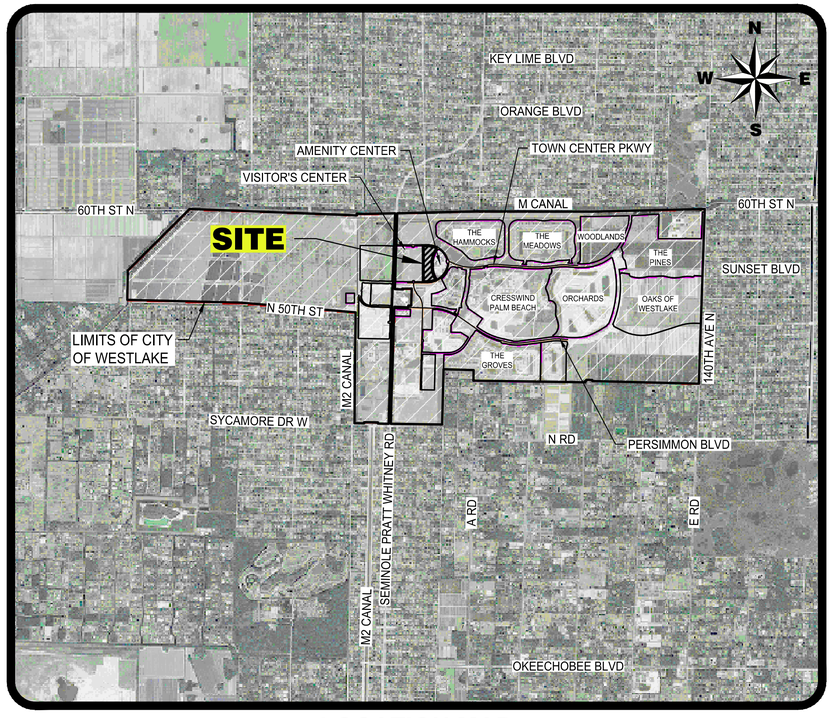
CONCEPTUAL ENGINEERING PLANS
WESTLAKE PARCEL L
MULTIFAMILY

SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL MASTER PLAN
3-11	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

4/20/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY FRANKLIN BOLEN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GREGORY FRANKLIN BOLEN LICENSE No. 56729 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gregory F Bolen
DN: CN=Gregory F Bolen, C=US, O=Unaffiliated
Date: 2026.04.20 16:18:35 -04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

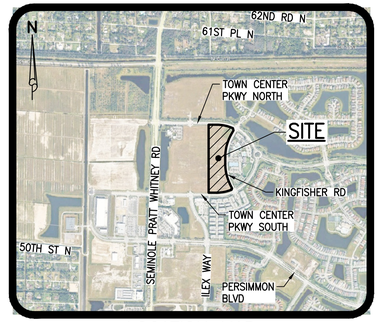
WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
TITLE SHEET

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C01	1	11

Y:\AUTOCAD_FILES\2025\25-174\CONCEPTUAL\25174C01_TS.dwg 4/20/2026 4:15 PM Phoebe Lowe

LEGEND

- 6 — REFER TO SHEET NUMBER FOR ADDITIONAL INFORMATION
- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
- PROPOSED DETECTABLE WARNING SURFACE
- SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
- SINGLE SEWER SERVICE W/ CLEAN–OUT
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY
- PROPOSED BENCH (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPING
- WHITE DIRECTIONAL ARROW
- PROPOSED FENCE (BY OTHERS)
- PROPOSED A.C. UNITS (BY OTHERS)
- ELECTRIC VEHICLE PARKING
- LIGHT POLE (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)



LOCATION MAP
NOT TO SCALE

N
60 30 0 60 120
SCALE IN FEET
1"=60'

FORCE MAIN SYSTEM (SEE SHEETS 10–11)

11

TOWN CENTER PKWY. N (100' RIGHT–OF–WAY) (P.B. 123, PGS. 106–118, P.B.C.R.)

TRACT "A" "TOWN CENTER EAST" (P.B. 124, PGS. 46–50, P.B.C.R.)

STORM DRAINAGE SYSTEM (SEE SHEETS 3–10)

POTABLE WATER SYSTEM (SEE SHEETS 3–11)

PRIVATE LIFT STATION (SEE SHEET 10)

PROPOSED GARAGE SLAB ELEV. 21.0

PROPOSED POOL BUILDING F.F.E. 22.5 N.A.V.D.

N00°00'00"E 1675.39'

PROPOSED POOL

PROPOSED CLUBHOUSE F.F.E. 22.5 N.A.V.D.

PROPOSED BUILDING 4–STORY/48 UNITS F.F.E. 22.5 N.A.V.D.

PROPOSED PICKLEBALL COURTS

PROPOSED PAVILION

PROPOSED DOG PARK

PROPOSED PLAYGROUND

PROPOSED BUILDING 3–STORY 36 UNITS F.F.E. 22.5 N.A.V.D.

PROPOSED MAINTENANCE BUILDING SLAB ELEV. 22.5 N.A.V.D.

TOWN CENTER PKWY. S (100' RIGHT–OF–WAY) (P.B. 126, PGS. 114–115, P.B.C.R.)

N80°00'00"W 196.15'

N80°00'00"E 201.25'

20' R/W BUFFER

5' L.A.E. (P.B. 124, PGS. 46–50, P.B.C.R.)

10' U.E. (P.B. 124, PGS. 46–50, P.B.C.R.)

5' OVERLAP

25' L.B.

S00°00'01"E 165.77'

KINGFISHER BLVD. (62' RIGHT–OF–WAY) (P.B. 133, PGS. 81–82, P.B.C.R.)

R=1131.00' L=566.81' D=28°42'52"

R=1131.00' L=515.27' D=26°06'11"

R=950.00' L=376.80' D=22°43'32"

R=950.00' L=408.78' D=24°39'15"

S20°13'31"W 34.54'

S26°06'12"E 119.16'

S28°42'51"W 131.01'

S12°19'26"E 55.23'

SANITARY SEWER SYSTEM (SEE SHEETS 3–10)

STORM DRAINAGE SYSTEM (SEE SHEETS 3–10)

4/20/2026

DATUM NOTES:
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Digitally signed by Gregory F Bolen
DN: CN=Gregory F Bolen
Date: 2026.04.20 16:59:29 -04'00'

REVISIONS

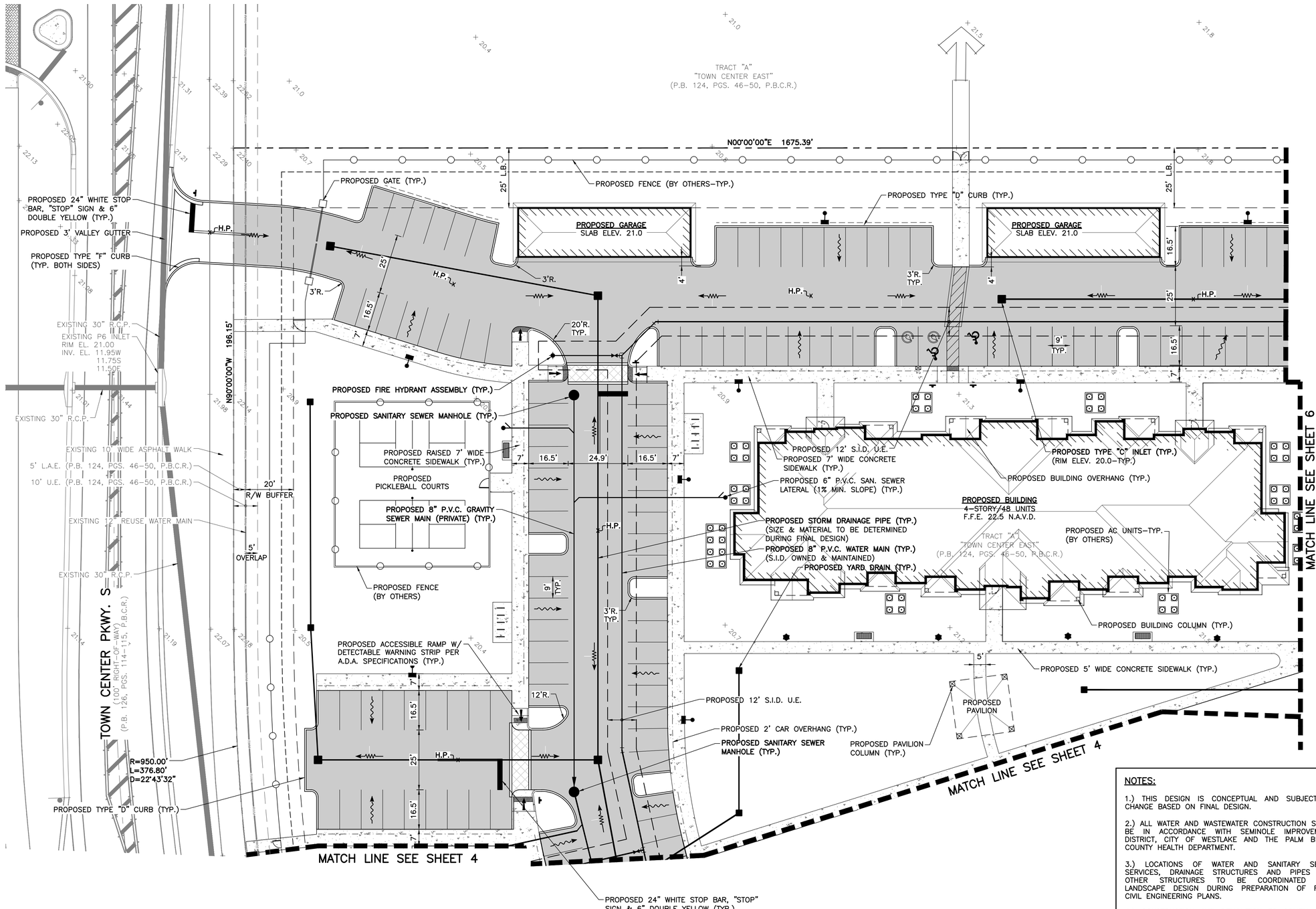
SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

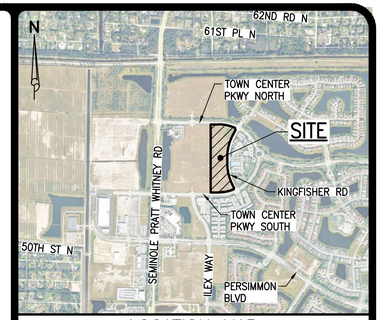
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL MASTER PLAN

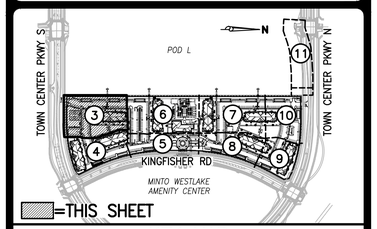
JOB NO.	DRAWING NO.	SHEET	OF
25–174	25174C02	2	11

Y:\AUTOCAD_FILES\2025\25-174\CONCEPTUAL\25174C02_MP.dwg 4/20/2026 4:15 PM Phoebe Lowe





LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N

20 10 0 20 40

SCALE IN FEET
1"=20'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 22.0 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SEWER SERVICE W/ CLEAN-OUT
- PROPOSED FIRE HYDRANT W/ GATE VALVE
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- PROPOSED BENCH (BY OTHERS)
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- PROPOSED A.C. UNITS (BY OTHERS)
- ELECTRIC VEHICLE PARKING
- LIGHT POLE (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)

NOTES:

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4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTIONS.

4/20/2026

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Date: 2026.04.20 16:19:40 -04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C03	3	11

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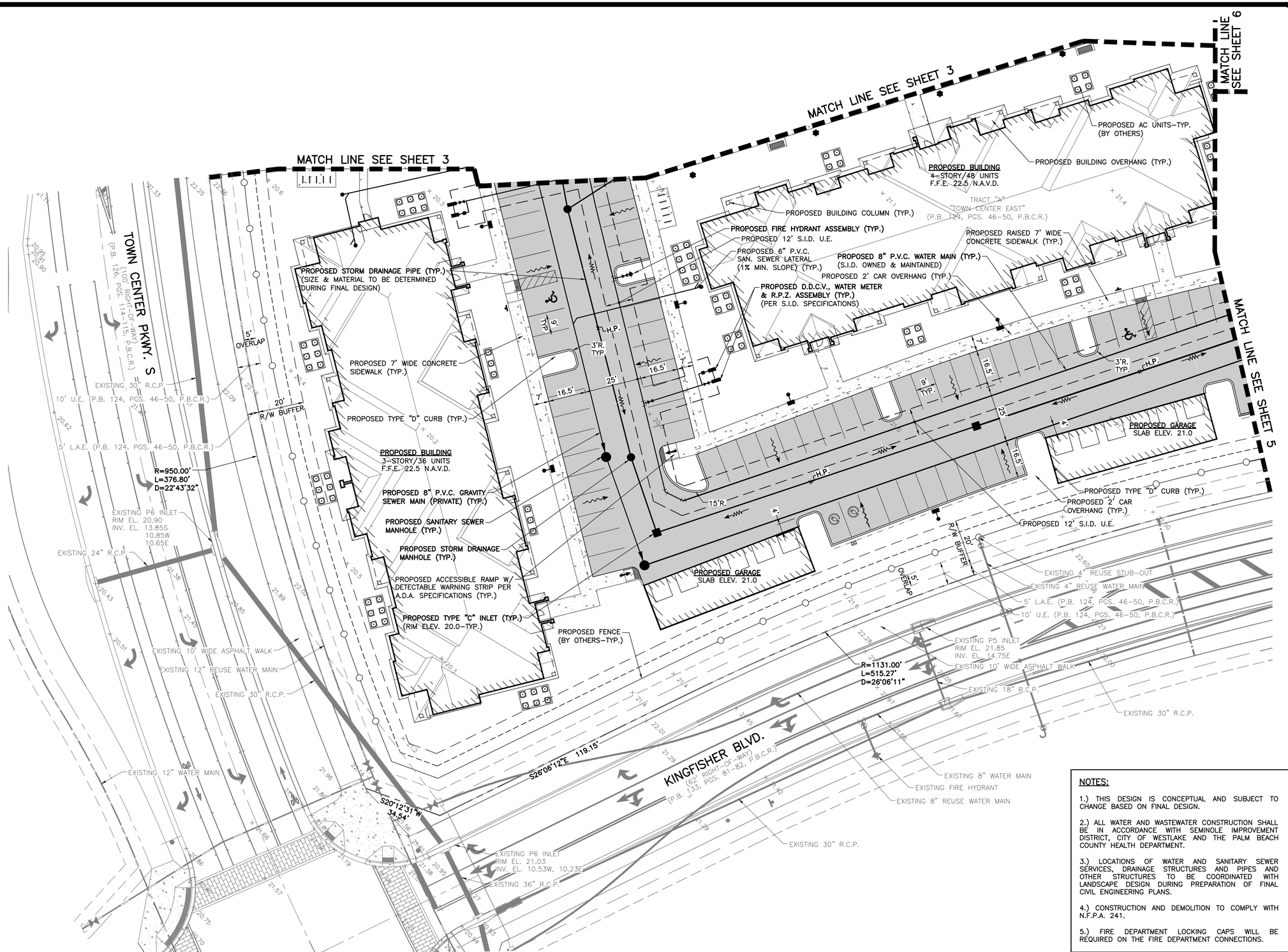
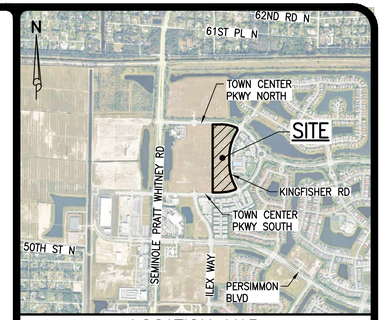
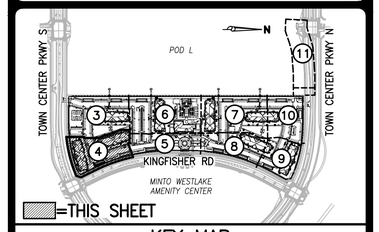




LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N
20 10 0 20 40
SCALE IN FEET
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LEGEND

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- PROPOSED STORM SEWER AND MANHOLE
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REVISIONS

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2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C04	4	11

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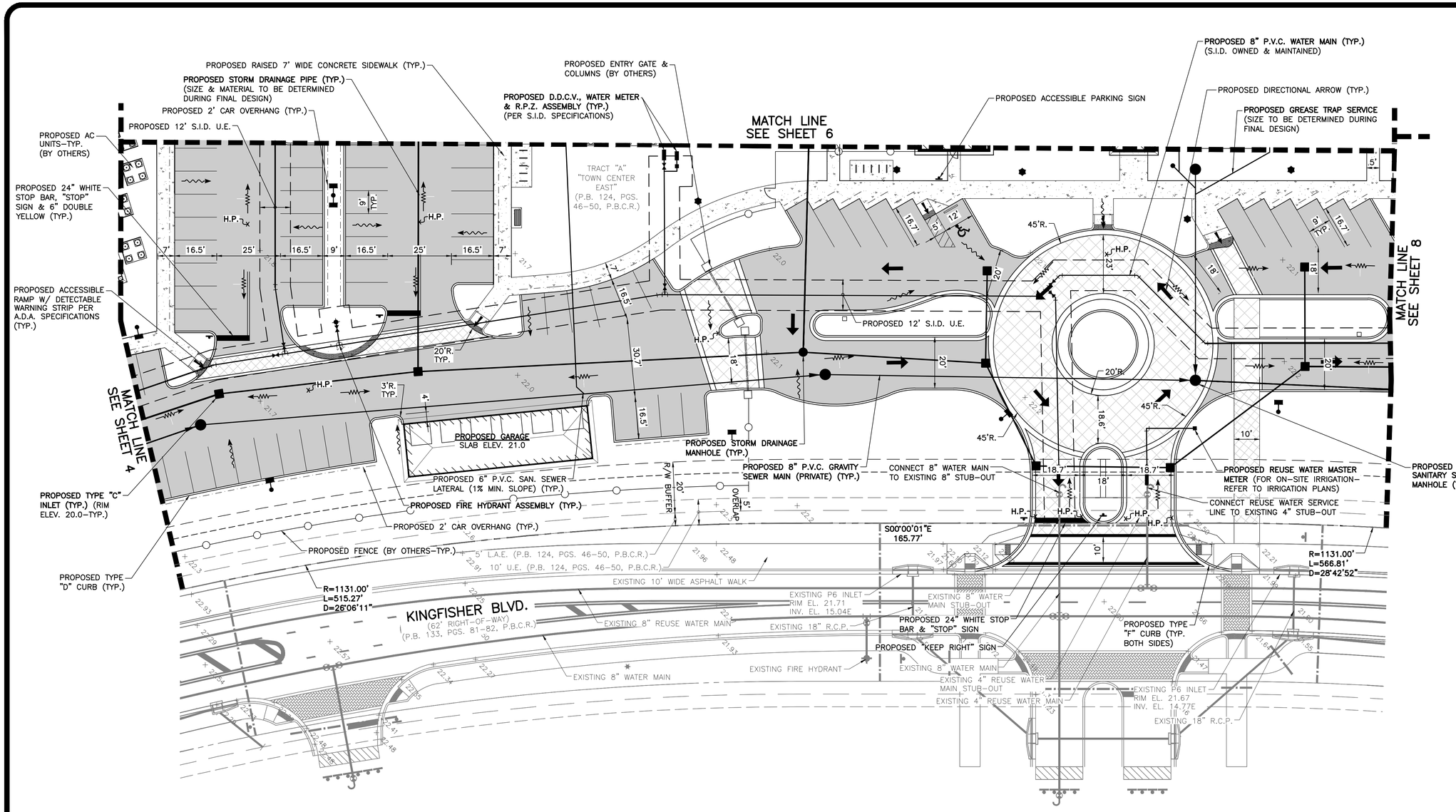
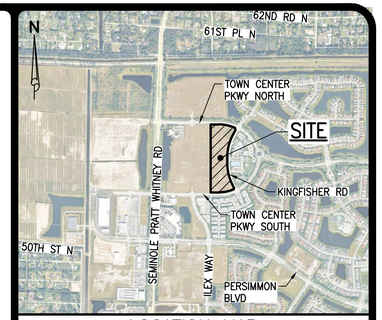
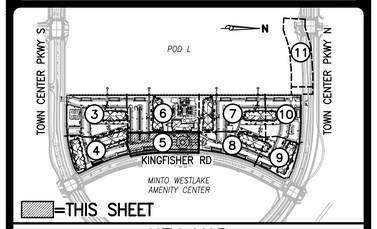




LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N
20 10 0 20 40
SCALE IN FEET
1"=20'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
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- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SEWER SERVICE W/ CLEAN–OUT
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
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- PROPOSED A.C. UNITS (BY OTHERS)
- ELECTRIC VEHICLE PARKING
- LIGHT POLE (BY OTHERS)
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NOTES:

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4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTIONS.

4/20/2026

DATUM NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
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GREGORY FRANKLIN BOLEN LICENSE No. 56729 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gregory F. Bolen
DN: CN=Gregory F. Bolen, E=gbolen@simmonswhite.com, C=US
Date: 2026.04.20 16:19:47-04'00'

REVISIONS

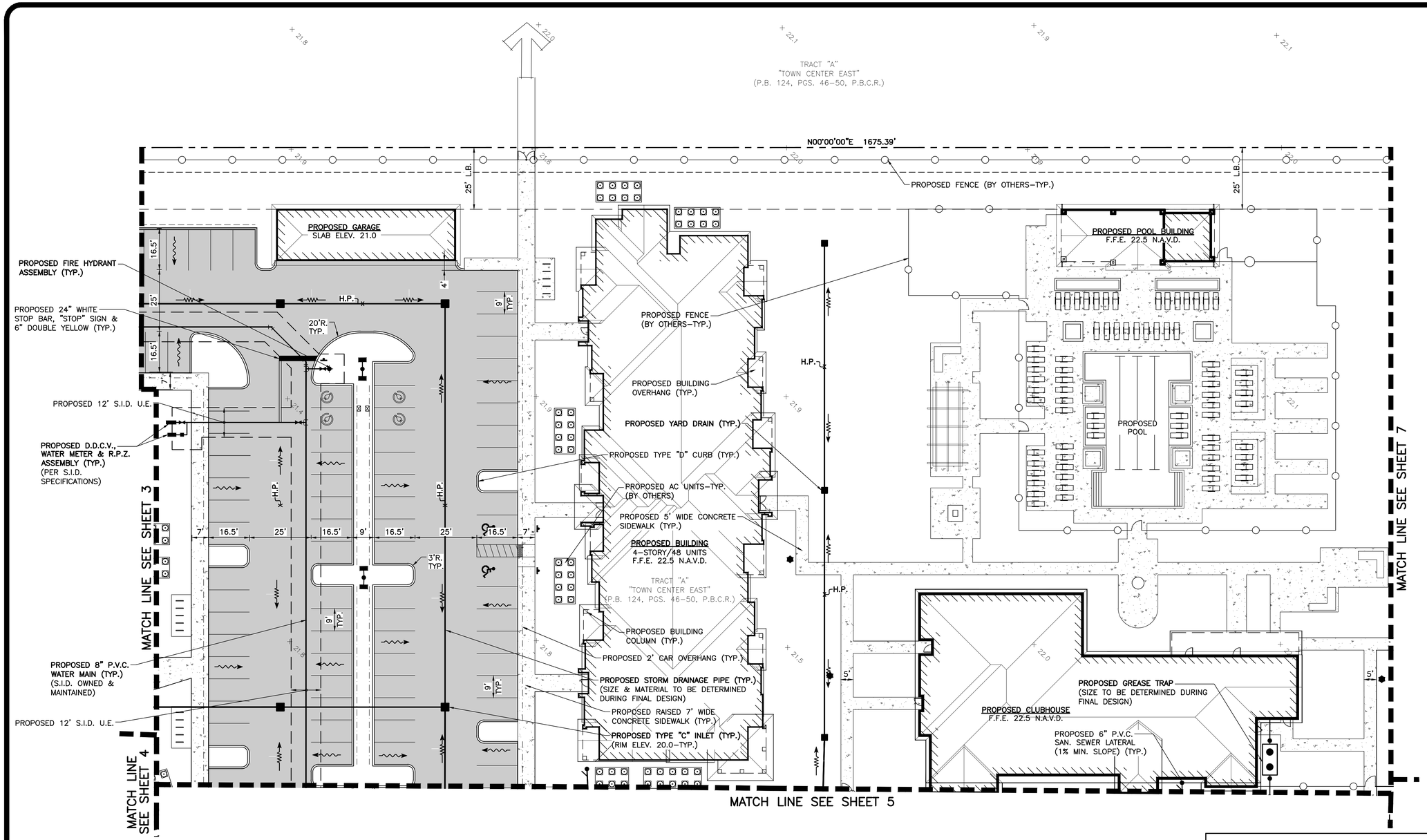
SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

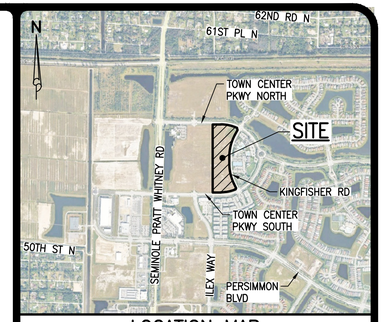
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

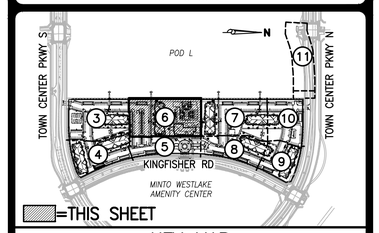
JOB NO.	DRAWING NO.	SHEET	OF
25–174	25174C05	5	11

Y:\AUTOCAD_FILES\2025\25-174\CONCEPTUAL\25174C03-11_PDWW.dwg 4/20/2026 4:16 PM Phoebe Lowe





LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N

20 10 0 20 40

SCALE IN FEET
1"=20'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 22.0 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SEWER SERVICE W/ CLEAN-OUT
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NOTES:

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5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTIONS.

4/20/2026

DATUM NOTES:
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Digitally signed by Gregory F Bolen
DN: CN=Gregory F Bolen
Date: 2026.04.20 16:39:47-04'00'

REVISIONS

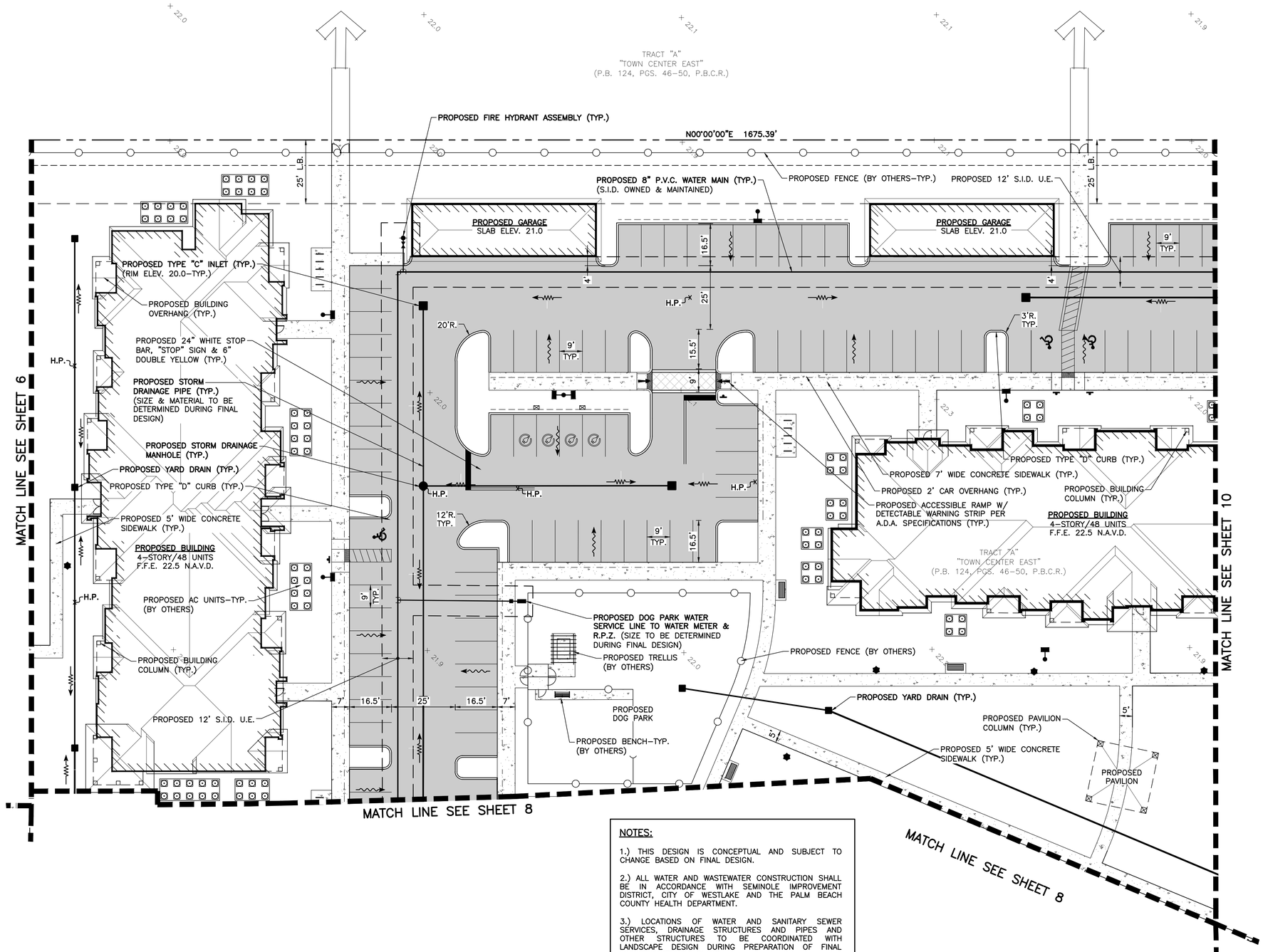
SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

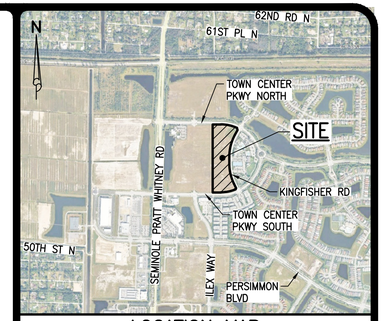
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

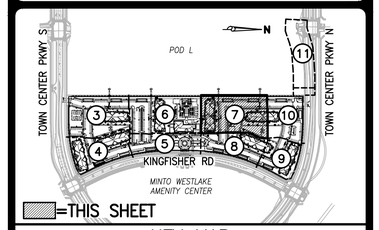
JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C06	6	11

Y:\AUTOCAD_FILES\2025\25-174\CONCEPTUAL\25174C03-11_PDWW.dwg 4/20/2026 4:15 PM Phoebe Lowe





LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N
20 10 0 20 40
SCALE IN FEET
1"=20'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 22.0 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
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4/20/2026

DATUM NOTES:
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GREGORY FRANKLIN BOLEN - LICENSE - No. 56729 - STATE OF FLORIDA - PROFESSIONAL ENGINEER

Digitally signed by Gregory F Bolen
DN: CN=Gregory F Bolen
Date: 2026.04.20 16:19:43-04'00'

REVISIONS

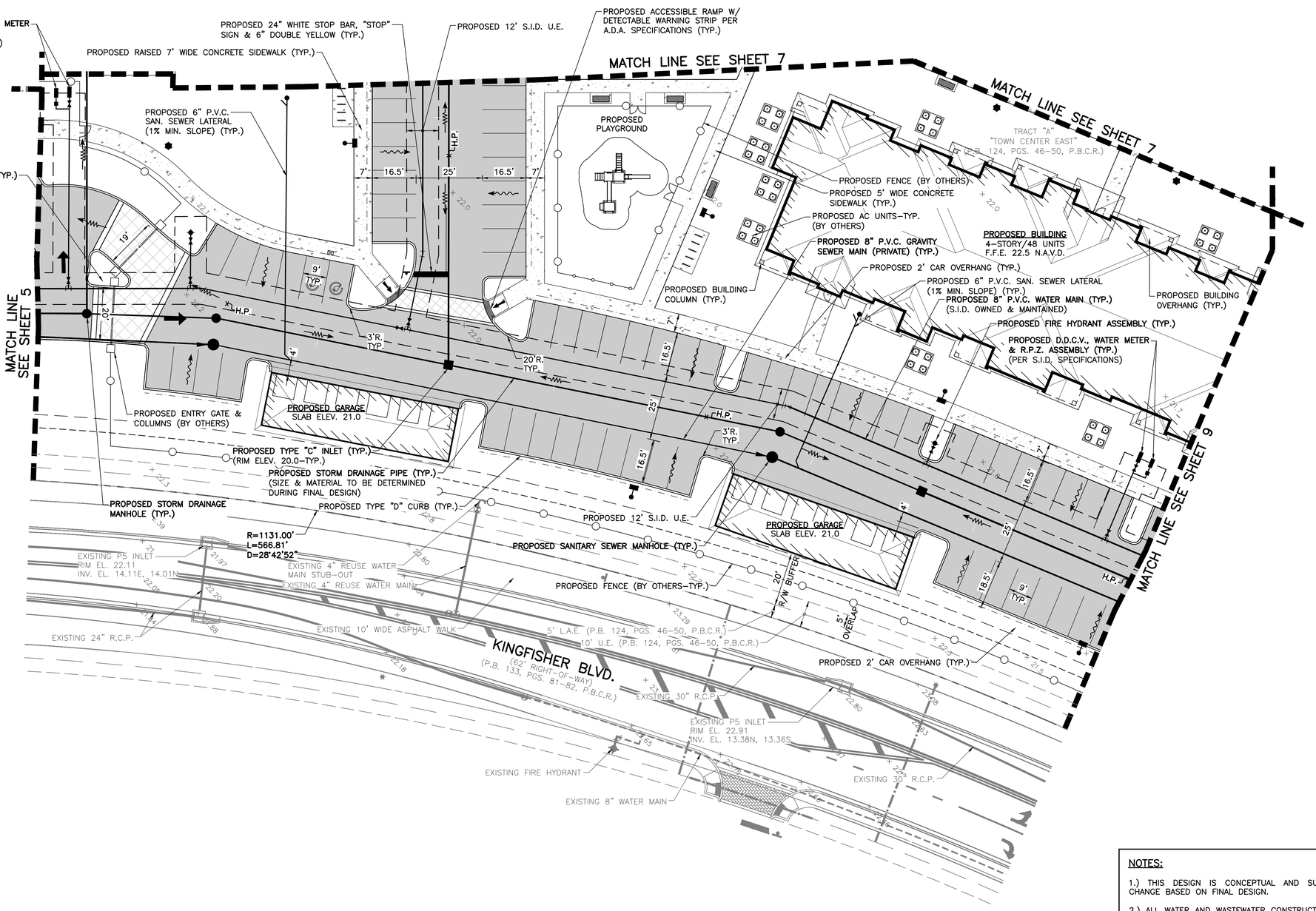
SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

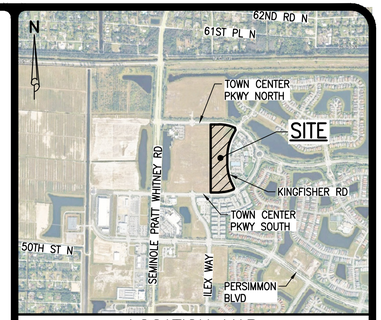
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

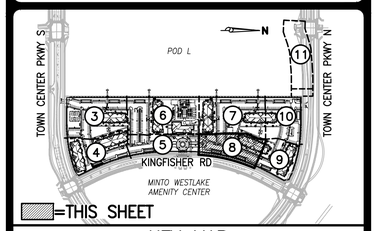
JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C07	7	11

Y:\AUTOCAD_FILES\2025\25-174\CONCEPTUAL\25174C03-11_PDWW.dwg 4/20/2026 4:16 PM Phoebe Lowe





LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N
20 10 0 20 40
SCALE IN FEET
1"=20'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 22.0 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
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4/20/2026

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Digitally signed by Gregory F. Bolen
DN: CN=Gregory F. Bolen
Date: 2026.04.20 16:39:44-04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C08	8	11

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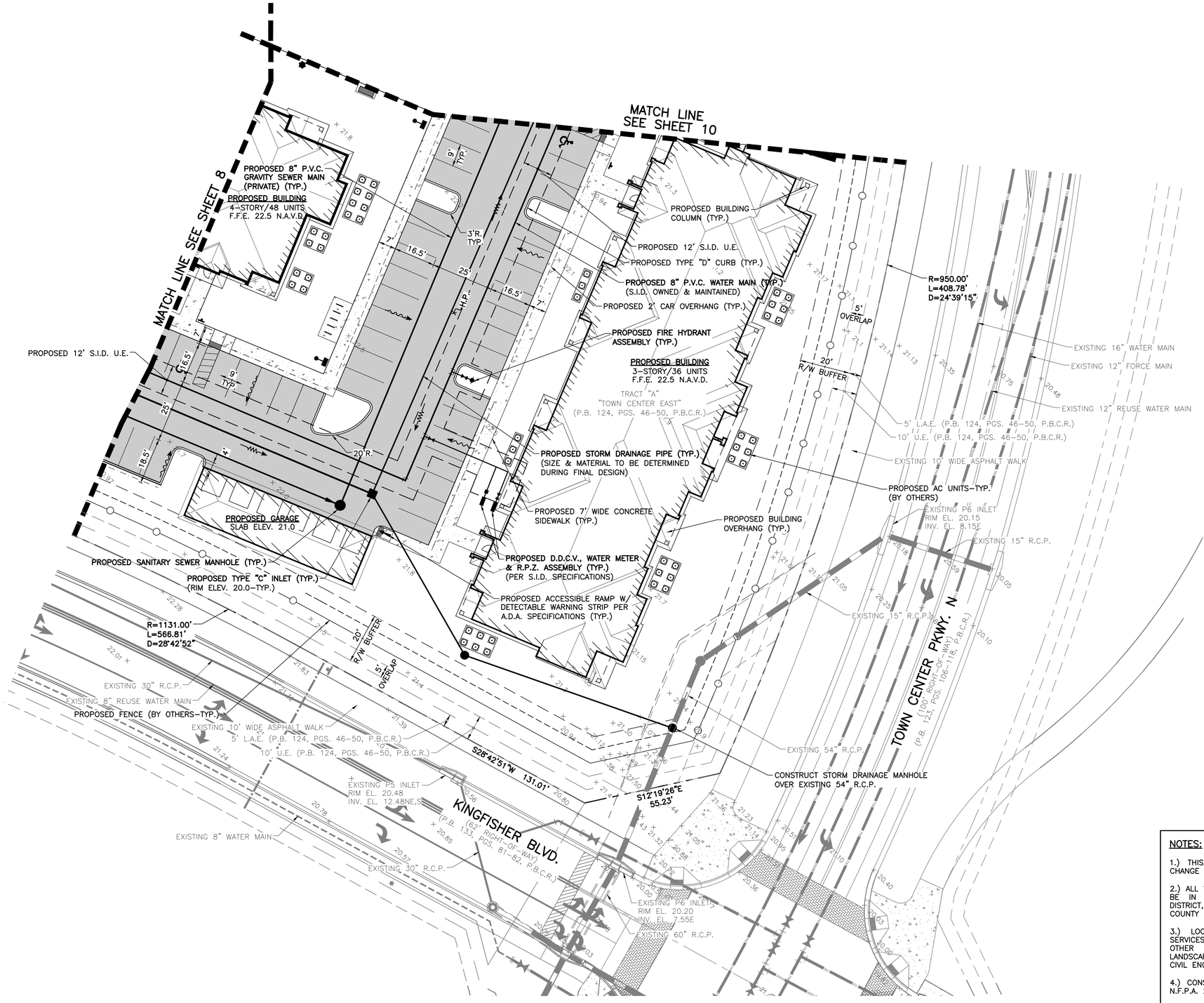
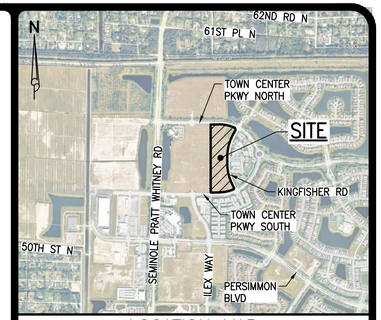
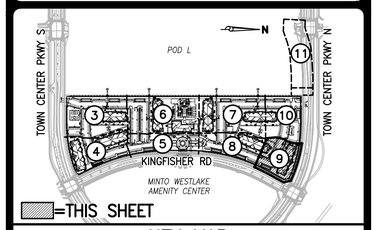




LOCATION MAP
NOT TO SCALE



KEY MAP
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N

20 10 0 20 40

SCALE IN FEET
1"=20'

LEGEND

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- PROPOSED STORM SEWER AND MANHOLE
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- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 22.0 EXISTING GRADE ELEVATION
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REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C09	9	11

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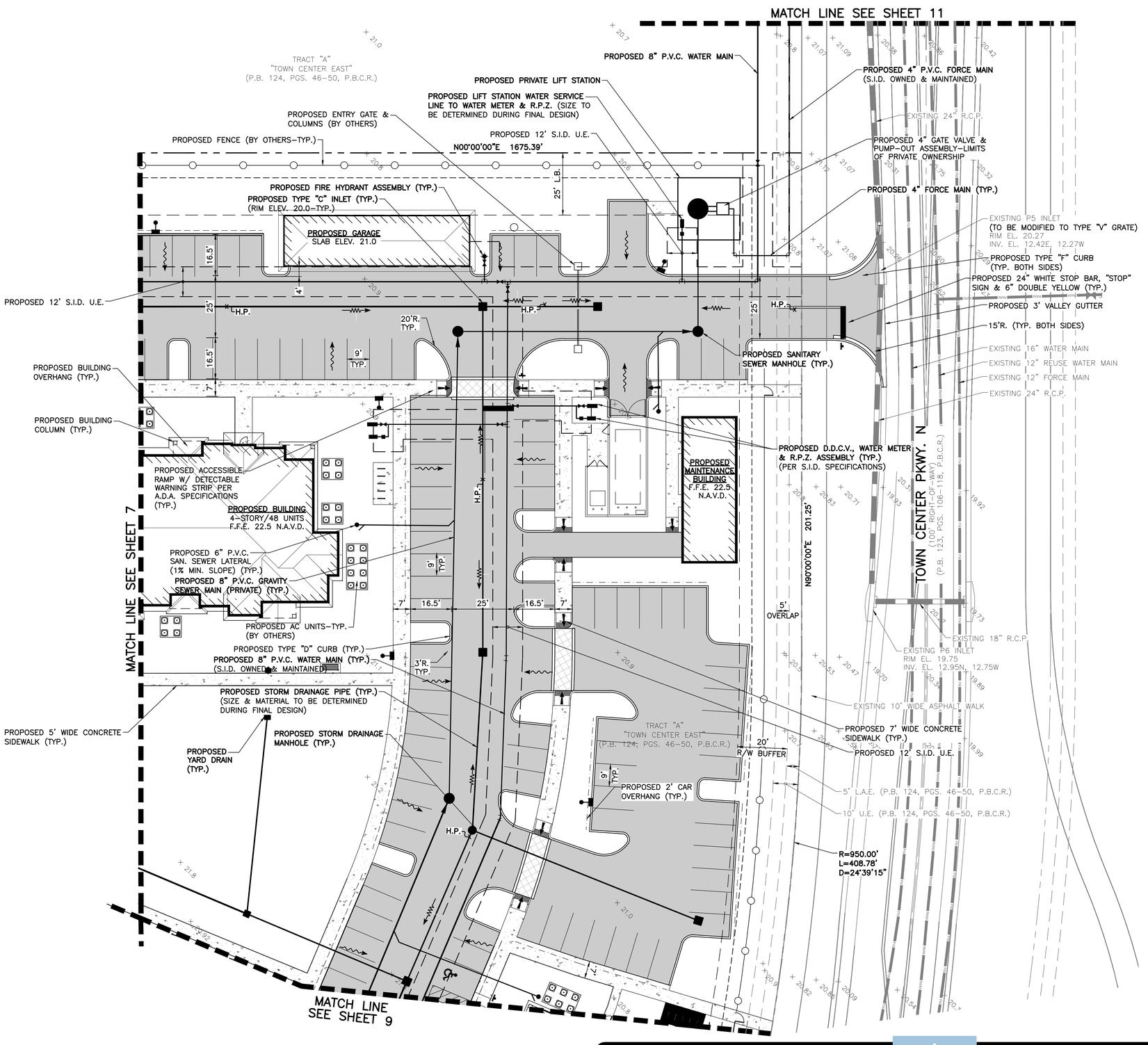
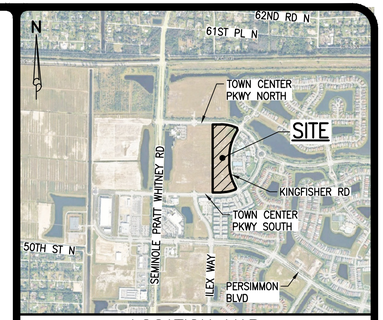
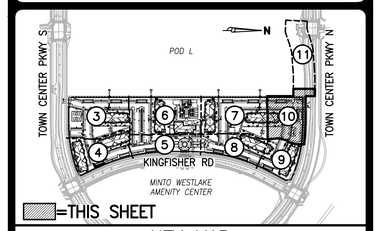




LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N
20 10 0 20 40
SCALE IN FEET
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LEGEND

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3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTIONS.

4/20/2026

DATUM NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
2) AN APPROXIMATE CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND N.A.V.D. CAN BE MADE BY ADDING 1.47 TO THE N.A.V.D. ELEVATION TO OBTAIN THE N.G.V.D. ELEVATION.

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DN: CN=Gregory F. Bolen
Date: 2026.04.20 16:39:45-04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
25–174	25174C10	10 OF 11

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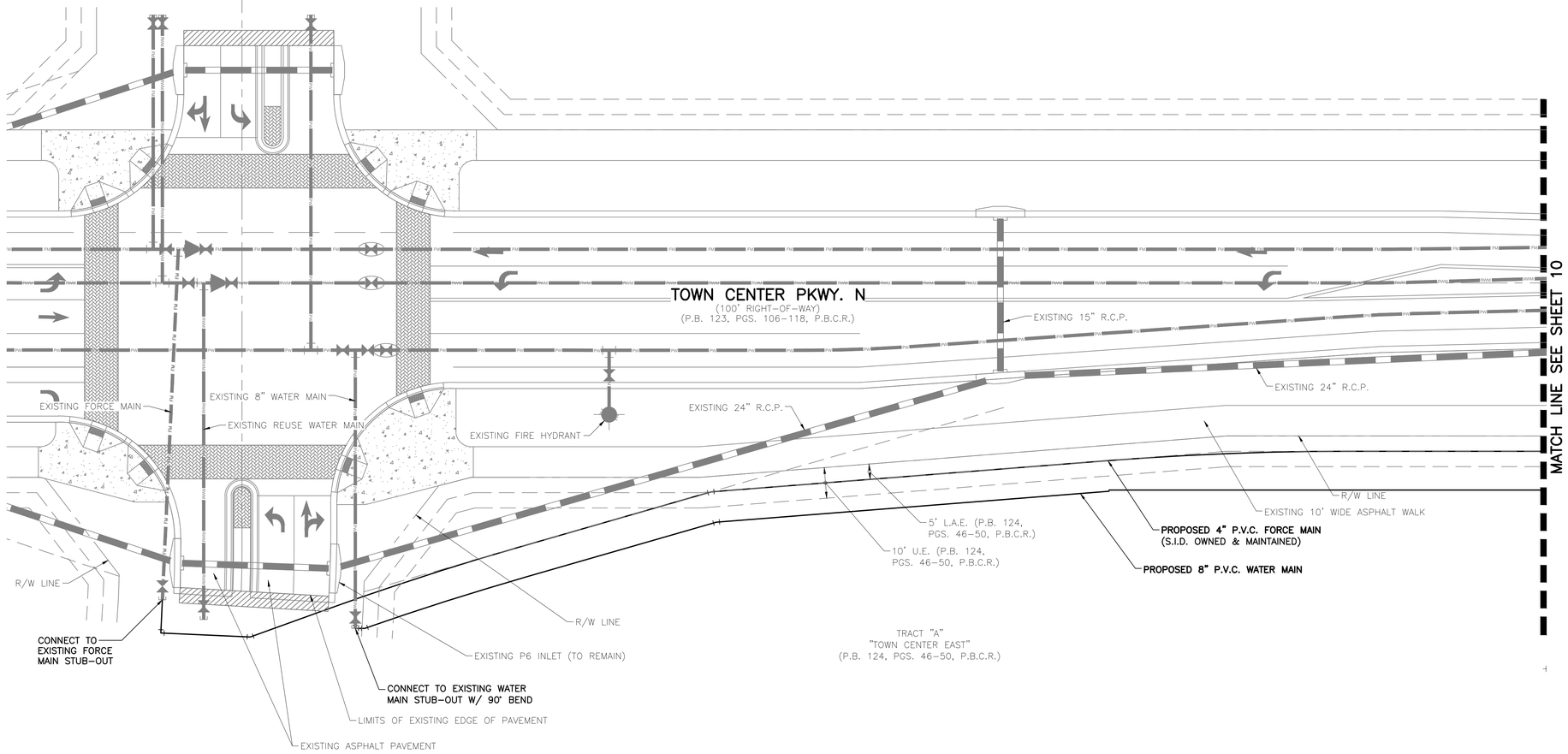
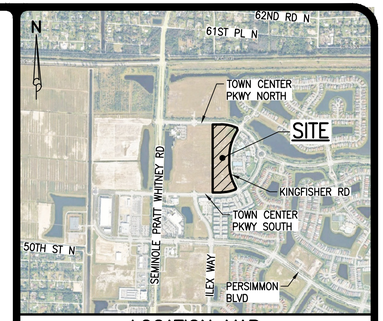
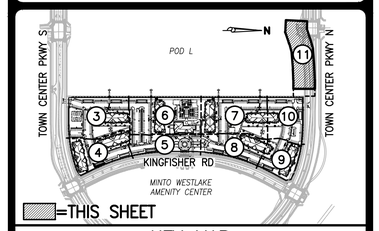




LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

N

20 10 0 20 40
SCALE IN FEET
1"=20'

NOTES:

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LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- +23.4 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS (SEE SITE PLAN FOR DETAILS)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SEWER SERVICE W/ CLEAN-OUT
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPING
- PROPOSED FENCE (BY OTHERS)
- PROPOSED A.C. UNITS (BY OTHERS)
- ELECTRIC VEHICLE PARKING
- LIGHT POLE (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)

4/20/2026

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JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174C11	11	11

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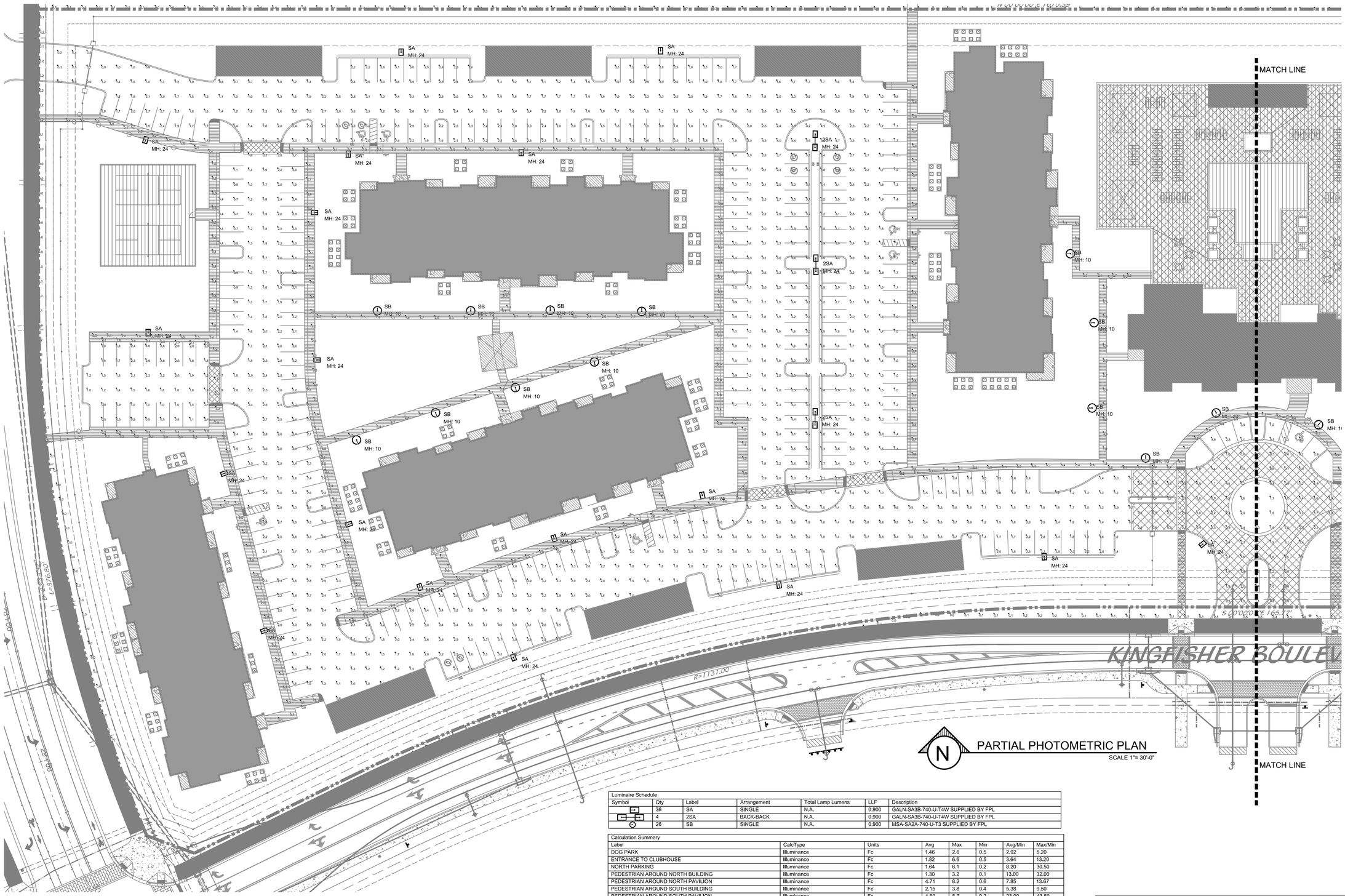

N

PARTIAL PHOTOMETRIC PLAN

SCALE 1"= 30'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	36	SA	SINGLE	N.A.	0.900	GALN-SA3B-740-U-T4W SUPPLIED BY FPL
	4	2SA	BACK-BACK	N.A.	0.900	GALN-SA3B-740-U-T4W SUPPLIED BY FPL
	26	SB	SINGLE	N.A.	0.900	MSA-SA2A-740-U-T3 SUPPLIED BY FPL

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PARK	Illuminance	Fc	1.46	2.6	0.5	2.92	5.20
ENTRANCE TO CLUBHOUSE	Illuminance	Fc	1.82	6.6	0.5	3.64	13.20
NORTH PARKING	Illuminance	Fc	1.64	6.1	0.2	8.20	30.50
PEDESTRIAN AROUND NORTH BUILDING	Illuminance	Fc	1.30	3.2	0.1	13.00	32.00
PEDESTRIAN AROUND NORTH PAVILION	Illuminance	Fc	4.71	8.2	0.6	7.85	13.67
PEDESTRIAN AROUND SOUTH BUILDING	Illuminance	Fc	2.15	3.8	0.4	5.38	9.50
PEDESTRIAN AROUND SOUTH PAVILION	Illuminance	Fc	4.60	8.7	0.2	23.00	43.50
PEDESTRIAN IN FRONT OF OF CLUB	Illuminance	Fc	5.32	9.4	1.4	3.80	6.71
PEDESTRIAN NORTH SIDE OF CLUB	Illuminance	Fc	2.59	8.1	0.1	25.90	81.00
PEDESTRIAN NORTH SIDEWALK	Illuminance	Fc	0.44	2.3	0.1	4.40	23.00
PEDESTRIAN SOUTH SIDE OF LCUB	Illuminance	Fc	1.87	7.7	0.2	9.35	38.50
PEDESTRIAN SOUTH SIDEWALK	Illuminance	Fc	1.65	3.5	0.2	8.25	17.50
PROPERTY LINE	Illuminance	Fc	0.09	0.6	0.0	N.A.	N.A.
SOUTH PARKING	Illuminance	Fc	2.13	6.0	0.2	10.65	30.00

E & C Engineers, Inc.
Cert. of Auth # 26558
13812 Geranium PL.
Wellington, FL 33414
Tel (561) 712 1149
email: ed@ecengineers.com

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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 3.18.2026

E&C JOB#

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE
PARCEL L MULTIFAMILY
MASTER SITE PLAN
Palm Beach County, Florida

DESIGNED ES
DRAWN ES
APPROVED ES
JOB NUMBER 26-3582
DATE 03-13-26
REVISIONS

Scale: 1" = 150'
0' 75' 150' 300'

March 13, 2026 1:53:47 p.m.
Drawing: 13-0518.113_SP.DWG

PHM1
1 OF 3

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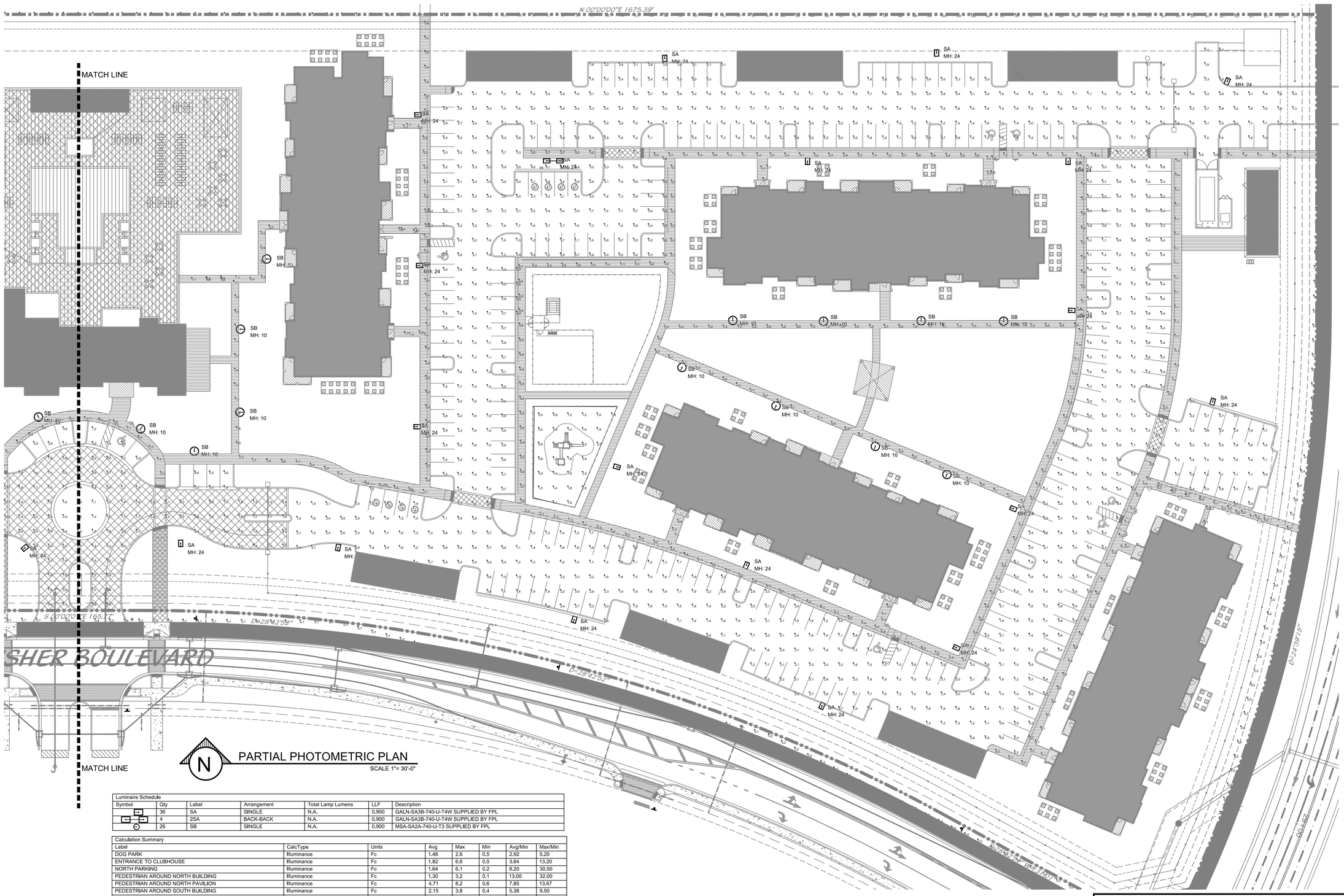

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	4	2SA	BACK-BACK	N.A.	0.900	GALN-SA3B-740-U-T4W SUPPLIED BY FPL
	26	SB	SINGLE	N.A.	0.900	MSA-SA2A-740-U-T3 SUPPLIED BY FPL

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PEDESTRIAN AROUND NORTH BUILDING	Illuminance	Fc	1,30	3.2	0,1	13,00	32,00
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SOUTH PARKING	Illuminance	Fc	2,13	6,0	0,2	10,65	30,00

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WESTLAKE
PARCEL L MULTIFAMILY
MASTER SITE PLAN
Palm Beach County, Florida

DESIGNED	ES
DRAWN	ES
APPROVED	ES
JOB NUMBER	26-3582
DATE	03-13-26
REVISIONS	

Scale: 1" = 150'
0' 75' 150' 300'

March 13, 2026 1:53:47 p.m.
Drawing: 13-0518.113_SP.DWG

PHM2
2 OF 3

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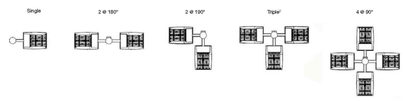
AREA LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	Jes File	Billing Tier
AEL	ATB2	(Gray)	1, 7, 9	1, 5B	5	295/300	4000K	36,750	B5-U0-G4	ATB2-P605-R5-4K.ies	S3
Area Light	7,500 Lumen Area	(Black or Bronze)	1*, 2*, 4, 8*, 9	5A Single, Double @ 90 deg or 180 deg, Triple @ 90 deg, and Quad available	4	59/60	4000K	7,500+	B2-U0-G2	GLANSA2A740UT4W-59W.ies	D3
	17,500 Lumen Area		1*, 2*, 4, 8*, 9		4	127/130	4000K	17,500+	B3-U0-G3	GLANSA3B740UT4W-127W.ies	I3
	30,000 Lumen Area		1*, 2*, 4, 8*, 9		4	246/245	4000K	30,000+	B3-U0-G5	GALNSA4D740UT4W-246W.ies	P4
	50,000 Lumen Area		1*, 2*, 4, 8*, 9		4	449/450	4000K	50,000+	B4-U0-G4	GALNSA9C740UT4W-449W.ies	BB5
	65,000 Lumen Area		1*, 2*, 4, 8*, 9		4	560/560	4000K	65,000+	B5-U0-G5	GALNSA9D740UT4W-560W.ies	EE5
Flood	15,000 Lumen Floodlight		6, 7	24" stand-off (2DS)	6x6	110/110	4000K	15,000+	N/A	EFM102_XX66740___-PRELIMINARY-FP&L_110W_17370LUMENS.ies	G3
	26,000 Lumen Floodlight		6, 7	24" stand-off (2DS)	6x6	195/195	4000K	26,000+	N/A	EFM102_XX66740___-PRELIMINARY-FP&L_195W_28665UMENS.ies	M3
	48,000 Lumen Floodlight		6, 7	24" stand-off (2DS)	6x6	348/350	4000K	48,000+	N/A	EFH102_XX66740___-PRELIMINARY-FP&L_348W_50400LUMENS.ies	V4

1 ONLY the 59/60 watt 7,500 lumen light can be installed on the 20' (13' MH) Type 1 pole*
All can be installed on the 35' (27'6" MH) Type 1 pole

2 & 8* ONLY the 59/60 watt 7,500 lumen light can be installed on the 14'6" and 21' Type 2 & 8 poles.*
All can be installed on the 33' (24' MH) Type 8 pole.

**Area configurations*



Note: Glare (BUG) Ratings for UFLD are measured at 0° tilt.

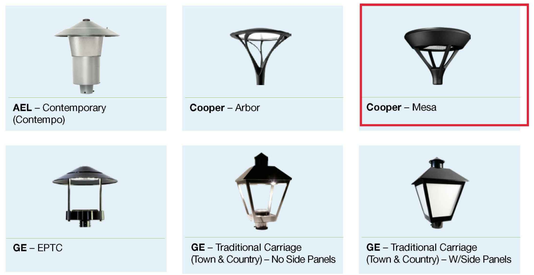
FIXTURES TYPE SA AND 2SA, MOUNTED AT 24FT A.F.F.

FPL

LED Lighting Solutions

Post Top Lighting

Making a Great First Impression



AEL – Contemporary (Contempo)

Cooper – Arbor

Cooper – Mesa

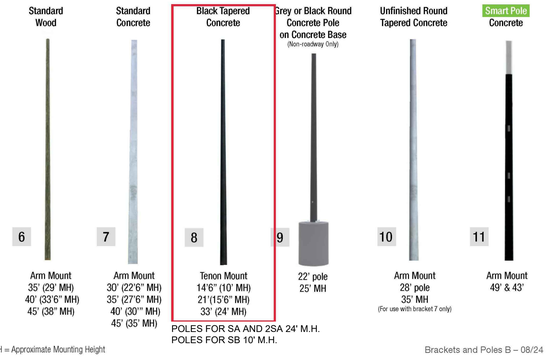
GE – EPTC

GE – Traditional Carriage (Town & Country) – No Side Panels

GE – Traditional Carriage (Town & Country) – W/Side Panels

FIXTURES TYPE SB, MOUNTED AT 10FT A.F.F.

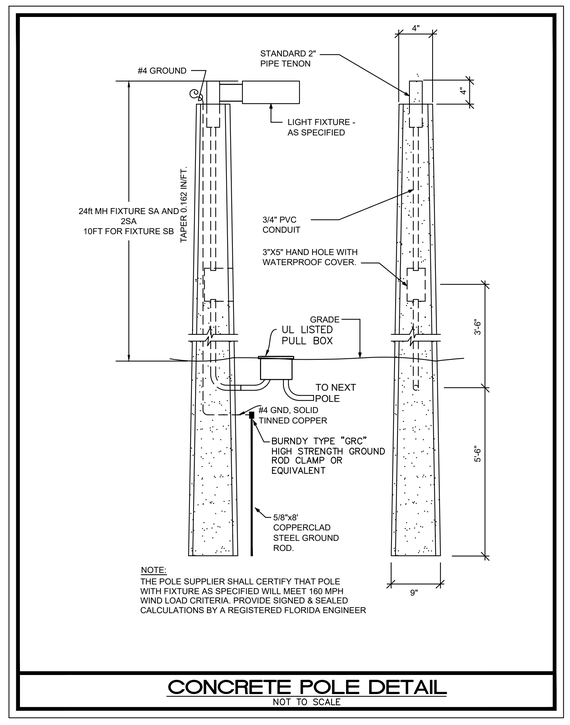
POLES



POLES FOR SA AND 2SA 24' M.H.
POLES FOR SB 10' M.H.

*MH = Approximate Mounting Height

CONCRETE POLES SUPPLIED BY FPL



CONCRETE POLE DETAIL

NOT TO SCALE

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email: ed@ecengineers.com

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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 3.18.2026

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PARCEL L MULTIFAMILY

WESTLAKE

MASTER SITE PLAN

Palm Beach County, Florida

DESIGNED ES
DRAWN ES
APPROVED ES
JOB NUMBER 26-3582
DATE 03-13-26
REVISIONS

Scale: 1" = 150'
0' 75' 150' 300'

March 13, 2026 1:53:47 p.m.
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PHM3

3 OF 3

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Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Building Type I - First Floor Plan

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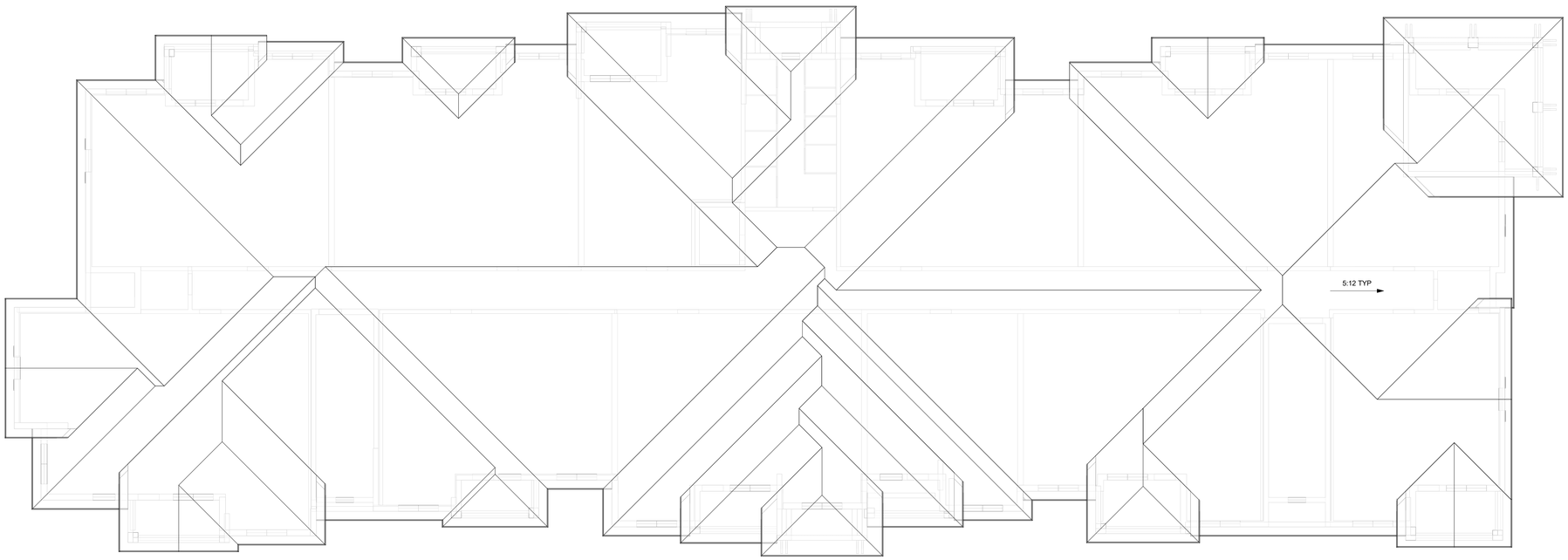

Scale: 1/8" = 1'-0"

Westlake Apartments

Building Type I - Roof Plan

Westlake, FL 17 APRIL 2026

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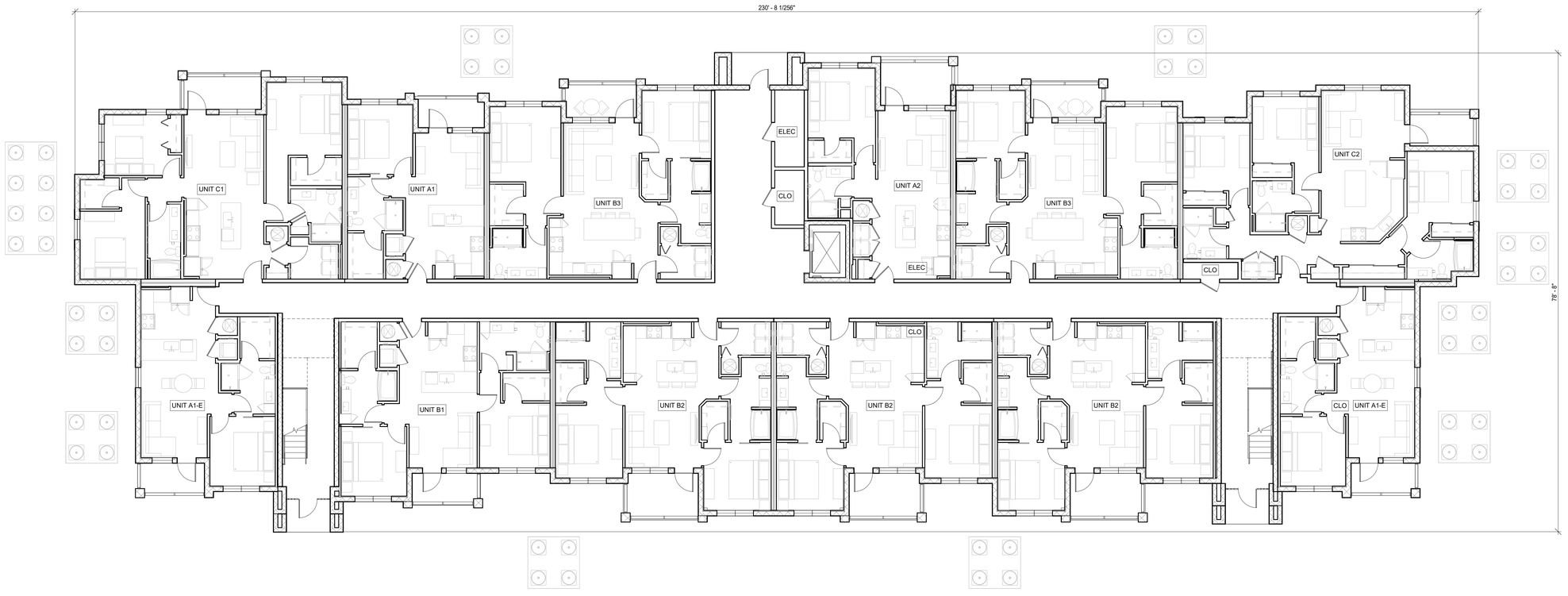

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Building Type II - First Floor Plan

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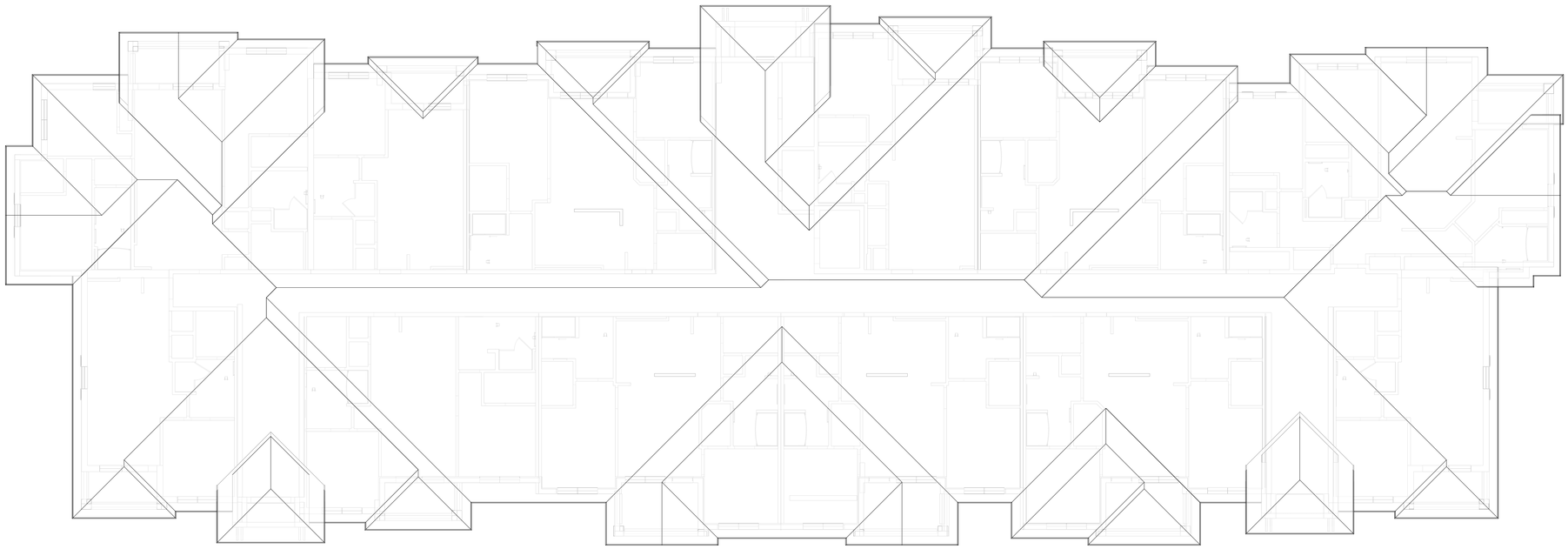

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Building Type II - Roof Plan

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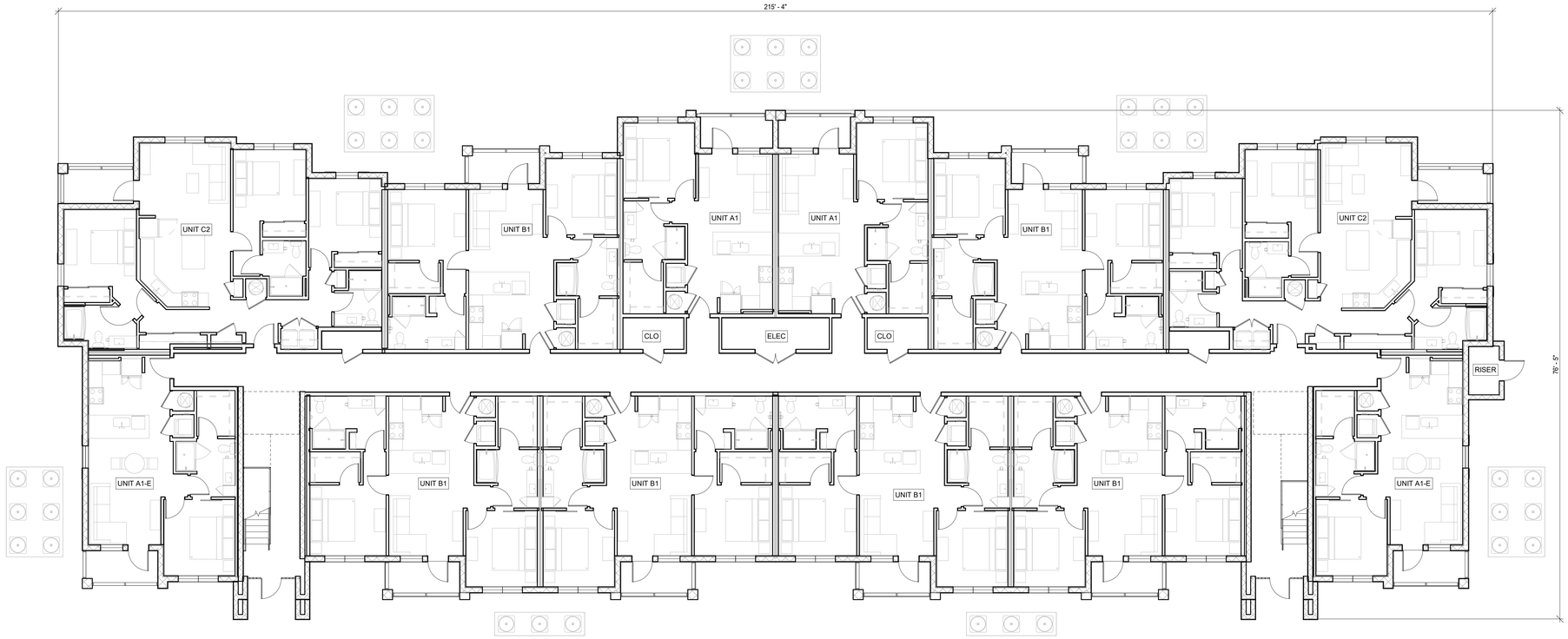

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Building Type III - First Floor Plan

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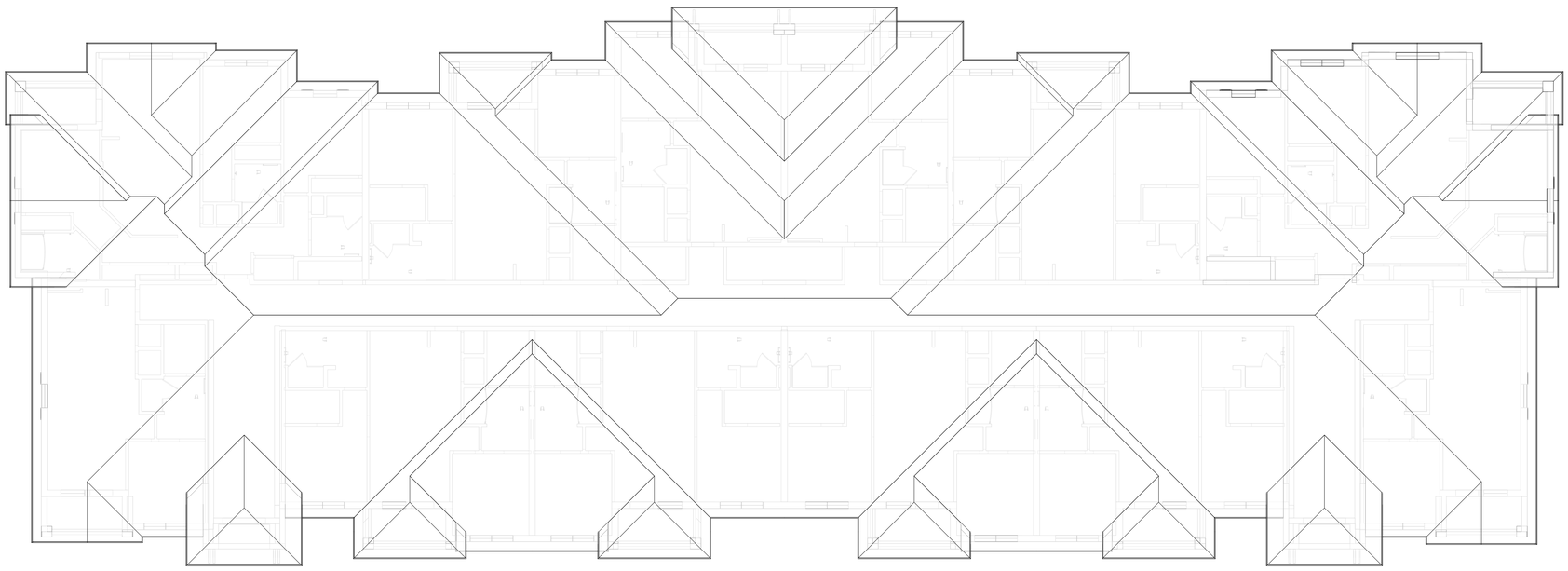

Scale: 1/8" = 1'-0"

Westlake Apartments

Building Type III - Roof Plan

Westlake, FL 17 APRIL 2026

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3 Building Type I - Left Side Elevation
1/8" = 1'-0"

4 Building Type I - Right Side Elevation
1/8" = 1'-0"

2 Building Type I - Rear
1/8" = 1'-0"

1 Building Type I - Front Elevation
1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - STUCCO - SW 9148 SMOKY AZURITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Building Type I - Exterior Elevations

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3 Building Type II - Left Side Elevation
1/8" = 1'-0"

4 Building Type II - Right Side Elevation
1/8" = 1'-0"

2 Building Type II - Rear Elevation
1/8" = 1'-0"

1 Building Type II - Front Elevation
1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - STUCCO - SW 9148 SMOKY AZURITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Scale: 1/8" = 1'-0"

Westlake Apartments

Building Type II - Exterior Elevations

Westlake, FL 17 APRIL 2026

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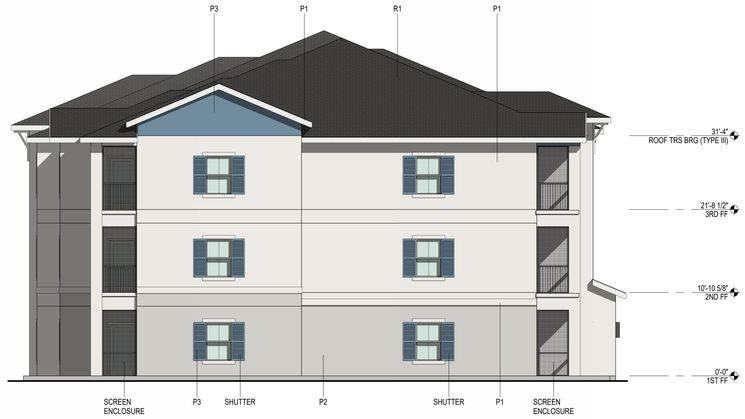

3 Building Type III - Left Side Elevation
1/8" = 1'-0"

4 Building Type III - Right Side Elevation
1/8" = 1'-0"

2 Building Type III - Rear Elevation
1/8" = 1'-0"

1 Building Type III - Front Elevation
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - STUCCO - SW 9148 SMOKY AZURITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Westlake Apartments

Building Type III - Exterior Elevations

Westlake, FL 17 APRIL 2026

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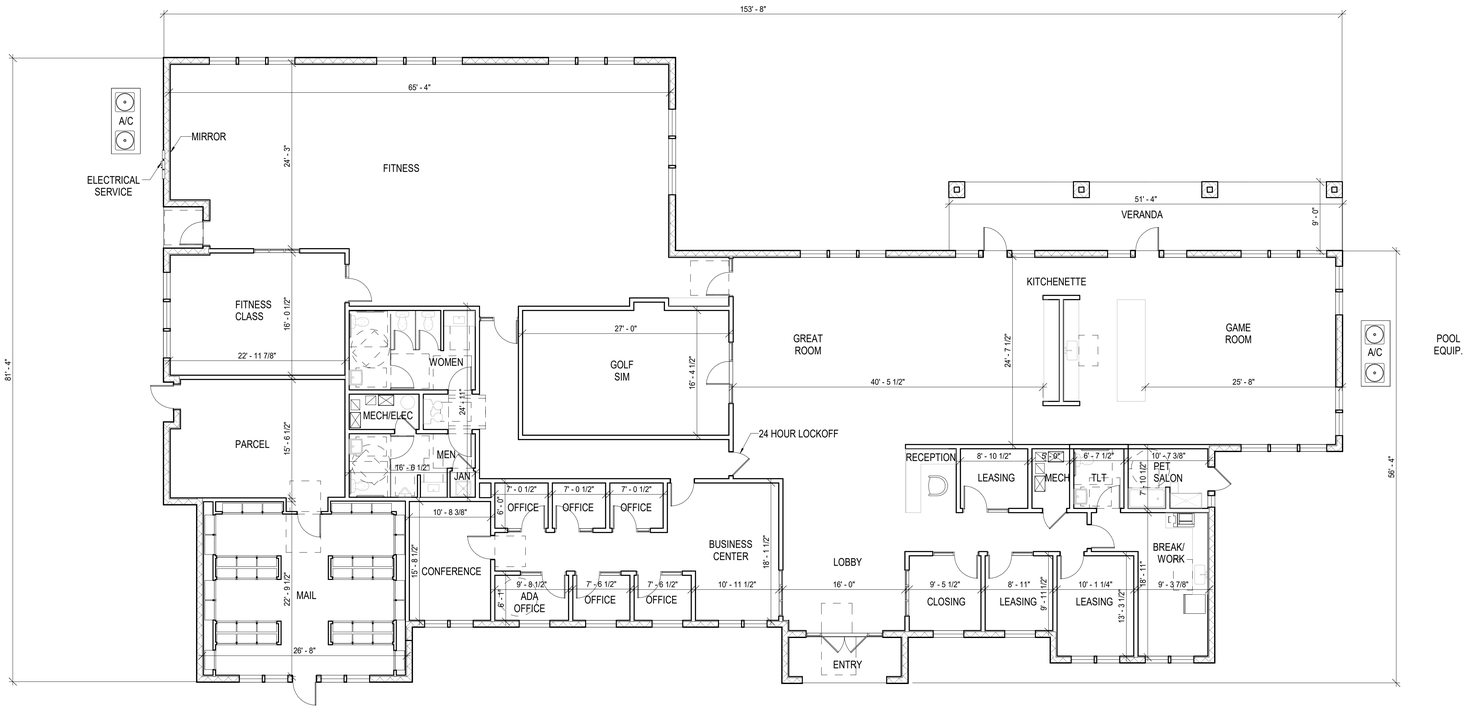
AMENITY BLDG TYPE	CLUBHOUSE		
	A/C	NON-A/C	GROSS
CLUBHOUSE BLDG TOTAL	9,066 SF	589 SF	9,655 SF



Scale: 1/8" = 1'-0"

Westlake Apartments

Clubhouse - Floor Plan

Westlake, FL 01 MAY 2026

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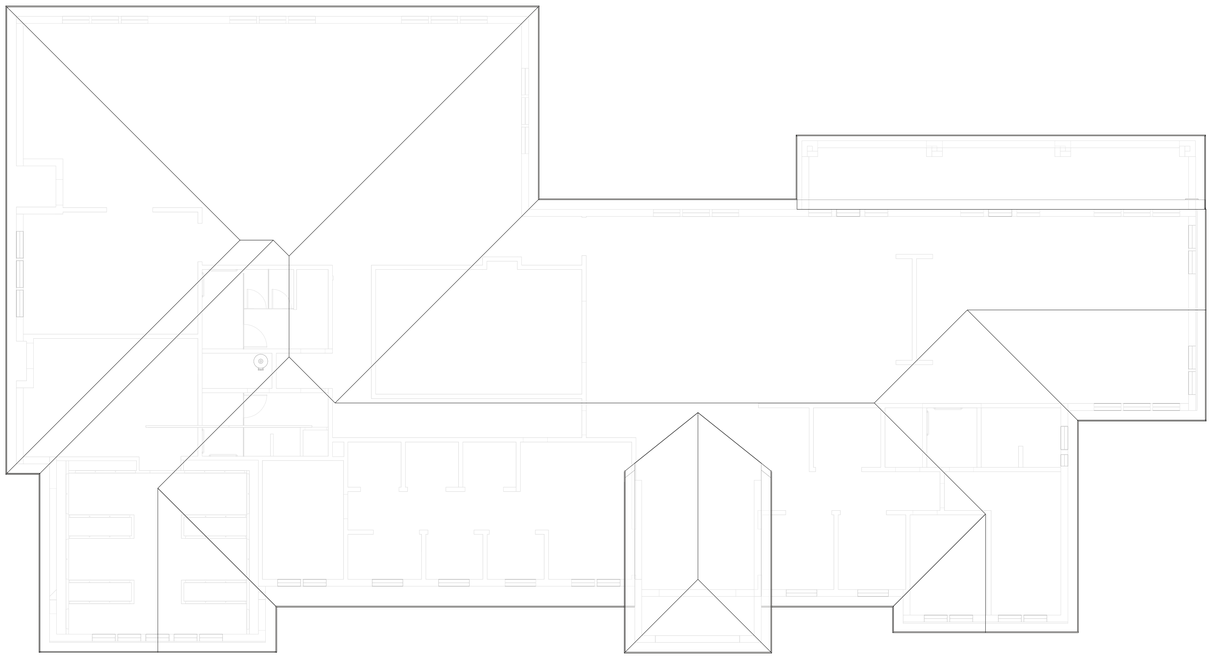

Scale: 1/8" = 1'-0"

Westlake Apartments

Clubhouse - Roof Plan

Westlake, FL 01 MAY 2026

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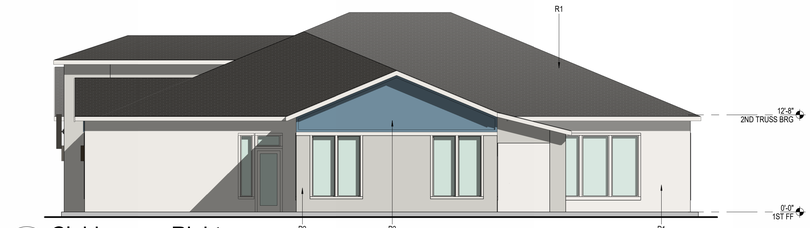
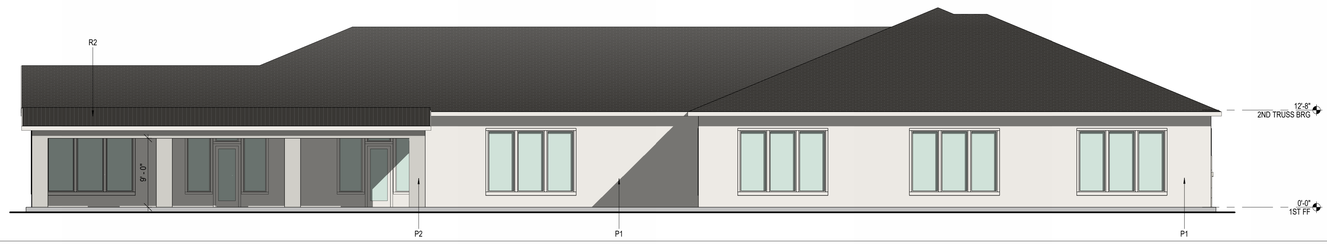
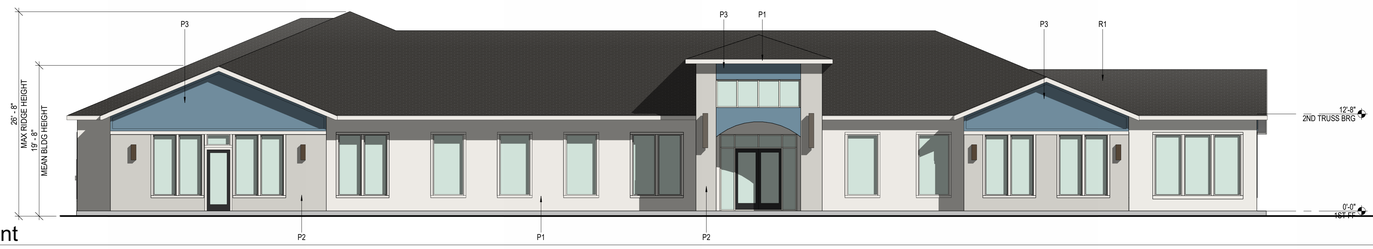


4 Clubhouse - Right
1/8" = 1'-0"

3 Clubhouse - Left
1/8" = 1'-0"



2 Clubhouse - Rear
1/8" = 1'-0"



1 Clubhouse - Front
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - STUCCO - SW 9148 SMOKY AZURITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY
- R2 - ENGLERT METAL ROOF - CHARCOAL GRAY

Westlake Apartments

Westlake, FL 01 MAY 2026

Clubhouse - Exterior Elevations Color

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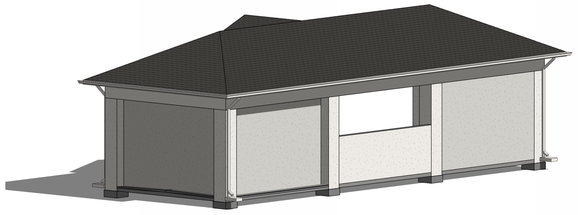
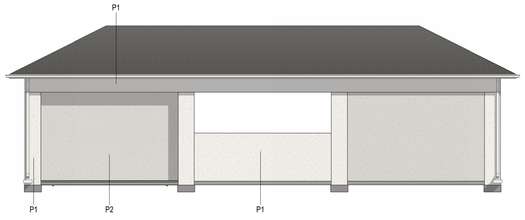
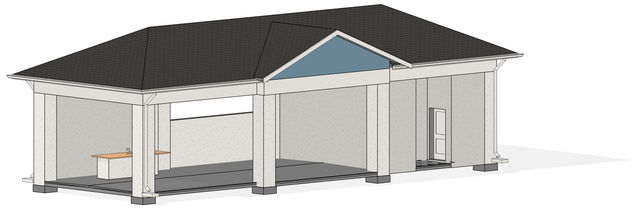


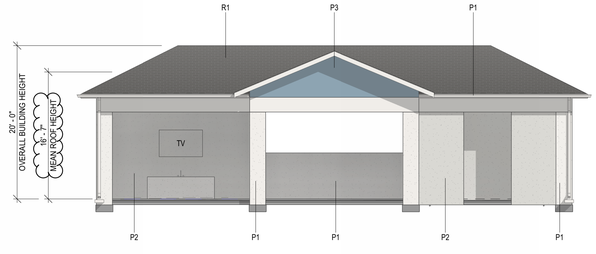
8 Rear 3D



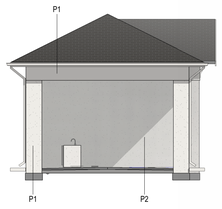
4 Pool Pavilion Rear Elevation
1/8" = 1'-0"



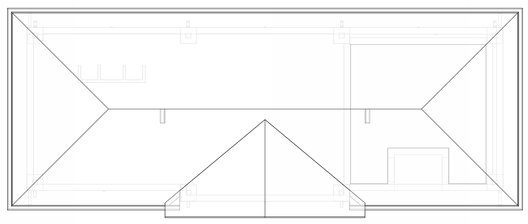
7 Front 3D



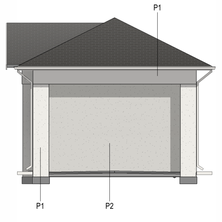
3 Pool Pavilion Front Elevation
1/8" = 1'-0"



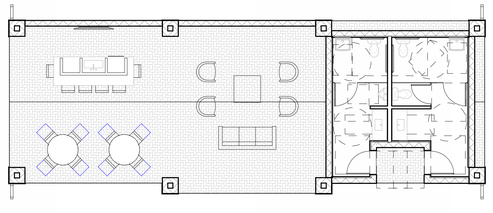
6 Pool Pavilion Right Elevation
1/8" = 1'-0"



2 Pool Pavilion Roof Plan
1/8" = 1'-0"



5 Pool Pavilion Left Elevation
1/8" = 1'-0"



1 Pool Pavilion Floor Plan
1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P2 - STUCCO - SW 9148 SMOKY AZURITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Pool Pavilion - Floor Plans and Elevations

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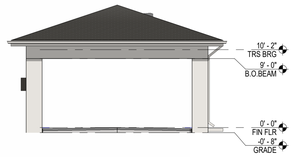
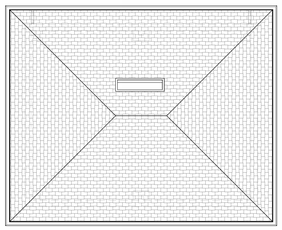
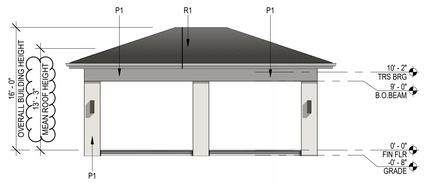


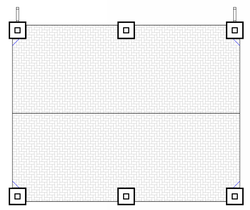
4 Property Pavilion Side Elevation
1/8" = 1'-0"



2 Property Pavilion Roof Plan
1/8" = 1'-0"



3 Property Pavilion Front Elevation
1/8" = 1'-0"



1 Property Pavilion Floor Plan
1/8" = 1'-0"

PAINT LEGEND

P1 - STUCCO - SW 7004 SNOWBOUND

R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Property Pavilion Floor Plans and Elevations

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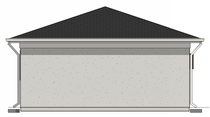
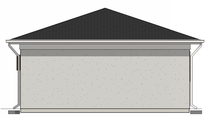
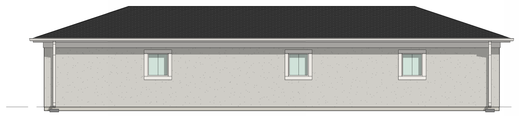


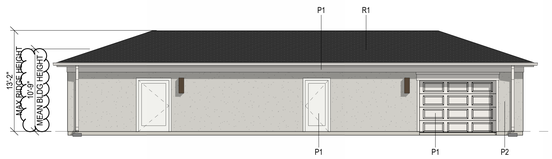
7 Maintenance Building - Right Elevation
1/8" = 1'-0"



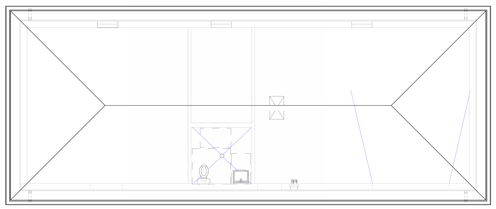
6 Maintenance Building - Left Elevation
1/8" = 1'-0"



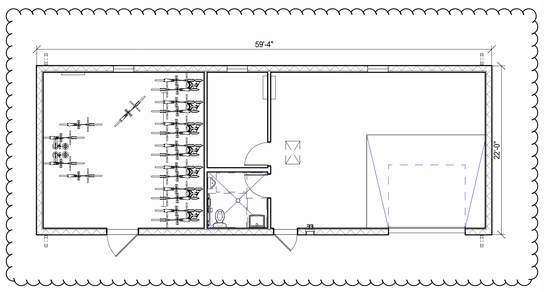
5 Maintenance Building - Rear Elevation
1/8" = 1'-0"



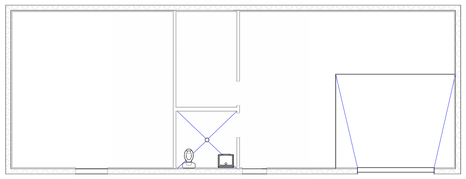
4 Maintenance Building - Front Elevation
1/8" = 1'-0"



3 Maintenance Building - Roof Plan
1/8" = 1'-0"



2 Maintenance Building - Floor Plan
1/8" = 1'-0"



1 Maintenance Building - Architectural Slab Plan
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Westlake Apartments

Westlake, FL 17 APRIL 2026

Maintenance Building Plans and Elevations

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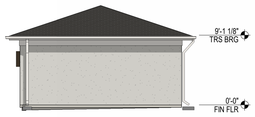
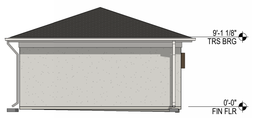
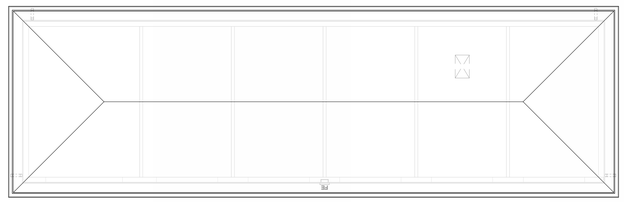


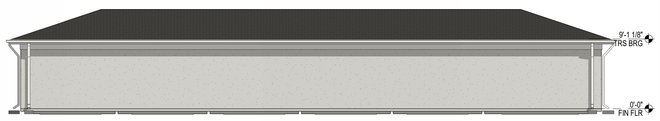
7 6-Bay Accessible Garage - Right Elevation
1/8" = 1'-0"



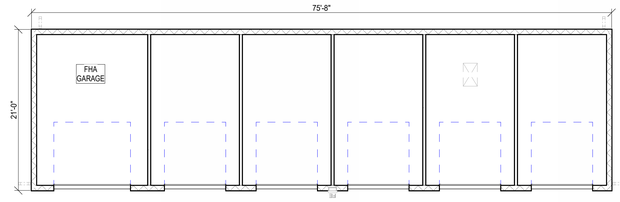
6 6-Bay Accessible Garage - Left Elevation
1/8" = 1'-0"



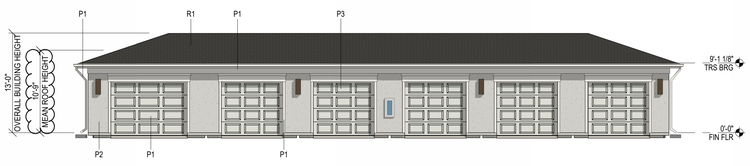
3 6-Bay Accessible Garage - Roof Plan
1/8" = 1'-0"



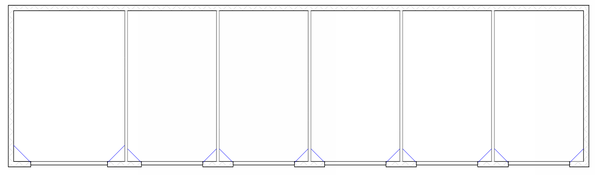
5 6-Bay Accessible Garage - Rear Elevation
1/8" = 1'-0"



2 6-Bay Accessible Garage - Floor Plan
1/8" = 1'-0"



4 6-Bay Accessible Garage Front Elevation
1/8" = 1'-0"



1 6-Bay Accessible Garage - Architectural Slab Plan
1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - ACCENT - SW 6196 FROSTY WHITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

6-Bay Accessible Garage Plans and Elevations

237 S Westmonte Drive, Ste 220 Altamonte Springs, FL 32714 | (407) 830-1400 | AR97193 | forumarchitecture.com

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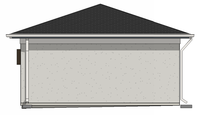
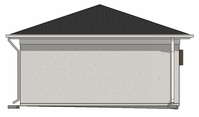
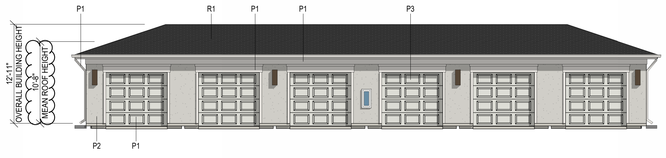


7 6-Bay Garage - Right Elevation
1/8" = 1'-0"

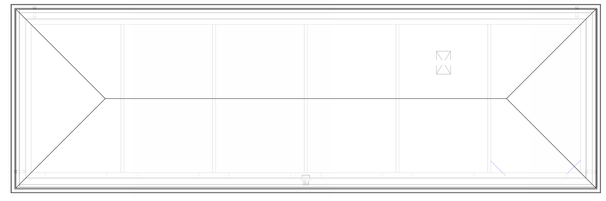


6 6-Bay Garage - Left Elevation
1/8" = 1'-0"

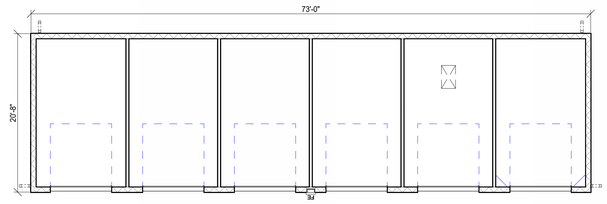
5 6-Bay Garage - Rear Elevation
1/8" = 1'-0"



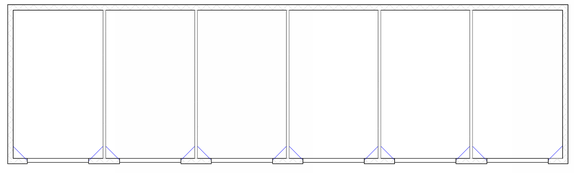
4 6-Bay Garage - Front Elevation
1/8" = 1'-0"



3 6-Bay Garage - Roof Plan
1/8" = 1'-0"



2 6-Bay Garage - Floor Plan
1/8" = 1'-0"



1 6-Bay Garage - Architectural Slab Plan
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P3 - ACCENT - SW 6196 FROSTY WHITE
- R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY

Westlake Apartments

Westlake, FL 17 APRIL 2026

6-Bay Garage Plans and Elevations

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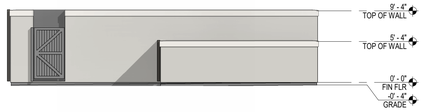
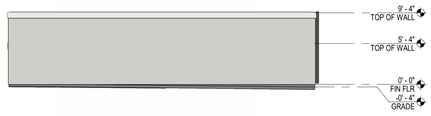
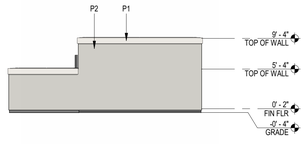


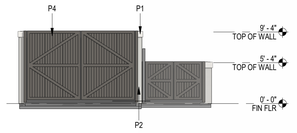
5 Trash Compactor - Right Elevation
1/8" = 1'-0"



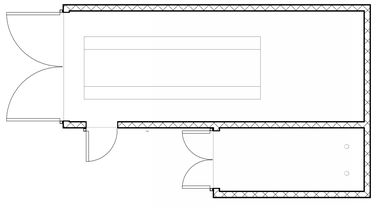
4 Trash Compactor - Left Elevation
1/8" = 1'-0"



3 Trash Compactor - Rear Elevation
1/8" = 1'-0"



2 Trash Compactor - Front Elevation
1/8" = 1'-0"



1 Trash Compactor - Floor Plan
1/8" = 1'-0"

PAINT LEGEND

- P1 - STUCCO - SW 7004 SNOWBOUND
- P2 - STUCCO - SW 7671 ON THE ROCKS
- P4 - SW 7048 URBANE BRONZE

Scale: 1/8" = 1'-0"

Westlake Apartments

Westlake, FL 17 APRIL 2026

Trash Compactor Plans and Elevations

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Cotleur & Hearing

WESTLAKE™

WESTLAKE MASTER PLAN

EASTWIND

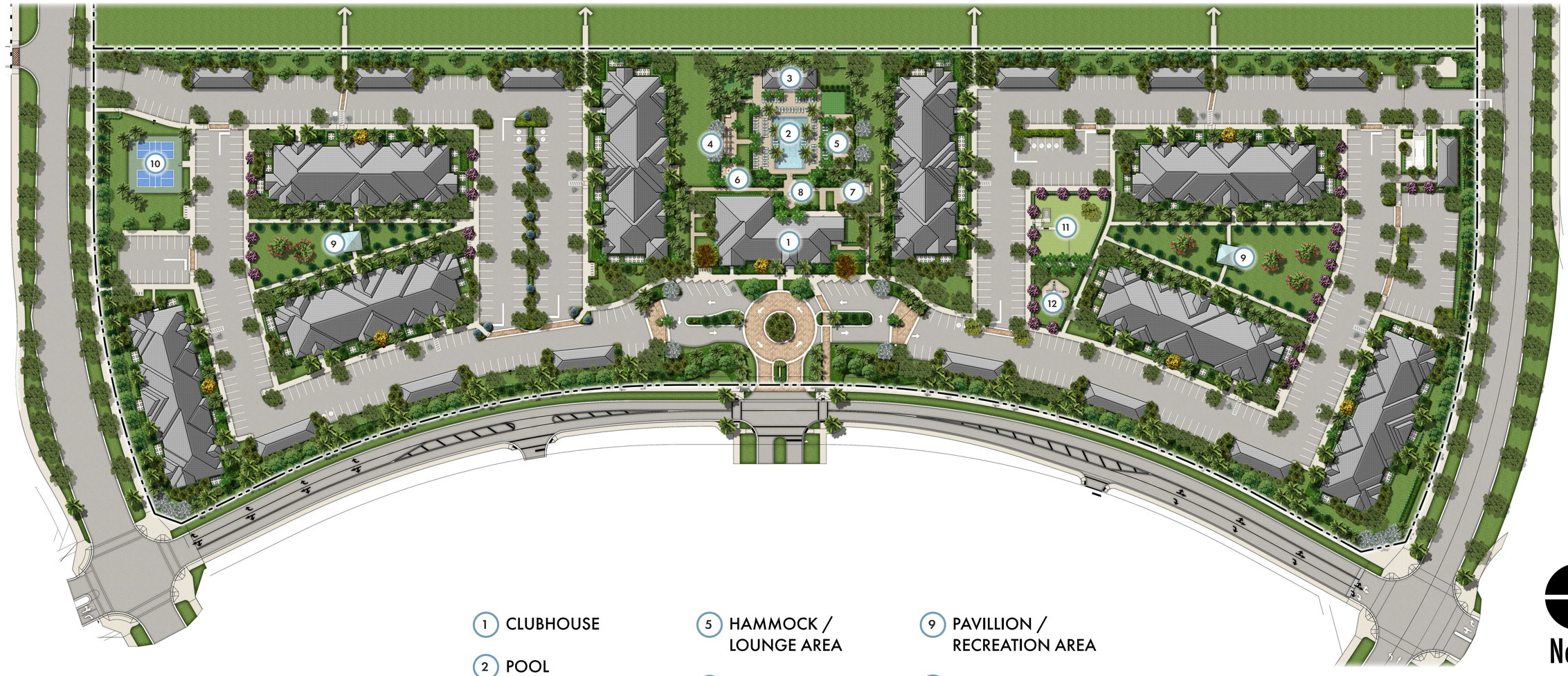
DEVELOPMENT

WESTLAKE PARCEL L MULTI-FAMILY

Cotleur & Hearing

TOWN CENTER PARKWAY SOUTH
TOWN CENTER PARKWAY NORTH
GARAGES
PICKLEBALL
BLDG TYPE II 4-STORY 48 UNITS
PAVILION
BLDG TYPE III 3-STORY 36 UNITS
BLDG 4-STORY 48 UNITS
POOL
CLUBHOUSE
DOG PARK
PLAYGROUND
MAIN BLDG
KINGFISHER BOULEVARD
WESTLAKE ADVENTURE PARK
North

SITE PLAN



1. CLUBHOUSE
2. POOL
3. POOLSIDE BUILDING
   WITH OUTDOOR BAR AREA
4. PERGOLA
5. HAMMOCK / LOUNGE AREA
6. FIREPIT
7. GRILLING AREA
8. WATER FEATURE
9. PAVILLION / RECREATION AREA
10. PICKLEBALL
11. DOG PARK
12. PLAYGROUND

North

SITE PLAN - AMENITY OFFERINGS

Cotleur & Hearing

EASTWIND DEVELOPMENT

1 POOL

2 POOLSIDE BUILDING
WITH OUTDOOR BAR AREA

3 PERGOLA

4 HAMMOCK / LOUNGE AREA

5 FIREPIT

6 GRILLING AREA

7 WATER FEATURE

North

SITE PLAN - AMENITY OFFERINGS

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FORUM

BUILDING TYPE I

FORUM
BUILDING TYPE II

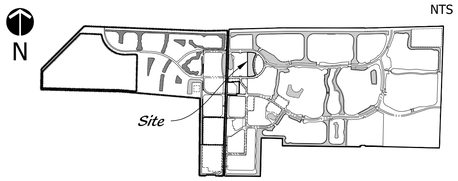
FORUM
BUILDING TYPE III

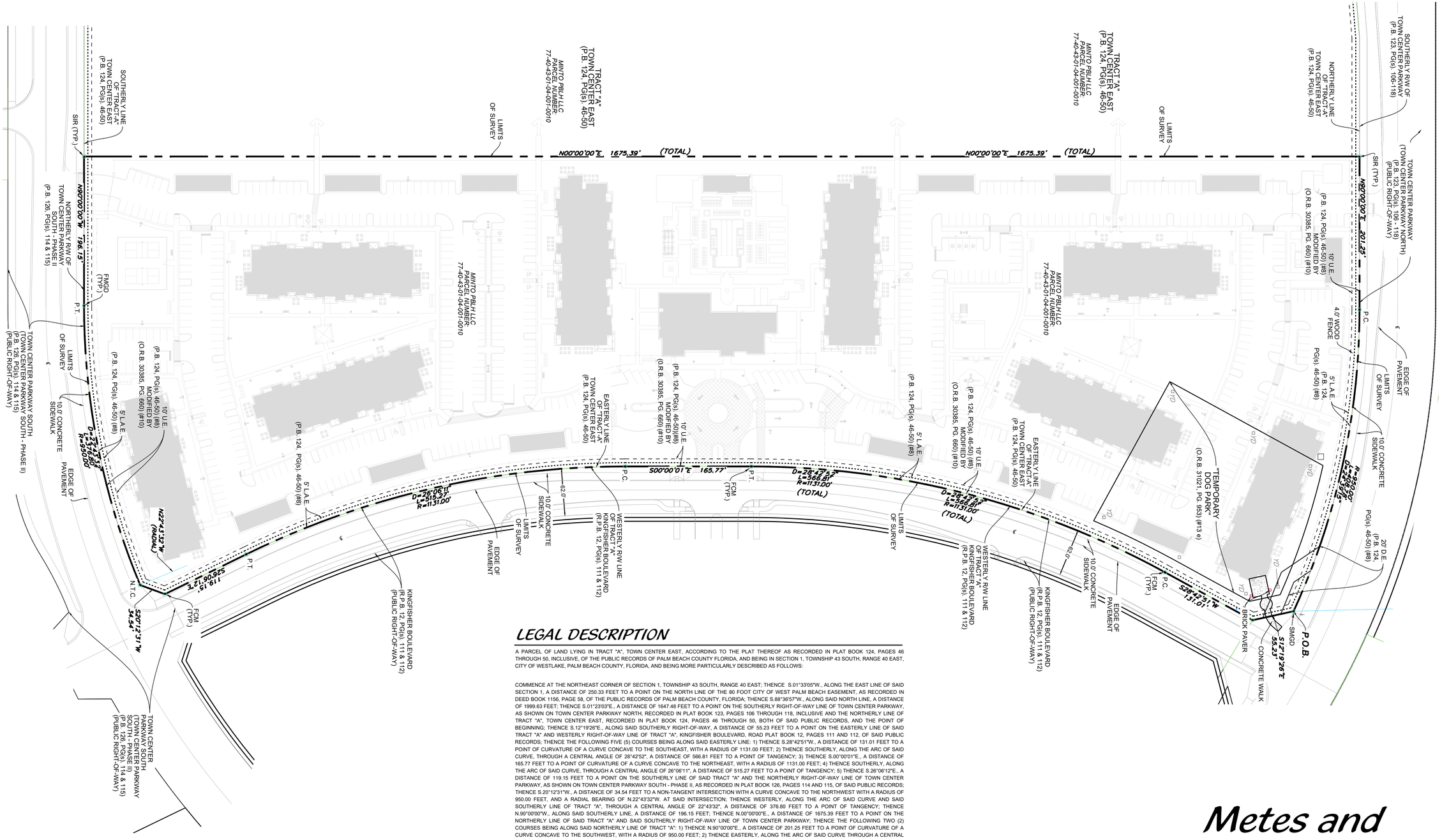
FORUM
CLUBHOUSE

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRIANGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CL: CENTER LINE

LOCATION MAP





LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, ROAD PLAT BOOK 12, PAGES 111 AND 112, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 196.15 FEET; THENCE N.00°00'00"E., A DISTANCE OF 1675.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A": 1) THENCE N.90°00'00"E., A DISTANCE OF 201.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 950.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO POINT OF BEGINNING.

TOTAL CONTAINING: 784,085 SQUARE FEET OR 18.000 ACRES, MORE OR LESS.

Metes and Bounds Exhibit

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

PARCEL L
The Avery at Westlake
SITE PLAN
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.113
DATE	03-20-26
REVISIONS	04-20-26
	05-11-26

Scale: 1" = 60'
0' 30' 60' 120'

May 11, 2026 3:44:46 p.m.
Drawing: 13-0518.113_SP.DWG

SHEET MB OF 9

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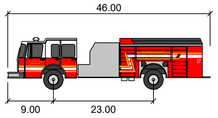
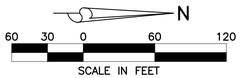
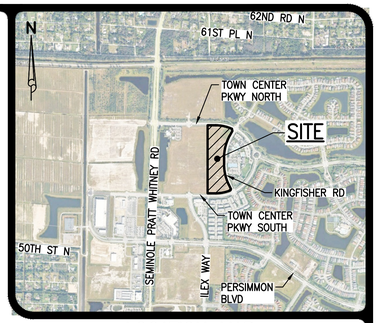


Palm Beach County Fire Rescue

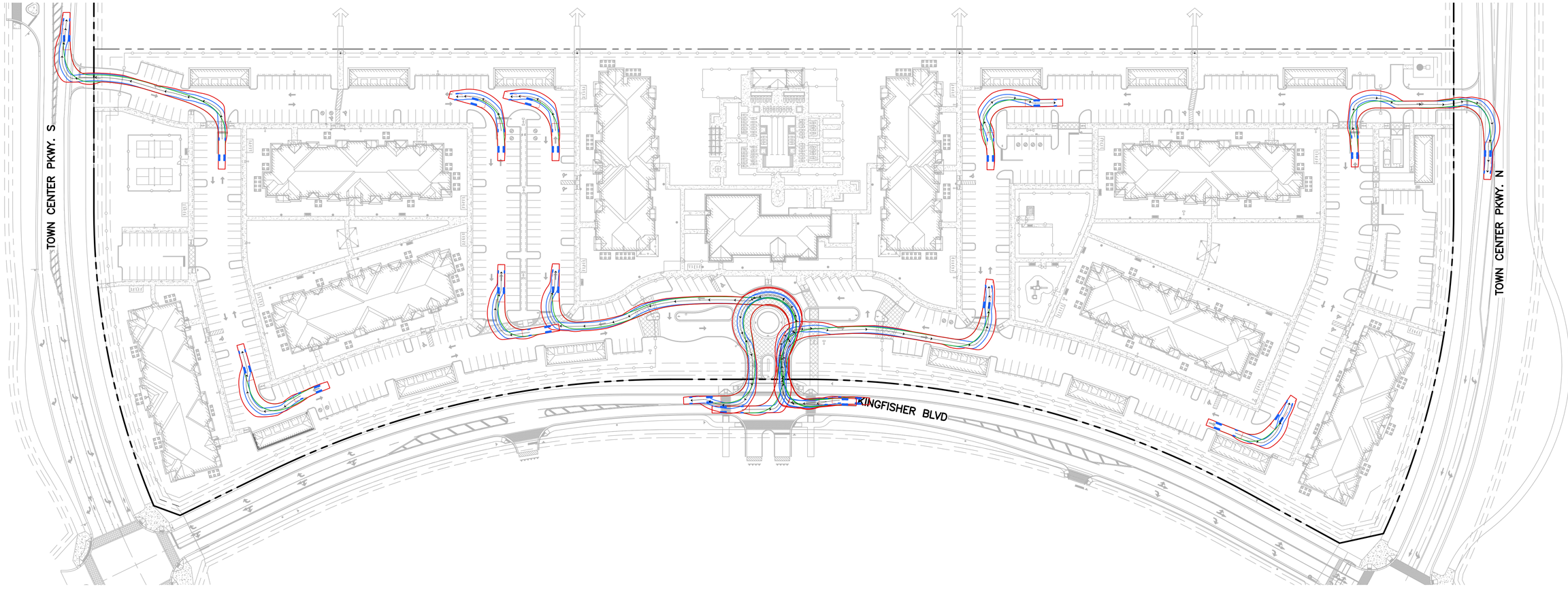
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

RED = VEHICLE BODY
BLUE = FRONT TIRE PATH
GREEN = REAR TIRE PATH





LOCATION MAP
NOT TO SCALE



5/11/2026

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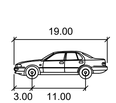
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
FIRE TRUCK AUTOTURN ANALYSIS

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
	G.B.	B.L.			

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174AT02	1	1

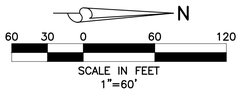
Y:\AUTOCAD_FILES\2025\25-174\EXHIBITS\AUTOTURN ANALYSIS\AT02_2029-05-11 Fire-Car.dwg 5/11/2026 1:43 PM Daniel Brunet

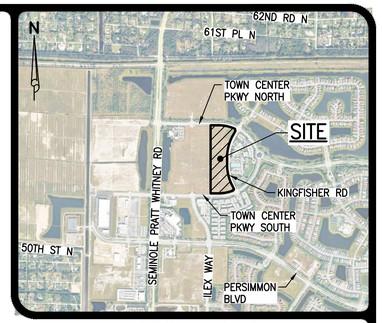


Passenger Car

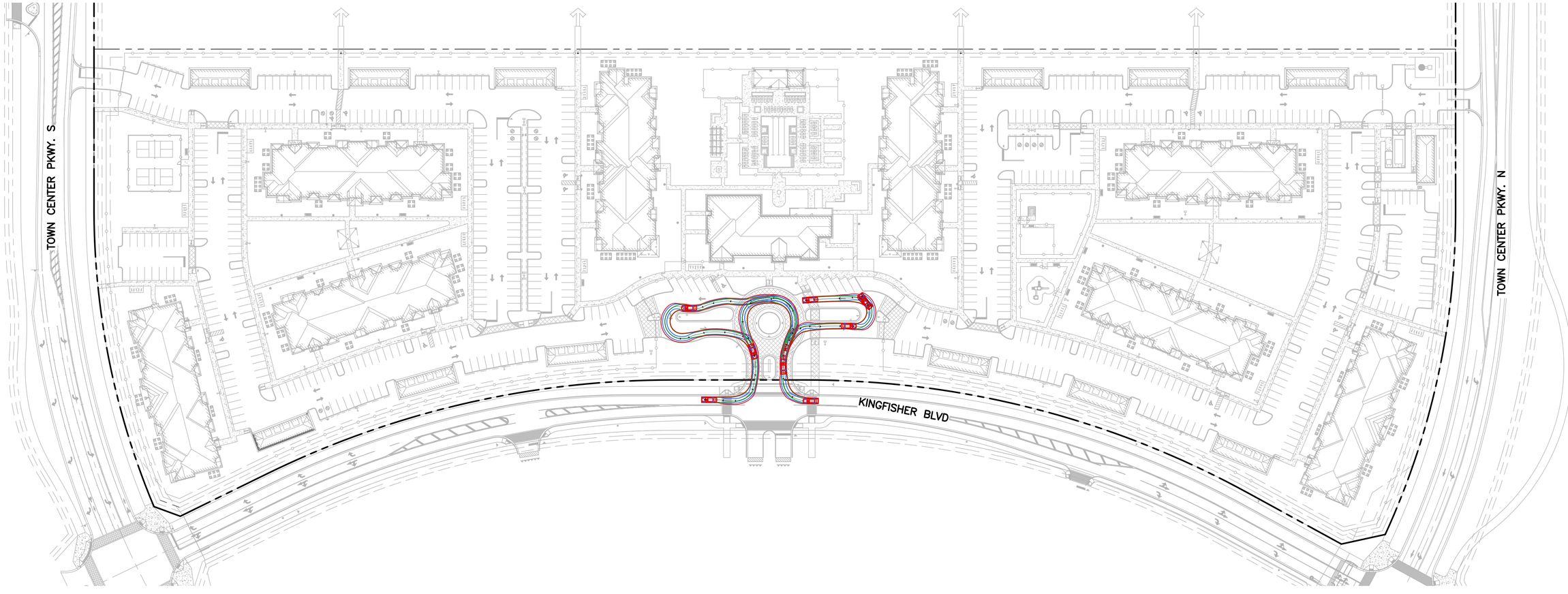
		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.6

RED = VEHICLE BODY
BLUE = FRONT TIRE PATH
GREEN = REAR TIRE PATH





LOCATION MAP
NOT TO SCALE



5/11/2026

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Authorization # 3452 | 561.478.7848

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
PASSENGER CAR AUTOTURN ANALYSIS

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
	G.B.	D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174AT02	1	1

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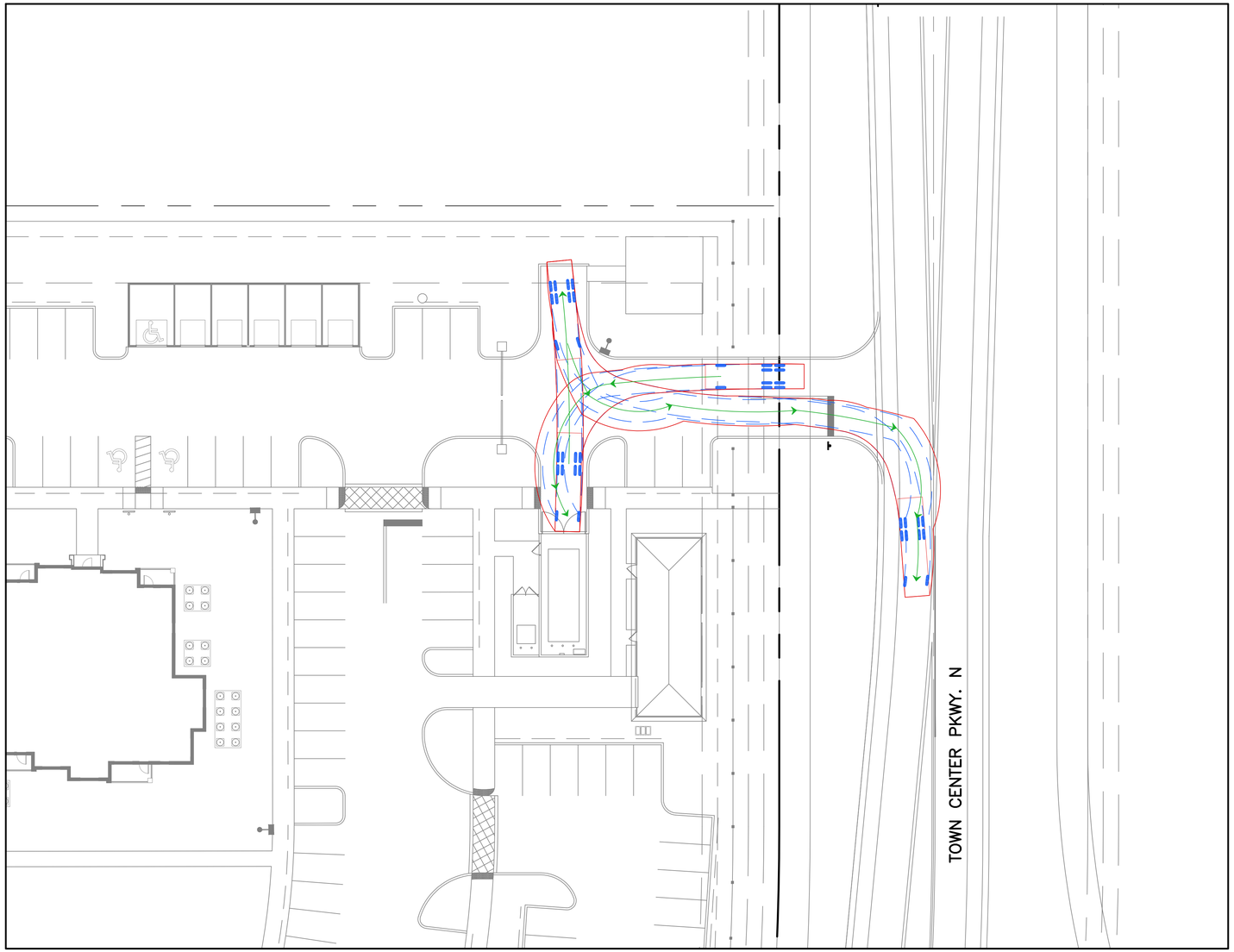
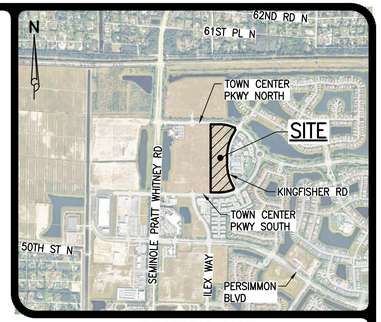
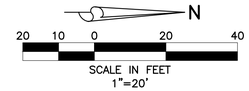
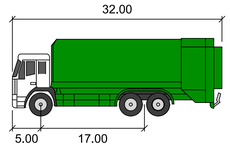


GARBAGE TRUCK



LOCATION MAP
NOT TO SCALE





Garbage Truck-Front Loader

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

RED = VEHICLE BODY
BLUE = TIRE TRACK PATH

3/20/2026

REVISIONS	DESIGN G.B.	DRAWN B.L.	CHECKED	APPROVED	DATE	

SIMMONS & WHITE
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Authorization # 3452 | 561.478.7848

WESTLAKE PARCEL L MULTIFAMILY
SECTION 01, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
AUTOTURN ANALYSIS

JOB NO.	DRAWING NO.	SHEET	OF
25-174	25174AT01	1	1

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WESTLAKE POD L APARTMENTS
CONCURRENCY TRAFFIC IMPACT ANALYSIS

Prepared for

EASTWIND ACQUISITIONS, LLC

Prepared by

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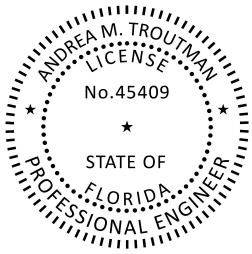

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Andrea M Troutman
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#PTC25-070
December 5, 2025
Revised February 19, 2026
Revised April 20, 2026

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 4/20/26 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.

WESTLAKE POD L APARTMENTS

CONCURRENCY TRAFFIC IMPACT ANALYSIS

LIST OF EXHIBITS and APPENDICES

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WESTLAKE POD L APARTMENTS
CONCURRENCY TRAFFIC IMPACT ANALYSIS

INTRODUCTION

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed residential development in the City of Westlake. The purpose of this study is to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC).

SITE DATA

The site is located on the east side of Seminole Pratt-Whitney Road between Town Center Parkway North and Town Center Parkway South in the City of Westlake, as shown on **Exhibit 1**. It is proposed to develop 288 mid-rise and 72 low-rise apartment dwelling units. The Conceptual Site Plan is included in **Appendix A.**

Access to the site will be via one full access connection to Kingfisher Boulevard, one egress-only driveway to Town Center Parkway North, and one egress-only driveway to Town Center Parkway South. Issues related to driveway location, turn lanes and geometrics will be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. Year 2030 conditions were examined. The site is located on a portion of the Parcel Control Number (PCN) 77-40-43-01-04-001-0010.

EXISTING TRAFFIC CONDITIONS

The most recent (2024) peak season daily and peak hour directional volumes for the surrounding roadway links and intersections as compiled by the Palm Beach County Traffic Division were utilized in this report. All traffic count data is included in **Appendix B**.

PROJECT TRAFFIC

Trip Generation

The daily and peak hour trip generation rates were obtained from Palm Beach County and ITE, Trip Generation, *11th Edition*. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. For Traffic Performance Standards purposes, based on the net new peak hour trip generation of 149, the radius of development influence is two (2) miles.

Trip Distribution and Assignment

A directional distribution was developed based upon the approved Minto West (City of Westlake) traffic study, this Site's location, and a review of land uses in the area and is shown on **Exhibit 3.** For this analysis, the proposed extension of Persimmon Boulevard from Town Center Parkway to 140th Avenue was not considered to be in place. **Exhibits 4A and 4B** show the assignment of AM and PM peak hour Project traffic, as well as the Project impact percentage (% of peak hour directional service volume).

FUTURE TRAFFIC CONDITIONS

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. There are two roadway improvements within the radius of development influence that are programmed for construction within the buildout year (2030) of this Project:

- 60th Street North: Seminole Pratt Whitney Rd to 140th Ave N; 4 Lanes; 2029; PBC
- 60th Street North: 140th Ave N to 120th Ave N; 5 Lanes; 2028; PBC

Background Traffic

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Because the study area is affected by major committed developments with significant traffic, an areawide growth rate was not considered. Therefore, the background growth is considered to be committed development traffic plus 1% growth.

Committed development data, compiled by Palm Beach County, was reviewed. Adjustments were made to include the recently approved The Terraces, Silver Lake, Westlake Free-standing Discount

Superstore (dated 11/20/2025) and Westlake West Residential (dated 10/28/2025) projects. Additionally, insignificant committed development traffic was removed. Committed development data is provided in **Appendix C**.

TRAFFIC PERFORMANCE STANDARDS ANALYSIS

Test 1 (Intersection Analysis)

Major intersections at the termini of the significantly impacted Project-accessed link and major intersections for which a proposed development adds more than 10% of the total traffic on any link connecting a major intersection are required to be analyzed. The intersections of Seminole Pratt Whitney Road with 60th Street and Persimmon Boulevard were analyzed in the AM and PM peak hours. Additionally, the intersections of Town Center Parkway North and Town Center Parkway South with Seminole Pratt Whitney Road have been analyzed as requested by Palm Beach County. The analyses are summarized on **Exhibit 5A** and included in **Appendix D**.

Several of the intersections are not projected to meet the adopted standards with or without Project traffic. According to Florida Statute 163.3180, the intersection is considered to be a "transportation deficiency". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". Potential improvements for these backlogged intersections are provided in **Appendix D** and described on **Exhibit 5A**. The intersection requirements of Test 1 are met.

The City has also requested detailed analyses of the intersections of Town Center Parkway North and South with Seminole Pratt-Whitney Road using Highway Capacity Manual procedures. A summary of the intersection analysis is provided on **Exhibit 5B** with the analyses provided in the **Appendix D** of this report. The intersection of Town Center Parkway South and Seminole Pratt-Whitney Road is projected to exceed adopted standards in the PM peak hour. The improvements required to provide operation at adopted standards are the same as the improvements shown on **Exhibit 5A** and include the six laning of Seminole Pratt-Whitney Road and optimized timing.

Test 1 (Link Analysis)

The second part of Test 1 examines if any roadway links required to be analyzed are projected to operate below the adopted level of service standards. Roadway links with a Project impact greater than 1% of the LOS D are required to be analyzed. **Exhibit 6A and 6B** show future peak hour directional traffic conditions for the analyzed roadway links for AM and PM peak hour, respectively.

Some links are projected to meet the adopted standards with the existing lanes. Several links do not meet the adopted standards. However, the background traffic on several of these links is higher than the capacity. Therefore, these links are considered "transportation deficiencies". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". The proposed lanes and service volumes shown in the table will enable these roadway links to meet the demands of the backlogged traffic and proposed Project traffic. Therefore, the link requirements of Test 1 are met.

Test 2 (Five Year Analysis)

This test examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program. A Test 2 analysis is required for any roadway link within the radius of development influence where the Project impact is greater than 3% of LOS E, and outside the radius where the Project impact is greater than 5% of LOS E. As shown on **Exhibits 4A and 4B**, there are no roadway links that have a 3% (or more) impact. Therefore, the requirements of Test 2 are met.

DRIVEWAY VOLUMES

Daily and peak hour Project driveway movements and volumes are provided on **Exhibits 7A and 7B**.

CONCLUSIONS

This analysis shows that this residential development meets the requirements of the Palm Beach County Traffic Performance Standards.

EXHIBITS

Exhibit 1
Westlake Pod L Apartments
Project Location

Exhibit 2
Westlake Pod L Apartments
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Resid. Multi Family LR	220	72 DUs	6.74 / DU	50%	485	-	0%	485
Resid. Multi Family MR	221	288 DUs	4.54 / DU	50%	1,308	-	0%	1,308
TOTAL					1,793	-		1,793

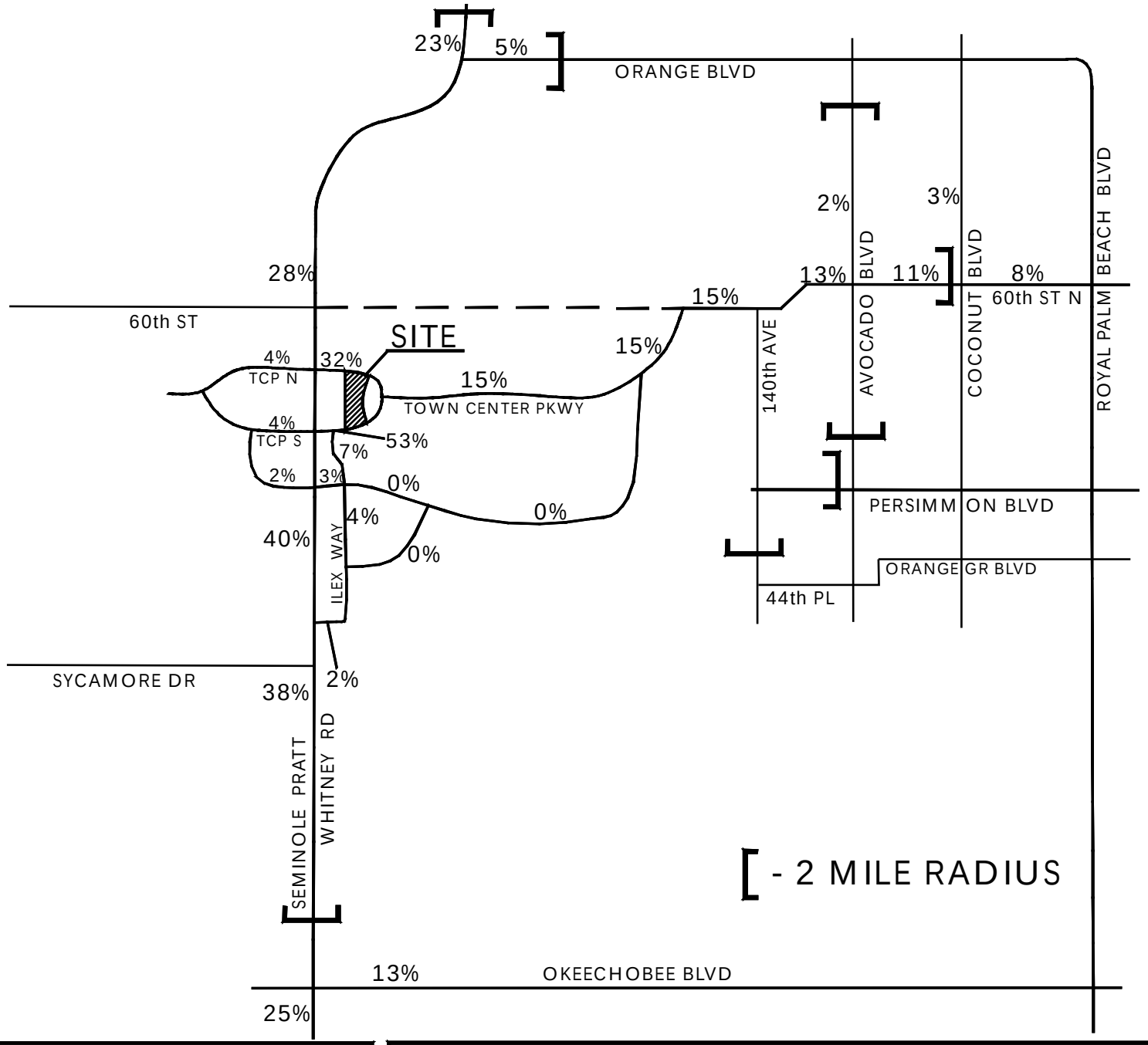
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	72 DUs	0.40 / DU	24%	7	22	29	-	0%	7	22	29
Resid. Multi Family MR	221	288 DUs	0.37 / DU	23%	25	82	107	-	0%	25	82	107
TOTAL					32	104	136	-		32	104	136

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	72 DUs	0.51 / DU	63%	23	14	37	-	0%	23	14	37
Resid. Multi Family MR	221	288 DUs	0.39 / DU	61%	68	44	112	-	0%	68	44	112
TOTAL					91	58	149	-		91	58	149

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



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WESTLAKE POD L

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 4A
Westlake Pod L Apartments
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	16	1.82%	880	**YES**
				WB	15.0%	5	0.57%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	14	1.59%	880	**YES**
				WB	13.0%	4	0.45%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	11	1.25%	880	**YES**
				WB	11.0%	4	0.45%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	8	0.91%	880	No
				WB	8.0%	3	0.34%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	6.0%	6	0.68%	880	No
				WB	6.0%	2	0.23%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	2	0.23%	880	(2)
				SB	2.0%	1	0.11%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	3	0.34%	880	(2)
				SB	3.0%	1	0.11%	880	(2)
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	5.0%	2	0.23%	880	No
				WB	5.0%	5	0.57%	880	No
Persimmon Blvd	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	1	0.11%	880	(2)
				WB	2.0%	2	0.23%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	1	0.05%	1960	No
				WB	3.0%	3	0.15%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	Persimmon Blvd to 60th Street N	2L	I	NB	1.0%	0	0.00%	880	No
				SB	1.0%	1	0.11%	880	No
	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	38.0%	12	0.61%	1960	No
				SB	38.0%	40	2.04%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	40.0%	13	0.66%	1960	No
				SB	40.0%	42	2.14%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	42.0%	13	0.73%	1770	No
				SB	42.0%	44	2.49%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	29	1.48%	1960	**YES**
				SB	28.0%	9	0.46%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	24	0.72%	3320	No
				SB	23.0%	7	0.21%	3320	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake Pod L Apartments
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	9	1.02%	880	**YES**
				WB	15.0%	14	1.59%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	8	0.91%	880	No
				WB	13.0%	12	1.36%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	6	0.68%	880	No
				WB	11.0%	10	1.14%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	5	0.57%	880	No
				WB	8.0%	7	0.80%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	6.0%	3	0.34%	880	No
				WB	6.0%	5	0.57%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	1	0.11%	880	(2)
				SB	2.0%	2	0.23%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	2	0.23%	880	(2)
				SB	3.0%	3	0.34%	880	(2)
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	5.0%	5	0.57%	880	No
				WB	5.0%	3	0.34%	880	No
Persimmon Blvd	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	2	0.23%	880	(2)
				WB	2.0%	1	0.11%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	3	0.15%	1960	No
				WB	3.0%	2	0.10%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	Persimmon Blvd to 60th Street N	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	1	0.11%	880	No
	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	1	0.11%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	38.0%	35	1.79%	1960	**YES**
				SB	38.0%	22	1.12%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	40.0%	36	1.84%	1960	**YES**
				SB	40.0%	23	1.17%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	42.0%	38	2.15%	1770	**YES**
				SB	42.0%	24	1.36%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	16	0.82%	1960	No
				SB	28.0%	25	1.28%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	13	0.39%	3320	No
				SB	23.0%	21	0.63%	3320	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 5A
Westlake Pod L Apartments
Test 1 Intersection Analysis [1]

Intersection	Year 2030			
	AM Peak Hour		PM Peak Hour	
	Critical Volume	Capacity Level	Critical Volume	Capacity Level
60th St & Seminole Pratt Whitney Rd				
Existing Lanes				
WITHOUT Project	1911	OVER	1874	OVER
With Project	1916	OVER	1886	OVER
With Improvements (2)				
WITHOUT Project	1213	NEAR	1345	NEAR
With Project	1228	NEAR	1357	NEAR
Persimmon Blvd & Seminole Pratt Whitney Rd				
Existing Lanes				
WITHOUT Project	1645	OVER	1780	OVER
With Project	1665	OVER	1798	OVER
With Improvements (3)				
WITHOUT Project	1228	NEAR	1363	NEAR
With Project	1242	NEAR	1375	NEAR
Town Center Pkwy N & Seminole Pratt Whitney Rd				
Existing Lanes				
With Project	1278	NEAR	1264	NEAR
Town Center Pkwy S & Seminole Pratt Whitney Rd				
Existing Lanes				
WITHOUT Project	1320	NEAR	1601	OVER
With Project	1365	NEAR	1629	OVER
With Improvements (3)				
WITHOUT Project	1019	UNDER	1324	NEAR
With Project	1064	UNDER	1352	NEAR

(1) See Appendix D for intersection capacity analyses.
(2) Includes EB Right Turn Lane, WB Right Turn Lane and NB Dual Left Turn Lanes
(3) Includes 6 laning NB and SB.

Exhibit 5B
Westlake Pod L Apartments
Supplemental Intersection Analysis (1)

Intersection	Year 2030			
	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Town Center Parkway North / Seminole Pratt-Whitney Road				
Existing Lanes				
With Project	49.4	D	44.9	D
Town Center Parkway South / Seminole Pratt-Whitney Road				
Existing Lanes				
With Project	37.3	D	154.0	F
Improvements (2)				
With Project	N/A	N/A	52.8	D

(1) See Appendix D for intersection capacity analyses.
(2) Includes 6 laning NB and SB and optimized timing.

Exhibit 6A
Westlake Pod L Apartments
Test 1 Link Analysis - AM Peak Hour

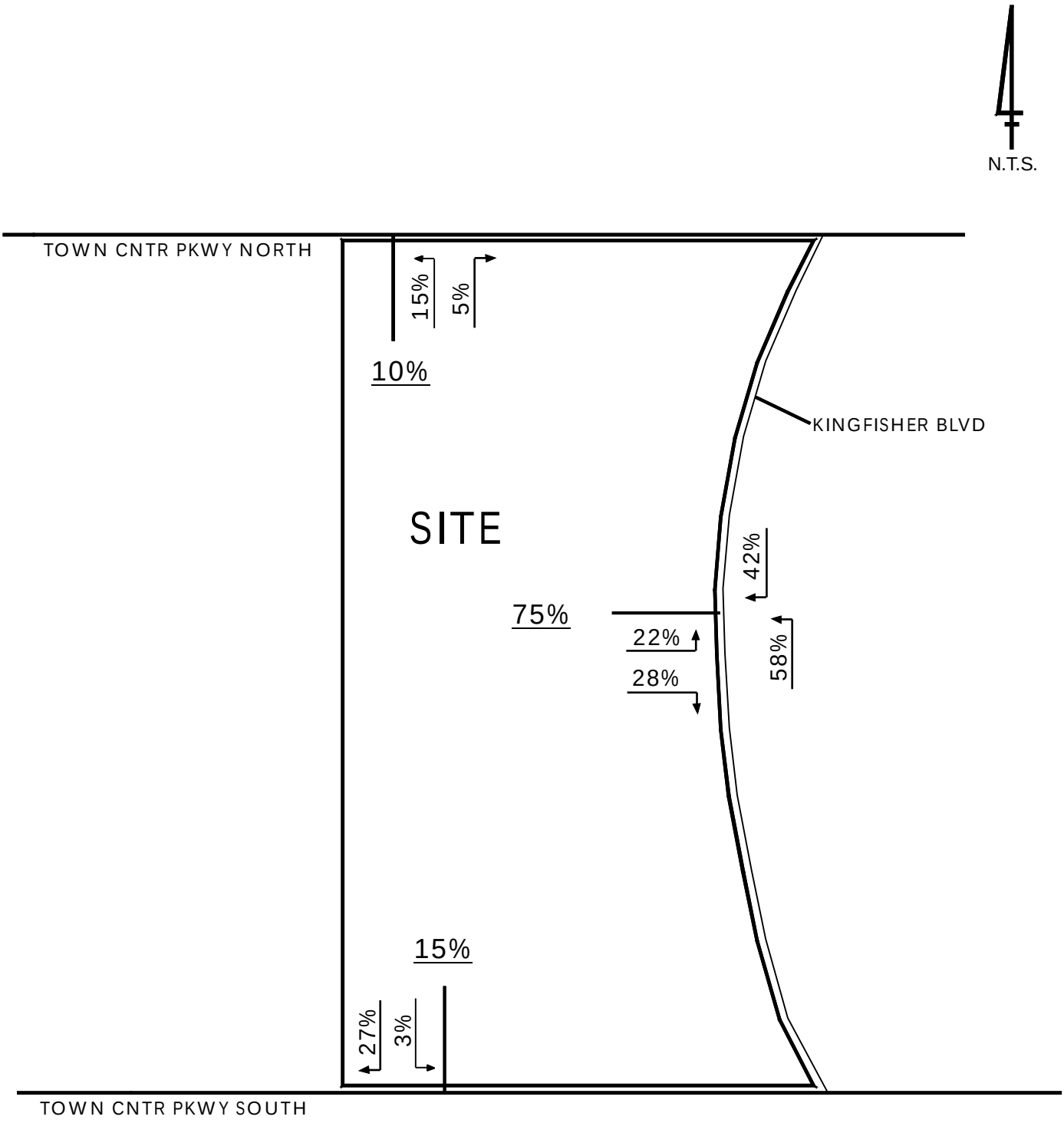
Roadway	Link	Dir	Lanes	AM PEAK HOUR											
				Existing[1]	Count Year	Committed Dev. Analysis[2] Projects	Growth	Total	SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2030)	Service Volume	Meets Std?
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	103	2024	504	6	511	76	690	Yes	16	706	1,960	Yes
	140th to Avocado Blvd	EB	5L	103	2024	436	6	442	76	621	Yes	14	635	1,960	Yes
	Avocado Blvd to Coconut Blvd	EB	5L	103	2024	377	6	383	76	562	Yes	11	573	1,960	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	SB	4LD	2,302	2024	1,051	142	1,193	-	3,495	**NO**	40	3,535	3,320	**NO** Trans.Def; Needs 6L, 4980
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,408	2024	1,082	87	1,169	-	2,577	**NO**	42	2,619	1,960	**NO** Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,408	2024	752	87	839	-	2,247	**NO**	42	2,289	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,408	2024	752	87	839	-	2,247	**NO**	44	2,291	1,770	**NO** Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	1,163	2024	669	72	741	(76)	1,828	Yes	29	1,857	1,960	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 6B
Westlake Pod L Apartments
Test 1 Link Analysis - PM Peak Hour

Roadway	Link	Dir	Lanes	PM PEAK HOUR											
				Existing[1]	Count Year	Committed Dev. Analysis[2]			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2030)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	32	2024	442	2	444	29	505	Yes	9	514	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	64	2024	565	4	569	67	700	Yes	14	714	1,960	Yes
	140th to Avocado Blvd	WB	5L	64	2024	489	4	493	67	624	Yes	12	636	1,960	Yes
	Avocado Blvd to Coconut Blvd	WB	5L	64	2024	419	4	423	67	554	Yes	10	564	1,960	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	NB	4LD	1,587	2024	1,217	98	1,315	-	2,902	Yes	35	2,937	3,320	Yes
	Okeechobee Blvd to Sycamore Dr	SB	4LD	1,112	2024	984	68	1,052	-	2,164	Yes	22	2,186	3,320	Yes
	Sycamore Dr to Persimmon Blvd	NB	4LD	1,337	2024	1,217	82	1,299	-	2,636	**NO**	36	2,672	1,960	**NO** Trans.Def; Needs 6L, 2940
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,178	2024	983	72	1,055	-	2,233	**NO**	23	2,256	1,960	**NO** Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,337	2024	997	82	1,079	-	2,416	**NO**	38	2,454	1,770	**NO** Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,178	2024	1,072	72	1,144	-	2,322	**NO**	24	2,346	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,337	2024	997	82	1,079	-	2,416	**NO**	38	2,454	1,770	**NO** Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,178	2024	1,072	72	1,144	-	2,322	**NO**	24	2,346	1,770	**NO** Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	SB	4LD	866	2024	806	53	859	(67)	1,658	Yes	25	1,683	1,960	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.
(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

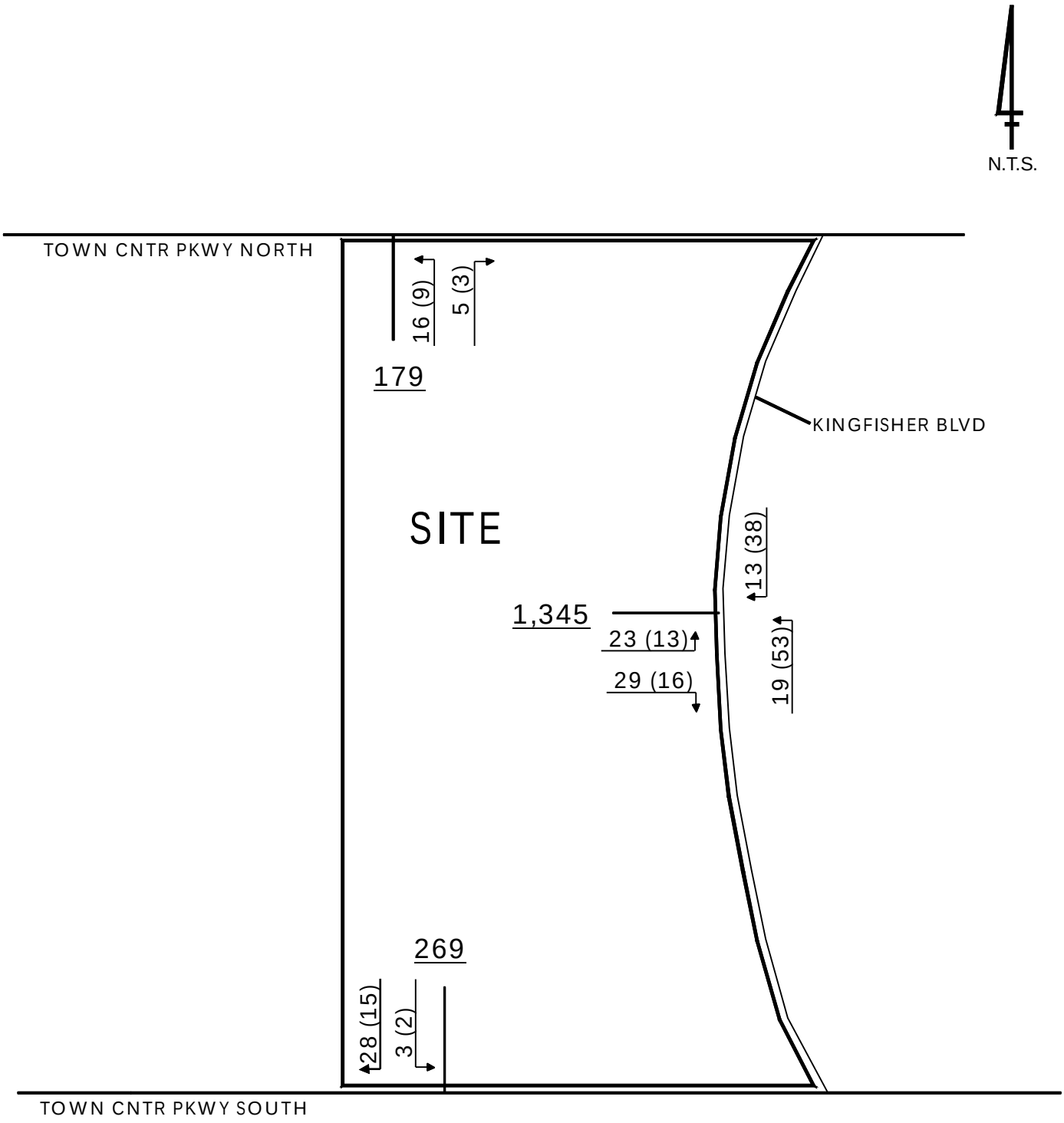


#25-070
11/18/25

WESTLAKE POD L
APARTMENTS

EXHIBIT 7A
PROJECT DRIVEWAY MOVEMENTS

PTC



LEGEND

XX - AM PEAK HOUR
(XX) - PM PEAK HOUR
XXX - ADT

25-070
2/18/26

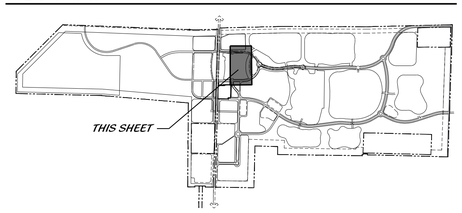
WESTLAKE POD L
APARTMENTS

EXHIBIT 7B
PROJECT DRIVEWAY VOLUMES

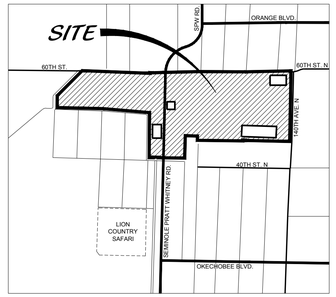
PTC

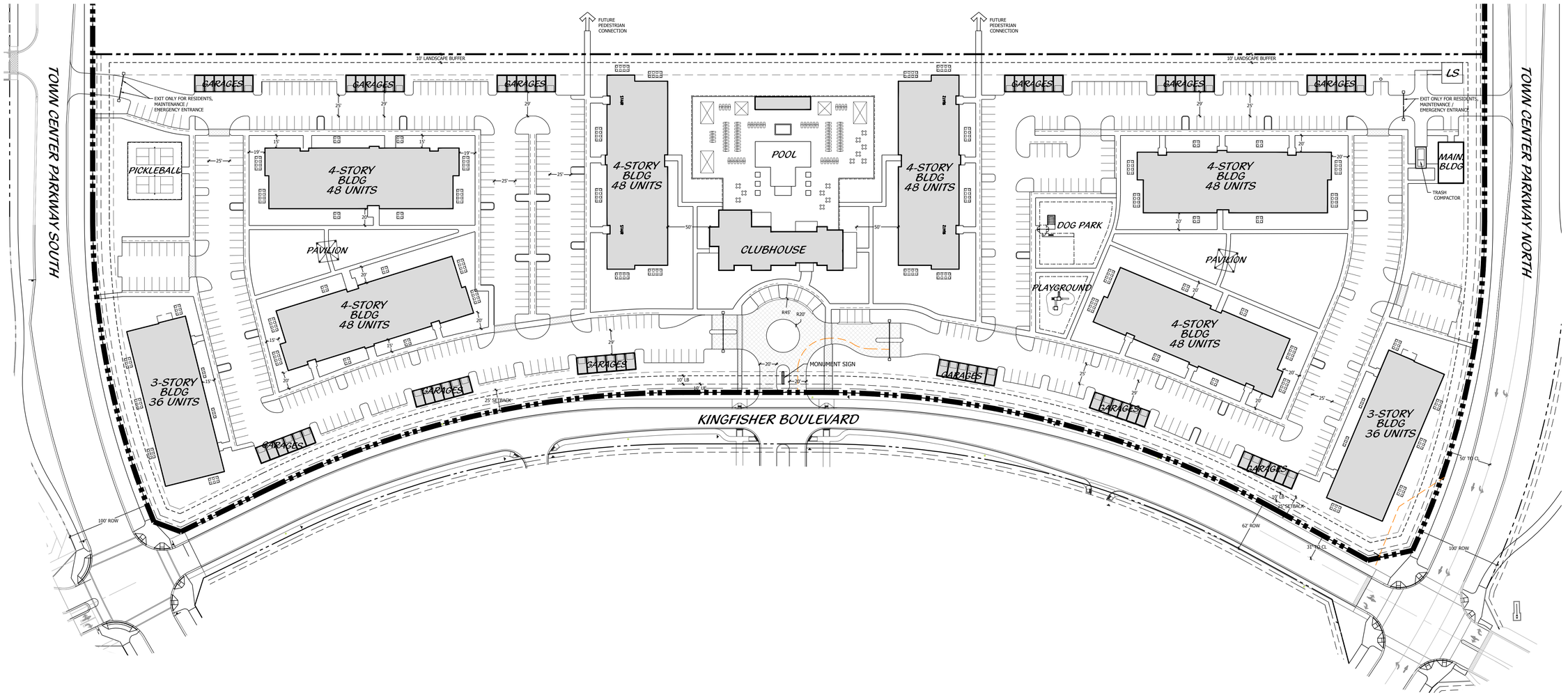
APPENDIX A

KEY MAP



LOCATION MAP





Site Plan

Cotleur & Hearing
Landscape Architects
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Environmental Consultants
1934 Commerce Lane
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MINTO WESTLAKE

WESTLAKE TOWN CENTER

SITE PLAN

City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	13-0518.82
DATE	01-21-26
REVISIONS	

Scale: 1" = 60'

0' 30' 60' 120'

January 21, 2026 4:53:29 p.m.
Drawing: 13-0518.113_BASE.DWG

SHEET CP2 OF 2

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

APPENDIX B

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES 2019	2020	2021	2022	2023	2024 DAILY VOL	DATE	DIR LOS STD	AM PEAK HOUR 2-WAY	NB/EB	SB/WB	PM PEAK HOUR 2-WAY	NB/EB	SB/WB
2802	PROSPERITY FARMS RD	Hood Rd	PGA Blvd	4D	20599	20348	17169	19045	18823	19493	2/6/2024	1960	1357	598	759	1784	990	828
2804	PROSPERITY FARMS RD	PGA Blvd	Burns Rd	5	27495	27697	24873	25837	26332	25929	2/6/2024	1770	1867	971	948	2291	1072	1261
2836	PROSPERITY FARMS RD	Burns Rd	Lighthouse Dr	2	17968	18111	16336	17245	17162	17286	2/20/2024	1102	1359	705	683	1465	691	791
2806	PROSPERITY FARMS RD	Lighthouse Dr	Northlake Blvd	2	17958		15339	16354	15008	16367	2/20/2024	1102	1231	546	697	1329	621	725
4637	PURDY LN	Jog Rd	Haverhill Rd	2	7814	9053	8751	8769	9186	8912	2/7/2024	880	665	212	471	814	453	507
4639	PURDY LN	Haverhill Rd	Military Tr	2	9810		9246		10873	10625	4/16/2024	880	779	529	268	946	392	554
2831	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	10186	10434	7267	8470	8401	8772	2/6/2024	880	661	454	263	807	344	469
3681	ROEBUCK RD	Haverhill Rd	Military Trail	2	9931	10231			11902	12538	4/16/2024	810	1187	696	540	1206	527	687
3414	SANSBURYS WAY	Belvedere Rd	Southern Blvd	2			15965	14390	15814	15430	2/13/2024	880	1301	807	522	1577	795	782
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	13423		11935		13769	14841	2/6/2024	1960	971	600	388	1402	876	581
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	13586	13009	11557		13078	12700	1/29/2024	1960	1026	387	639	1219	760	465
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	13636		11204		12486	12783	1/29/2024	1960	1086	444	648	1203	690	561
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	21693	21887	18695		20413	20102	1/22/2024	1860	1667	659	1008	1653	968	725
2406	SEMINOLE PRATT-WHIT	Northlake Blvd	Orange Bl	2	13848		14997	14714	17336	17938	4/2/2024	1140	1516	843	702	1402	714	725
2408	SEMINOLE PRATT-WHIT	Orange Bl	60Th St N	4D	17708	18316	20107	19608	20500	21956	4/2/2024	1960	2314	1163	1179	1677	819	866
3442	SEMINOLE PRATT-WHIT	60Th St N	Sycamore Dr E	4D	19875		21677	23921	29968	25934	4/8/2024	1960	2643	1235	1408	2515	1337	1178
3424	SEMINOLE PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	21565		23152	26778	31025	34983	2/28/2024	3320	3381	1089	2302	2680	1587	1112
3420	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	20676	21431	22543	23165	29368	30350	2/28/2024	1960	2451	862	1598	2357	1405	964
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	8237	7925	8110	7908	8340	8572	2/7/2024	880	733	403	330	794	350	447

Do not use 2021 counts in traffic analysis. However, Dec 2021 counts may be used as peak 2022 counts.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
22350	45th St	Village Bl	12/4/2023	12:00 PM	0	104	20	276	1	130	54	125	12	91	1226	97	5	348	1302	52	3843
22350	45th St	Village Bl	12/4/2023	4:45 PM	0	130	29	531	0	154	126	192	16	87	1377	296	3	829	1897	33	5700
22350	45th St	Village Bl	12/3/2020	7:30 AM	0	98	53	628	0	43	3	26	4	105	1374	76	0	238	1023	60	3731
22350	45th St	Village Bl	12/3/2020	12:00 PM	0	78	29	266	0	110	52	92	10	94	1050	113	10	326	1342	60	3632
22350	45th St	Village Bl	12/3/2020	4:45 PM	0	129	29	406	0	121	75	126	17	71	1303	157	2	455	1410	31	4332
22340	45th St	Walmart	6/30/2020	8:15 AM	0	2	0	5	0	150	0	47	2	22	1187	4	29	3	920	108	2479
22340	45th St	Walmart	6/30/2020	12:00 PM	0	5	0	6	0	254	0	74	3	51	1052	6	32	10	1128	171	2792
22340	45th St	Walmart	6/30/2020	4:45 PM	0	5	0	4	0	381	2	79	5	44	1153	0	55	3	1673	213	3617
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	7:15 AM	0	161	1391	59	0	41	912	111	0	111	0	142	0	27	0	10	2965
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	1:45 PM	0	77	626	18	0	16	786	49	0	52	0	89	0	34	0	38	1785
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	4:45 PM	0	27	843	21	0	13	1874	12	0	16	2	20	0	62	1	36	2927
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	7:45 AM	15	143	1895	0	0	0	2733	92	0	75	0	154	0	0	0	0	5107
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	11:00 AM	6	80	1898	0	2	0	1744	57	0	130	0	71	0	0	0	0	3988
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	4:45 PM	1	196	2464	0	0	0	2822	67	0	169	0	144	0	0	0	0	5863
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	7:45 AM	14	106	1787	0	0	0	2192	71	0	93	0	161	0	0	0	0	4424
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	11:00 AM	5	70	1200	0	0	0	1169	64	0	107	0	86	0	0	0	0	2701
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	4:45 PM	7	145	2348	0	3	0	2005	68	0	105	0	116	0	0	0	0	4797
21400	54th St	US-1/Broadway	10/30/2024	4:45 AM	0	12	827	8	0	23	1087	16	3	14	5	13	1	10	7	25	2051
21400	54th St	US-1/Broadway	10/30/2024	7:45 AM	0	1	740	8	0	12	941	4	2	6	2	8	0	15	3	19	1761
21400	54th St	US-1/Broadway	1/26/2021	7:45 AM	0	9	679	4	0	18	862	2	2	11	2	16	0	9	0	14	1628
21400	54th St	US-1/Broadway	1/26/2021	4:45 PM	0	28	1055	17	0	17	1016	16	8	37	4	15	0	13	4	38	2268
22075	60th St N	Royal Palm Beach Bl	12/18/2024	7:30 AM	0	16	429	8	0	926	646	1	0	3	91	9	0	2	9	316	2456
22075	60th St N	Royal Palm Beach Bl	12/18/2024	12:00 PM	0	2	545	6	0	361	592	1	0	8	24	2	1	6	11	378	1937

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
22075	60th St N	Royal Palm Beach Bl	12/18/2024	5:00 PM	0	15	855	8	0	843	1123	11	0	1	25	6	0	8	38	980	3913
22075	60th St N	Royal Palm Beach Bl	1/13/2022	7:30 AM	0	4	366	7	0	581	232	2	0	0	28	6	0	3	4	199	1432
22075	60th St N	Royal Palm Beach Bl	1/13/2022	5:00 PM	0	2	304	8	0	350	365	3	0	2	7	4	0	4	31	549	1629
22075	60th St N	Royal Palm Beach Bl	12/9/2020	7:00 AM	0	4	365	8	0	663	226	2	0	1	19	4	0	1	4	152	1449
22075	60th St N	Royal Palm Beach Bl	12/9/2020	4:00 PM	0	13	393	6	0	334	426	2	0	4	5	6	1	12	21	764	1987
22050	60th St N	Seminole Pratt Whitne	1/9/2024	7:00 AM	2	206	1038	0	2	0	862	8	2	21	0	311	0	0	0	0	2452
22050	60th St N	Seminole Pratt Whitne	1/9/2024	2:00 PM	4	152	655	0	1	0	714	16	0	14	0	273	0	0	0	0	1829
22050	60th St N	Seminole Pratt Whitne	1/9/2024	5:00 PM	4	267	874	0	2	0	768	29	0	12	0	234	0	0	0	0	2190
22050	60th St N	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	199	950	0	1	0	915	9	0	10	0	313	0	0	0	0	2397
22050	60th St N	Seminole Pratt Whitne	4/17/2023	2:00 PM	1	158	619	0	0	0	679	9	0	9	0	192	0	0	0	0	1667
22050	60th St N	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	235	848	0	1	2	763	16	1	12	0	164	0	0	0	0	2042
22050	60th St N	Seminole Pratt Whitne	9/29/2021	6:45 AM	0	175	956	0	2	0	1002	11	0	23	0	319	0	0	0	0	2488
22050	60th St N	Seminole Pratt Whitne	9/29/2021	2:00 PM	1	138	527	0	1	0	620	9	0	19	0	228	0	0	0	0	1543
22050	60th St N	Seminole Pratt Whitne	9/29/2021	5:00 PM	0	257	824	0	0	0	712	31	0	12	0	224	0	0	0	0	2060
22050	60th St N	Seminole Pratt Whitne	2/5/2020	6:45 AM	0	200	680	0	0	0	1002	21	0	19	0	349	0	0	0	0	2271
22050	60th St N	Seminole Pratt Whitne	2/5/2020	2:30 PM	0	106	622	0	0	0	360	11	0	15	0	83	0	0	0	0	1197
22050	60th St N	Seminole Pratt Whitne	2/5/2020	5:00 PM	0	181	802	0	0	0	631	11	0	21	0	206	0	0	0	0	1852
37875	6th Ave S	A St	10/11/2023	7:15 AM	0	197	203	35	0	57	144	301	1	182	890	82	1	17	1118	33	3261
37875	6th Ave S	A St	10/11/2023	2:45 PM	0	148	132	12	0	84	143	215	1	189	705	18	4	21	724	62	2458
37875	6th Ave S	A St	10/11/2023	4:45 PM	0	137	162	29	0	73	173	202	1	315	1354	40	1	35	888	42	3452
37850	6th Ave S	I 95 East	3/9/2020	7:15 AM	0	395	0	445	0	0	0	0	0	715	513	0	0	0	1139	440	3647
37850	6th Ave S	I 95 East	3/9/2020	12:00 PM	0	429	0	433	0	0	0	0	0	284	578	0	0	0	539	268	2531
37850	6th Ave S	I 95 East	3/9/2020	4:45 PM	0	917	0	667	0	0	0	0	3	615	872	0	0	0	950	364	4388

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	7:00 AM	3	40	1195	62	2	23	1649	33	0	21	13	37	0	264	11	53	3406
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	2:00 PM	1	57	950	68	9	54	996	50	0	23	31	90	0	121	19	35	2504
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	5:00 PM	0	95	1525	105	6	88	1404	42	0	47	54	129	0	165	37	41	3738
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	32	918	122	11	47	1072	51	1	33	13	45	0	239	13	99	2696
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	2:00 PM	0	22	779	100	22	89	743	60	0	30	10	55	1	124	17	42	2094
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	19	997	151	17	109	703	59	0	20	14	63	0	136	11	43	2342
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	6:45 AM	4	33	931	181	16	47	1170	63	0	35	9	24	0	292	20	85	2910
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	2:00 PM	0	18	638	119	13	88	694	63	1	21	9	47	0	133	14	53	1911
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	4:45 PM	0	14	1015	183	19	108	920	73	0	36	12	65	0	223	9	60	2737
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	6:45 AM	2	4	856	95	10	50	1031	6	0	0	0	3	0	224	3	25	2309
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	2:00 PM	0	4	538	76	11	52	593	20	0	0	1	4	0	102	0	35	1436
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	4:45 PM	0	2	971	80	14	47	675	1	0	1	0	7	0	163	0	50	2011
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	6:45 AM	1	9	837	199	10	57	1273	3	0	1	0	1	0	49	0	19	2459
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	5:00 PM	1	0	1372	86	19	36	862	4	0	2	1	9	0	181	0	21	2594
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	6:30 AM	0	2	831	63	23	39	1295	3	0	0	0	0	0	43	0	4	2303
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	2:30 PM	2	0	760	81	23	46	655	5	0	2	1	2	0	84	1	21	1683
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	5:00 PM	0	0	966	58	21	62	801	0	0	1	0	2	0	74	0	27	2012
27657	Persimmon Bl	SR 7	10/6/2022	7:00 AM	0	98	229	0	0	0	713	1	0	0	0	371	0	0	0	0	1412
27657	Persimmon Bl	SR 7	10/6/2022	5:00 PM	0	302	715	0	0	0	398	3	0	0	1	149	0	0	0	0	1568
27657	Persimmon Bl	SR 7	4/27/2021	7:00 AM	0	100	213	0	0	0	676	0	0	1	0	339	0	0	0	0	1329
27657	Persimmon Bl	SR 7	4/27/2021	5:00 PM	0	249	659	0	0	0	337	3	0	3	0	167	0	0	0	0	1418
14280	PGA Bl	Ave of the Champions	1/16/2024	7:30 AM	0	7	80	27	0	385	56	35	1	52	319	16	49	209	372	340	1948
14280	PGA Bl	Ave of the Champions	1/16/2024	12:00 PM	0	10	109	50	0	305	90	37	0	67	318	12	81	196	361	271	1907

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
4910	Toney Penna Dr	Central Bl	9/1/2021	5:00 PM	0	0	625	56	0	203	533	0	0	0	0	0	1	66	0	320	1804
4910	Toney Penna Dr	Central Bl	6/15/2021	7:30 AM	0	0	437	40	0	193	374	0	0	0	0	0	0	29	0	231	1304
4910	Toney Penna Dr	Central Bl	6/15/2021	10:00 AM	0	0	338	60	0	90	310	0	0	0	0	0	0	41	0	167	1006
4910	Toney Penna Dr	Central Bl	6/15/2021	4:45 PM	0	0	568	41	0	198	539	0	0	0	0	0	0	46	0	383	1775
4910	Toney Penna Dr	Central Bl	2/3/2021	7:00 AM	0	0	549	51	2	178	437	0	0	0	0	0	0	26	4	260	1507
4910	Toney Penna Dr	Central Bl	2/3/2021	1:45 PM	0	0	525	58	5	155	505	0	0	0	0	0	0	64	1	211	1524
4910	Toney Penna Dr	Central Bl	2/3/2021	5:00 PM	0	0	639	62	0	208	710	0	0	0	0	0	0	43	0	345	2007
5010	Toney Penna Dr	Military Tr	4/24/2024	7:15 AM	3	204	812	212	2	84	623	69	0	75	224	246	0	190	206	86	3036
5010	Toney Penna Dr	Military Tr	4/24/2024	2:30 PM	8	200	849	168	26	84	860	152	0	124	191	251	0	184	216	96	3409
5010	Toney Penna Dr	Military Tr	4/24/2024	4:30 PM	5	265	1052	216	11	47	752	138	0	72	201	217	0	209	326	116	3627
5020	Toney Penna Dr	Old Dixie Hwy	8/15/2023	7:45 AM	0	0	0	116	0	0	0	26	0	16	317	63	0	204	222	42	1006
5020	Toney Penna Dr	Old Dixie Hwy	8/15/2023	2:45 PM	0	0	0	225	0	0	0	26	0	4	407	46	0	147	342	52	1249
5020	Toney Penna Dr	Old Dixie Hwy	8/15/2023	4:45 PM	0	1	0	262	0	0	0	37	0	6	300	33	0	129	376	83	1227
23000	Town Center Pkwy North	Seminole Pratt Whitne	8/22/2024	7:00 AM	1	3	1024	53	1	21	1207	82	0	4	2	1	0	102	5	18	2524
23000	Town Center Pkwy North	Seminole Pratt Whitne	8/22/2024	2:00 PM	8	6	648	69	0	9	769	19	0	22	13	7	0	132	14	13	1729
23000	Town Center Pkwy North	Seminole Pratt Whitne	8/22/2024	5:00 PM	5	2	1276	147	0	19	1309	42	0	32	25	3	0	137	17	18	3032
23000	Town Center Pkwy North	Seminole Pratt Whitne	1/9/2024	7:00 AM	1	0	934	15	0	104	958	0	0	0	0	0	0	27	0	253	2292
23000	Town Center Pkwy North	Seminole Pratt Whitne	1/9/2024	2:00 PM	1	0	723	28	1	116	800	0	0	0	0	0	1	44	0	86	1800
23000	Town Center Pkwy North	Seminole Pratt Whitne	1/9/2024	5:00 PM	0	0	954	46	0	133	762	0	0	0	0	0	0	50	0	115	2060
23000	Town Center Pkwy North	Seminole Pratt Whitne	4/13/2023	7:00 AM	0	0	1093	26	1	84	1153	0	0	0	0	0	0	29	0	252	2638
23000	Town Center Pkwy North	Seminole Pratt Whitne	4/13/2023	2:00 PM	1	0	669	40	0	103	763	0	0	0	0	0	0	38	0	94	1708
23000	Town Center Pkwy North	Seminole Pratt Whitne	4/13/2023	5:00 PM	1	0	1001	47	1	127	771	0	0	0	0	0	0	52	0	86	2086
23000	Town Center Pkwy North	Seminole Pratt Whitne	12/5/2022	7:00 AM	2	0	1380	80	0	21	1696	0	0	0	0	0	0	63	0	7	3249
23000	Town Center Pkwy North	Seminole Pratt Whitne	12/5/2022	3:45 PM	5	0	1207	60	1	17	1235	0	0	0	0	0	0	153	0	13	2691

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
23000	Town Center Pkwy North	Seminole Pratt Whitne	12/5/2022	5:00 PM	5	0	1387	62	0	4	1319	0	0	0	0	0	0	69	0	8	2854
23000	Town Center Pkwy North	Seminole Pratt Whitne	9/29/2021	6:30 AM	0	0	792	20	0	80	1210	1	0	0	0	0	0	40	0	191	2334
23000	Town Center Pkwy North	Seminole Pratt Whitne	9/29/2021	2:00 PM	1	0	601	31	1	78	683	0	0	0	0	0	0	37	0	63	1495
23000	Town Center Pkwy North	Seminole Pratt Whitne	9/29/2021	5:00 PM	1	0	956	55	0	101	719	0	0	1	0	0	0	43	0	84	1960
23000	Town Center Pkwy North	Seminole Pratt Whitne	5/6/2021	7:00 AM	3	1	1083	44	1	17	1513	0	0	0	0	0	1	121	0	2	2786
23000	Town Center Pkwy North	Seminole Pratt Whitne	5/6/2021	3:45 PM	0	0	986	59	0	141	889	0	0	0	0	0	1	83	0	85	2244
23000	Town Center Pkwy North	Seminole Pratt Whitne	5/6/2021	5:00 PM	0	2	1127	70	1	126	867	2	0	0	0	0	0	54	0	67	2316
23001	Town Center Pkwy South	Seminole Pratt Whitne	1/9/2024	7:00 AM	2	0	947	118	2	29	1106	61	0	4	3	0	0	101	8	16	2397
23001	Town Center Pkwy South	Seminole Pratt Whitne	1/9/2024	2:00 PM	12	2	715	106	2	30	774	38	0	24	14	6	0	124	7	28	1882
23001	Town Center Pkwy South	Seminole Pratt Whitne	1/9/2024	5:00 PM	2	3	1229	176	0	29	945	65	0	30	38	6	0	174	32	17	2746
23001	Town Center Pkwy South	Seminole Pratt Whitne	4/13/2023	7:00 AM	0	0	1083	90	1	18	1265	3	0	1	1	0	0	50	0	14	2526
23001	Town Center Pkwy South	Seminole Pratt Whitne	4/13/2023	2:00 PM	7	0	874	99	2	38	1035	3	0	4	0	0	0	139	0	22	2223
23001	Town Center Pkwy South	Seminole Pratt Whitne	4/13/2023	5:00 PM	5	0	1024	136	2	77	794	2	0	4	0	3	0	123	0	37	2207
23001	Town Center Pkwy South	Seminole Pratt Whitne	9/29/2021	6:45 AM	1	3	684	48	1	11	980	0	0	0	0	1	0	93	0	3	1825
23001	Town Center Pkwy South	Seminole Pratt Whitne	9/29/2021	2:00 PM	2	0	526	33	1	5	520	0	0	0	0	2	0	51	0	6	1146
23001	Town Center Pkwy South	Seminole Pratt Whitne	9/29/2021	5:00 PM	6	0	942	73	0	3	747	1	0	0	0	0	0	46	0	3	1821
23001	Town Center Pkwy South	Seminole Pratt Whitne	5/3/2021	6:30 AM	8	1	610	30	0	17	1008	0	0	0	0	0	0	135	0	2	1811
23001	Town Center Pkwy South	Seminole Pratt Whitne	5/3/2021	3:00 PM	9	0	937	38	0	11	620	0	0	0	0	0	0	54	0	9	1678
29850	Turnage Bl	Australian Ave	1/11/2024	7:45 AM	0	37	2220	0	6	0	893	23	0	49	0	26	0	0	0	0	3254
29850	Turnage Bl	Australian Ave	1/11/2024	12:00 PM	1	92	1094	0	12	0	1081	73	2	132	0	129	0	0	0	0	2616
29850	Turnage Bl	Australian Ave	1/11/2024	4:30 PM	4	82	1425	0	8	0	3053	83	1	114	0	84	0	0	0	0	4854
29850	Turnage Bl	Australian Ave	10/31/2022	7:45 AM	1	50	2439	1	2	0	1062	30	0	61	0	23	0	0	0	0	3669
29850	Turnage Bl	Australian Ave	10/31/2022	12:15 PM	1	51	887	1	9	0	772	51	1	75	0	79	0	0	0	0	1927
29850	Turnage Bl	Australian Ave	10/31/2022	4:30 PM	0	60	1069	0	8	0	2727	39	0	61	0	43	0	0	0	0	4007

APPENDIX C

ORIGINAL

Input Data

E-W Street:	60th St N	COUNT DATE: 1/9/2024	Report Created
N-S STREET:	Seminole Pratt Whitney Rd	CURRENT YEAR: 2024	12/3/2025
TIME PERIOD:	AM	ANALYSIS YEAR: 2030	
GROWTH RATE:	%	PSF: 1	
SIGNAL ID:	22050		

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments													Type	% Complete
Silver Lake	0	0	0	0	0	0	0	81	0	0	29	0	Res	0%
City of Westlake	0	0	0	0	0	0	0	205	0	0	214	0	NR	39%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	27	0	0	0	0	0	0	27	0	0	63	63	Res	0%
Avenir	0	0	0	0	0	0	0	97	0	0	87	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	31	0	0	10	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	5	0	0	19	0	NR	0%
Total Committed Developments	27	0	0	0	0	0	0	457	0	0	432	63		
Total Committed Residential	27	0	0	0	0	0	0	236	0	0	189	63		
Total Committed Non-Residential	0	0	0	0	0	0	0	221	0	0	243	0		
Double Count Reduction	0	0	0	0	0	0	0	44	0	0	47	0		
Total Discounted Committed	27	0	0	0	0	0	0	413	0	0	385	63		

ORIGINAL

Input Data

E-W Street:	60th St N	COUNT DATE: 1/9/2024	Report Created
N-S STREET:	Seminole Pratt Whitney Rd	CURRENT YEAR: 2024	12/3/2025
TIME PERIOD:	PM	ANALYSIS YEAR: 2030	
GROWTH RATE:	%	PSF: 1	
SIGNAL ID:	22050		

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments													Type	% Complete
Silver Lake	0	0	0	0	0	0	0	55	0	0	93	0	Res	0%
City of Westlake	0	0	0	0	0	0	0	238	0	0	205	0	NR	39%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	63	0	0	0	0	0	0	63	0	0	38	38	Res	0%
Avenir	0	0	0	0	0	0	0	91	0	0	133	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	18	0	0	31	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	19	0	0	7	0	NR	0%
Total Committed Developments	63	0	0	0	0	0	0	509	0	0	533	38		
Total Committed Residential	63	0	0	0	0	0	0	227	0	0	295	38		
Total Committed Non-Residential	0	0	0	0	0	0	0	282	0	0	238	0		
Double Count Reduction	0	0	0	0	0	0	0	56	0	0	48	0		
Total Discounted Committed	63	0	0	0	0	0	0	453	0	0	485	38		

MODIFIED

Input Data

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: AM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
PSF: 1

Report Created
12/3/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments													Type	% Complete
Silver Lake	0	0	0	0	0	0	0	42	0	0	15	0	Res	0%
City of Westlake	0	0	0	0	0	0	0	243	0	0	214	0	NR	39%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	20	80	239	0	33	14	100	17	0	33	40	8	Res	0%
Avenir	0	0	0	0	0	0	0	97	0	0	87	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
The Terraces	0	0	0	0	0	0	0	39	0	0	11	0	Res	0%
Westlake West	9	163	45	0	56	22	63	45	27	16	16	0	Res	0%
Westlake Discount Superstore	3	43	0	0	52	0	0	0	4	0	0	0	NR	0%
Arden PUD	0	0	0	0	0	0	0	31	0	0	10	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	5	0	0	19	0	NR	0%
Total Committed Developments	32	286	284	0	141	36	163	530	31	49	422	8		
Total Committed Residential	29	243	284	0	89	36	163	271	27	49	179	8		
Total Committed Non-Residential	3	43	0	0	52	0	0	259	4	0	243	0		
Double Count Reduction	1	9	0	0	10	0	0	52	1	0	45	0		
Total Discounted Committed	31	277	284	0	131	36	163	478	30	49	377	8		

MODIFIED

Input Data

E-W Street: 60th St N
N-S STREET: Seminole Pratt Whitney Rd
TIME PERIOD: PM
GROWTH RATE: %
SIGNAL ID: 22050

COUNT DATE: 1/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
PSF: 1

Report Created
12/3/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments													Type	% Complete
Silver Lake	0	0	0	0	0	0	0	28	0	0	48	0	Res	0%
City of Westlake	0	0	0	0	0	0	0	282	0	0	205	0	NR	39%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	12	48	143	0	79	33	238	40	0	20	24	20	Res	0%
Avenir	0	0	0	0	0	0	0	91	0	0	133	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
The Terraces	0	0	0	0	0	0	0	24	0	0	35	0	Res	0%
Westlake West	31	108	30	0	184	71	42	30	18	51	51	0	Res	0%
Westlake Discount Superstore	7	94	0	0	90	0	0	0	6	0	0	0	NR	0%
Arden PUD	0	0	0	0	0	0	0	18	0	0	31	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	19	0	0	7	0	NR	0%
Total Committed Developments	50	250	173	0	353	104	280	557	24	71	560	20		
Total Committed Residential	43	156	173	0	263	104	280	231	18	71	322	20		
Total Committed Non-Residential	7	94	0	0	90	0	0	326	6	0	238	0		
Double Count Reduction	1	19	0	0	18	0	0	58	1	0	48	0		
Total Discounted Committed	49	231	173	0	335	104	280	499	23	71	512	20		

Input Data

ROAD NAME:	Seminole Pratt Whitney Rd	STATION:	3424	Report Created	
CURRENT YEAR:	2024	FROM:	Okeechobee Blvd	11/17/2025	
ANALYSIS YEAR:	2030	TO:	Sycamore Dr		
GROWTH RATE:	0%	COUNT DATE:	2/28/2024		
		PSF:	1	**ORIGINAL**	

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	3381	1089	2302	2680	1587	1112	
Peak Volume	3381	1089	2302	2680	1587	1112	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	3381	1089	2302	2680	1587	1112	
Committed Developments							Type / % Complete
Arden PUD	41	31	10	49	18	31	Res / 65%
Seminole Orange Plaza	11	6	5	29	14	15	NR / 80%
City of Westlake	512	262	250	542	250	291	NR / 39%
Groves Town Center	61	25	36	139	76	64	NR / 6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR / 80%
Indian Trails Grove DRI	180	53	127	202	126	76	Res / 0%
Okeechobee Folsom Commercial	8	3	5	22	11	11	NR / 0%
Central Park of Commerce	37	8	30	40	30	10	NR / 0%
Silver Lake	141	37	104	189	119	70	Res / 0%
Lakehaven PUD	26	17	8	35	14	21	Res / 0%
Avenir	172	90	81	209	85	124	Res / 5%
Total Committed Developments	1200	537	661	1479	754	724	
Total Committed Residential	560	228	330	684	362	322	
Total Committed Non-Residential	640	309	331	795	392	402	
Double Count Reduction	128	57	66	159	78	80	
Total Discounted Committed Developments	1072	480	595	1320	676	644	

Input Data

ROAD NAME:	Seminole Pratt Whitney Rd	STATION:	3424	Report Created	
CURRENT YEAR:	2024	FROM:	Okeechobee Blvd	11/17/2025	
ANALYSIS YEAR:	2030	TO:	Sycamore Dr		
GROWTH RATE:	0%	COUNT DATE:	2/28/2024		
		PSF:	1	**MODIFIED**	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3381	1089	2302	2680	1587	1112
Peak Volume	3381	1089	2302	2680	1587	1112
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3381	1089	2302	2680	1587	1112

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	512	262	250	542	250	291	NR	39%
Groves Town Center	61	25	36	139	76	64	NR	6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	180	53	127	202	126	76	Res	0%
Okeechobee Folsom Commercial	8			22			NR	0%
Central Park of Commerce	37		30	40	30		NR	0%
Silver Lake		27	77		87	51	Res	0%
The Terraces		20	62		66	39	Res	0%
Westlake West		134	388		439	257	Res	0%
Westlake Discount Superstore		55	46		97	100	NR	0%
Lakehaven PUD	26	17	8	35	14	21	Res	0%
Avenir	172	90	81	209	85	124	Res	5%
Total Committed Developments	1059	725	1125	1290	1313	1080		
Total Committed Residential	419	372	753	495	835	599		
Total Committed Non-Residential	640	353	372	795	478	481		
Double Count Reduction	105	71	74	124	96	96		
Total Discounted Committed Developments		654	1051		1217	984		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Sycamore Dr
TO: Persimmon Blvd
COUNT DATE: 4/8/2024
PSF: 1

Report Created
11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	301	288	624	288	335	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res	0%
Central Park of Commerce	29	6	23	31	24	8	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	157	41	116	211	133	78	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1227	548	678	1421	723	697		
Total Committed Residential	587	230	357	714	386	328		
Total Committed Non-Residential	640	318	321	707	337	369		
Double Count Reduction	128	58	64	141	67	74		
Total Discounted Committed Developments	1099	490	614	1280	656	623		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Persimmon Blvd
TO: 60th St N
COUNT DATE: 4/8/2024
PSF: 1

Report Created
11/17/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	288	301	624	335	288	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res	0%
Central Park of Commerce	29	6	23	31	24	8	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	157	116	41	211	78	133	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1366	651	714	1577	812	764		
Total Committed Residential	726	346	380	870	428	442		
Total Committed Non-Residential	640	305	334	707	384	322		
Double Count Reduction	128	61	67	141	77	64		
Total Discounted Committed Developments	1238	590	647	1436	735	700		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Sycamore Dr
TO: Persimmon Blvd
COUNT DATE: 4/8/2024
PSF: 1
Report Created 11/17/2025
MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	301	288	624	288	335	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		27	77		87	51	Res	0%
The Terraces		20	62		66	39	Res	0%
Westlake West		140	406		459	269	Res	0%
Westlake Discount Superstore		59	49		103	107	NR	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1070	747	1156	1210	1305	1077		
Total Committed Residential	430	376	786	503	865	609		
Total Committed Non-Residential	640	371	370	707	440	468		
Double Count Reduction	108	74	74	126	88	94		
Total Discounted Committed Developments		673	1082		1217	983		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 3442
FROM: Persimmon Blvd
TO: 60th St N
COUNT DATE: 4/8/2024
PSF: 1
Report Created 11/17/2025

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	288	301	624	335	288	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42			28	48	Res	0%
The Terraces		39			24	41	Res	0%
Westlake West		280	97		185	316	Res	0%
Westlake Discount Superstore		74	61		129	134	NR	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1209	964	831	1366	1100	1162		
Total Committed Residential	569	591	436	659	587	714		
Total Committed Non-Residential	640	373	395	707	513	448		
Double Count Reduction	128	75	79	141	103	90		
Total Discounted Committed Developments		889	752		997	1072		

ROAD NAME:	Seminole Pratt Whitney Rd	STATION:	2408	Report Created
CURRENT YEAR:	2024	FROM:	60th St N	11/17/2025
ANALYSIS YEAR:	2030	TO:	Orange Blvd	
GROWTH RATE:	0%	COUNT DATE:	4/2/2024	**ORIGINAL**
		PSF:	1	

	Link Analysis					
Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24	5	19	26	19	6	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	110	81	29	147	55	93	Res	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	902	463	438	1057	515	541		
Total Committed Residential	437	242	195	536	233	304		
Total Committed Non-Residential	465	221	243	521	282	237		
Double Count Reduction	93	44	49	104	56	47		
Total Discounted Committed Developments	809	419	389	953	459	494		

ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%

STATION: 2408
FROM: 60th St N
TO: Orange Blvd
COUNT DATE: 4/2/2024
PSF: 1

Report Created
11/17/2025

MODIFIED

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24		19	26	19		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42			28	48	Res	0%
The Terraces		33			21	35	Res	0%
Westlake West		226	78		150	255	Res	0%
Westlake Discount Superstore		43	52		94	90	NR	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	792	721	539	910	753	870		
Total Committed Residential	327	462	244	389	377	549		
Total Committed Non-Residential	465	259	295	521	376	321		
Double Count Reduction	82	52	59	97	75	64		
Total Discounted Committed Developments	710	669	480	813	678	806		

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CMA INTERSECTION ANALYSIS

INDIAN TRAILS GROVE

SEMINOLE PRATT WHITNEY ROAD AND PERSIMMON BOULEVARD

INPUT DATA

Comments: Lane Configuration per Minto West. 6LD from link Prop Share

Growth Rate = 0.50% Peak Season = 1.00 Current Year = 2017 Buildout Year = 2035

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

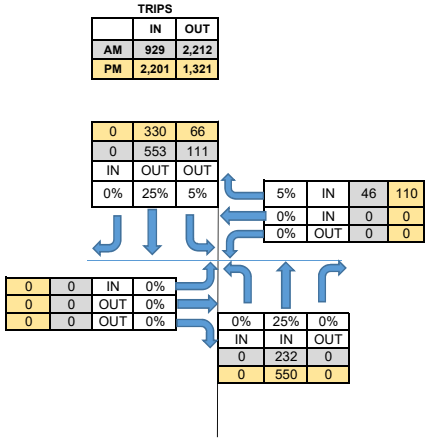
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	0	632	0	0	694	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	59	0	0	65	0	0	0	0	0	0	0
Minto Trips	59	521	113	80	658	43	26	39	26	344	59	242
Avenir Trips	0	199	0	0	179	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-40	0	0	-36	0	0	0	0	0	0	0
Major Projects Traffic	0	233	0	0	155	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	59	972	113	80	1021	43	26	39	26	344	59	242
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	232	0	111	553	0	0	0	0	0	0	46
Total	**59**	**1836**	**113**	**191**	**2268**	**43**	**26**	**39**	**26**	**344**	**59**	**288**
Approach Total		**2,008**			**2,502**			**91**			**691**	
CRITICAL VOLUME ANALYSIS												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	59	612	113	191	756	43	26	39	26	172	59	288
Right on Red			60			60			60			60
Overlaps Left			172			26			59			191
Adj. Per Lane Volume	59	612	0	191	756	0	26	39	0	172	59	37
Through/Right Volume		612			756			39			59	
Opposing Left Turns		191			59			172			26	
Critical Volume for Approach		803			815			211			85	
Critical Volume for Direction		815						211				
Intersection Critical Volume	**1,026**											
STATUS?	**UNDER**											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	0	847	0	0	587	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	80	0	0	55	0	0	0	0	0	0	0
Minto Trips	50	727	245	174	637	35	98	178	75	168	66	105
Avenir Trips	0	187	0	0	274	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-37	0	0	-55	0	0	0	0	0	0	0
Major Projects Traffic	0	234	0	0	258	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	50	1191	245	174	1169	35	98	178	75	168	66	105
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	550	0	66	330	0	0	0	0	0	0	110
Total	**50**	**2588**	**245**	**240**	**2086**	**35**	**98**	**178**	**75**	**168**	**66**	**215**
Approach Total		**2,883**			**2,361**			**351**			**449**	
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	50	863	245	240	695	35	98	178	75	84	66	215
Right on Red			60			60			60			60
Overlaps Left			84			98			50			240
Adj. Per Lane Volume	50	863	101	240	695	0	98	178	0	84	66	0
Through/Right Volume		863			695			178			66	
Opposing Left Turns		240			50			84			98	
Critical Volume for Approach		1103			745			262			164	
Critical Volume for Direction		1103						262				
Intersection Critical Volume	**1,365**											
STATUS?	**NEAR**											

Note:
Major project traffic based on link analysis
NB and SB from Link Analysis



04/06/2018
Revised 05/24/2018
Revised 06/25/2018
Revised 08/10/2018

TABLE 9
AM PEAK HOUR - TEST 1

2035 BUILD OUT
5 MILE RADIUS
AREAWIDE GROWTH RATE = 0.50%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 929
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 2212

ROADWAY	FROM	TO	DIR.	2017 AM PEAK HOUR TRAFFIC	PROJ. DIST.	AM PEAK HOUR PROJ. TRIPS	MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED LANES	BCGKD. IMPROV. REQUIRED SERV. VOL.	PROP. IMPROV. LANES	PROP. IMPROV. SERV. VOL.	TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC	TEST 1 - PART 1 10% OR MORE OF TOTAL TRAFFIC
60TH STREET	SITE	SEMINOLE PRATT WHITNEY[1]	EB	270	54%	1195	0		0	0	0	0		25	25	295	1490	2	I	880	NO			4D	1960	80.2%	YES
			WB	164	54%	502	0		0	0	0	0		15	15	179	681	2	I	880	YES					73.7%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	376	0		76	0	0	0		0	76	76	452	2	I	1140	YES					83.2%	YES
			WB	0	17%	158	0		19	0	0	0		0	19	19	177	2	I	1140	YES					89.3%	YES
	140TH AVENUE	ROYAL PALM BEACH BOULEVARD[1]	EB	20	15%	332	0		76	364	34	-7		2	469	489	821	2	I	880	YES					40.4%	YES
			WB	7	15%	139	0		19	381	37	-7		1	431	438	577	2	I	880	YES					24.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	526	10%	221	0		76	182	56	-11		49	352	878	1100	2	I	880	NO			4D	1960	20.1%	YES
			WB	128	10%	93	0		19	191	62	-12		12	272	400	493	2	I	880	YES					18.8%	YES
140TH STREET	NORTHLAKE BOULEVARD	ORANGE BOULEVARD[1]	NB	117	2%	44	0			11	100	-2		11	120	237	281	2	I	704	YES					15.7%	YES
			SB	198	2%	19	0			12	90	-2		19	119	317	335	2	I	704	YES					5.5%	NO
	ORANGE BOULEVARD	60TH STREET[1]	NB	83	2%	19	0			11	0	0		8	19	102	120	2	I	704	YES					15.4%	YES
			SB	135	2%	44	0			12	0	0		13	25	160	204	2	I	704	YES					21.7%	YES
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	JOG ROAD	EB	1650	7%	155	860			103	448	-21		155	1545	3195	3350	4D	I	1960	NO	8D	3940	8D	3940	4.6%	NO
COCONUT BOULEVARD	NORTHLAKE BOULEVARD	TEMPLE BOULEVARD	NB	1152	2%	44	342		-320	114	199	-23		108	420	1572	1616	2	I	880	NO	4D	1960	4D	1960	2.7%	NO
			SB	286	2%	19	79		-80	119	179	-24		27	300	586	604	2	I	880	YES					3.1%	NO
	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	757	2%	44	386		-320	103	187	-21		71	406	1163	1207	2	I	880	NO	4D	1960	4D	1960	3.7%	NO
			SB	410	2%	19	112		-80	107	168	-21		39	325	735	753	2	I	880	YES					2.5%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	206	3%	28	0			11	100	-2		19	128	334	362	2	I	880	YES					7.7%	NO
			SB	190	3%	66	0			12	90	-2		18	118	308	374	2	I	880	YES					17.7%	YES
	PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	SB	190	3%	66	0			80	0	0		18	98	288	354	2	I	880	YES					18.7%	YES
HAMLIN BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	223	18%	398	0			0	0	0		21	21	244	642	2	I	704	YES					62.0%	YES
			WB	43	18%	167	0			0	0	0		4	4	47	214	2	I	704	YES					78.0%	YES
NORTHLAKE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	921	23%	509	304		-152	364	299	-60		87	842	1763	2271	4D	I	1960	NO			6D	2940	22.4%	YES
			WB	281	23%	214	109		-38	381	269	-54		26	693	974	1188	4D	I	1960	YES					18.0%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	1414	19%	420	424		-152	364	412	-73	-302	133	806	2220	2640	4D	I	1960	NO	6D	2940	6D	2940	15.9%	YES
			WB	351	19%	176	176		-38	381	523	-76	-75	33	924	1275	1451	4D	I	1960	YES					12.2%	YES
	COCONUT BOULEVARD	IBIS ROAD	EB	2602	16%	354	883		-472	456	1334	-91	-758	244	1596	4198	4552	4D	I	1960	NO	8D+	4940	8D+	4940	7.8%	NO
			WB	538	16%	149	203		-118	477	1482	-95	-172	51	1828	2366	2514	4D	I	1960	NO	8D+	4940	8D+	4940	5.9%	NO
	IBIS ROAD	SR 7	EB	2861	15%	332	883		-472	433	1289	-87	-758	269	1557	4418	4750	4D	I	1960	NO	8D+	4940	8D+	4940	7.0%	NO
			WB	748	15%	139	203		-118	453	1432	-91	-172	70	1777	2525	2664	4D	I	1960	NO	8D+	4940	8D+	4940	5.2%	NO
	SR 7	BEELINE HIGHWAY	EB	2861	19%	420	2097			(4)	(4)	0	-758	269	1608	4469	4889	4D	UNI	3320	NO	6D	4980	6D	4980	8.6%	NO
			WB	748	19%	176	1745			(4)	(4)	0	-172	70	1643	2391	2568	4D	UNI	3320	YES					6.9%	NO
	BEELINE HIGHWAY	RYDER CUP BOULEVARD	EB	1560	12%	265	69			342	617	-68		147	1107	2667	2932	6D	I	2940	YES					9.1%	NO
	RYDER CUP BOULEVARD	STEEPLECHASE	EB	2088	8%	177	158			228	426	-46		196	962	3050	3227	6D	II	2680	NO	8D	3590	8D	3590	5.5%	NO
	STEEPLECHASE DRIVE	MILITARY TRAIL	EB	2463	7%	155	175			205	404	-41		231	974	3437	3592	6D	I	2940	NO	8D	3590	8D	3940	4.3%	NO
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	EB	515	7%	155	87			228	67	-13		48	417	932	1087	2	I	880	NO	4D	1960	4D	1960	14.2%	YES
			WB	453	7%	65	59			238	75	-15		43	400	853	918	2	I	880	NO	4D	1960	4D	1960	7.1%	NO
	B ROAD	F ROAD	EB	515	6%	133	84			216	67	-13		48	402	917	1050	2	I	880	NO	4D	1960	4D	1960	12.7%	YES
			WB	453	6%	56	67			226	75	-15		43	396	849	905	2	I	880	NO	4D	1960	4D	1960	6.2%	NO
	F ROAD	FOLSOM ROAD	EB	658	6%	133	108			205	45	-9		62	411	1069	1202	2	I	880	NO	4D	1960	4D	1960	11.0%	YES
			WB	556	6%	56	101			215	50	-10		52	408	964	1020	2	I	880	NO	4D	1960	4D	1960	5.5%	NO
	FOLSOM ROAD	CRESTWOOD BOULEVARD	EB	658	2%	44	63			194	0	0		62	319	977	1021	4D	II	1770	YES					4.3%	NO
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	104	22%	487	0			0	0	0		10	10	114	600	2	I	704	YES					81.1%	YES
			WB	41	22%	204	0			0	0	0		4	4	45	249	2	I	704	YES					82.0%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	408	7%	155	57			68	12	-2		38	173	581	736	2	I	880	YES					21.0%	YES
			WB	260	7%	65	47			72	11	-2		24	152	412	477	2	I	880	YES					13.6%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	542	5%	111	60			57	67	-11		51	224	766	877	2	I	880	YES					12.6%	YES
			WB	237	5%	46	25			60	75	-12		22	170	407	454	2	I	880	YES					10.2%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	616	2%	44	29		-80	0	135	0		58	142	758	802	2	I	880	YES					5.5%	NO
			WB	576	2%	19	140		-320	0	149	0		54	23	599	618	2	I	880	YES					3.0%	NO
ORANGE GROVE BOULEVARD	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD[1]	EB	286	3%	66	0			80	0	0		27	107	393	459	2	I	880	YES					14.5%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	263	3%	66	0			91	0	0		25	116	379	445	2	I	880	YES					14.9%	YES
PERSIMMON BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE[3]	EB	0	5%	111	0			445	0	0		0	445	445	556	4D	I	1960	YES					19.9%	YES
			WB	0	5%	46	0			741	0	0		0	741	741	787	4D	I	1960	YES					5.9%	NO
	140TH AVENUE	COCONUT BOULEVARD[2]	EB	274	5%	111	0			376	12	-2		26	412	686	796	2	I	880	YES					13.9%	YES
			WB	149	5%	46	0			393	11	-2		14	416	565	611	2	I	880	YES					7.6%	NO
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	549	5%	111	3			273	11	-2		52	337	886	996	2	I	880	NO	4D	1960	4D	1960	11.1%	YES
			WB	190	5%	46	10			286	12	-2		18	324	514	560	2	I	880	YES					8.3%	NO
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	362	3%	66	11			239	11	-2		34	293	655	721	2	I	880	YES					9.2%	NO
ROYAL PALM BEACH BOULEVARD	ORANGE BOULEVARD	60TH STREET	NB	542	2%	19	20		-320	11	137	-2		51	-103	439	457	5	I	1960	YES					4.1%	NO
			SB	856	2%	44	25		-80	12	123	-2		80	158	1014	1059	5	I	1960	YES					4.2%	NO
	60TH STREET	PERSIMMON BOULEVARD	SB	659	3%	66	26		-80	60	90	-12		62	146	805	871	2	I	880	YES					7.6%	NO
	OKEECHOBEE BOULEVARD	SOUTHERN BOULEVARD	SB	557	2%	44	124		0	23	0	0		52	199	756	801	2	II	810	YES					5.5%	NO

04/06/2018
Revised 05/24/2018
Revised 06/25/2018
Revised 08/10/2018

TABLE 10
PM PEAK HOUR - TEST 1

2035 BUILD OUT
5 MILE RADIUS
AREAWIDE GROWTH RATE = **0.50%**
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = **2201**
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = **1321**

ROADWAY	FROM	TO	DIR.	2017 PM PEAK HOUR TRAFFIC	PROJ. DIST.	PM PEAK HOUR PROJ. TRIPS	MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED LANES	BCGKD. IMPROV. REQUIRED SERV. VOL.	PROP. IMPROV. LANES	PROP. IMPROV. SERV. VOL.	TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC	TEST 1 - PART 1 10% OR MORE OF TOTAL TRAFFIC
60TH STREET	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	156	54%	713	0			0	0	0		15	15	171	884	2	I	880	NO			4D	1960	80.7%	YES
			WB	209	54%	1189	0			0	0	0		20	20	229	1417	2	I	880	NO			4D	1960	83.9%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	225	0		29	0	0	0		0	29	29	254	2	I	1140	YES					88.6%	YES
			WB	0	17%	374	0		67	0	0	0		0	67	67	441	2	I	1140	YES					84.8%	YES
	140TH AVENUE	ROYAL PALM BEACH BOULEVARD[1]	EB	26	15%	198	0		29	424	51	-10		2	496	522	721	2	I	880	YES					27.5%	YES
			WB	31	15%	330	0		67	365	35	-7		3	463	494	824	2	I	880	YES					40.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	EB	223	10%	132	0		29	212	86	-17		21	331	554	686	2	I	880	YES					19.3%	YES
			WB	432	10%	220	0		67	182	59	-12		41	337	769	989	2	I	880	NO			4D	1960	22.2%	YES
140TH AVENUE	NORTHLAKE BOULEVARD	ORANGE BOULEVARD[1]	NB	88	2%	26	0			13	94	-3		8	112	200	227	2	I	704	YES					11.7%	YES
			SB	128	2%	44	0			11	37	-2		12	58	186	230	2	I	704	YES					19.1%	YES
	ORANGE BOULEVARD	60TH STREET[1]	NB	107	2%	44	0			13	0	0		10	23	130	174	2	I	704	YES					25.3%	YES
			SB	77	2%	26	0			11	0	0		7	18	95	121	2	I	704	YES					21.5%	YES
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	JOG ROAD	EB	886	7%	92	293			119	686	-24		83	1157	2043	2136	4D	I	1960	NO	8D	3940	8D	3940	4.3%	NO
			WB	1366	7%	154	1002			103	469	-21		128	1681	3047	3201	4D	I	1960	NO	8D	3940	8D	3940	4.8%	NO
COCONUT BOULEVARD	NORTHLAKE BOULEVARD	TEMPLE BOULEVARD	NB	378	2%	26	131		-120	133	187	-27		36	340	718	744	2	I	880	YES					3.5%	NO
			SB	867	2%	44	411		-280	114	274	-23		81	577	1444	1488	2	I	880	NO	4D	1960	4D	1960	3.0%	NO
	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	430	2%	26	200		-120	119	176	-24		40	391	821	847	2	I	880	YES	4D	1960	4D	1960	3.1%	NO
			SB	658	2%	44	488		-280	103	257	-21		62	609	1267	1311	2	I	880	NO	4D	1960	4D	1960	3.4%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	112	3%	66	0			13	23	-3		11	44	156	222	2	I	880	YES					29.8%	YES
			SB	190	3%	40	0			11	34	-2		18	61	251	290	2	I	880	YES					13.6%	YES
	PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	NB	112	3%	66	0			80	0	0		11	91	203	269	2	I	880	YES					24.6%	YES
HAMLIN BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	118	19%	251	0			0	0	0		11	11	129	380	2	I	704	YES					66.0%	YES
			WB	251	19%	418	0			0	0	0		24	24	275	693	2	I	704	YES					60.4%	YES
NORTHLAKE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	354	23%	304	182		-57	424	281	-56		33	807	1161	1465	4D	I	1960	YES					20.7%	YES
			WB	685	23%	506	391		-133	365	412	-73		64	1026	1711	2218	4D	I	1960	NO			6D	2940	22.8%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	454	19%	251	302		-57	424	513	-85	-104	43	1036	1490	1741	4D	I	1960	YES					14.4%	YES
			WB	1366	19%	418	556		-133	365	624	-73	-365	128	1102	2468	2887	4D	I	1960	NO	6D	1940	6D	2940	14.5%	YES
	COCONUT BOULEVARD	IBIS ROAD	EB	801	16%	211	337		-177	530	2041	-106	-244	75	2456	3257	3468	4D	I	1960	NO	8D	3940	8D+	4940	6.1%	NO
			WB	2155	16%	352	1051		-413	456	1394	-91	-911	202	1688	3843	4195	4D	I	1960	NO	8D	3940	8D+	4940	8.4%	NO
	IBIS ROAD	SR 7	EB	1047	15%	198	337		-177	504	1973	-101	-244	98	2390	3437	3635	4D	I	1960	NO	8D+	4940	8D+	4940	5.5%	NO
			WB	2482	15%	330	1051		-413	433	1347	-87	-911	233	1653	4135	4465	4D	I	1960	NO	8D+	4940	8D+	4940	7.4%	NO
	SR 7	BEELINE HIGHWAY	EB	1047	19%	251	2335			(4)	(4)	0	-244	98	2189	3236	3487	4D	UNI	3320	NO	6D	4980	6D	4980	7.2%	NO
			WB	2482	19%	418	2347			(4)	(4)	0	-911	233	1669	4151	4569	4D	UNI	3320	NO	6D	4980	6D	4980	9.2%	NO
	BEELINE HIGHWAY	RYDER CUP BOULEVARD	EB	706	12%	159	373			398	944	-80		66	1701	2407	2566	6D	I	2940	YES					6.2%	NO
			WB	1375	12%	264	96			342	644	-68		129	1143	2518	2782	6D	I	2940	YES					9.5%	NO
	RYDERCUP BOULEVARD	STEEPLECHASE DRIVE	EB	1246	8%	106	187			265	652	-53		117	1168	2414	2520	6D	II	2680	YES					4.2%	NO
			WB	1852	8%	176	190			228	445	-46		174	991	2843	3019	6D	II	2680	NO	8D	3590	8D	3590	5.8%	NO
	STEEPLECHASE DRIVE	MILITARY TRAIL	WB	2206	7%	154	195			205	422	-41		207	988	3194	3348	6D	I	2940	NO	8D	3940	8D	3940	4.6%	NO
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	EB	395	7%	92	94			265	103	-21		37	478	873	966	2	I	880	NO			4D	1960	9.6%	NO
			WB	413	7%	154	98			228	70	-14		39	421	834	988	2	I	880	NO			4D	1960	15.6%	YES
	B ROAD	F ROAD	EB	395	6%	79	103			252	103	-21		37	474	869	948	2	I	880	NO			4D	1960	8.3%	NO
			WB	413	6%	132	102			217	70	-14		39	414	827	959	2	I	880	NO			4D	1960	13.8%	YES
	F ROAD	FOLSOM ROAD	EB	590	6%	79	198			239	69	-14		55	547	1137	1217	2	I	880	NO	4D	1960	4D	1960	6.5%	NO
			WB	650	6%	132	191			205	47	-9		61	495	1145	1277	2	I	880	NO	4D	1960	4D	1960	10.3%	YES
	FOLSOM ROAD	CRESTWOOD BOULEVARD	EB	590	6%	79	192			225	0	0		55	472	1062	1142	4D	II	1770	YES					6.9%	NO
			WB	650	6%	132	168			194	0	0		61	423	1073	1205	4D	II	1770	YES					11.0%	YES
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD[1]	EB	97	23%	304	0			0	0	0		9	9	106	410	2	I	704	YES					74.1%	YES
			WB	141	23%	506	0			0	0	0		13	13	154	660	2	I	704	YES					76.6%	YES
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	410	7%	92	51			80	12	-2		39	180	590	682	2	I	880	YES					13.6%	YES
			WB	486	7%	154	52			68	17	-3		46	180	666	820	2	I	880	YES					18.8%	YES
	140TH AVENUE	COCONUT BOULEVARD	EB	321	5%	66	56			66	103	-13		30	242	563	629	2	I	880	YES					10.5%	YES
			WB	451	5%	110	93			57	70	-11		42	251	702	812	2	I	880	YES					13.5%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	579	2%	26	170		-280	0	206	0		54	150	729	756	2	I	880	YES					3.5%	NO
			WB	629	2%	44	55		-120	0	141	0		59	135	764	808	2	I	880	YES					5.4%	NO
ORANGE GROVE BOULEVARD	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD[1]	WB	242	3%	66	0			80	0	0		23	103	345	411	2	I	880	YES					16.1%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	WB	221	3%	66	0			91	0	0		21	112	333	399	2	I	880	YES					16.6%	YES
PERSIMMON BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE[3]	EB	0	5%	66	0			758	0	0		0	758	758	824	4D	I	1960	YES					8.0%	NO
			WB	0	5%	110	0			491	0	0		0	491	491	601	4D	I	1960	YES					18.3%	YES
	140TH AVENUE	COCONUT BOULEVARD[2]	EB	134	5%	66	0			437	12	-2		13	460	594	660	2	I	880	YES					10.0%	YES
			WB	272	5%	110	0			376	17	-3		26	416	688	798	2	I	880	YES					13.8%	YES
	COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	217	5%	66	10			318	17	-3		20	362	579	645	2	I	880	YES					10.2%	YES
			WB	388	5%	110	5			274	12	-2		36	325	713	823	2	I	880	YES					13.4%	YES
	ROYAL PALM BEACH BOULEVARD	SR 7[1]	WB	272	3%	66	13			240	12	-2		26	289	561	627	2	I	880	YES					10.5%	YES
ROYAL PALM BEACH BOULEVARD	ORANGE BOULEVARD	60TH STREET	NB	926	2%	44	29		-120	13	129	-3		87	135	1061	1105	4D	I	1960	YES					4.0%	NO
			SB	701	2%	26	25		-280	11	189	-2		66	9	710	736	4D	I	1960	YES					3.6%	NO
	60TH STREET	PERSIMMON BOULEVARD	NB	699	3%	66	21		-120	66	94	-13		66	114	813	879	2	I	880	YES					7.5%	NO
	OKEECHOBEE BOULEVARD	SOUTHERN BOULEVARD	NB	722	2%	44	193			23	0	0		68	284	1006	1050	2	II	810	NO			(5)		4.2%	NO

INTERSECTION ANALYSIS SHEET

Minto West

Persimmon Blvd & Seminole Pratt-Whitney Rd

(Proposed Geometrics w/Project)

Growth Rate =	0.50%
Peak Season =	1.07
Buildout Year =	2035
Years =	22

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/11/13)	0	551	9	0	728	0	0	0	0	1	0	3
Peak Season Volume	0	590	10	0	779	0	0	0	0	1	0	3
Bkgd (Growth + Exist)	0	658	11	0	869	0	0	0	0	1	0	4
Approved Projects	0	201	0	0	113	0	0	0	0	0	0	0
Project Traffic *	59	521	113	80	658	43	26	39	26	344	59	242
Total	**59**	**1,380**	**124**	**80**	**1,640**	**43**	**26**	**39**	**26**	**345**	**59**	**246**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Approach Volume		1,563			1,763			91			650	
Per Lane Volume	59	460	124	80	547	43	26	39	26	173	59	246
Right Turn on Red			60			43			26			60
Right Turn Resultant			-109			-26			-59			106
North-South Critical	NB LT + SB TH =			606			SB LT + NB TH =			540		
East-West Critical	EB LT + WB RT =			132			WB LT + EB TH =			212		
Maximum Critical Sum	**606**			**+**	**212**		**=**		**818**			
STATUS ?	**UNDER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/11/13)	0	639	40	5	498	0	0	0	0	32	0	13
Peak Season Volume	0	684	43	5	533	0	0	0	0	34	0	14
Bkgd (Growth + Exist)	0	763	48	6	595	0	0	0	0	38	0	16
Approved Projects	0	166	0	0	222	0	0	0	0	0	0	0
Project Traffic *	50	727	245	174	637	35	98	178	75	168	66	105
Total	**50**	**1,656**	**293**	**180**	**1,454**	**35**	**98**	**178**	**75**	**206**	**66**	**121**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Approach Volume		1,999			1,669			351			393	
Per Lane Volume	50	552	293	180	485	35	98	178	75	103	66	121
Right Turn on Red			60			35			60			60
Right Turn Resultant			130			-98			-35			-119
North-South Critical	NB LT + SB TH =			535			SB LT + NB TH =			732		
East-West Critical	EB LT + WB TH =			164			WB LT + EB TH =			281		
Maximum Critical Sum	**732**			**+**	**281**		**=**		**1,013**			
STATUS ?	**UNDER**											

* Project Traffic was based on Driveway Volume Distributions, therefore Percent Project Traffic Turning Movements not shown in this table.

Exhibit 6A
Minto West
Test 1 Link Analysis - AM Peak Hour - 4546 Dus + 2M w/o Orange Grove

Roadway	Link	Lanes	Dir	AM PEAK HOUR													Prop. Improvements	
				Existing	Committed Dev. Analysis (2)			SR 7	Roebuck	Total	Service	Meets		Total	Meets		
				(2013) (1)	TPS	0.5% Growth	Total	Div. (3)	Div. (3)	Bkgd.	Volume	Std?	Project	(2035)	Std?	Lanes	Service Volume
60th Street North	Seminole Pratt-Whitney Rd to 140th Ave (4)	2L	EB	13	-	2	2	76		91	880	Yes	410	501	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	429	463	Yes		
	140th Ave to Avocado Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	364	455	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	381	415	Yes		
	Avocado Blvd to Coconut Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	296	387	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	310	343	Yes		
	Coconut Blvd to Royal Palm Beach Blvd (4)	2L	EB	13	-	2	2	76		91	880	Yes	251	341	Yes		
		2L	WB	13	-	2	2	19		34	880	Yes	262	296	Yes		
	Royal Palm Beach Blvd to SR 7 (4)	2L	EB	6	-	1	1	152		159	880	Yes	182	341	Yes		
		2L	WB	9	-	1	1	38		48	880	Yes	191	239	Yes		
Coconut Blvd	Orange Grove Blvd to Persimmon Blvd	2L	NB	181	-	21	21			202	880	Yes	83	285	Yes		
		2L	SB	73	-	8	8			81	880	Yes	80	161	Yes		
	Persimmon Blvd to 60th St	2L	NB	181	-	21	21			202	880	Yes	11	213	Yes		
		2L	SB	73	-	8	8			81	880	Yes	12	93	Yes		
	60th St to Orange Blvd	2L	NB	181	114	21	135			316	880	Yes	46	362	Yes		
		2L	SB	73	40	8	48			121	880	Yes	48	169	Yes		
	Orange Blvd to Temple Blvd	2L	NB	741	363	86	449	(320)		870	880	Yes	103	972	**NO**	4LD	1960
		2L	SB	351	99	41	140	(80)		411	880	Yes	107	518	Yes		
	Temple Blvd to Northlake Blvd	2L	NB	1,018	320	118	438	(320)		1,136	880	**NO**	114	1,250	**NO**	4LD	1960
		2L	SB	231	68	27	95	(80)		246	880	Yes	119	365	Yes		
Jog Road	Turnpike Entrance to Okeechobee Blvd	6LD	NB	1,353	167	157	324			1,677	2,680	Yes	143	1,820	Yes		
		6LD	SB	1,044	119	121	240			1,284	2,680	Yes	137	1,421	Yes		
	Turnpike Entrance to Northlake Blvd (5)	4LD	NB	564	-	44	44			608	1,770	Yes	95	703	Yes		
		4LD	SB	998	-	78	78			1,076	1,770	Yes	91	1,167	Yes		
Northlake Boulevard	Sem. Pratt Whitney Rd to Hall Blvd (6)	4LD	EB	814	301	94	395	(152)		1,057	1,960	Yes	353	1,410	Yes		
		4LD	WB	235	89	27	116	(38)		313	1,960	Yes	370	683	Yes		
	Hall Blvd to 140th Ave (6)	4LD	EB	814	301	94	395	(152)		1,057	1,960	Yes	364	1,422	Yes		
		4LD	WB	235	89	27	116	(38)		313	1,960	Yes	381	695	Yes		
	140th Ave to Coconut Blvd (6)	4LD	EB	1,345	404	156	560	(152)		1,753	1,960	Yes	364	2,117	**NO**	6LD	2940
		4LD	WB	311	139	36	175	(38)		448	1,960	Yes	381	830	Yes		
	Coconut Blvd to Ibis Blvd	4LD	EB	2,359	819	274	1,093	(472)		2,980	1,960	**NO**	456	3,435	**NO**	8LD	3940
		4LD	WB	459	153	53	206	(118)		547	1,960	Yes	477	1,024	Yes		
	Ibis Blvd to SR 7	4LD	EB	2,541	819	295	1,114	(472)		3,183	1,960	**NO**	433	3,616	**NO**	8LD	3940
		4LD	WB	615	153	71	224	(118)		721	1,960	Yes	453	1,174	Yes		
	SR 7 to Beeline Hwy	4LD	EB	2,541	842	295	1,137			3,678	3,320	**NO**	513	4,190	**NO**	6LD	4980
		4LD	WB	615	132	71	203			818	3,320	Yes	536	1,355	Yes		
	Beeline Hwy to Ryder Cup Blvd	6LD	EB	1,426	1	165	166			1,592	2,940	Yes	342	1,934	Yes		
		6LD	WB	491	330	57	387			878	2,940	Yes	358	1,236	Yes		
	Ryder Cup Blvd to Steeplechase Dr.	6LD	EB	1,846	81	214	295			2,141	2,680	Yes	228	2,369	Yes		
		6LD	WB	702	84	81	165			867	2,680	Yes	238	1,106	Yes		
	Steeplechase Dr. to Military Trail	6LD	EB	2,316	81	269	350			2,666	2,940	Yes	205	2,871	Yes		
		6LD	WB	1,122	84	130	214			1,336	2,940	Yes	215	1,551	Yes		

Exhibit 6B
Minto West
Test 1 Link Analysis - PM Peak Hour - 4546 DUs + 2M w/o Orange Grove

Roadway	Link	Lanes	Dir	PM PEAK HOUR													Prop. Improvements	
				Existing	Committed Dev. Analysis (2)			SR 7	Roebuck	Total	Service	Meets		Total	Meets		
				(2013) (1)	TPS	0.5% Growth	Total	Div. (3)	Div. (3)	Bkgd.	Volume	Std?	Project	(2035)	Std?	Lanes	Service Volume
60th Street North	Seminole Pratt-Whitney Rd to 140th Ave (4)	2L	EB	6	-	1	1	29		36	880	Yes	477	513	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	411	500	Yes		
	140th Ave to Avocado Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	424	460	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	365	454	Yes		
	Avocado Blvd to Coconut Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	345	380	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	297	386	Yes		
	Coconut Blvd to Royal Palm Beach Blvd (4)	2L	EB	6	-	1	1	29		36	880	Yes	292	327	Yes		
		2L	WB	20	-	2	2	67		89	880	Yes	251	340	Yes		
	Royal Palm Beach Blvd to SR 7 (4)	2L	EB	6	-	1	1	57		64	880	Yes	212	276	Yes		
		2L	WB	10	-	1	1	133		144	880	Yes	182	327	Yes		
Coconut Blvd	Orange Grove Blvd to Persimmon Blvd	2L	NB	108	-	13	13			121	880	Yes	80	200	Yes		
		2L	SB	173	-	20	20			193	880	Yes	93	286	Yes		
	Persimmon Blvd to 60th St	2L	NB	108	-	13	13			121	880	Yes	13	134	Yes		
		2L	SB	173	-	20	20			193	880	Yes	11	204	Yes		
	60th St to Orange Blvd	2L	NB	108	75	13	88			196	880	Yes	53	249	Yes		
		2L	SB	173	154	20	174			347	880	Yes	46	393	Yes		
	Orange Blvd to Temple Blvd	2L	NB	435	181	50	231	(120)		546	880	Yes	119	666	Yes		
		2L	SB	639	456	74	530	(280)		889	880	**NO**	103	992	**NO**	4LD	1960
	Temple Blvd to Northlake Blvd	2L	NB	325	114	38	152	(120)		357	880	Yes	133	489	Yes		
		2L	SB	820	380	95	475	(280)		1,015	880	**NO**	114	1,129	**NO**	4LD	1960
Jog Road	Turnpike Entrance to Okeechobee Blvd	6LD	NB	1,198	156	139	295			1,493	2,680	Yes	137	1,630	Yes		
		6LD	SB	1,154	207	140	347			1,501	2,680	Yes	159	1,660	Yes		
	Turnpike Entrance to Northlake Blvd (5)	4LD	NB	1,156	-	90	90			1,246	1,770	Yes	91	1,337	Yes		
		4LD	SB	1,180	-	92	92			1,272	1,770	Yes	106	1,378	Yes		
Northlake Boulevard	Sem. Pratt Whitney Rd to Hall Blvd (6)	4LD	EB	294	154	34	188	(57)		425	1,960	Yes	411	836	Yes		
		4LD	WB	620	380	72	452	(133)		939	1,960	Yes	354	1,292	Yes		
	Hall Blvd to 140th Ave (6)	4LD	EB	294	154	34	188	(57)		425	1,960	Yes	424	849	Yes		
		4LD	WB	620	380	72	452	(133)		939	1,960	Yes	365	1,304	Yes		
	140th Ave to Coconut Blvd (6)	4LD	EB	378	255	44	299	(57)		620	1,960	Yes	424	1,044	Yes		
		4LD	WB	1,181	542	137	679	(133)		1,727	1,960	Yes	365	2,092	**NO**	6LD	2940
	Coconut Blvd to Ibis Blvd	4LD	EB	669	273	78	351	(177)		843	1,960	Yes	530	1,373	Yes		
		4LD	WB	2,034	961	236	1,197	(413)		2,818	1,960	**NO**	456	3,274	**NO**	8LD	3940
	Ibis Blvd to SR 7	4LD	EB	820	273	95	368	(177)		1,011	1,960	Yes	504	1,515	Yes		
		4LD	WB	2,117	961	246	1,207	(413)		2,911	1,960	**NO**	433	3,344	**NO**	8LD	3940
	SR 7 to Beeline Hwy	4LD	EB	820	236	95	331			1,151	3,320	Yes	596	1,748	Yes		
		4LD	WB	2,117	951	246	1,197			3,314	3,320	Yes	513	3,827	**NO**	6LD	4980
	Beeline Hwy to Ryder Cup Blvd	6LD	EB	690	362	80	442			1,132	2,940	Yes	398	1,530	Yes		
		6LD	WB	1,299	95	151	246			1,545	2,940	Yes	342	1,887	Yes		
	Ryder Cup Blvd to Steeplechase Dr.	6LD	EB	1,034	99	120	219			1,253	2,680	Yes	265	1,518	Yes		
		6LD	WB	1,682	107	195	302			1,984	2,680	Yes	228	2,212	Yes		
	Steeplechase Dr. to Military Trail	6LD	EB	1,467	136	170	306			1,773	2,940	Yes	239	2,012	Yes		
		6LD	WB	2,170	157	252	409			2,579	2,940	Yes	205	2,784	Yes		

INTERSECTION ANALYSIS SHEET
The Terraces

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2029
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99
Peak Season Volume	**32**	**918**	**122**	**58**	**1072**	**51**	**34**	**13**	**45**	**239**	**13**	**99**
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6
Approved Projects	12	82	23	23	80	11	0	0	0	0	0	0
Westlake	19	164	36	25	207	14	8	12	8	108	19	76
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13
Background Traffic	**64**	**1286**	**189**	**142**	**1583**	**79**	**44**	**26**	**56**	**362**	**33**	**194**
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**1**	**19**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**66**	**1,305**	**189**	**142**	**1,589**	**79**	**44**	**26**	**56**	**362**	**33**	**194**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			56			60
Per Lane Volume - RTOR	66	653	129	142	795	19	44	26	0	181	33	134
RT - LT Overlap			-52			-25			-66			-8
North-South Critical	NB LT + SB TH =			861			SB LT + NB TH =			795		
East-West Critical	EB LT + WB TH =			77			WB LT + EB TH =			207		
Maximum Critical Sum	**861**			**+**	**207**		**=**		**1,068**			
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43
Peak Season Volume	**19**	**997**	**151**	**126**	**703**	**59**	**20**	**14**	**63**	**136**	**11**	**43**
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3
Approved Projects	27	186	53	49	170	24	0	0	0	0	0	0
Westlake	16	229	77	55	201	11	31	56	24	53	21	33
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31
Background Traffic	**62**	**1630**	**290**	**256**	**1211**	**98**	**52**	**71**	**91**	**197**	**33**	**111**
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**1**	**12**	**0**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**63**	**1,642**	**290**	**256**	**1,231**	**98**	**52**	**71**	**91**	**197**	**33**	**111**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	63	821	230	256	616	38	52	71	31	99	33	51
RT - LT Overlap			131			-14			-32			-205
North-South Critical	NB LT + SB TH =			679			SB LT + NB TH =			1077		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			170		
Maximum Critical Sum	**1077**			**+**	**170**		**=**		**1,247**			
STATUS ?	**NEAR**											

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Exhibit 4A
The Terraces
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	22	2.50%	880	**YES**
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	19	2.16%	880	**YES**
				WB	13.0%	6	0.68%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	16	1.82%	880	**YES**
				WB	11.0%	5	0.57%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	13	1.48%	880	No
				WB	9.0%	4	0.45%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	12	1.36%	880	No
				WB	8.0%	4	0.45%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	1	0.11%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	4	0.45%	880	(2)
				SB	3.0%	1	0.11%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	1	0.11%	880	(2)
				WB	2.0%	3	0.34%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	1	0.05%	1960	No
				WB	2.0%	3	0.15%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	22	2.50%	880	**YES**
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	20	1.02%	1960	**YES**
				SB	43.0%	62	3.16%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	20	1.02%	1960	**YES**
				SB	43.0%	62	3.16%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	39	2.20%	1770	**YES**
				SB	27.0%	12	0.68%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	23.0%	33	1.68%	1960	**YES**
				SB	23.0%	11	0.56%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	26	1.33%	1960	No
				SB	18.0%	8	0.41%	1960	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
The Terraces
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	14	1.59%	880	**YES**
				WB	15.0%	23	2.61%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	12	1.36%	880	**YES**
				WB	13.0%	20	2.27%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	10	1.14%	880	**YES**
				WB	11.0%	17	1.93%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	8	0.91%	880	No
				WB	9.0%	14	1.59%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	7	0.80%	880	No
				WB	8.0%	12	1.36%	880	No
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	2	0.23%	880	(2)
				SB	2.0%	3	0.34%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	3	0.34%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	3	0.34%	880	(2)
				WB	2.0%	2	0.23%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	3	0.15%	1960	No
				WB	2.0%	2	0.10%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	14	1.59%	880	**YES**
				WB	15.0%	23	2.61%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	2	0.23%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	66	3.37%	1960	**YES**
				SB	43.0%	39	1.99%	1960	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	66	3.37%	1960	**YES**
				SB	43.0%	39	1.99%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	24	1.36%	1770	**YES**
				SB	27.0%	41	2.32%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	23.0%	21	1.07%	1960	**YES**
				SB	23.0%	35	1.79%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	16	0.82%	1960	No
				SB	18.0%	28	1.43%	1960	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET
Silver Lake

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2029
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99
Peak Season Volume	**32**	**918**	**122**	**58**	**1072**	**51**	**34**	**13**	**45**	**239**	**13**	**99**
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6
Approved Projects	8	55	16	10	34	5	0	0	0	0	0	0
Westlake	19	164	36	25	207	14	8	12	8	108	19	76
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13
The Terraces	1	19	0	6	0	0	0	0	0	0	0	0
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19
Background Traffic	**66**	**1329**	**181**	**151**	**1580**	**72**	**44**	**29**	**60**	**362**	**36**	**213**
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%
Direction	in	in	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**10**	**3**	**0**	**0**	**0**	**3**	**0**	**28**	**9**	**9**
Total	**66**	**1,329**	**191**	**154**	**1,580**	**72**	**44**	**33**	**60**	**390**	**45**	**223**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	66	665	131	154	790	12	44	33	0	195	45	163
RT - LT Overlap			-64			-32			-66			9
North-South Critical	NB LT + SB TH =			856			SB LT + NB TH =			819		
East-West Critical	EB LT + WB TH =			89			WB LT + EB TH =			228		
Maximum Critical Sum	**856**			**+**	**228**		**=**	**1,084**				
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43
Peak Season Volume	**19**	**997**	**151**	**126**	**703**	**59**	**20**	**14**	**63**	**136**	**11**	**43**
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3
Approved Projects	11	76	22	18	63	9	0	0	0	0	0	0
Westlake	16	229	77	55	201	11	31	56	24	53	21	33
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	53
Background Traffic	**57**	**1619**	**259**	**260**	**1214**	**83**	**52**	**77**	**100**	**197**	**39**	**164**
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%
Direction	in	in	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**32**	**11**	**0**	**0**	**0**	**11**	**0**	**19**	**6**	**6**
Total	**57**	**1,619**	**291**	**270**	**1,214**	**83**	**52**	**88**	**100**	**216**	**45**	**170**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	57	810	231	270	607	23	52	88	40	108	45	110
RT - LT Overlap			123			-29			-17			-160
North-South Critical	NB LT + SB TH =			664			SB LT + NB TH =			1080		
East-West Critical	EB LT + WB TH =			97			WB LT + EB TH =			196		
Maximum Critical Sum	**1080**			**+**	**196**		**=**	**1,276**				
STATUS ?	**NEAR**											

1/13/2025 14:15

Exhibit 4A
Silver Lake
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	58	6.59%	880	**YES**
				WB	25.0%	21	2.39%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	53	6.02%	880	**YES**
				WB	23.0%	19	2.16%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	44	5.00%	880	**YES**
				WB	19.0%	16	1.82%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	16.0%	37	4.20%	880	No
				WB	16.0%	13	1.48%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	13.0%	30	3.41%	880	No
				WB	13.0%	11	1.25%	880	No
140th Avenue N	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	7	0.80%	880	(2)
				SB	3.0%	2	0.23%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	5	0.57%	880	(2)
				SB	2.0%	2	0.23%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	3	0.34%	880	(2)
				WB	4.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	16	0.82%	1960	No
				WB	20.0%	46	2.35%	1960	**YES**
	Ilex Way to Site	2L	I	EB	55.0%	45	5.11%	880	**YES**
				WB	55.0%	128	14.55%	880	**YES**
	Site to Town Center Parkway N	2L	I	EB	25.0%	58	6.59%	880	(2)
				WB	25.0%	21	2.39%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	1	0.11%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	5	0.57%	880	No
				WB	2.0%	2	0.23%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	3.0%	7	0.80%	880	No
				WB	3.0%	2	0.23%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	9	1.02%	880	No
				WB	4.0%	3	0.34%	880	No
Royal Palm Beach Blvd	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	4	0.20%	1960	No
				SB	4.5%	10	0.51%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	2	0.10%	1960	No
				SB	2.5%	6	0.31%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
	60th Street N to Orange Blvd	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	27	1.38%	1960	No
				SB	33.0%	77	3.93%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	27	1.38%	1960	**YES**
				SB	33.0%	77	3.93%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	42	2.37%	1770	**YES**
				SB	18.0%	15	0.85%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	18.0%	42	2.14%	1960	**YES**
				SB	18.0%	15	0.77%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	37	1.89%	1960	No
				SB	16.0%	13	0.66%	1960	No
SR 7	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	21	1.84%	1140	No
				SB	9.0%	7	0.61%	1140	No
	60th Street N to Northlake Blvd	2L	Unint.	NB	4.0%	9	0.79%	1140	No
				SB	4.0%	3	0.26%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Silver Lake
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	39	4.43%	880	**YES**
				WB	25.0%	66	7.50%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	36	4.09%	880	**YES**
				WB	23.0%	61	6.93%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	30	3.41%	880	**YES**
				WB	19.0%	50	5.68%	880	**YES**
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	16.0%	25	2.84%	880	No
				WB	16.0%	42	4.77%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	34	3.86%	880	No
140th Avenue N	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	5	0.57%	880	(2)
				SB	3.0%	8	0.91%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	5	0.57%	880	(2)
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	11	1.25%	880	(2)
				WB	4.0%	6	0.68%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	53	2.70%	1960	**YES**
				WB	20.0%	31	1.58%	1960	**YES**
	Ilex Way to Site	2L	I	EB	55.0%	146	16.59%	880	**YES**
				WB	55.0%	86	9.77%	880	**YES**
	Site to Town Center Parkway N	2L	I	EB	25.0%	39	4.43%	880	(2)
				WB	25.0%	66	7.50%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	3	0.34%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	5	0.57%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	3.0%	5	0.57%	880	No
				WB	3.0%	8	0.91%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	6	0.68%	880	No
				WB	4.0%	11	1.25%	880	No
Royal Palm Beach Blvd	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	12	0.61%	1960	No
				SB	4.5%	7	0.36%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	7	0.36%	1960	No
				SB	2.5%	4	0.20%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
	60th Street N to Orange Blvd	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	87	4.44%	1960	No
				SB	33.0%	51	2.60%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	87	4.44%	1960	**YES**
				SB	33.0%	51	2.60%	1960	**YES**
	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	28	1.58%	1770	**YES**
				SB	18.0%	48	2.71%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	18.0%	28	1.43%	1960	**YES**
				SB	18.0%	48	2.45%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	25	1.28%	1960	No
				SB	16.0%	42	2.14%	1960	No
SR 7	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
				SB	13.0%	20	1.75%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
				SB	13.0%	20	1.75%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	14	1.23%	1140	No
				SB	9.0%	24	2.11%	1140	No
	60th Street N to Northlake Blvd	2L	Unint.	NB	4.0%	6	0.53%	1140	No
				SB	4.0%	11	0.96%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4A
Westlake West Residential
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	135	15.34%	880	YES
				WB	15.0%	47	5.34%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	90	4.59%	1960	YES
				WB	10.0%	31	1.58%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	144	7.35%	1960	YES
				WB	16.0%	50	2.55%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	117	13.30%	880	YES
				WB	13.0%	41	4.66%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	99	11.25%	880	YES
				WB	11.0%	34	3.86%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	72	8.18%	880	YES
				WB	8.0%	25	2.84%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	5.0%	45	5.11%	880	YES
				WB	5.0%	16	1.82%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	18	2.05%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	172	5.85%	2940	YES
				WB	19.0%	59	2.01%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	135	11.84%	1140	YES
				WB	15.0%	47	4.12%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	86	9.77%	880	YES
				WB	9.5%	30	3.41%	880	No
	Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	72	3.67%	1960	No
				WB	8.0%	25	1.28%	1960	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	36	4.09%	880	YES
				WB	4.0%	12	1.36%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	27	3.07%	880	YES
				WB	3.0%	9	1.02%	880	YES
	140th Ave N to Avocado Blvd	2L	I	EB	3.0%	27	3.07%	880	YES
				WB	3.0%	9	1.02%	880	YES
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	62	7.05%	880	(2)
				WB	20.0%	181	20.57%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	9	0.46%	1960	No
				WB	3.0%	27	1.38%	1960	YES
	Ilex Way to River Bend	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	18	2.05%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	87	4.44%	1960	YES
				SB	28.0%	253	12.91%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	134	4.04%	3320	YES
				SB	43.0%	388	11.69%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	140	7.14%	1960	YES
				SB	45.0%	406	20.71%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	280	15.82%	1770	YES
				SB	31.0%	97	5.48%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	25.0%	226	11.53%	1960	YES
				SB	25.0%	78	3.98%	1960	YES
	Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	190	5.72%	3320	YES
				SB	21.0%	66	1.99%	3320	YES
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	16	0.54%	2940	No
				WB	5.0%	45	1.53%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	208	7.07%	2940	YES
				WB	23.0%	72	2.45%	2940	No
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	190	6.46%	2940	YES
				WB	21.0%	66	2.24%	2940	No
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	172	6.42%	2680	YES
				WB	19.0%	59	2.20%	2680	No
	Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	163	6.08%	2680	YES
				WB	18.0%	56	2.09%	2680	No
	Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	126	4.29%	2940	No
				WB	14.0%	44	1.50%	2940	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake West Residential
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	90	10.23%	880	YES
				WB	15.0%	153	17.39%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	60	3.06%	1960	YES
				WB	10.0%	102	5.20%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	96	4.90%	1960	YES
				WB	16.0%	163	8.32%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	78	8.86%	880	YES
				WB	13.0%	133	15.11%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	66	7.50%	880	YES
				WB	11.0%	112	12.73%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	8.0%	48	5.45%	880	YES
				WB	8.0%	82	9.32%	880	YES
	Royal Palm Beach Blvd to SR 7	2L	I	EB	5.0%	30	3.41%	880	No
				WB	5.0%	51	5.80%	880	YES
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	12	1.36%	880	(2)
				SB	2.0%	20	2.27%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	114	3.88%	2940	YES
				WB	19.0%	194	6.60%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	90	7.89%	1140	YES
				WB	15.0%	153	13.42%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	57	6.48%	880	YES
				WB	9.5%	97	11.02%	880	YES
	Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	48	2.45%	1960	No
				WB	8.0%	82	4.18%	1960	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	24	2.73%	880	YES
				WB	4.0%	41	4.66%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	18	2.05%	880	YES
				WB	3.0%	31	3.52%	880	YES
	140th Ave N to Avocado Blvd	2L	I	EB	3.0%	18	2.05%	880	YES
				WB	3.0%	31	3.52%	880	YES
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	204	23.18%	880	(2)
				WB	20.0%	120	13.64%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	31	1.58%	1960	YES
				WB	3.0%	18	0.92%	1960	No
	Ilex Way to River Bend	2L	I	EB	2.0%	20	2.27%	880	YES
				WB	2.0%	12	1.36%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	286	14.59%	1960	YES
				SB	28.0%	167	8.52%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	439	13.22%	3320	YES
				SB	43.0%	257	7.74%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	459	23.42%	1960	YES
				SB	45.0%	269	13.72%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	185	10.45%	1770	YES
				SB	31.0%	316	17.85%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	25.0%	150	7.65%	1960	YES
				SB	25.0%	255	13.01%	1960	YES
	Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	126	3.80%	3320	YES
				SB	21.0%	214	6.45%	3320	YES
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	51	1.73%	2940	No
				WB	5.0%	30	1.02%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	138	4.69%	2940	No
				WB	23.0%	235	7.99%	2940	YES
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	126	4.29%	2940	No
				WB	21.0%	214	7.28%	2940	YES
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	114	4.25%	2680	No
				WB	19.0%	194	7.24%	2680	YES
	Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	108	4.03%	2680	No
				WB	18.0%	184	6.87%	2680	YES
	Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	84	2.86%	2940	No
				WB	14.0%	143	4.86%	2940	No

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET

Westlake West Residential

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	102	605	0	33	512	8	20	80	241	0	33	14
Background Traffic	**323**	**1707**	**0**	**35**	**1427**	**16**	**44**	**80**	**571**	**0**	**33**	**14**
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%
Direction	in	out	out	in	in	in	out	out	out	in	in	out
Project Traffic	**9**	**163**	**45**	**0**	**56**	**22**	**63**	**45**	**27**	**16**	**16**	**0**
Total	**332**	**1,870**	**45**	**35**	**1,483**	**38**	**107**	**125**	**598**	**16**	**49**	**14**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			38			10			10
Per Lane Volume - RTOR	332	953	n/a	35	742	0	107	713	n/a	16	53	n/a
RT - LT Overlap			-16			-107			-332			-35
North-South Critical	NB LT + SB TH =			1074			SB LT + NB TH =			988		
East-West Critical	EB LT + WB TH =			160			WB LT + EB TH =			729		
Maximum Critical Sum	**1074**			**+**	**729**		**=**	**1,803**				
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	243	690	0	20	689	20	12	48	148	0	79	33
Background Traffic	**531**	**1618**	**0**	**22**	**1504**	**51**	**25**	**48**	**396**	**0**	**79**	**33**
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%
Direction	in	out	out	in	in	in	out	out	out	in	in	out
Project Traffic	**31**	**108**	**30**	**0**	**184**	**71**	**42**	**30**	**18**	**51**	**51**	**0**
Total	**562**	**1,726**	**30**	**22**	**1,688**	**122**	**67**	**78**	**414**	**51**	**130**	**33**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			60			10			10
Per Lane Volume - RTOR	562	873	n/a	22	844	62	67	482	n/a	51	153	n/a
RT - LT Overlap			-51			-5			-562			-22
North-South Critical	NB LT + SB TH =			1406			SB LT + NB TH =			895		
East-West Critical	EB LT + WB TH =			220			WB LT + EB TH =			533		
Maximum Critical Sum	**1406**			**+**	**533**		**=**	**1,939**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

10/1/2025 12:22

INTERSECTION ANALYSIS SHEET

Westlake West Residential

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2030
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	8	55	16	11	38	5	0	0	0	0	0	0
Westlake	20	179	39	27	226	15	9	13	9	118	20	83
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**80**	**1572**	**131**	**84**	**2062**	**55**	**31**	**33**	**52**	**426**	**44**	**167**
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**44**	**97**	**0**	**0**	**280**	**0**	**0**	**27**	**126**	**0**	**9**	**0**
Total	**124**	**1,669**	**131**	**84**	**2,342**	**55**	**31**	**60**	**178**	**426**	**54**	**167**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			55			60			60
Per Lane Volume - RTOR	124	835	71	84	1171	0	31	60	118	213	54	107
RT - LT Overlap			-142			-31			-6			23
North-South Critical	NB LT + SB TH =			1295			SB LT + NB TH =			919		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			273		
Maximum Critical Sum	**1295**			**+**	**273**		**=**		**1,568**			
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	51	15	21	74	11	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	33
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**135**	**2019**	**242**	**226**	**1892**	**68**	**84**	**135**	**172**	**252**	**74**	**119**
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**143**	**316**	**0**	**0**	**185**	**0**	**0**	**18**	**84**	**0**	**31**	**0**
Total	**278**	**2,335**	**242**	**226**	**2,078**	**68**	**84**	**153**	**255**	**252**	**104**	**119**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	278	1168	182	226	1039	8	84	153	195	126	104	59
RT - LT Overlap			56			-76			-83			-167
North-South Critical	NB LT + SB TH =			1317			SB LT + NB TH =			1394		
East-West Critical	EB LT + WB TH =			188			WB LT + EB TH =			279		
Maximum Critical Sum	**1394**			**+**	**279**		**=**		**1,673**			
STATUS ?	**OVER**											

10/1/2025 12:22

Exhibit 4A
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	4	0.45%	880	No
				WB	2.0%	3	0.34%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	31	3.52%	880	YES
				WB	20.0%	37	4.20%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	26	2.95%	880	No
				WB	17.0%	31	3.52%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	24	2.73%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	6	0.68%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	4	0.45%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	4	0.45%	880	(2)
				SB	2.0%	3	0.34%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	15	1.32%	1140	No
				WB	10.0%	18	1.58%	1140	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	4	0.45%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	8	0.91%	880	(2)
				WB	5.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	20	1.02%	1960	YES
				WB	13.0%	24	1.22%	1960	YES
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	17	1.93%	880	YES
				WB	11.0%	20	2.27%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	31	1.58%	1960	No
				SB	17.0%	26	1.33%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	55	1.66%	3320	YES
				SB	30.0%	46	1.39%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	59	3.01%	1960	YES
				SB	32.0%	49	2.50%	1960	YES
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	74	4.18%	1770	YES
				SB	40.0%	61	3.45%	1770	YES
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	46	2.60%	1770	YES
				SB	30.0%	55	3.11%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	28.0%	43	2.19%	1960	YES
				SB	28.0%	52	2.65%	1960	YES
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	35	1.05%	3320	YES
				SB	23.0%	42	1.27%	3320	YES

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Signif-icant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	7	0.80%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	67	7.61%	880	**YES**
				WB	20.0%	64	7.27%	880	**YES**
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	57	6.48%	880	**YES**
				WB	17.0%	55	6.25%	880	**YES**
	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	43	4.89%	880	No
				WB	13.0%	42	4.77%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	10	1.14%	880	(2)
				SB	3.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	7	0.80%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	6	0.68%	880	(2)
				SB	2.0%	7	0.80%	880	(2)
Okeechobee Boulevard	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	33	2.89%	1140	No
				WB	10.0%	32	2.81%	1140	No
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	7	0.80%	880	No
				WB	2.0%	6	0.68%	880	No
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	17	1.93%	880	(2)
				WB	5.0%	16	1.82%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	43	2.19%	1960	**YES**
				WB	13.0%	42	2.14%	1960	**YES**
	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	37	4.20%	880	**YES**
				WB	11.0%	35	3.98%	880	**YES**
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	55	2.81%	1960	No
				SB	17.0%	57	2.91%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	97	2.92%	3320	**YES**
				SB	30.0%	100	3.01%	3320	**YES**
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	103	5.26%	1960	**YES**
				SB	32.0%	107	5.46%	1960	**YES**
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	129	7.29%	1770	**YES**
				SB	40.0%	134	7.57%	1770	**YES**
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	100	5.65%	1770	**YES**
				SB	30.0%	97	5.48%	1770	**YES**
	60th Street to Orange Blvd	4LD	I	NB	28.0%	94	4.80%	1960	**YES**
				SB	28.0%	90	4.59%	1960	**YES**
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	77	2.32%	3320	**YES**
				SB	23.0%	74	2.23%	3320	**YES**

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.
Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd
(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2028
Years = 4

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	**325**	**1417**	**18**	**35**	**1160**	**14**	**43**	**162**	**513**	**0**	**59**	**24**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**3**	**43**	**0**	**0**	**52**	**0**	**0**	**0**	**4**	**0**	**0**	**0**
Total	**328**	**1,460**	**18**	**35**	**1,212**	**14**	**43**	**162**	**517**	**0**	**59**	**24**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			14			10			10
Per Lane Volume - RTOR	328	734	n/a	35	606	0	43	669	n/a	0	73	n/a
RT - LT Overlap			0			-43			-328			-35
North-South Critical	NB LT + SB TH =			934			SB LT + NB TH =			769		
East-West Critical	EB LT + WB TH =			116			WB LT + EB TH =			669		
Maximum Critical Sum	**934**			**+**	**669**		**=**	**1,603**				
STATUS ?	**OVER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	**468**	**1262**	**12**	**49**	**1162**	**43**	**41**	**104**	**359**	**0**	**176**	**69**
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**7**	**94**	**0**	**0**	**90**	**0**	**0**	**0**	**6**	**0**	**0**	**0**
Total	**475**	**1,356**	**12**	**49**	**1,252**	**43**	**41**	**104**	**365**	**0**	**176**	**69**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			43			10			10
Per Lane Volume - RTOR	475	679	n/a	49	626	0	41	459	n/a	0	235	n/a
RT - LT Overlap			0			-41			-475			-49
North-South Critical	NB LT + SB TH =			1101			SB LT + NB TH =			728		
East-West Critical	EB LT + WB TH =			276			WB LT + EB TH =			459		
Maximum Critical Sum	**1101**			**+**	**459**		**=**	**1,560**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

11/19/2025 16:52

INTERSECTION ANALYSIS SHEET
Westlake Free-Standing Discount Superstore

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2028
Years =	4

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	2	49	3	1	67	1	1	1	2	11	0	2
Nominal Growth	2	49	3	1	67	1	1	1	2	11	0	2
Approved Projects	6	39	11	9	32	5	0	0	0	0	0	0
Westlake	14	119	26	18	151	10	6	9	6	79	14	55
Indian Trails Grove	0	46	0	22	111	0	0	0	0	0	0	9
The Terraces	1	15	0	0	5	0	0	0	0	0	0	0
Silver Lake	0	0	8	2	0	0	0	2	0	22	7	7
Westlake West	29	65	0	0	187	0	0	18	84	0	6	0
Background Traffic	**65**	**1417**	**102**	**53**	**1903**	**48**	**28**	**23**	**45**	**354**	**25**	**110**
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**6**	**53**	**0**	**17**	**44**	**0**	**0**	**3**	**5**	**0**	**4**	**20**
Total	**70**	**1,470**	**102**	**70**	**1,947**	**48**	**28**	**26**	**50**	**354**	**28**	**131**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			48			50			60
Per Lane Volume - RTOR	70	735	42	70	974	0	28	26	0	177	28	71
RT - LT Overlap			-135			-28			-70			1
North-South Critical	NB LT + SB TH =			1044			SB LT + NB TH =			805		
East-West Critical	EB LT + WB TH =			56			WB LT + EB TH =			203		
Maximum Critical Sum	**1044**			**+**	**203**		**=**	**1,247**				
STATUS ?	**NEAR**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	4	62	4	4	57	2	2	2	5	7	2	2
Approved Projects	7	47	13	18	64	9	0	0	0	0	0	0
Westlake	11	167	56	40	146	8	22	41	17	38	15	24
Indian Trails Grove	0	110	0	13	66	0	0	0	0	0	0	22
The Terraces	1	10	0	0	16	0	0	0	0	0	0	0
Silver Lake	0	0	26	9	0	0	0	9	0	15	5	5
Westlake West	95	211	0	0	123	0	0	12	56	0	21	0
Background Traffic	**118**	**1810**	**179**	**156**	**1687**	**61**	**71**	**97**	**151**	**210**	**54**	**67**
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%
Direction	in	in	in	out	out	out	out	out	out	in	in	in
Project Traffic	**10**	**93**	**0**	**37**	**97**	**0**	**0**	**7**	**10**	**0**	**6**	**35**
Total	**128**	**1,903**	**179**	**193**	**1,784**	**61**	**71**	**103**	**161**	**210**	**61**	**102**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	128	952	119	193	892	1	71	103	101	105	61	42
RT - LT Overlap			14			-70			-27			-151
North-South Critical	NB LT + SB TH =			1020			SB LT + NB TH =			1145		
East-West Critical	EB LT + WB TH =			132			WB LT + EB TH =			208		
Maximum Critical Sum	**1145**			**+**	**208**		**=**	**1,353**				
STATUS ?	**NEAR**											

APPENDIX D

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	163	478	30	49	377	8	31	277	284	0	131	36
Background Traffic	**384**	**1580**	**30**	**51**	**1292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**384**	**1,580**	**30**	**51**	**1,292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			16			10			10
Per Lane Volume - RTOR	384	800	n/a	51	646	0	55	881	n/a	0	157	n/a
RT - LT Overlap			0			-55			-384			-51
North-South Critical	NB LT + SB TH =			1030			SB LT + NB TH =			851		
East-West Critical	EB LT + WB TH =			212			WB LT + EB TH =			881		
Maximum Critical Sum	**1030**			**+**	**881**		**=**	**1,911**				
STATUS ?	**OVER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	280	499	23	71	512	20	49	231	173	0	335	104
Background Traffic	**568**	**1427**	**23**	**73**	**1327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**568**	**1,427**	**23**	**73**	**1,327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			51			10			10
Per Lane Volume - RTOR	568	720	n/a	73	664	0	62	642	n/a	0	429	n/a
RT - LT Overlap			0			-62			-568			-73
North-South Critical	NB LT + SB TH =			1232			SB LT + NB TH =			793		
East-West Critical	EB LT + WB TH =			491			WB LT + EB TH =			642		
Maximum Critical Sum	**1232**			**+**	**642**		**=**	**1,874**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

2/18/2026 14:42

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	163	478	30	49	377	8	31	277	284	0	131	36
Background Traffic	**384**	**1580**	**30**	**51**	**1292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**384**	**1,580**	**30**	**51**	**1,292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
Critical Volume Analysis												
No. of Lanes (1)	2	2	< 0	1	2	1	1	1	1	1	1	1
Right Turn on Red			10			16			60			36
Per Lane Volume - RTOR	192	800	n/a	51	646	0	55	277	554	0	131	0
RT - LT Overlap			0			-55			362			-51
North-South Critical	NB LT + SB TH =			838			SB LT + NB TH =			851		
East-West Critical	EB LT + WB TH =			186			WB LT + EB RT =			362		
Maximum Critical Sum	**851**			**+**	**362**		**=**	**1,213**				
STATUS ?	**NEAR**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	280	499	23	71	512	20	49	231	173	0	335	104
Background Traffic	**568**	**1427**	**23**	**73**	**1327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**568**	**1,427**	**23**	**73**	**1,327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
Critical Volume Analysis												
No. of Lanes (1)	2	2	< 0	1	2	1	1	1	1	1	1	1
Right Turn on Red			10			51			60			60
Per Lane Volume - RTOR	284	720	n/a	73	664	0	62	231	361	0	335	44
RT - LT Overlap			0			-62			77			-29
North-South Critical	NB LT + SB TH =			948			SB LT + NB TH =			793		
East-West Critical	EB LT + WB TH =			397			WB LT + EB TH =			231		
Maximum Critical Sum	**948**			**+**	**397**		**=**	**1,345**				
STATUS ?	**NEAR**											

(1) Programmed Lanes per ITG study.

2/18/2026 14:42

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	163	478	30	49	377	8	31	277	284	0	131	36
Background Traffic	**384**	**1580**	**30**	**51**	**1292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**29**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**384**	**1,609**	**30**	**51**	**1,301**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			16			10			10
Per Lane Volume - RTOR	384	815	n/a	51	651	0	55	881	n/a	0	157	n/a
RT - LT Overlap			0			-55			-384			-51
North-South Critical	NB LT + SB TH =			1035			SB LT + NB TH =			866		
East-West Critical	EB LT + WB TH =			212			WB LT + EB TH =			881		
Maximum Critical Sum	**1035**			**+**	**881**		**=**	**1,916**				
STATUS ?	**OVER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	280	499	23	71	512	20	49	231	173	0	335	104
Background Traffic	**568**	**1427**	**23**	**73**	**1327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**16**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**568**	**1,443**	**23**	**73**	**1,352**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			51			10			10
Per Lane Volume - RTOR	568	728	n/a	73	676	0	62	642	n/a	0	429	n/a
RT - LT Overlap			0			-62			-568			-73
North-South Critical	NB LT + SB TH =			1244			SB LT + NB TH =			801		
East-West Critical	EB LT + WB TH =			491			WB LT + EB TH =			642		
Maximum Critical Sum	**1244**			**+**	**642**		**=**	**1,886**				
STATUS ?	**OVER**											

(1) Programmed Lanes per ITG study.

2/18/2026 14:42

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	**208**	**1038**	**0**	**2**	**862**	**8**	**23**	**0**	**311**	**0**	**0**	**0**
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0
Approved Projects	163	478	30	49	377	8	31	277	284	0	131	36
Background Traffic	**384**	**1580**	**30**	**51**	**1292**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**29**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**384**	**1,609**	**30**	**51**	**1,301**	**16**	**55**	**277**	**614**	**0**	**131**	**36**
Critical Volume Analysis												
No. of Lanes (1)	2	2	< 0	1	2	1	1	1	1	1	1	1
Right Turn on Red			10			16			60			36
Per Lane Volume - RTOR	192	815	n/a	51	651	0	55	277	554	0	131	0
RT - LT Overlap			0			-55			362			-51
North-South Critical	NB LT + SB TH =			843			SB LT + NB TH =			866		
East-West Critical	EB LT + WB TH =			186			WB LT + EB RT =			362		
Maximum Critical Sum	**866**			**+**	**362**		**=**	**1,228**				
STATUS ?	**NEAR**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	**271**	**874**	**0**	**2**	**768**	**29**	**12**	**0**	**234**	**0**	**0**	**0**
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0
Approved Projects	280	499	23	71	512	20	49	231	173	0	335	104
Background Traffic	**568**	**1427**	**23**	**73**	**1327**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
% Project Traffic	0%	28%	0%	0%	28%	0%	0%	0%	0%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**16**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**568**	**1,443**	**23**	**73**	**1,352**	**51**	**62**	**231**	**421**	**0**	**335**	**104**
Critical Volume Analysis												
No. of Lanes (1)	2	2	< 0	1	2	1	1	1	1	1	1	1
Right Turn on Red			10			51			60			60
Per Lane Volume - RTOR	284	728	n/a	73	676	0	62	231	361	0	335	44
RT - LT Overlap			0			-62			77			-29
North-South Critical	NB LT + SB TH =			960			SB LT + NB TH =			801		
East-West Critical	EB LT + WB TH =			397			WB LT + EB TH =			231		
Maximum Critical Sum	**960**			**+**	**397**		**=**	**1,357**				
STATUS ?	**NEAR**											

(1) Programmed Lanes per ITG study.

2/18/2026 14:42

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	7	46	13	10	36	5	0	0	0	0	0	0
Westlake	20	173	38	27	219	14	9	13	9	114	20	81
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	6	53	0	17	44	0	0	3	5	0	4	20
Westlake West Resid.	44	97	0	0	280	0	0	27	126	0	9	0
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**123**	**1726**	**127**	**117**	**2501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**123**	**1,726**	**127**	**117**	**2,501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			54			60			60
Per Lane Volume - RTOR	123	863	67	117	1251	0	31	60	119	211	54	119
RT - LT Overlap			-144			-31			-4			2
North-South Critical	NB LT + SB TH =			1374			SB LT + NB TH =			980		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			271		
Maximum Critical Sum	**1374**			**+**	**271**		**=**	**1,645**				
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	49	14	20	70	10	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	10	93	0	37	97	0	0	7	10	0	6	35
Westlake West Resid.	143	316	0	0	185	0	0	18	84	0	31	0
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**279**	**2504**	**241**	**248**	**2180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**279**	**2,504**	**241**	**248**	**2,180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	279	1252	181	248	1090	7	84	154	197	126	105	94
RT - LT Overlap			55			-77			-82			-154
North-South Critical	NB LT + SB TH =			1369			SB LT + NB TH =			1500		
East-West Critical	EB LT + WB TH =			189			WB LT + EB TH =			280		
Maximum Critical Sum	**1500**			**+**	**280**		**=**	**1,780**				
STATUS ?	**OVER**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Persimmon Blvd & Seminole Pratt Whitney Rd

(Proposed Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	7	46	13	10	36	5	0	0	0	0	0	0
Westlake	20	173	38	27	219	14	9	13	9	114	20	81
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	6	53	0	17	44	0	0	3	5	0	4	20
Westlake West Resid.	44	97	0	0	280	0	0	27	126	0	9	0
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**123**	**1726**	**127**	**117**	**2501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**123**	**1,726**	**127**	**117**	**2,501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Right Turn on Red			60			54			60			60
Per Lane Volume - RTOR	123	576	67	117	834	0	31	60	119	211	54	119
RT - LT Overlap			-144			-31			-4			2
North-South Critical	NB LT + SB TH =			957			SB LT + NB TH =			693		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			271		
Maximum Critical Sum	**957**			**+**	**271**		**=**	**1,228**				
STATUS ?	**NEAR**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	49	14	20	70	10	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	10	93	0	37	97	0	0	7	10	0	6	35
Westlake West Resid.	143	316	0	0	185	0	0	18	84	0	31	0
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**279**	**2504**	**241**	**248**	**2180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**279**	**2,504**	**241**	**248**	**2,180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	279	835	181	248	727	7	84	154	197	126	105	94
RT - LT Overlap			55			-77			-82			-154
North-South Critical	NB LT + SB TH =			1006			SB LT + NB TH =			1083		
East-West Critical	EB LT + WB TH =			189			WB LT + EB TH =			280		
Maximum Critical Sum	**1083**			**+**	**280**		**=**	**1,363**				
STATUS ?	**NEAR**											

2/18/2026 14:42

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2030
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	7	46	13	10	36	5	0	0	0	0	0	0
Westlake	20	173	38	27	219	14	9	13	9	114	20	81
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	6	53	0	17	44	0	0	3	5	0	4	20
Westlake West Resid.	44	97	0	0	280	0	0	27	126	0	9	0
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**123**	**1726**	**127**	**117**	**2501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**13**	**0**	**0**	**42**	**2**	**1**	**0**	**0**	**0**	**0**	**0**
Total	**123**	**1,739**	**127**	**117**	**2,542**	**56**	**31**	**60**	**179**	**422**	**54**	**179**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			56			60			60
Per Lane Volume - RTOR	123	870	67	117	1271	0	31	60	119	211	54	119
RT - LT Overlap			-144			-31			-4			2
North-South Critical	NB LT + SB TH =			1394			SB LT + NB TH =			987		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			271		
Maximum Critical Sum	**1394**			**+**	**271**		**=**	**1,665**				
STATUS ?	**OVER**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	49	14	20	70	10	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	10	93	0	37	97	0	0	7	10	0	6	35
Westlake West Resid.	143	316	0	0	185	0	0	18	84	0	31	0
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**279**	**2504**	**241**	**248**	**2180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**36**	**0**	**0**	**23**	**1**	**2**	**0**	**0**	**0**	**0**	**0**
Total	**279**	**2,540**	**241**	**248**	**2,203**	**68**	**85**	**154**	**257**	**252**	**105**	**154**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	279	1270	181	248	1102	8	85	154	197	126	105	94
RT - LT Overlap			55			-77			-82			-154
North-South Critical	NB LT + SB TH =			1381			SB LT + NB TH =			1518		
East-West Critical	EB LT + WB TH =			190			WB LT + EB TH =			280		
Maximum Critical Sum	**1518**			**+**	**280**		**=**	**1,798**				
STATUS ?	**OVER**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Persimmon Blvd & Seminole Pratt Whitney Rd

(Proposed Geometrics w/ Project)

Nominal Growth Rate =	1.00%
Peak Season =	1.00
Buildout Year =	2030
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53
Peak Season Volume	**43**	**1195**	**62**	**25**	**1649**	**33**	**21**	**13**	**37**	**264**	**11**	**53**
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3
Approved Projects	7	46	13	10	36	5	0	0	0	0	0	0
Westlake	20	173	38	27	219	14	9	13	9	114	20	81
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0
Discount Superstore	6	53	0	17	44	0	0	3	5	0	4	20
Westlake West Resid.	44	97	0	0	280	0	0	27	126	0	9	0
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9
Background Traffic	**123**	**1726**	**127**	**117**	**2501**	**54**	**31**	**60**	**179**	**422**	**54**	**179**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**13**	**0**	**0**	**42**	**2**	**1**	**0**	**0**	**0**	**0**	**0**
Total	**123**	**1,739**	**127**	**117**	**2,542**	**56**	**31**	**60**	**179**	**422**	**54**	**179**

Critical Volume Analysis

No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Right Turn on Red			60			56			60			60
Per Lane Volume - RTOR	123	580	67	117	848	0	31	60	119	211	54	119
RT - LT Overlap			-144			-31			-4			2
North-South Critical	NB LT + SB TH =			971			SB LT + NB TH =			697		
East-West Critical	EB LT + WB TH =			85			WB LT + EB TH =			271		
Maximum Critical Sum	**971**			**+**	**271**		**=**		**1,242**			
STATUS ?	**NEAR**											

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41
Peak Season Volume	**95**	**1525**	**105**	**94**	**1404**	**42**	**47**	**54**	**129**	**165**	**37**	**41**
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3
Approved Projects	7	49	14	20	70	10	0	0	0	0	0	0
Westlake	17	250	84	60	219	12	34	61	26	58	23	36
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0
Discount Superstore	10	93	0	37	97	0	0	7	10	0	6	35
Westlake West Resid.	143	316	0	0	185	0	0	18	84	0	31	0
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6
Background Traffic	**279**	**2504**	**241**	**248**	**2180**	**67**	**84**	**154**	**257**	**252**	**105**	**154**
% Project Traffic	0%	40%	0%	0%	40%	2%	2%	0%	0%	0%	0%	0%
Direction	in	in	in	out	out	out	in	in	in	in	in	in
Project Traffic	**0**	**36**	**0**	**0**	**23**	**1**	**2**	**0**	**0**	**0**	**0**	**0**
Total	**279**	**2,540**	**241**	**248**	**2,203**	**68**	**85**	**154**	**257**	**252**	**105**	**154**

Critical Volume Analysis

No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	279	847	181	248	735	8	85	154	197	126	105	94
RT - LT Overlap			55			-77			-82			-154
North-South Critical	NB LT + SB TH =			1014			SB LT + NB TH =			1095		
East-West Critical	EB LT + WB TH =			190			WB LT + EB TH =			280		
Maximum Critical Sum	**1095**			**+**	**280**		**=**		**1,375**			
STATUS ?	**NEAR**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Town Center Parkway North & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	1	934	15	104	958	0	0	0	0	27	0	253
Peak Season Volume	**1**	**934**	**15**	**104**	**958**	**0**	**0**	**0**	**0**	**27**	**0**	**253**
Nominal Growth	0	57	1	6	59	0	0	0	0	2	0	16
Approved Projects	0	374	0	0	391	0	0	0	0	0	0	0
Westlake	20	156	38	40	179	22	10	10	7	49	30	52
Westlake West	34	0	0	27	0	72	208	27	99	0	9	9
Background Traffic	**55**	**1521**	**54**	**177**	**1587**	**94**	**218**	**37**	**106**	**78**	**39**	**330**
% Project Traffic	0%	0%	0%	28%	0%	0%	0%	4%	0%	0%	4%	28%
Direction	in	out	in	in	out	in	out	in	out	in	out	out
Project Traffic	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**29**
Total	**55**	**1,521**	**54**	**186**	**1,587**	**94**	**218**	**39**	**106**	**78**	**43**	**359**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			54			60			60			60
Per Lane Volume - RTOR	55	761	0	186	794	34	218	39	46	78	43	299
RT - LT Overlap			-78			-184			-9			113
North-South Critical	NB LT + SB TH =			849			SB LT + NB TH =			947		
East-West Critical	EB LT + WB RT =			331			WB LT + EB TH =			117		
Maximum Critical Sum	**947**			**+**	**331**			**=**	**1,278**			
STATUS ?	**NEAR**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	0	954	46	133	762	0	0	0	0	50	0	115
Peak Season Volume	**0**	**954**	**46**	**133**	**762**	**0**	**0**	**0**	**0**	**50**	**0**	**115**
Nominal Growth	0	59	3	8	47	0	0	0	0	3	0	7
Approved Projects	0	376	0	0	232	0	0	0	0	0	0	0
Westlake	17	201	49	53	165	18	27	48	32	47	34	51
Westlake West	112	0	0	18	0	235	138	18	66	0	31	31
Background Traffic	**129**	**1590**	**98**	**212**	**1206**	**253**	**165**	**66**	**98**	**100**	**65**	**204**
% Project Traffic	0%	0%	0%	28%	0%	0%	0%	4%	0%	0%	4%	28%
Direction	in	out	in	in	out	in	out	in	out	in	out	out
Project Traffic	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**4**	**0**	**0**	**2**	**16**
Total	**129**	**1,590**	**98**	**237**	**1,206**	**253**	**165**	**70**	**98**	**100**	**67**	**220**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	129	795	38	237	603	193	165	70	38	100	67	160
RT - LT Overlap			-62			28			-91			-77
North-South Critical	NB LT + SB TH =			732			SB LT + NB TH =			1032		
East-West Critical	EB LT + WB TH =			232			WB LT + EB TH =			170		
Maximum Critical Sum	**1032**			**+**	**232**			**=**	**1,264**			
STATUS ?	**NEAR**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Town Center Parkway South & Seminole Pratt Whitney Rd

(Existing Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	**2**	**947**	**118**	**31**	**1106**	**61**	**4**	**3**	**0**	**101**	**8**	**16**
Nominal Growth	0	58	7	2	68	4	0	0	0	6	0	1
Approved Projects	0	305	0	0	333	0	0	0	0	0	0	0
Westlake	24	168	76	40	173	22	10	10	18	98	31	52
Discount Supercenter	61	9	0	14	29	9	43	22	29	0	43	0
Westlake West	62	34	0	0	99	0	0	27	181	0	9	0
Background Traffic	**149**	**1521**	**201**	**87**	**1808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**149**	**1,521**	**201**	**87**	**1,808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	149	761	141	87	904	36	57	62	168	205	91	9
RT - LT Overlap			-64			-21			19			-78
North-South Critical	NB LT + SB TH =			1053			SB LT + NB TH =			848		
East-West Critical	EB LT + WB TH =			148			WB LT + EB TH =			267		
Maximum Critical Sum	**1053**			**+**	**267**		**=**	**1,320**				
STATUS ?	**NEAR**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	**5**	**1229**	**176**	**29**	**945**	**65**	**30**	**38**	**6**	**174**	**32**	**17**
Nominal Growth	0	76	11	2	58	4	2	2	0	11	2	1
Approved Projects	0	388	0	0	360	0	0	0	0	0	0	0
Westlake	21	203	98	53	175	18	27	48	52	95	34	51
Discount Supercenter	105	15	0	31	62	15	93	47	62	0	75	0
Westlake West	204	112	0	0	66	0	0	18	120	0	31	0
Background Traffic	**335**	**2023**	**285**	**115**	**1666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0	0	0	0	0	0	0	0	0	0	0	0
Total	**335**	**2,023**	**285**	**115**	**1,666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	335	1012	225	115	833	42	152	153	180	280	174	9
RT - LT Overlap			-55			-110			-155			-106
North-South Critical	NB LT + SB TH =			1168			SB LT + NB TH =			1127		
East-West Critical	EB LT + WB TH =			326			WB LT + EB TH =			433		
Maximum Critical Sum	**1168**			**+**	**433**		**=**	**1,601**				
STATUS ?	**OVER**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Town Center Parkway South & Seminole Pratt Whitney Rd

(Proposed Geometrics w/o Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	**2**	**947**	**118**	**31**	**1106**	**61**	**4**	**3**	**0**	**101**	**8**	**16**
Nominal Growth	0	58	7	2	68	4	0	0	0	6	0	1
Approved Projects	0	305	0	0	333	0	0	0	0	0	0	0
Westlake	24	168	76	40	173	22	10	10	18	98	31	52
Discount Supercenter	61	9	0	14	29	9	43	22	29	0	43	0
Westlake West	62	34	0	0	99	0	0	27	181	0	9	0
Background Traffic	**149**	**1521**	**201**	**87**	**1808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	**149**	**1,521**	**201**	**87**	**1,808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	149	507	141	87	603	36	57	62	168	205	91	9
RT - LT Overlap			-64			-21			19			-78
North-South Critical	NB LT + SB TH =			752			SB LT + NB TH =			594		
East-West Critical	EB LT + WB TH =			148			WB LT + EB TH =			267		
Maximum Critical Sum	**752**			**+**	**267**		**=**		**1,019**			
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	**5**	**1229**	**176**	**29**	**945**	**65**	**30**	**38**	**6**	**174**	**32**	**17**
Nominal Growth	0	76	11	2	58	4	2	2	0	11	2	1
Approved Projects	0	388	0	0	360	0	0	0	0	0	0	0
Westlake	21	203	98	53	175	18	27	48	52	95	34	51
Discount Supercenter	105	15	0	31	62	15	93	47	62	0	75	0
Westlake West	204	112	0	0	66	0	0	18	120	0	31	0
Background Traffic	**335**	**2023**	**285**	**115**	**1666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0	0	0	0	0	0	0	0	0	0	0	0
Total	**335**	**2,023**	**285**	**115**	**1,666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	335	675	225	115	556	42	152	153	180	280	174	9
RT - LT Overlap			-55			-110			-155			-106
North-South Critical	NB LT + SB TH =			891			SB LT + NB TH =			790		
East-West Critical	EB LT + WB TH =			326			WB LT + EB TH =			433		
Maximum Critical Sum	**891**			**+**	**433**		**=**		**1,324**			
STATUS ?	**NEAR**											

2/18/2026 14:44

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Town Center Parkway South & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	**2**	**947**	**118**	**31**	**1106**	**61**	**4**	**3**	**0**	**101**	**8**	**16**
Nominal Growth	0	58	7	2	68	4	0	0	0	6	0	1
Approved Projects	0	305	0	0	333	0	0	0	0	0	0	0
Westlake	24	168	76	40	173	22	10	10	18	98	31	52
Discount Supercenter	61	9	0	14	29	9	43	22	29	0	43	0
Westlake West	62	34	0	0	99	0	0	27	181	0	9	0
Background Traffic	**149**	**1521**	**201**	**87**	**1808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**1**	**0**	**44**	**4**	**0**
Total	**149**	**1,521**	**214**	**87**	**1,808**	**96**	**57**	**64**	**228**	**248**	**95**	**69**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	149	761	154	87	904	36	57	64	168	248	95	9
RT - LT Overlap			-94			-21			19			-78
North-South Critical	NB LT + SB TH =			1053			SB LT + NB TH =			848		
East-West Critical	EB LT + WB TH =			152			WB LT + EB TH =			312		
Maximum Critical Sum	**1053**			**+**	**312**		**=**		**1,365**			
STATUS ?	**NEAR**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	**5**	**1229**	**176**	**29**	**945**	**65**	**30**	**38**	**6**	**174**	**32**	**17**
Nominal Growth	0	76	11	2	58	4	2	2	0	11	2	1
Approved Projects	0	388	0	0	360	0	0	0	0	0	0	0
Westlake	21	203	98	53	175	18	27	48	52	95	34	51
Discount Supercenter	105	15	0	31	62	15	93	47	62	0	75	0
Westlake West	204	112	0	0	66	0	0	18	120	0	31	0
Background Traffic	**335**	**2023**	**285**	**115**	**1666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**38**	**0**	**0**	**0**	**0**	**4**	**0**	**24**	**2**	**0**
	0	0	38	0	0	0	0	4	0	24	2	0
Total	**335**	**2,023**	**324**	**115**	**1,666**	**102**	**152**	**157**	**240**	**304**	**176**	**69**
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	335	1012	264	115	833	42	152	157	180	304	176	9
RT - LT Overlap			-40			-110			-155			-106
North-South Critical	NB LT + SB TH =			1168			SB LT + NB TH =			1127		
East-West Critical	EB LT + WB TH =			328			WB LT + EB TH =			461		
Maximum Critical Sum	**1168**			**+**	**461**		**=**		**1,629**			
STATUS ?	**OVER**											

INTERSECTION ANALYSIS SHEET
Westlake Pod L Apartments

Town Center Parkway South & Seminole Pratt Whitney Rd

(Proposed Geometrics w/ Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2030
Years = 6

AM Peak Hour
Intersection Volume Development

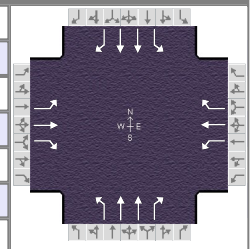
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	**2**	**947**	**118**	**31**	**1106**	**61**	**4**	**3**	**0**	**101**	**8**	**16**
Nominal Growth	0	58	7	2	68	4	0	0	0	6	0	1
Approved Projects	0	305	0	0	333	0	0	0	0	0	0	0
Westlake	24	168	76	40	173	22	10	10	18	98	31	52
Discount Supercenter	61	9	0	14	29	9	43	22	29	0	43	0
Westlake West	62	34	0	0	99	0	0	27	181	0	9	0
Background Traffic	**149**	**1521**	**201**	**87**	**1808**	**96**	**57**	**62**	**228**	**205**	**91**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**1**	**0**	**44**	**4**	**0**
Total	**149**	**1,521**	**214**	**87**	**1,808**	**96**	**57**	**64**	**228**	**248**	**95**	**69**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	149	507	154	87	603	36	57	64	168	248	95	9
RT - LT Overlap			-94			-21			19			-78
North-South Critical	NB LT + SB TH =			752			SB LT + NB TH =			594		
East-West Critical	EB LT + WB TH =			152			WB LT + EB TH =			312		
Maximum Critical Sum	**752**			**+**	**312**		**=**		**1,064**			
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	**5**	**1229**	**176**	**29**	**945**	**65**	**30**	**38**	**6**	**174**	**32**	**17**
Nominal Growth	0	76	11	2	58	4	2	2	0	11	2	1
Approved Projects	0	388	0	0	360	0	0	0	0	0	0	0
Westlake	21	203	98	53	175	18	27	48	52	95	34	51
Discount Supercenter	105	15	0	31	62	15	93	47	62	0	75	0
Westlake West	204	112	0	0	66	0	0	18	120	0	31	0
Background Traffic	**335**	**2023**	**285**	**115**	**1666**	**102**	**152**	**153**	**240**	**280**	**174**	**69**
% Project Traffic	0%	0%	42%	0%	0%	0%	0%	4%	0%	42%	4%	0%
Direction	in	in	in	out	out	in	out	in	out	out	out	in
Project Traffic	**0**	**0**	**38**	**0**	**0**	**0**	**0**	**4**	**0**	**24**	**2**	**0**
	0	0	38	0	0	0	0	4	0	24	2	0
Total	**335**	**2,023**	**324**	**115**	**1,666**	**102**	**152**	**157**	**240**	**304**	**176**	**69**
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			60
Per Lane Volume - RTOR	335	675	264	115	556	42	152	157	180	304	176	9
RT - LT Overlap			-40			-110			-155			-106
North-South Critical	NB LT + SB TH =			891			SB LT + NB TH =			790		
East-West Critical	EB LT + WB TH =			328			WB LT + EB TH =			461		
Maximum Critical Sum	**891**			**+**	**461**		**=**		**1,352**			
STATUS ?	**NEAR**											

HCS Signalized Intersection Results Summary

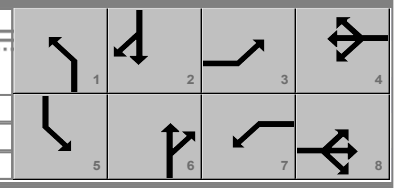
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#25-070	Analysis Date	Apr 16, 2026	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2030	Analysis Period	1> 7:00
Intersection	Town Center Pkwy N &…	File Name	TCP North AM Total.xus		
Project Description	Westlake Pod L Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	218	39	106	78	43	359	55	1521	54	186	1587	94

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	3.6	58.0	6.5	0.1	21.4	
Yellow	5.0	5.0	5.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.5	0.0	3.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	28.9	13.1	29.0	12.4	65.0	23.0	75.6
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	8.5	11.2	6.9	23.5	6.2		16.0	
Green Extension Time (g_e), s	0.0	0.8	0.0	0.0	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.95	1.00	0.88		1.00	
Max Out Probability	1.00	0.02	0.02	1.00	0.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	229	41	112	82	45	315	58	1601	57	196	1671	99
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	6.5	2.4	9.2	4.9	2.7	21.5	4.2	58.0	2.0	14.0	48.3	2.6
Cycle Queue Clearance Time (g_c), s	6.5	2.4	9.2	4.9	2.7	21.5	4.2	58.0	2.0	14.0	48.3	2.6
Green Ratio (*g/C*)	0.21	0.16	0.16	0.22	0.17	0.17	0.04	0.45	0.45	0.12	0.53	0.53
Capacity (*c*), veh/h	320	308	235	345	309	262	75	1588	707	220	1878	836
Volume-to-Capacity Ratio (*X*)	0.716	0.133	0.475	0.238	0.146	1.201	0.776	1.008	0.080	0.891	0.890	0.118
Back of Queue (*Q*), ft/ln (95 th percentile)	199	51	149	98	57	662	90	843	34	304	546	43
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	2.0	5.9	3.9	2.2	26.1	3.5	33.2	1.3	12.0	21.5	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	49.3	46.4	49.2	42.0	46.4	54.3	60.8	26.4	15.0	53.4	16.3	9.5
Incremental Delay (d_2), s/veh	6.5	0.1	0.6	0.1	0.1	121.0	6.3	24.7	0.2	26.8	6.8	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.8	46.5	49.8	42.1	46.5	175.2	67.1	51.0	15.2	80.3	23.1	9.8
Level of Service (LOS)	E	D	D	D	D	F	E	F	B	F	C	A
Approach Delay, s/veh / LOS	53.0	D		137.3	F		50.4	D		28.1	C	
Intersection Delay, s/veh / LOS	49.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.46	B	2.19	B	2.10	B
Bicycle LOS Score / LOS	1.12	A	1.22	A	1.90	B	2.11	B

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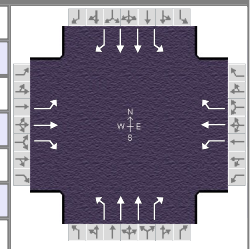
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#25-070	Analysis Date	Apr 16, 2026	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2030	Analysis Period	1> 7:00
Intersection	Town Center Pkwy N &…	File Name	TCP North PM Total.xus		
Project Description	Westlake Pod L Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	70	98	100	67	220	129	1590	98	237	1206	253

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	11.4	0.9	55.9	6.5	1.8	13.6	1	2	3	4		
Yellow	5.0	5.0	5.0	4.0	0.0	4.0	5	6	7	8		
Red	2.0	2.0	2.0	2.5	0.0	3.5						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	21.1	14.8	22.9	18.4	62.9	26.2	70.8
Change Period, (*Y+R c*), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	8.5	9.8	8.5	15.0	11.3		19.1	
Green Extension Time (*g e*), s	0.0	0.5	0.0	0.3	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.97	1.00	0.99		1.00	
Max Out Probability	1.00	0.08	0.26	0.81	0.00		0.99	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	174	74	103	105	71	168	136	1674	103	249	1269	266
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (*g s*), s	6.5	4.6	7.8	6.5	4.3	13.0	9.3	55.9	3.6	17.1	27.2	8.7
Cycle Queue Clearance Time (*g c*), s	6.5	4.6	7.8	6.5	4.3	13.0	9.3	55.9	3.6	17.1	27.2	8.7
Green Ratio (*g/C*)	0.16	0.11	0.11	0.17	0.12	0.12	0.09	0.45	0.45	0.15	0.51	0.51
Capacity (*c*), veh/h	247	203	172	271	230	195	162	1592	709	274	1817	809
Volume-to-Capacity Ratio (*X*)	0.704	0.363	0.600	0.388	0.307	0.865	0.839	1.051	0.146	0.910	0.699	0.329
Back of Queue (*Q*), ft/ln (95 th percentile)	116	97	141	129	91	262	190	923	60	351	329	131
Back of Queue (*Q*), veh/ln (95 th percentile)	4.6	3.8	5.5	5.1	3.6	10.3	7.5	36.3	2.4	13.8	13.0	5.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	51.1	51.7	53.1	45.3	50.0	53.8	54.0	25.2	14.7	48.8	14.1	11.2
Incremental Delay (*d 2*), s/veh	7.5	0.4	1.3	0.3	0.3	21.1	4.4	37.3	0.4	25.1	2.3	1.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.6	52.1	54.4	45.7	50.2	74.9	58.4	62.5	15.1	74.0	16.4	12.3
Level of Service (LOS)	E	D	D	D	D	E	E	F	B	E	B	B
Approach Delay, s/veh / LOS	56.0	E		60.9	E		59.7	E		23.8	C	
Intersection Delay, s/veh / LOS	44.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.47	B	2.19	B	2.10	B
Bicycle LOS Score / LOS	1.07	A	1.06	A	2.07	B	1.96	B

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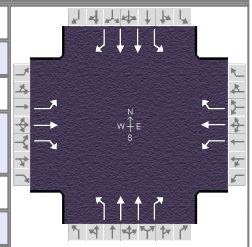
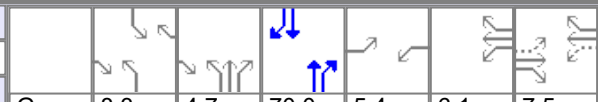
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#25-070	Analysis Date	Apr 16, 2026	Area Type	Other
Jurisdiction	PBC	Time Period	AM Total, Opt.Timing	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2030	Analysis Period	1> 7:00
Intersection	Town Center Pkwy S &…	File Name	TCP South AM Total Opt..xus		
Project Description	Westlake Pod L Apartments				

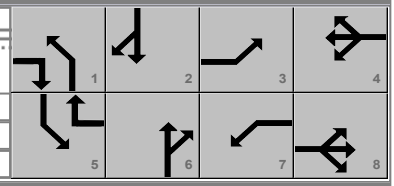


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	64	228	248	95	69	149	1521	214	87	1808	96

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	4.7	70.0	5.4	6.1	7.5
Yellow	5.0	0.0	5.0	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.5	0.0	3.5



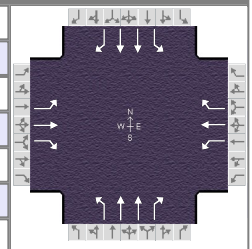
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	11.9	15.0	18.0	21.1	20.0	81.7	15.3	77.0
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	6.1	9.5	13.5	8.6	13.2		8.6	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0
Phase Call Probability	0.89	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	1.00	0.27	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	60	67	177	261	100	73	157	1601	225	92	1903	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	4.1	4.6	7.5	11.5	6.6	5.2	11.2	34.1	5.3	6.6	68.2	2.6
Cycle Queue Clearance Time (g_c), s	4.1	4.6	7.5	11.5	6.6	5.2	11.2	34.1	5.3	6.6	68.2	2.6
Green Ratio (*g/C*)	0.10	0.06	0.16	0.16	0.10	0.17	0.10	0.57	0.57	0.06	0.54	0.54
Capacity (*c*), veh/h	179	108	225	243	196	267	178	2047	911	113	1918	853
Volume-to-Capacity Ratio (*X*)	0.334	0.624	0.786	1.075	0.511	0.272	0.880	0.782	0.247	0.808	0.992	0.118
Back of Queue (*Q*), ft/ln (95 th percentile)	83	108	267	314	141	93	272	329	80	153	785	42
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	4.3	10.5	12.4	5.6	3.7	10.7	12.9	3.1	6.0	30.9	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	54.6	59.9	52.6	55.2	55.0	47.1	55.6	10.4	7.1	58.7	18.1	8.8
Incremental Delay (d_2), s/veh	0.4	8.2	15.4	78.9	1.0	0.2	35.1	3.1	0.6	15.7	18.9	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.0	68.0	68.0	134.1	56.0	47.3	90.7	13.5	7.7	74.4	36.9	9.1
Level of Service (LOS)	E	E	E	F	E	D	F	B	A	E	D	A
Approach Delay, s/veh / LOS	65.5	E		101.6	F		18.9	B		37.2	D	
Intersection Delay, s/veh / LOS	37.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.47	B	2.09	B	2.18	B
Bicycle LOS Score / LOS	0.99	A	1.20	A	2.12	B	2.22	

HCS Signalized Intersection Results Summary

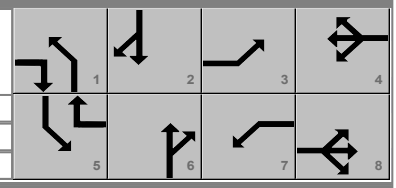
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#25-070	Analysis Date	Apr 16, 2026	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2030	Analysis Period	1> 7:00
Intersection	Town Center Pkwy S &…	File Name	TCP South PM Total.xus		
Project Description	Westlake Pod L Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	152	157	240	304	176	69	335	2023	324	115	1666	102

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.0	67.0	6.5	5.0	12.5	0.0
Yellow	5.0	5.0	4.0	0.0	4.0	0.0
Red	2.0	2.0	2.5	0.0	3.5	0.0



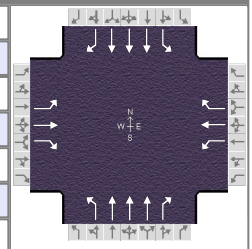
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	20.0	18.0	25.0	13.0	74.0	13.0	74.0
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	8.5	14.5	13.5	13.8	8.0		8.0	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.99	
Max Out Probability	1.00	1.00	1.00	0.72	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	160	165	189	320	185	73	353	2129	341	121	1754	107
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1781	1585	1781	1781	1585
Queue Service Time (g_s), s	6.5	10.9	12.5	11.5	11.8	4.9	6.0	67.0	10.8	6.0	51.1	2.7
Cycle Queue Clearance Time (g_c), s	6.5	10.9	12.5	11.5	11.8	4.9	6.0	67.0	10.8	6.0	51.1	2.7
Green Ratio (*g/C*)	0.15	0.10	0.15	0.20	0.14	0.19	0.05	0.54	0.54	0.05	0.54	0.54
Capacity (*c*), veh/h	186	187	211	237	262	298	86	1909	850	86	1909	850
Volume-to-Capacity Ratio (*X*)	0.862	0.884	0.897	1.350	0.708	0.244	4.124	1.116	0.401	1.416	0.919	0.126
Back of Queue (*Q*), ft/ln (95 th percentile)	153	282	312	557	252	86	1413	1177	154	362	556	43
Back of Queue (*Q*), veh/ln (95 th percentile)	6.0	11.1	12.3	21.9	9.9	3.4	55.6	46.3	6.1	14.3	21.9	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.0	55.5	52.3	49.5	51.3	43.2	58.5	17.8	9.8	58.5	15.6	8.7
Incremental Delay (d_2), s/veh	30.5	34.6	34.6	182.7	7.3	0.2	1433.2	59.9	1.4	242.4	8.6	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	83.4	90.1	86.9	232.2	58.6	43.3	1491.7	77.8	11.2	300.9	24.2	9.0
Level of Service (LOS)	F	F	F	F	E	D	F	F	B	F	C	A
Approach Delay, s/veh / LOS	86.9	F		152.8	F		246.3	F		40.3	D	
Intersection Delay, s/veh / LOS	154.0						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.46	B	2.09	B	2.18	B
Bicycle LOS Score / LOS	1.34	A	1.44	A	2.82	C	2.12	B

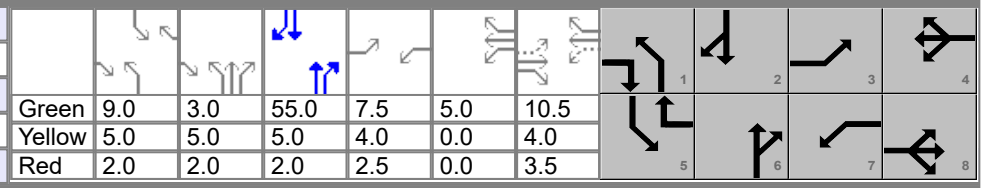
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#25-070	Analysis Date	Apr 16, 2026	Area Type	Other
Jurisdiction	PBC	Time Period	PM Total w/Impr.	PHF	0.95
Urban Street	Seminole Pratt Whitney…	Analysis Year	2030	Analysis Period	1> 7:00
Intersection	Town Center Pkwy S &…	File Name	TCP South PM Total w-Impr.xus		
Project Description	Westlake Pod L Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	152	157	240	304	176	69	335	2023	324	115	1666	102

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.0	3.0	55.0	7.5	5.0	10.5
Yellow	5.0	5.0	5.0	4.0	0.0	4.0
Red	2.0	2.0	2.0	2.5	0.0	3.5

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	14.0	18.0	19.0	23.0	26.0	72.0	16.0	62.0
Change Period, ($Y+R_c$), s	6.5	7.5	6.5	7.5	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	9.5	12.5	14.5	14.0	21.0		10.4	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.99	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	160	165	189	320	185	73	353	2129	341	121	1754	107
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1427	1781	1870	1585	1781	1698	1585	1781	1698	1585
Queue Service Time (g_s), s	7.5	10.5	10.5	12.5	12.0	4.8	19.0	36.2	11.6	8.4	32.9	3.8
Cycle Queue Clearance Time (g_c), s	7.5	10.5	10.5	12.5	12.0	4.8	19.0	36.2	11.6	8.4	32.9	3.8
Green Ratio (*g/C*)	0.14	0.08	0.24	0.19	0.12	0.20	0.15	0.52	0.52	0.07	0.44	0.44
Capacity (*c*), veh/h	178	157	337	236	232	311	271	2649	824	128	2242	697
Volume-to-Capacity Ratio (*X*)	0.896	1.052	0.563	1.357	0.799	0.234	1.302	0.804	0.414	0.944	0.782	0.154
Back of Queue (*Q*), ft/ln (95 th percentile)	146	347	225	546	274	85	772	389	167	248	416	65
Back of Queue (*Q*), veh/ln (95 th percentile)	5.7	13.7	8.9	21.5	10.8	3.4	30.4	15.3	6.6	9.8	16.4	2.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.9	57.3	42.1	49.5	53.2	42.3	49.8	14.7	11.0	56.2	21.3	15.3
Incremental Delay (d_2), s/veh	38.6	86.2	1.3	186.0	16.4	0.1	160.4	2.7	1.5	61.6	2.8	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	91.5	143.5	43.4	235.4	69.7	42.5	210.2	17.4	12.5	117.8	24.1	15.7
Level of Service (LOS)	F	F	D	F	E	D	F	B	B	F	C	B
Approach Delay, s/veh / LOS	90.5	F		158.0	F		40.9	D		29.3	C	
Intersection Delay, s/veh / LOS	52.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.74	C	2.74	C	2.10	B	2.19	B
Bicycle LOS Score / LOS	1.34	A	1.44	A	2.04	B	1.58	B

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SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

PARCEL L MULTIFAMILY

Westlake, Florida

REDUCED PARKING STATEMENT

PREPARED FOR:

Eastwind Acquisitions, LLC
5604 PGA Boulevard
Suite 109
Palm Beach Gardens, Florida 33418

JOB NO. 25-174

DATE: May 11, 2026

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This item has been digitally signed and sealed by Bryan G. Kelly, P.E., on 05/11/26. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Bryan G Kelley Date: 2026.05.11 15:40:12-04'00'

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2.0 CODE REQUIRED PARKING
3.0 PARKING REDUCTION

PAGE 4

4.0 CONCLUSION

1.0 SITE DATA

The subject parcel is located generally in the southwest corner of Town Center Parkway North and Kingfisher Boulevard in the City of Westlake, Florida and contains approximately 18 acres. The Property Control Number (PCN) for the site is 77-40-43-01-040-01-0010. The proposed development on the currently unimproved parcel consists of 360 multifamily dwelling units (650 bedrooms). A total of 664 parking spaces are proposed. Site access is proposed via driveway connections to Town Center Parkway North, Town Center Parkway South, and Kingfisher Boulevard. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cotleur & Hearing.

2.0 CODE REQUIRED PARKING

This reduced parking statement will address a reduction in parking associated with the proposed multi-family residential development. Based on a plan of development consisting of 360 multifamily dwelling units and 650 bedrooms, the total City Code required parking for the proposed development is 708 spaces calculated as follows:

650 Bedrooms x 1 Space per Bedroom	=	650 Spaces
Plus 5% Guest Spaces	=	33 Spaces
8,969 SF Clubhouse (1 Space per 360 SF)	=	25 Spaces
TOTAL	=	708 Spaces

3.0 PARKING REDUCTION

The above calculations are shown for informational purposes only. Given the nature of the proposed development and the location, actual parking demands are anticipated to be significantly less.

ITE Parking Generation, 6th Edition

In order to estimate parking demand more accurately, the latest ITE Parking Generation, 6th Edition rates were applied to the proposed residential development. The ITE 6th edition rates result in an average peak parking demand of 1.27 spaces per dwelling unit or 0.68 spaces per bedroom. Based on the proposed development consisting of 360 dwelling units and 650 total bedrooms, the expected peak parking demand rate is 457 spaces based on the number of dwelling units and 442 spaces based on the number of bedrooms. Therefore, a total surplus of 207 parking spaces (664 – 457) is expected. To be conservative, the 85th percentile maximum parking demand rates were also reviewed from the ITE, 6th edition. The 85th percentile rates are 1.59 spaces per DU or 0.86 spaces per bedroom. Therefore, the 85th percentile parking rates result in a maximum demand of 572 spaces based on the number of dwelling units and 559 spaces based on the number of bedrooms. A parking surplus of 92 spaces (664-572) would still be expected with the 85th percentile rates.

It should be noted the ITE rates include resident parking, guest parking, and clubhouse/amenity parking within the site. Pages from the ITE Parking Generation, 6th Edition are attached to this report for reference.

Previous Data Collection

To further support the proposed reduced parking ratio, parking occupancy data was reviewed for several comparable multifamily residential developments in South Florida in which our office or another engineering firm prepared the parking study. The collected field data demonstrated parking demand ratios generally consistent with the rates published by the ITE. In each case, the observed parking demand remained below the parking ratio proposed for the subject site.

The supporting reference materials for the comparable developments evaluated are attached to this report. These studies collectively demonstrate that the proposed parking supply is supported by both industry-standard ITE methodologies and real-world observed parking demand at similar residential communities. The parking data resulted in the following parking demand for the comparable sites:

Palm Springs Apartments: 1.50 Spaces per DU
Village at Lake Worth: 1.23 Spaces per DU
Village at Lake Osborne: 1.27 Spaces per DU
The Apartments at Crystal Lake: 1.38 Spaces per DU
The Lakes at Deerfield 1.47 Spaces per DU
Waterview: 1.49 Spaces per DU
Palm Club: 1.46 Spaces per DU

The proposed plan of development includes a parking supply ratio of 1.84 spaces per DU (664/360), which is significantly higher than the ITE rates and comparable South Florida developments.

4.0 CONCLUSION

As previously stated, there are a total of 664 parking spaces provided whereas code requires 708 parking spaces. The 6% reduction in parking is justified based on the latest data provided in the ITE Parking Generation, 6th Edition and similar multifamily residential developments in South Florida. It is anticipated the proposed development will result in a maximum parking demand of 457 parking spaces. Therefore, the site will have a surplus of 207 parking spaces. Based on the data documented within this report, the proposed parking as shown is anticipated to be adequate to meet the demands of the development.

BK: x:/docs/trafficdrainage/rps.25174

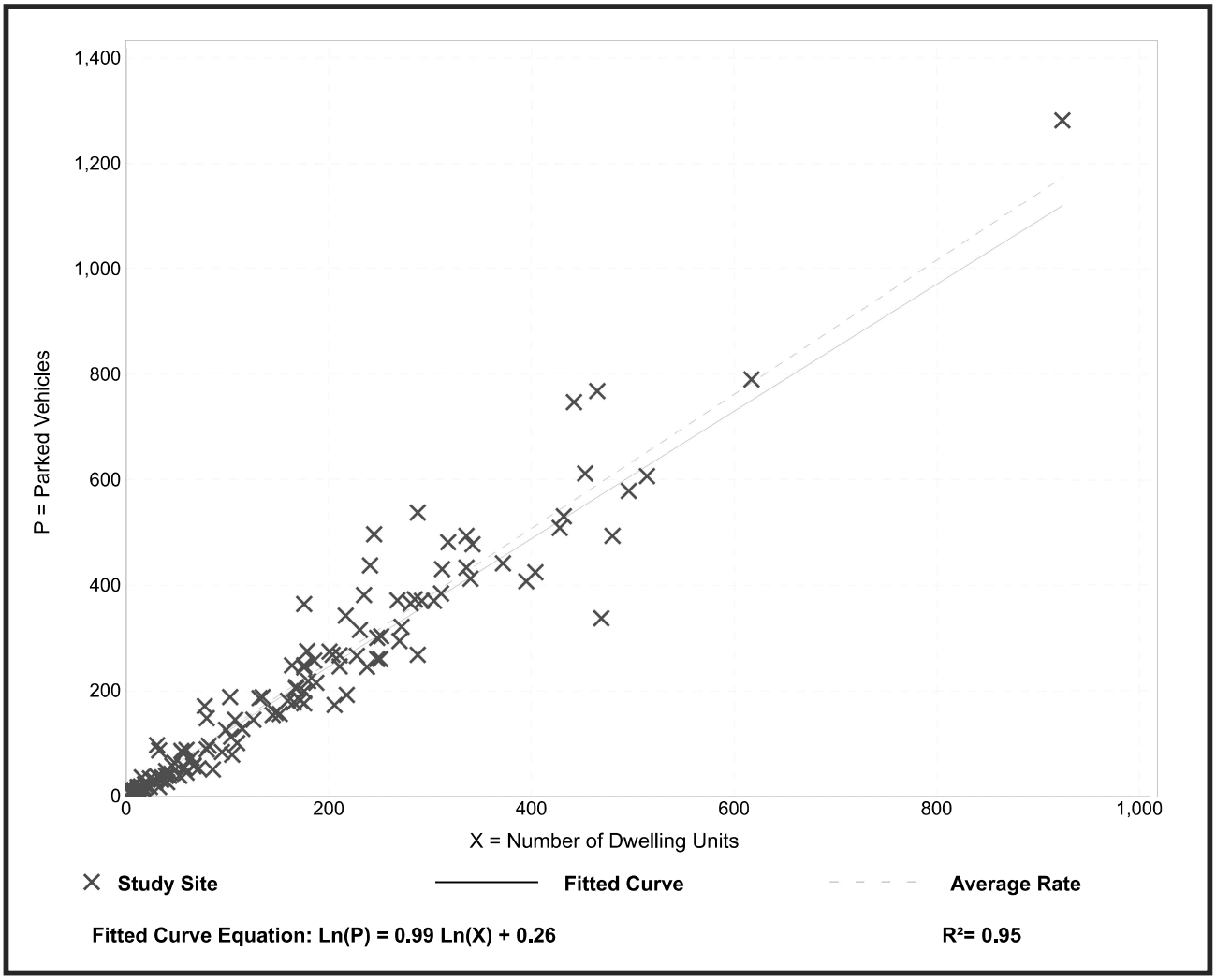
Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit
(220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 143
Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

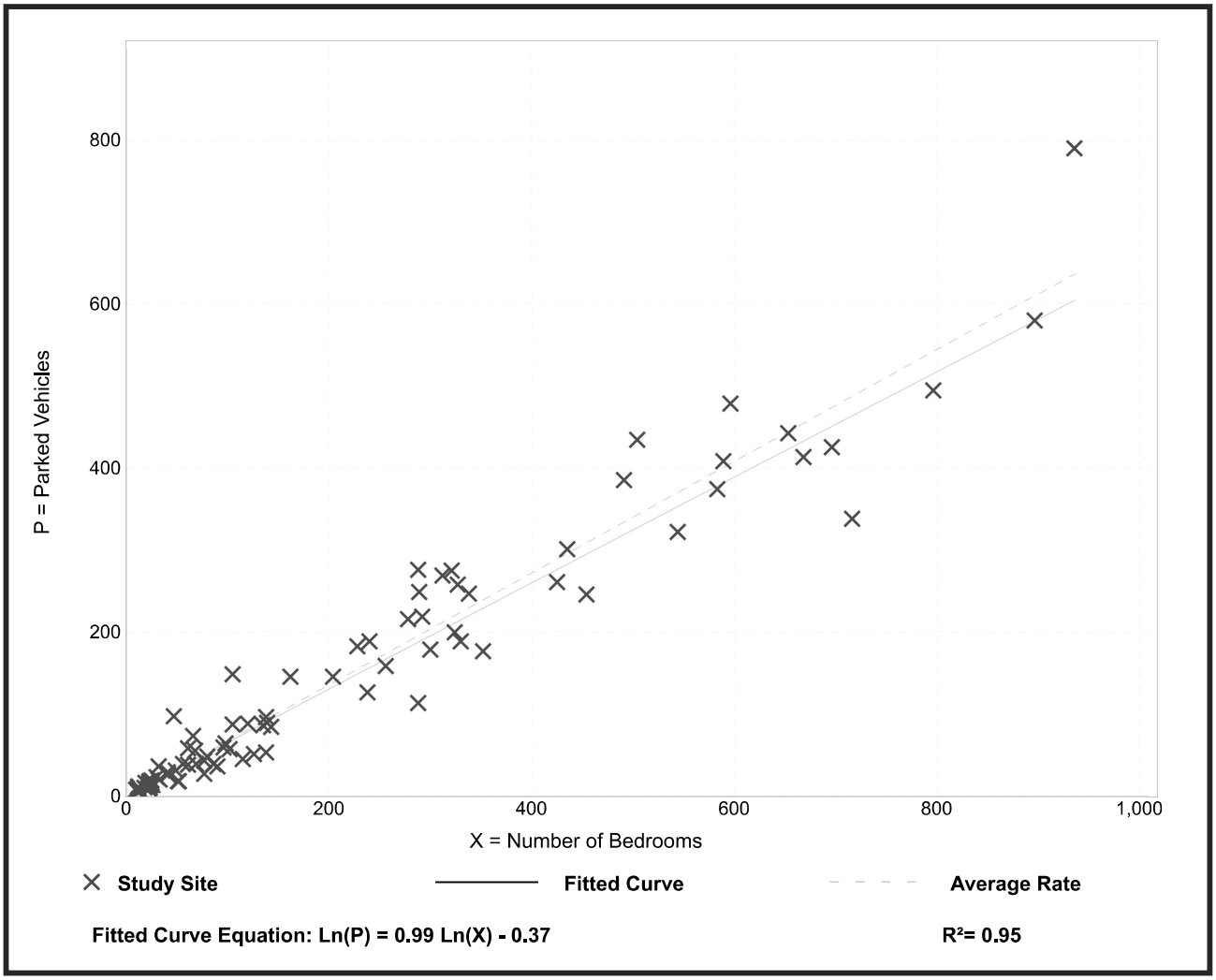
Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit
(220)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 97
Avg. Num. of Bedrooms: 192

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.36 - 2.09	0.61 / 0.86	0.65 - 0.71	0.16 (24%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

PALM SPRINGS APARTMENT BUILDINGS - PARKING DATA COLLECTION

Thursday, October 17, 2019

Parking Start Count = 195

Time	Out	In	Parking Total
5:00 AM	1	0	194
5:05 AM	0	0	194
5:10 AM	0	0	194
5:15 AM	1	0	193
5:20 AM	2	1	192
5:25 AM	0	0	192
5:30 AM	1	0	191
5:35 AM	1	0	190
5:40 AM	2	0	188
5:45 AM	0	1	189
5:50 AM	1	0	188
5:55 AM	1	0	187
6:00 AM	1	0	186
6:05 AM	1	0	185
6:10 AM	2	0	183
6:15 AM	1	3	185
6:20 AM	2	0	183
6:25 AM	0	0	183
6:30 AM	4	2	181
6:35 AM	5	0	176
6:40 AM	4	1	173
6:45 AM	4	1	170
6:50 AM	5	0	165
6:55 AM	3	1	163

Parking End Count = 163

Maximum Parking Demand = 211
Multifamily Dwelling Units* = 141
Parking Ratio = **1.50**

Thursday, October 17, 2019

Parking Start Count = 171

Time	Out	In	Parking Total
9:00 PM	1	3	173
9:05 PM	1	4	176
9:10 PM	3	0	173
9:15 PM	0	3	176
9:20 PM	2	3	177
9:25 PM	0	1	178
9:30 PM	1	2	179
9:35 PM	0	5	184
9:40 PM	2	5	187
9:45 PM	0	2	189
9:50 PM	0	1	190
9:55 PM	0	0	190
10:00 PM	0	3	193
10:05 PM	1	2	194
10:10 PM	0	0	194
10:15 PM	2	5	197
10:20 PM	1	4	200
10:25 PM	1	1	200
10:30 PM	0	0	200
10:35 PM	0	1	201
10:40 PM	1	2	202
10:45 PM	1	1	202
10:50 PM	0	3	205
10:55 PM	1	1	205

Parking End Count = 206

Sunday, October 20, 2019

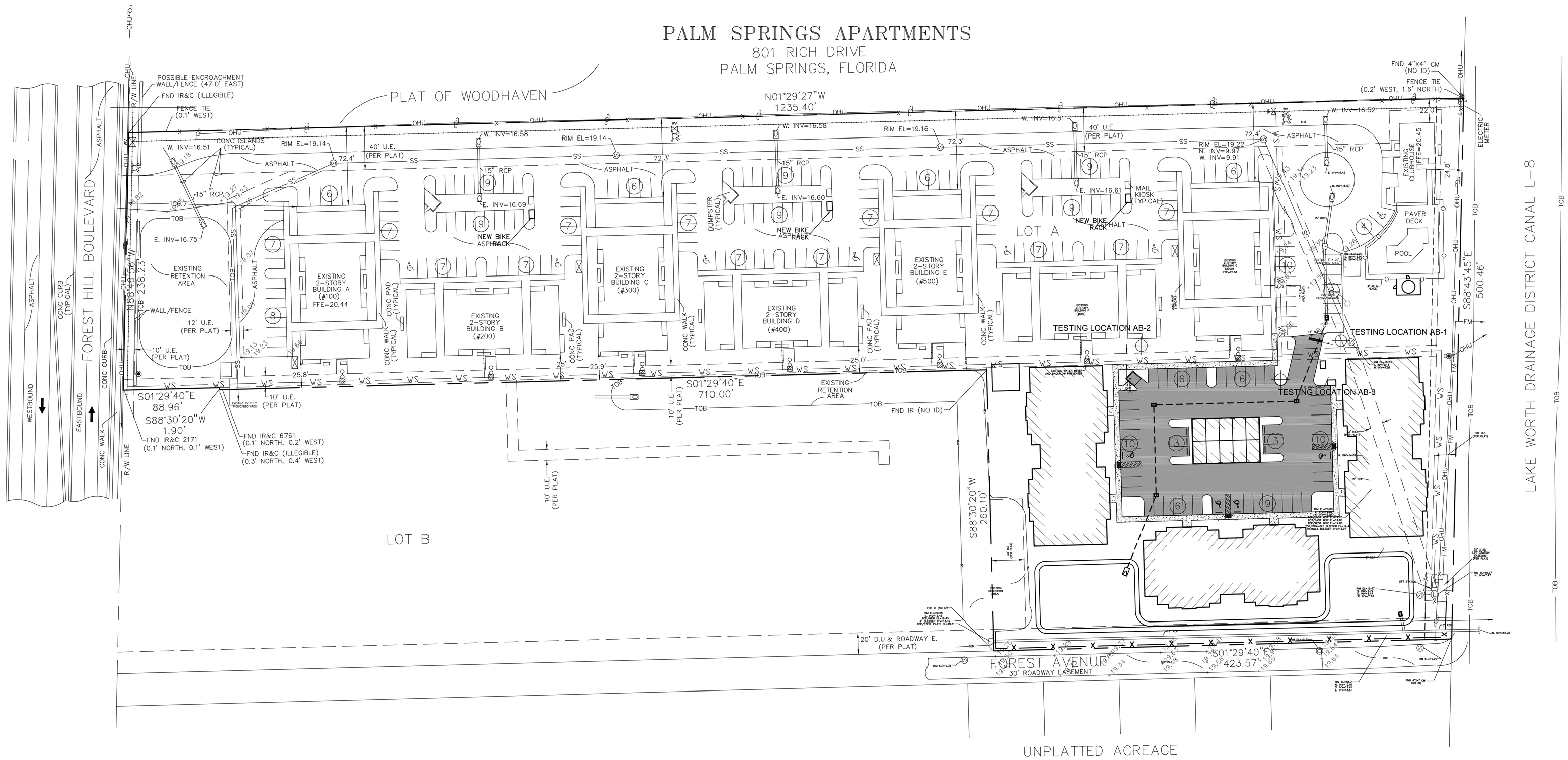
Parking Start Count = 197

Time	Out	In	Parking Total
9:00 PM	2	3	198
9:05 PM	0	3	201
9:10 PM	4	4	201
9:15 PM	1	3	203
9:20 PM	1	1	203
9:25 PM	1	0	202
9:30 PM	1	0	201
9:35 PM	1	0	200
9:40 PM	1	2	201
9:45 PM	1	4	204
9:50 PM	2	2	204
9:55 PM	4	1	201
10:00 PM	0	1	202
10:05 PM	2	2	202
10:10 PM	3	0	199
10:15 PM	0	0	199
10:20 PM	1	4	202
10:25 PM	0	3	205
10:30 PM	0	2	207
10:35 PM	1	1	207
10:40 PM	1	2	208
10:45 PM	1	0	207
10:50 PM	0	3	210
10:55 PM	0	1	**211**

Parking End Count = 208

*Note: The approved Site Plan shows 152 dwelling units. However, 11 units are currently unoccupied. Therefore, the number of dwelling units was reduced to 141 for a conservative parking ratio.

Forest Hill Blvd
Forest Hill Blvd
Kirk Rd
Kirk Rd
Forest Ave
Rich Dr
Barbridge Rd
Line Dr
Canal 8 Rd
Sandra Ln
Cherri Cir
Shadetree Way
Anderson Ln



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

OVERALL SITE PLAN

SCALE : 1" = 50'

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

JOB NO.	12.1467
DESIGNED	BAM
DRAWN	AFR
DATE	NOV 2013
CHECKED	BAM
DATE/ISSUED	NOV 2013
SCALE	1"=50'

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1250 W. EAU GALLIE BLVD., UNIT L
MELBOURNE, FL 32935
PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL PH. (772) 569-0025
FT. PIERCE, FL PH. (772) 468-9055

OVERALL SITE PLAN

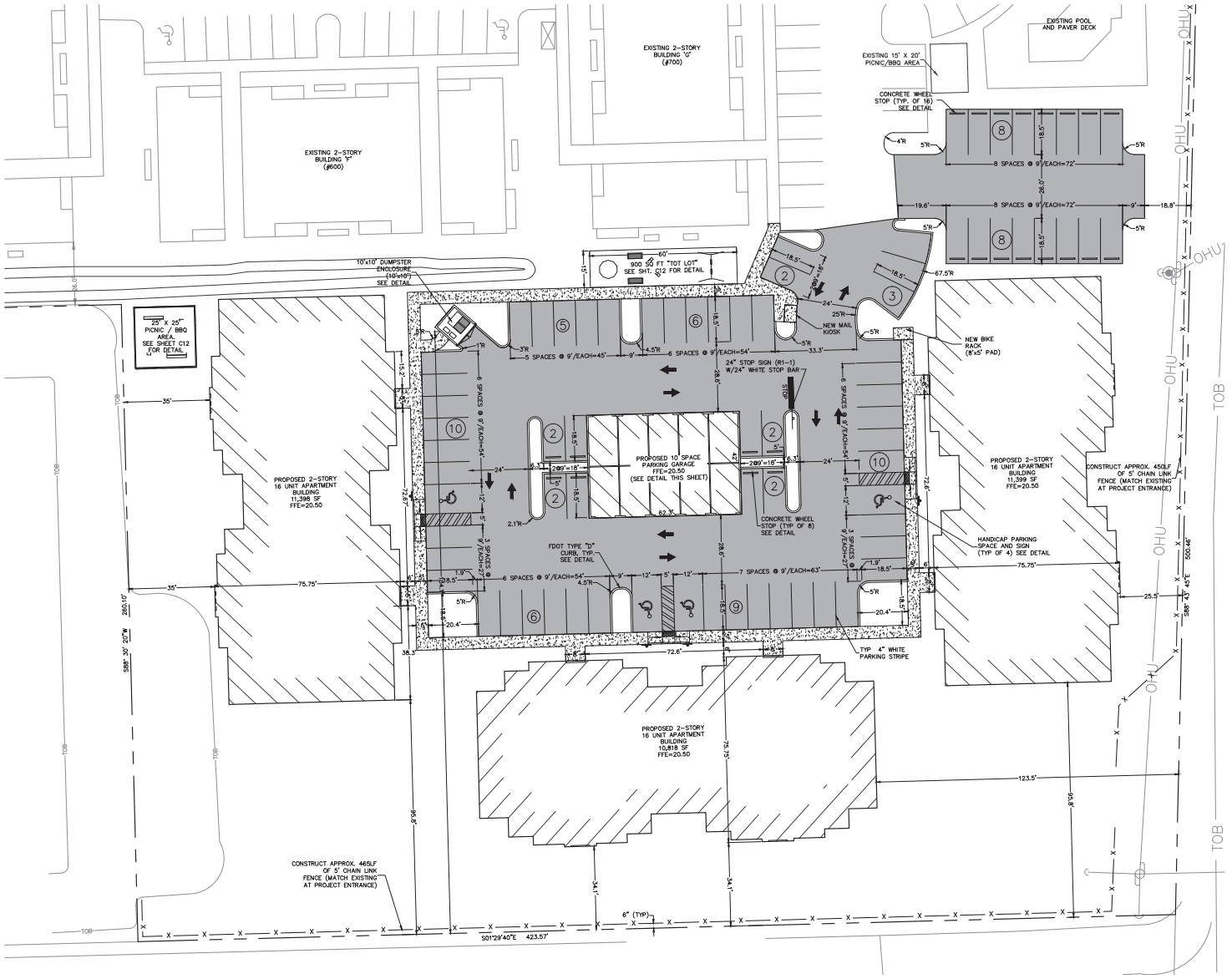
PALM SPRINGS APARTMENT BUILDINGS
VILLAGE OF PALM SPRINGS FLORIDA

BRUCE A. MOIA
FL. P.E.#47529

DATE:

SHEET
C-4
OF 10

12-1467



SITE PLAN

SCALE : 1" = 20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF THREE 2-STORY APARTMENT BUILDINGS (48 UNITS PROPOSED) AS WELL AS ALL THE PARKING, UTILITIES AND DRAINAGE REQUIRED TO SERVICE THESE BUILDINGS. SITE CURRENTLY CONTAINS 104 APARTMENT UNITS WITH A CLUBHOUSE, A PICNIC AREA, AND A POOL. THE EXISTING OUTDOOR VOLLEYBALL COURT WILL BE REMOVED AND A HOT TUB AND ADDITIONAL PICNIC AREA ARE PROPOSED.

PARKING DATA

EXISTING APARTMENTS
104 UNITS x 2.0 SPACES PER UNIT = 208 SPACES
ADDITIONAL PARKING PROVIDED = 21 SPACES
= 229 SPACES

EXISTING SPACES = 229 (222 REGULAR SPACES, 7 HANDICAP SPACES)

PROPOSED APARTMENTS
48 UNITS x 2.5/UNIT + 25% GUEST) = 150 SPACES

EXISTING SPACES = 225 (218 REGULAR, 7 HANDICAP)*
* 4 SPACES DELETED TO FACILITATE EXPANSION

PROPOSED NEW PARKING SPACES = 85 (81 REGULAR, 4 HANDICAP)
UNDER PUD TOTAL PARKING REQUIRED = 208 + 150 = 358 PARKING SPACES
TOTAL PARKING PROVIDED = 310 (299 REGULAR, 11 HANDICAP)
TOTAL PARKING REDUCTION REQUESTED = 48 SPACES

OWNER/APPLICANT

JERJO INC.
801 RICH DRIVE
WEST PALM BEACH, FL 33406-6558
(772)446-7344

ENGINEER

MBV ENGINEERING, INC
1250 EAU GALLIE BLVD UNIT L
MELBOURNE, FL 32935
321-253-1510

TAX CONTROL NUMBER(S)

70-42-44-12-35-000-0010

SURVEYOR

LAVENTURE & ASSOCIATES, INC.
774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA
772-398-6430

SITE ADDRESS

4150 FOREST HILL BLVD
WEST PALM BEACH, FL 33406

ZONING

RM

LAND USE

MULTI-FAMILY

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X"
PER F.I.R.M. PANEL No. 120192 0165 B, DATED OCT 15, 1982.

PERMITS REQUIRED

VILLAGE OF PALM SPRINGS SITE PLAN
S.F.W.M.D. ERP PERMIT
L.W.D.D. PERMIT
F.D.E.P. NOI
F.D.E.P. SANITARY SEWER PERMIT

DWELLING UNIT DATA

EXISTING UNITS = 104
PROPOSED UNITS = 48
TOTAL UNITS = 152
TOTAL SITE AREA = 9.36 Ac
DENSITY = 16.24 UNITS/Ac

CONSTRUCTION SCHEDULE

START CONSTRUCTION AUGUST 2014
END CONSTRUCTION APRIL 2015

EXISTING SITE DATA

TOTAL SITE AREA	= 407,887 SF	= 9.36 Ac	= 100.0 %
EXISTING ASPHALT AREA	= 96,841 SF	= 2.22 Ac	= 23.7 %
EXISTING BUILDINGS	= 62,496 SF	= 1.43 Ac	= 15.3 %
EXISTING CONCRETE AREA	= 11,466 SF	= 0.26 Ac	= 2.81 %
TOTAL IMPERVIOUS	= 171,594 SF	= 3.94 Ac	= 42.0 %
TOTAL PERVIOUS AREA	= 236,293 SF	= 5.42 Ac	= 58.0 %

PROPOSED SITE DATA

PROPOSED ASPHALT AREA	= 28,438 SF	= 0.65 Ac	= 6.9 %
PROPOSED BUILDINGS	= 36,233 SF	= 0.83 Ac	= 8.8 %
PROPOSED CONCRETE AREA	= 3,602 SF	= 0.08 Ac	= 0.8 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.03 %
PROPOSED IMPERVIOUS AREA	= 68,379 SF	= 1.57 Ac	= 16.7 %
TOTAL SITE IMPERVIOUS AREA	= 239,973 SF	= 5.51 Ac	= 58.8 %
TOTAL SITE PERVIOUS AREA	= 167,914 SF	= 3.85 Ac	= 41.1 %

2 SETBACKS

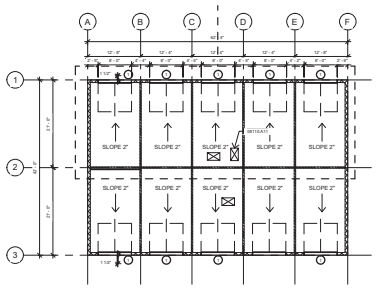
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	24.1%
MAXIMUM HEIGHT	35'	35'
MINIMUM OPEN SPACE	30%	41.1%
AMENITY AREA	20%	20.1%
FRONT BUILDING SETBACK	25'	N/A
SIDE BUILDING SETBACK	15'	34.1'
SIDE CORNER SETBACK	20'	N/A
REAR BUILDING SETBACK	20'	25.5'

SANITARY SEWER SOURCE

VILLAGE OF PALM SPRINGS SEWER MAIN

POTABLE WATER SOURCE

VILLAGE OF PALM SPRINGS WATER MAIN



PARKING GARAGE DETAIL

SCALE : N.T.S.

NO	REVISIONS	DATE
1	REVISED PER VPS COMMENTS	9-10-14
2	REVISED PER VPS COMMENTS	11-14-14
3		
4		
5		
6		
7		

JOB NO.	12-1467
DESIGNED	BAM
DRAWN	AFR
DATE	NOV 2013
CHECKED	BAM
DATE ISSUED	APRIL 2014
SCALE	1"=20'

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING
CA #3728
1250 W. EAU GALLIE BLVD., UNIT L
MELBOURNE, FL 32935
PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL PH. (772) 569-0035
FT. PIERCE, FL PH. (772) 465-9055

SITE PLAN

PALM SPRINGS APARTMENT BUILDINGS
VILLAGE OF PALM SPRINGS, FLORIDA

BRUCE A. MOJA
FL. P.E.#47529
DATE:

SHEET
C-5
OF 11
12-1467

Study Location: Village at Lake Worth

Dwelling Units: 216

Date

Thursday, January 3rd 2019

	Time Period	Parking Zone North	South	East	West	TOTAL	Peak Parking Rate
	5:00 - 5:30 AM	64	80	64	62	260	
	5:30 - 6:00 AM	61	79	63	62	265	1.23
	6:00 - 6:30 AM	59	76	59	61	255	
	6:30 -7:00 AM	53	74	56	62	245	
Wednesday, January 2nd 2019							
	9:00 - 9:30 PM	46	80	46	43	215	
	9:30- 10:00 PM	48	80	52	48	228	
	10:00 - 10:30 PM	50	81	60	51	242	
	10:30 - 11:00 PM	55	82	60	54	251	
	9:00 - 9:30 PM	57	83	53	47	240	
Sunday	9:30 - 10:00 PM	58	84	55	48	245	
January 6th 2019	10:00 - 10:30 PM	61	85	59	48	249	
	10:30 - 11:00 PM	64	85	64	49	262	

1 Bedroom: 24 units
2 Bedroom: 144 units
3 Bedroom: 48 units

Total: 216 units
Occupancy: 98.0%

Study Location: Village at Lake Osborne

Dwelling Units: 118

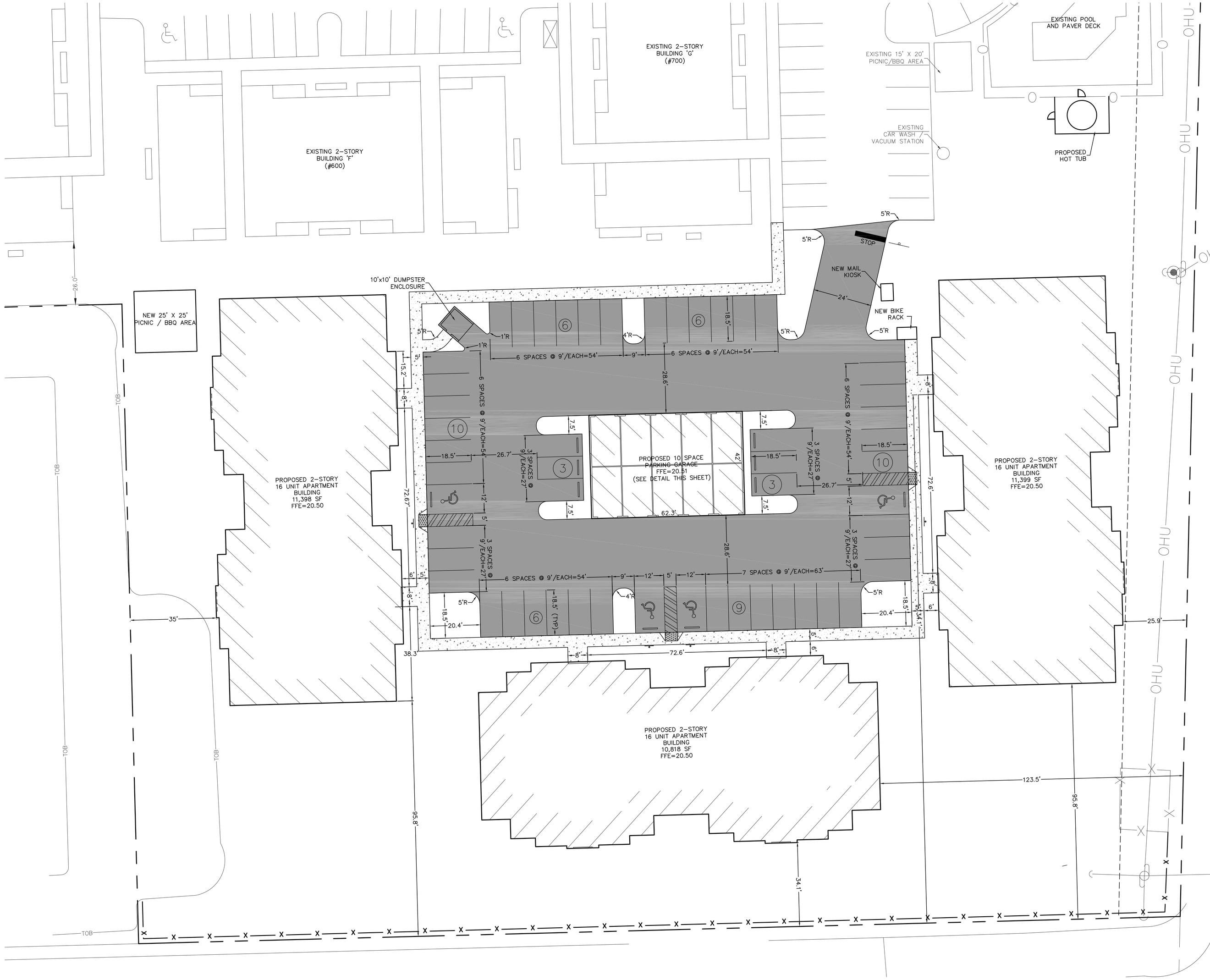
Date

Thursday, January 3rd 2019

	Time Period	Parking Zone North	South	East	West	TOTAL	Peak Parking Rate
	5:00 - 5:30 AM	39	42		69	150	1.27
	5:30 - 6:00 AM	39	42		69	150	
	6:00 - 6:30 AM	39	42		67	148	
	6:30 -7:00 AM	36	37		62	135	
Wednesday, January 2nd 2019							
	9:00 - 9:30 PM	38	38		70	146	
	9:30- 10:00 PM	37	37		69	143	
	10:00 - 10:30 PM	35	39		68	142	
	10:30 - 11:00 PM	37	43		70	150	
	9:00 - 9:30 PM	34	39		64	137	
Sunday January 6th 2019	9:30 - 10:00 PM	36	41		69	146	
	10:00 - 10:30 PM	39	42		70	113	
	10:30 - 11:00 PM	39	42		70	151	

1 Bedroom: 40 units
2 Bedroom: 78 units

Total: 118 units
Occupancy: 99.15%



SITE PLAN

SCALE : 1" = 20'

ASSUMED NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

SITE INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF THREE 2-STORY APARTMENT BUILDINGS AS WELL AS ALL THE PARKING, UTILITIES AND DRAINAGE REQUIRED TO SERVICE THESE BUILDINGS

PARKING DATA

EXISTING APARTMENTS
1 BEDROOMS = 48 x 1.50 SPACES PER UNIT = 72 SPACES
2 BEDROOMS = 56 x 1.75 SPACES PER UNIT = 98 SPACES
= 170 SPACES

EXISTING SPACES = 199 (192 REGULAR SPACES, 7 HANDICAP SPACES)

PROPOSED APARTMENTS
2 BEDROOMS = 32 x 1.75 SPACES PER UNIT = 56 SPACES
3 BEDROOMS = 16 x 2.00 SPACES PER UNIT = 32 SPACES
= 88 SPACES

UNDER PUD TOTAL PARKING REQUIRED = 170+88 = 250 PARKING SPACES

REQUIRED NEW PARKING SPACES = 59
PROPOSED NEW PARKING SPACES = 63

OWNER/APPLICANT

JERJO INC.
801 RICH DRIVE
WEST PALM BEACH, FL 33406-6558

ENGINEER

MBV ENGINEERING, INC.
1250 EAU GALLIE BLVD UNIT L
MELBOURNE, FL 32935
321-253-1510

TAX PARCEL I.D. NUMBER(S)

78-42-24-41235-0000-00001.0

SURVEYOR

LAVENTURE & ASSOCIATES, INC.
774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA
772-398-6430

SITE ADDRESS

4150 FOREST HILL BLVD
WEST PALM BEACH, FL 33406

ZONING

CG

LAND USE

NEIGHBORHOOD COMMERCIAL

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X'
PER F.I.R.M. PANEL No. 12061C 0158 E, DATED MAY 4, 1989.

PERMITS REQUIRED

VILLAGE OF PALM SPRINGS SITE PLAN
S.F.W.M.D. ERP PERMIT
L.W.D.D. PERMIT
F.D.E.P. NOI
F.D.E.P. SANITARY SEWER PERMIT

CONSTRUCTION SCHEDULE

START CONSTRUCTION AUGUST 2014
END CONSTRUCTION APRIL 2015

EXISTING SITE DATA

TOTAL SITE AREA	= 407,887 SF	= 9.36 Ac	= 100.0 %	
EXISTING ASPHALT AREA	= 96,841 SF	= 2.22 Ac	= 23.7 %	
EXISTING BUILDINGS	= 62,496 SF	= 1.43 Ac	= 15.3 %	
EXISTING CONCRETE AREA	= 11,466 SF	= 0.26 Ac	= 2.81 %	
TOTAL IMPERVIOUS	= 171,594 SF	= 3.94 Ac	= 42.0 %	
TOTAL PERVIOUS AREA	= 236,293 SF	= 5.42 Ac	= 58.0 %	

PROPOSED SITE DATA

PROPOSED ASPHALT AREA	= 22,063 SF	= 0.51 Ac	= 5.4 %
PROPOSED BUILDINGS	= 36,233 SF	= 0.83 Ac	= 8.8 %
PROPOSED CONCRETE AREA	= 2,568 SF	= 0.06 Ac	= 0.6 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.03 %
PROPOSED IMPERVIOUS AREA	= 60,969 SF	= 1.40 Ac	= 14.9 %
TOTAL SITE IMPERVIOUS AREA	= 232,563 SF	= 5.34 Ac	= 57.0 %
TOTAL SITE PERVIOUS AREA	= 175,323 SF	= 4.02 Ac	= 43.0 %

SETBACKS

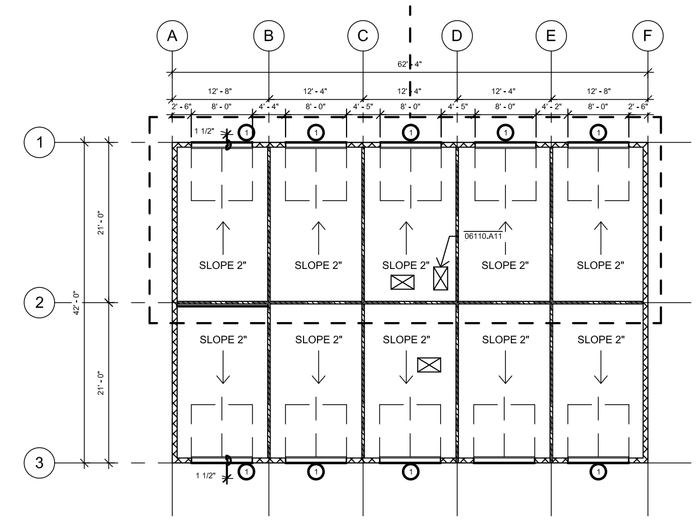
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	--sf
MAXIMUM HEIGHT	35'	LESS THAN 35'
MINIMUM OPEN SPACE	15%	24.4%
FRONT BUILDING SETBACK	25'	--
SIDE BUILDING SETBACK	15'	--
SIDE CORNER SETBACK	20'	--
REAR BUILDING SETBACK	25'	--

SANITARY SEWER SOURCE

CITY OF PALM SPRINGS SEWER MAIN

POTABLE WATER SOURCE

CITY OF PALM SPRINGS WATER MAIN



PARKING GARAGE DETAIL

SCALE : N.T.S.

DATE	REVISIONS
	1
	2
	3
	4
	5
	6
	7

JOB NO.	12.1467
DESIGNED	BAM
DRAWN	AFR
DATE	NOV 2013
CHECKED	BAM
DATE ISSUED	NOV 2013
SCALE	1"=20'

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1250 W. EAU GALLIE BLVD., UNIT L
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PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL PH. (772) 569-0025
FT. PIERCE, FL PH. (772) 468-9055

SITE PLAN

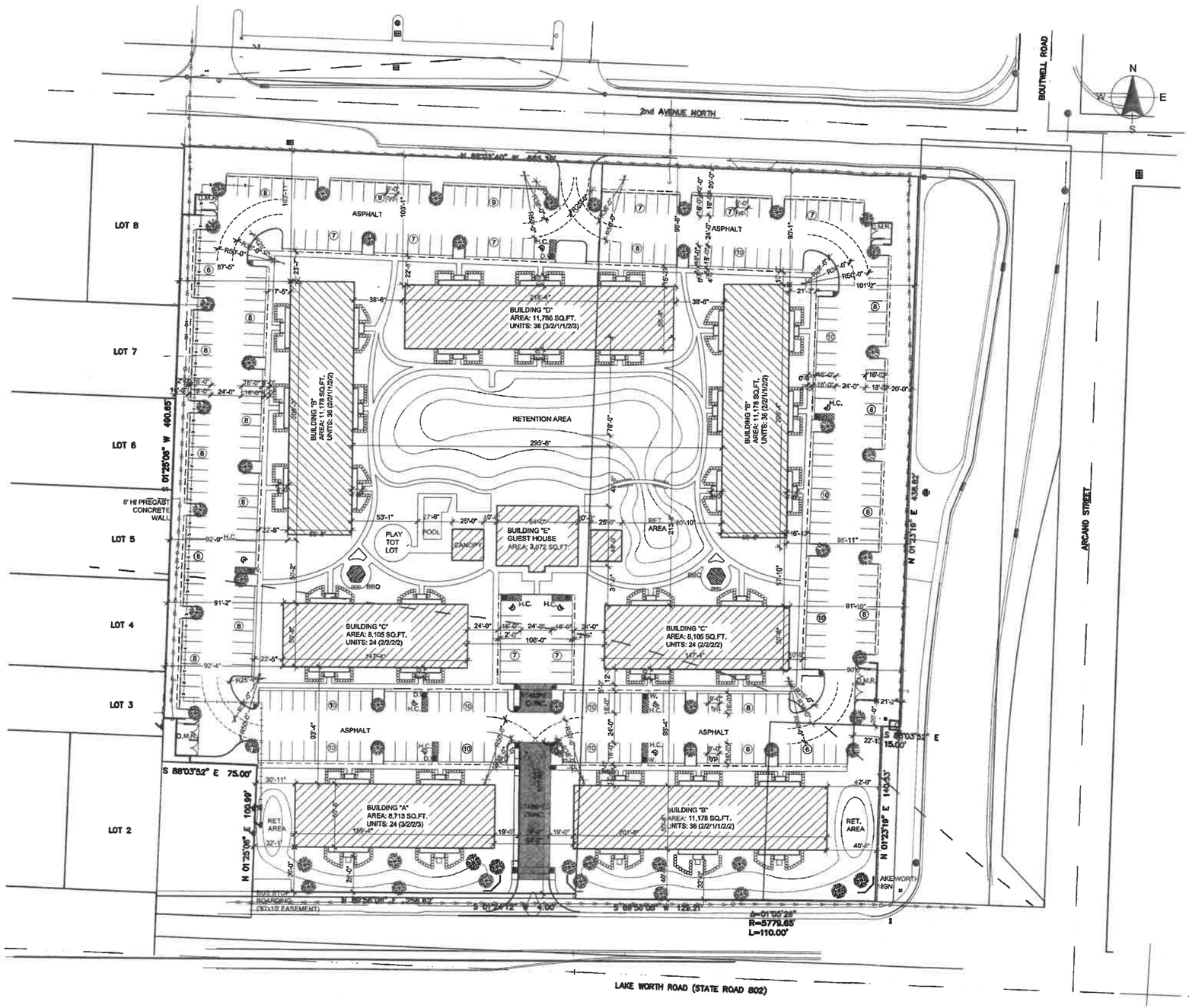
PALM SPRINGS APARTMENT BUILDINGS
VILLAGE OF PALM SPRINGS FLORIDA

BRUCE A. MOIA
FL. P.E.#47529

DATE:

SHEET
C-5
OF 10

12-1467



1 SP-1 **PROPOSED SITE PLAN** — SCALE: 1" = 40'-0"

TRACTS 115 &116

2 SP-1 **LOCATION MAP** SCALE: N.T.S.

PROPERTY DESCRIPTION
THE WEST 254 FEET OF TRACT 116, LESS THE EAST 15 FEET OF THE SOUTH 191.8 FEET, MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXCLUDING: THE NORTH 25.00 FEET OF TRACT 116, "MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT 115, MODEL LAND COMPANIES SUBDIVISION, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE WEST 75 FEET OF THE SOUTH 140 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 115, MODEL LAND COMPANY'S SUBDIVISION, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, PAGE 79 EXCEPTING SO MUCH AS IS NOW FOR PUBLIC ROADS. ALL OF THAT PART OF DRY LAND BED LYING BETWEEN LOT 115 AND SOUTH LINE OF SECTION 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE EAST LINE OF LOT 115, PRODUCED SOUTH INTERSECTS SOUTH LINE OF SECTION 20; THENCE WESTERLY ALONG SOUTH LINE OF SECTION 20 TO A POINT WHERE WEST LINE OF LOT 115 PRODUCED TO SOUTHWEST CORNER OF LOT 115; THENCE SOUTHEASTERLY ALONG SOUTH LINE OF LOT 115 TO SOUTHEAST CORNER OF SAME; THENCE SOUTHERLY ALONG EAST LINE OF LOT 115 PRODUCED TO POINT OF BEGINNING, EXCEPTING THEREFROM SO MUCH AS IS NOW COVERED BY PUBLIC RECORDS, LESS THE FOLLOWING; A TRACT OF LAND 75 FEET BY 140 FEET; BEGINNING AT A POINT WHERE THE WEST BOUNDARY OF TRACT 115 PROJECTED SOUTHERLY WOULD INTERSECT STATE ROAD 174; THENCE RUNNING NORTHERLY 140 FEET; THENCE EAST 75 FEET; THENCE SOUTH 140 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

BUILDING:

BLDG A:
(12)-3bdr units +(12)-1bdr units
(0)-2bdr units
Total= 24 UNITS.-

BLDG B:
(0)-3bdr units +(12)-1bdr units
(24)-2bdr units
Total= 36 UNITS.-

BLDG C:
(0)-3bdr units +(0)-1bdr units
(24)-2bdr units
Total= 24 UNITS.-

BLDG D:
(12)-3bdr units +(12)-1bdr units
(12)-2bdr units
Total= 36 UNITS.-

TOTAL: (1)BLDG A+(3)BLDG B+(2)BLDG C+(1)BLDG D:
24 units+108 units+48 units+36 units=216 unit----------28.25 units/acre.

(48)-1bdr units+(144)-2bdr units +(24)-3bdr units
FLOOR AREA RATIO = 0.567

PARKING:
REQUIRED:

1 BDR 1.0 SPACE/UNIT	48 spaces
2 BDR 1.5 SPACE/UNIT	216 spaces
3 BDR 2.0 SPACE/UNIT	48 spaces
TOTAL	312 spaces

PROVIDED:
303 STD PARKING
9 HC PARKING

TOTAL PARKING PROVIDED: 312

BLDG	A	B	C	D	TOTAL
	1	3	2	1	
1 BDR		12		12	48
2 BDR	12	24	24	12	144
3 BDR	12			12	24
TOTAL					216

TOTAL BUILDING COVERAGE:

SITE(PARCEL "A"):	7.647 ACRES	333,095 SQ.FT.
BUILDING "A":	8,713 SQ.FT.	2.61%
(3)BUILDING "B":	33,534 SQ.FT.	10.06%
(2)BUILDING "C":	16,210 SQ.FT.	4.87%
BUILDING "D":	11,786 SQ.FT.	3.54%
BUILDING "F"& CANOPIES:	4,322 SQ.FT.	1.30%
PARKING & DRIVES:	95,853 SQ.FT.	28.77%
WALKS & PATIOS:	36,842 SQ.FT.	11.06%
GREEN AREA:	125,871 SQ.FT.	37.79%
IMPERVIOUS AREA:	207,224 SQ.FT.	62.21%
PERVIOUS AREA:	125,871 SQ.FT.	37.79%

REVISIONS:

LAWRENCE BRAUN, ARCHITECT FLORIDA REGISTRATION No. 0011

SOUTHEAST ARCHITECTS SERVICES, INC.
4316 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

"THE VILLAGE" at LAKE WORTH
Lake Worth Rd. & Arcano Dr.
LAKE WORTH FLORIDA

DRAWN: L.B.
DATE: 1-25-13
PROJECT NUMBER: 6-12
SHEET NUMBER: SP-1
1 OF: 1

KBP CONSULTING, INC.

March 12, 2015

Mr. Larry Kramer
Southeast Architect Service
4310 W. Broward Boulevard
Plantation, Florida 33317

Re: The Village at Crystal Lake – Deerfield Beach, Florida
Parking Analysis - UPDATE

Dear Larry:

The Village at Crystal Lake is a proposed residential apartment community to be located on Crystal Lake Drive approximately 1,200 feet west of Military Trail in Deerfield Beach, Broward County, Florida. More specifically, the subject site is located at 3800 Crystal Lake Drive. The site, which is the location of the former Crystal Lake Country Club, is proposed to be redeveloped with 126 apartment dwelling units. The required number of parking spaces for this community is 261 parking spaces and the proposed parking supply is 216 parking spaces. The purpose of this technical memorandum is to determine if the proposed parking supply will be sufficient to accommodate the anticipated parking demand.

Parking Inventory

As mentioned previously, the parking required per Code for this development is 261 spaces. With 126 dwelling units, this translates to a parking rate of 2.071 spaces per dwelling unit. The proposed parking supply is 216 parking spaces which would translate to 1.71 spaces per unit. Based upon the experience of the development team, the proposed rate and corresponding parking supply is consistent with other comparable developments in south Florida with similar demographics.

Parking Analysis – Data Collection

In order to determine (or verify) the adequacy of the proposed parking supply at The Village at Crystal Lake, parking observations were performed at four (4) similar (i.e. in terms of unit mix and demographics) residential apartment communities in south Florida. The communities selected for this analysis are as follows:

- The Apartments at Crystal Lake, 3921 Crystal Lake Drive, Deerfield Beach (88 units)
- The Lakes at Deerfield, 1100 S Military Trail, Deerfield Beach (212 units)
- Waterview, 3621 Hillsboro Boulevard, Coconut Creek (192 units)
- Palm Club, 2425 Avenue N, Lake Worth (160 units)

For the purposes of determining the peak parking demand, field observations were performed on a typical weekday between 5:00 AM and 7:00 AM and between 9:00 PM and 11:00 PM. In addition, observations were performed on a typical Sunday evening between 9:00 PM and 11:00 PM. During these time periods, the number of occupied parking spaces was documented every 30 minutes and the overall peak parking demand rate was calculated based upon the peak parking demand for the entire observation time period.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Table 1 below summarizes the results of this data collection effort and the detailed data for this effort are included in Attachment A of this technical memorandum. (Attachment A also includes the unit mix for each community and the occupancy at the time of the field survey.)

Table 1
Parking Analysis
The Village at Crystal Lake - Deerfield Beach, Florida

Observation Location	Number of Dwelling Units	Peak Parking Demand	Peak Parking Rate
The Apts at Crystal Lake (Deerfield Beach)	88	121	1.38
The Lakes at Deerfield (Deerfield Beach)	212	311	1.47
Waterview (Coconut Creek)	192	287	1.49
Palm Club (Lake Worth)	160	236	1.48
		Average Parking Rate:	**1.46**

As indicated above, the peak parking rates at the communities studied range from 1.38 spaces per dwelling unit at The Apartments at Crystal Lake to 1.49 spaces per dwelling unit at Waterview. As a result, the proposed parking rate of 1.71 spaces per dwelling unit at The Village at Crystal Lake is comparable to the actual field measured demand exhibited at similar communities in south Florida.

Conclusions

Based upon the foregoing data collection and analysis, the proposed parking rate (1.71 spaces per dwelling unit) and corresponding parking supply (216 parking spaces) at The Village at Crystal Lake is comparable to the observed peak parking demand at similar residential apartment communities in south Florida. Furthermore, due to the proximity of the site to existing Broward County Transit routes (along Sample Road), and the Pompano Beach Tri-Rail Station, it is expected that reliance upon automobiles will be less than that of other similar communities.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

Karl B. Peterson, P.E.
Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Attachment A

Parking Data

Study Location: The Apartments at Crystal Lake
Dwelling Units: 88

Date	Time Period	Parking Zone North	South	East	West	TOTAL	Peak Parking Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	19	22	64	16	121	1.38
	5:30 - 6:00 AM	18	22	64	16	120	
	6:00 - 6:30 AM	18	20	63	16	117	
	6:30 - 7:00 AM	15	20	58	12	105	
	9:00 - 9:30 PM	17	15	44	16	92	
	9:30 - 10:00 PM	18	20	44	16	98	
	10:00 - 10:30 PM	18	19	48	16	101	
	10:30 - 11:00 PM	19	19	58	16	112	
Sunday August 10, 2014	9:00 - 9:30 PM	19	18	44	16	97	
	9:30 - 10:00 PM	19	18	45	16	98	
	10:00 - 10:30 PM	19	18	50	15	102	
	10:30 - 11:00 PM	18	18	54	16	106	

1 Bedroom: 39 units
2 Bedroom: 46 units
3 Bedroom: 3 units
Total: 88 units
Occupancy: 93.70%

Study Location: The Lakes at Deerfield
Dwelling Units: 212

Date	Time Period	Parking Zone North	South	East	West	TOTAL	Peak Parking Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	126	103	37	45	311	1.47
	5:30 - 6:00 AM	125	103	36	44	308	
	6:00 - 6:30 AM	124	96	36	44	300	
	6:30 - 7:00 AM	121	96	36	44	297	
	9:00 - 9:30 PM	90	94	28	29	241	
	9:30 - 10:00 PM	97	98	29	33	257	
	10:00 - 10:30 PM	105	99	31	37	272	
	10:30 - 11:00 PM	112	102	34	36	284	
Sunday August 10, 2014	9:00 - 9:30 PM	117	86	34	33	270	
	9:30 - 10:00 PM	118	91	33	30	272	
	10:00 - 10:30 PM	121	100	33	29	283	
	10:30 - 11:00 PM	118	100	33	31	282	

1 Bedroom: 72 units
2 Bedroom: 108 units
3 Bedroom: 32 units
Total: 212 units
Occupancy: 93.40%

Study Location: Waterview
Dwelling Units: 192

Date	Time Period	Parking Zone A	B	C	D	E	F	G	H	I	J	K	TOTAL	Peak Parking Rate
	5:00 - 5:30 AM	29	20	3	21	45	23	7	16	48	50	25	287	1.49
	5:30 - 6:00 AM	30	21	3	21	43	23	7	16	49	49	25	287	1.49
	6:00 - 6:30 AM	30	21	3	21	44	22	5	14	46	48	25	279	
	6:30 - 7:00 AM	30	21	0	19	45	20	6	13	41	47	23	265	
Thursday September 11, 2014														
	9:00 - 9:30 PM	29	16	2	18	43	22	4	16	37	44	24	255	
	9:30 - 10:00 PM	28	17	2	19	43	22	5	16	37	45	24	258	
	10:00 - 10:30 PM	29	17	2	20	46	22	4	17	41	46	26	270	
	10:30 - 11:00 PM	28	18	2	20	48	23	4	17	42	47	27	276	
	9:00 - 9:30 PM	30	18	3	14	44	26	5	13	44	49	27	273	
Sunday	9:30 - 10:00 PM	31	17	3	18	45	26	5	12	44	49	27	277	
September 14, 2014	10:00 - 10:30 PM	30	19	3	16	45	26	5	14	45	49	28	280	
	10:30 - 11:00 PM	31	20	3	16	43	27	5	14	45	49	28	281	

1 Bedroom: 48 units
2 Bedroom: 144 units
Total: 192 units
Occupancy: 97.30%

Study Location: Palm Club
Dwelling Units: 160

Date	Time Period	Parking Zone: Lot 1 North	Lot 1 South	Lot 1 East	Lot 1 West	Lot 2 North	Lot 2 South	Lot 2 East	Lot 2 West	TOTAL	Peak Parking Rate
Tuesday September 9, 2014	5:00 - 5:30 AM	18	0	53	53	3	37	42	30	236	1.48
	5:30 - 6:00 AM	17	0	53	53	3	36	39	31	232	
	6:00 - 6:30 AM	17	0	51	53	3	35	40	30	229	
	6:30 - 7:00 AM	16	0	50	51	3	31	38	29	218	
	9:00 - 9:30 PM	17	0	40	45	1	29	34	28	194	
	9:30 - 10:00 PM	18	0	41	47	1	30	32	31	200	
	10:00 - 10:30 PM	18	0	39	50	1	32	33	30	203	
	10:30 - 11:00 PM	19	0	45	48	1	34	37	29	213	
Sunday September 7, 2014	9:00 - 9:30 PM	16	1	40	46	6	32	40	24	205	
	9:30 - 10:00 PM	18	1	45	45	6	28	42	30	215	
	10:00 - 10:30 PM	18	1	45	47	6	31	41	28	217	
	10:30 - 11:00 PM	20	1	47	49	6	33	43	26	225	

4 Bedroom: 160 units
Total: 160 units
Occupancy: 95.60%

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

December 11, 2025

Mr. Omar del Rio, VP of Acquisitions & Development
Eastwind Acquisitions, LLC
5604 PGA Boulevard, Suite 109
Palm Beach gardens, FL 33418
Email: odelrio@eastwinddevelopment.com
Phone: 561-370-6603

Re: Geotechnical Engineering Study
Proposed Residential Development-Westlake Town Center
NW Corner Kingfisher Boulevard and Town Center Parkway South
Westlake, Florida
TGS Project No. 25-821

Dear Omar:

THOMAS GEOTECHNICAL SERVICES LLC (TGS) is pleased to transmit our Geotechnical Engineering Services Report for the referenced project. This report includes the results of field exploration, geotechnical recommendations for foundation and pavement design, and general recommendations for site development.

We appreciate the opportunity to perform this Geotechnical Study and look forward to continued participation during the design and construction phases of this project. If you have any questions about this report, or if we may be of further service, please contact our office.

Respectfully submitted,

TGS

Maximo Peralta Alvarez, P.E.
Principal Engineer
FL Registration No. 84213

Francois Thomas, P.E.
Principal Engineer
FL Registration No. 56381

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES, LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTHORIZATION 34141

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APPENDIX - SOIL MAP—PALM BEACH COUNTY AREA, FLORIDA
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SUMMARY OF EXFILTRATION TEST RESULTS

1.0 EXECUTIVE SUMMARY

An exploration and geotechnical evaluation of the subsurface conditions have been completed for the proposed development to be constructed at the NW Corner of Kingfisher Boulevard and Town Center Parkway South in Westlake, Florida. The new development will include a total of nine, 3 to 4-story buildings (364 units), one-story clubhouse/pool with gazebo, 1-story garages, one-story pavilion, dog park, playground, pickle ball court, and miscellaneous lightly loaded structures. The buildings will have shallow foundations, masonry walls and wood trusses.

Soils for the proposed development were explored with a total of eleven (11) Standard Penetration Test (SPT) Borings for the 3 to 4-story buildings extending to depths of approximately 25 and 30 feet below the existing ground surface, one (1) SPT for the 1-story clubhouse to a depth of 15 feet, four (4) SPT borings to a depth of 10 feet for parking and driveway areas, and two (2) percolation tests to 10± feet below grades. The boring and percolation test locations were selected within proposed building footprints and parking areas.

The following descriptions are based on visual soil classification completed on retrieved soil samples. In general, below the surficial topsoil/root layer, the majority of the borings encountered sandy fill with varying amount of limerock, followed by sandy soils, some silty and weakly cemented, underlain by alternative layers of sandy limestone and sandy soils, some silty or shelly extending to the boring termination depths. **Based on review of historic information/aerials, a former canal was located near the center of the property—within the proposed clubhouse and pool area—and running east to west. The canal was backfilled overtime to current elevations. We recommend performing test pits along the old canal alignment to evaluate the presence of any unsuitable materials.**

The upper fill material consists of sand mixtures (sand trace limerock and sandy limerock) classified as (SP/FILL or FILL), the sands were classified as (SP, SP-SM, SM) in accordance with the Unified Soil Classification System. N-values indicate the sandy material of medium dense conditions. The limestone was weakly cemented to hard. **Above normal excavation efforts should be expected in areas which require excavations through the limestone. In addition, boulder like fill should be expected when excavating the limestone stratum**.

The contractor should prepare for heavy excavation activities as limestone was encountered at relatively shallow depths. If limestone is encountered, it may require special tools/buckets in order to break the material up.

The groundwater level at the time of drilling excavation was encountered between depths of 6.0 and 7.0 feet in depth. All depths should be considered approximate.

The geotechnical study completed for the proposed development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. **After the proper site preparation described herein, we recommend that a heavy densification/compaction program be implemented.** We evaluated the use of shallow foundations for support of the proposed structures. The planned 1 to 4-story structures could be supported on shallow foundations, **following heavy densification of upper soils.**

An allowable bearing pressure of 3,500 pounds per square feet (psf) could be utilized. Footings should be designed for requirements to meet the latest Florida Building Code requirements.

Details related to site development, foundation design, and construction considerations are included in subsequent sections of this report. The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report before utilizing our engineering recommendations.

2.0 PROJECT INFORMATION

2.1 Project Authorization

TGS has completed a geotechnical exploration for the proposed development located at the NW Corner of Kingfisher Boulevard and Town Center Parkway South in Westlake, Florida. The geotechnical services were performed in accordance with TGS's Proposal No. 2510-630, dated October 13, 2025, and subsequently authorized by Mr. Steven Potting with Eastwind Acquisition, LLC.

2.2 Project Description

Our understanding of the project is based on information provided by Mr. Omar del Rio, VP of Acquisitions & Development. We understand that the site development will include a total of nine, 3 to 4-story buildings (364 units), 1-story clubhouse/pool with gazebo, 1-story garages, one-story pavilion, dog park, playground, pickle ball court, and miscellaneous lightly loaded structures. The buildings will have shallow foundations/turn-down slab, masonry walls and wood trussed.

Loading information has not been provided at this time. Therefore, for the purposes of this report, the following loads for all structures were assumed columns loading and walls do not exceed 300 kips and 5 kips per lineal foot, respectively.

The geotechnical recommendations presented in this report are based on the available project information, building location, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TGS in writing so that we may amend the recommendations presented in this report, if appropriate, and if desired by the client. TGS will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

2.3 Purpose and Scope of Services

The purpose of this study was to explore the subsurface conditions at the site to enable an evaluation of acceptable foundation systems for the proposed site development. This report includes a brief outline of the testing procedures, a description of the site, and subsurface conditions, and the report includes the geotechnical recommendations for foundation, pavement design, and general site development. Geotechnical recommendations regarding the following items are presented herein:

- Foundation soil preparation requirements.
- Foundation recommendations.
- Pavement recommendations.
- Comments regarding factors that may impact on the construction and performance of the proposed construction.

Our scope of services included drilling a total of eleven (11) Standard Penetration Test (SPT) Borings for the 3- to 4-story buildings extending to depths of approximately 25 and 30 feet below the existing ground surface, one (1) SPT boring for the 1-story clubhouse to a depth of 15 feet, four (4) SPT borings depth of 10 feet for parking/driveway areas, two (2) percolation tests to 10± feet below grades, plus the preparation of this geotechnical report.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air on or below or around this site. Any statement in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. Before further development of this site, an environmental assessment is advisable.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The proposed development is located at the NW Corner of Kingfisher Boulevard and Town Center Parkway South in Westlake, Florida. The site is currently undeveloped, relatively level and covered with short grass/vegetation. The site was used as agricultural land in the past.

3.2 Subsurface Conditions

Based on a review of the "Soil Survey of Palm Beach County Area, Florida" prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the below map units may be anticipated at the site.

Map Unit 36. Riviera fine sand, 0 to 2 percent slopes. This is a nearly level, poorly drained soil that has a thick sandy subsurface layer that tongues into a loamy subsoil at a depth of 20 to 40 inches. This soil is in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most of the years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods.

Map Unit 37. Riviera fine sand, frequently ponded, 0 to 1 percent slopes. This is a nearly level, frequently ponded, poorly drained soil that has a thick sandy subsurface layer that tongues into a loamy subsoil at a depth of 20 to 40 inches. This soil is in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most of the years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods.

A graphic depiction of the soil mapping is included in the Appendix as **Soil Map—Palm Beach County Area, Florida.**

Soils for the proposed development were explored with eleven (11) Standard Penetration Test (SPT) Borings for the 3 to 4-story buildings extending to depths of approximately 25 and 30 feet below the existing ground surface, one (1) SPT for the 1-story clubhouse to a depth of 15 feet, four (4) SPT borings depth of 10 feet for parking and driveway areas. In addition, two (2) percolation tests to 10 feet were advanced using the same drilling equipment.

All SPT tests were completed with a 4x4 truck-mounted BK-51 drill rig and mud-rotary drilling methods per ASTM D1586. The test locations were determined in the field by measuring distances from existing site features. GPS coordinates were obtained and are included with the soil profiles. **The approximate locations of the field tests completed, the soil profiles and SPT N-Value data are presented on the Boring Location Plan / Soil Profiles in the Appendix.**

The samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer. The samples were classified in general accordance with the Unified Soil Classification System (ASTM D 2488).

The following descriptions are based on visual soil classification completed on retrieved soil samples. In general, below the surficial topsoil/root layer, the majority of the borings encountered sandy fill with varying amount of limerock, followed by sandy soils, some silty and weakly cemented, underlain by alternative layers of sandy limestone and sandy soils, some silty or shelly extending to the boring termination depths.

The upper fill material consists of sand mixtures (sand trace limerock and sandy limerock) classified as (SP/FILL or FILL), the sands were classified as (SP, SP-SM, SM) in accordance with the Unified Soil Classification System. N-values indicate the sandy material of medium dense conditions. The limestone was weakly cemented to hard. **Above normal excavation efforts should be expected in areas which require excavations through the limestone. In addition, boulder like fill should be expected when excavating the limestone stratum.**

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil boring profile should be reviewed for specific information at an individual boring location. These records include soil descriptions, stratifications, and Standard Penetration resistance. The stratifications shown on the soil profile represent the conditions only at the actual boring location. Variations may occur and should be expected at other locations. The stratifications represent the approximate boundary between subsurface materials, and the actual transition may be gradual. Water level information obtained during field operations is also shown on the soil profile. Samples collected for classification and laboratory testing will be retained for 30 days from the date of this report and then will be discarded.

3.3 Soil Classification-Fill Suitability

Below the topsoil/root mat, soils were classified as fill (sand trace limerock and sandy limerock) followed by sand and/or silty sand underlain by limestone. The above-described granular materials were noted in very loose to dense condition, indicating that they should be able to be excavated using large excavators in good working order**.**

The upper fill soils and silty sands should be suitable for the various components of the project, provided moisture levels are controlled and the soils managed as recommended herein. These soils should be suitable for the various components of the project, provided moisture levels are controlled as recommended herein.

We recommend structural fill materials contain less than 12 percent fines passing No. 200 sieve and less than 5 percent organic content. Generally, most sands (SP) encountered in the upper 10± feet meet this requirement, **and with proper moisture control,** are considered desirable for construction purposes, due to their ability to drain in a relatively short period of time, and ease of compaction using conventional compaction techniques. If near surface soils are found to contain more than 12 percent fines, these materials can be blended to lower the fine content.

The limestone below the upper sandy soils was noted weakly cemented to hard. The more weathered limestone **may** be suitable for use as structural fill. The **hard limestone will require crushing** prior to use as fill. **Above normal excavation efforts should be expected for excavations within the limestone. In addition, boulder like fill should be expected when excavating the limestone stratum.**

3.4 Groundwater Information

Groundwater levels were measured in the soil test borings upon completion of the drilling and excavation activities. The depth to the free water surface at the time of drilling at the borings were between 6.0 and 7.0 feet below the existing grade at the site. We expect the groundwater to, typically, fluctuate within about 2 feet from where it was encountered during the drilling operation.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changing conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

3.5 Exfiltration Tests

A total of two (2) exfiltration tests were performed using the usual open-hole, constant head methodology. The test locations are shown on the boring location plan in Appendix. The tests were performed to a depth of 10 feet. The hole was drilled by a hollow stem auger (about 4 inches in diameter) so that soil samples could be retrieved for a visual classification by our engineer. The boring was completed as open well with gravel pack (6-20 silica sand). The well screen diameter is 2 inches and well screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open well, and the amount of water required maintaining constant head was recorded. The results of the exfiltration tests are attached to the Appendix.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 Geotechnical Discussion

The geotechnical study completed for the proposed residential development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. Subsurface conditions at the site are not expected to impose any major geotechnical constraints or limitations on the planned structure. **The existing soils will require densification/compaction to increase shear strength and reduce foundation and floor slab settlements to acceptable levels.**

Above normal excavation efforts should be expected in areas which require excavations through the limestone. In addition, boulder like fill should be expected when excavating the limestone stratum.

Based on review of historic information/aerials, a former canal was located near the center of the property—within the proposed clubhouse and pool area—and running east to west. The canal was backfilled overtime to current elevations. We recommend performing test pits along the old canal alignment to evaluate the presence of any unsuitable materials.

We recommend that in order to prepare the site for construction, a heavy densification/ compaction program be implemented. Following ground improvement, we evaluated the use of shallow foundations for support of the proposed structure.

The proposed structures could be supported on shallow foundations **following heavy densification of upper soils.** An allowable bearing pressure of 3,500 pounds per square feet (psf) could be utilized provided the foundation loading for columns and walls does not exceed 300 kips and 5 kips per lineal foot, respectively. Recommendations for site preparation, foundation design, and related construction are presented in the following sections of this report.

4.2 Foundation Recommendations

Spread Foundation (Heavy Densification/Compaction)

Conventional spread footings are generally most economical when the existing soil conditions allow them to be founded at shallow depths. Based on the data currently available, the new structures could be supported on a shallow foundation system bearing on a compacted sandy layer or on the limestone with an allowable bearing pressure of 3,500 psf (pounds/ft^2) following proper site preparation procedures, as described in Section 5.0.

Footings should be designed for requirements to meet the latest Florida Building Code requirements.

As an alternative, for lightly loaded structures (one or two stories), monolithic footings could be utilized. Monolithic footings should be designed according to the requirements provided in Section 1821 of the Florida Building Code, and should be properly checked for eccentric loading, foundation rotation, and shear cracking at the slab/foundation interface. The turn-down slab can be supported on-grade bearing on compacted soil after following proper site preparation procedures as described in Section 5.0.

Settlement of foundations based in the in-situ granular soils and/or engineered fill will occur as an elastic response of the soils to the building loads applied. Given site and soil preparation is completed before footing construction, and using the design criteria discussed above, we expect that total and differential foundation settlements to be in the order of 1 inch and 1/2 inch, respectively.

The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 3,500 pounds per square foot (psf). Because the subsoils at the site are granular in nature, settlement should occur as the loads are applied to foundations and should essentially be complete by the time the building superstructures are finished.

Excavating equipment may disturb the granular bearing soil in foundation areas. The upper 12 inches of foundation bottom soils should be compacted to achieve not less than 95 percent of the maximum dry density as determined by ASTM D 1557 immediately prior to reinforcing and concrete placement.

A representative of TGS should observe the foundation excavations prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be removed to the level of medium dense soils or adequately compacted structural fill as directed by the geotechnical engineer.

The proposed footings within about 50 ft of any existing structures/utilities will need to be evaluated and the heavy compaction technique may need to be adjusted accordingly. We recommend that vibration monitoring be performed while the ground improvement is being performed.

4.3 Ground Floor Slab Recommendations

After following site preparation procedures outlined in Section 5.0, the ground floor slabs can be designed as a slab-on-grade bearing on compacted soil. The slabs should be adequately reinforced to carry the loads that are to be applied. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci). To help avoid potential problems with cracking because of differential loadings, we recommend the ground floor slab be liberally jointed and separated from columns and walls.

Our experience indicates that floor slabs constructed without a vapor barrier will often experience future problems associated with moisture and mildew. Therefore, we recommend interior floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) before constructing the slab-on-grade floor.

The friction factor between the soil and floor slabs should be taken as 0.30 without the vapor barrier. A friction factor of 0.21 should be used for the vapor barrier-soil interface. If moisture intrusion into the floor slab is not desired, an impermeable membrane should be installed on the soil subgrade before the slab is cast. Normally, a 6-mil thick polyethylene film is satisfactory as a subgrade moisture barrier. However, some floor coverings may have a comparatively sensitive tolerance to moisture flux that a thin polyethylene film cannot suppress. Under these conditions, other types of moisture membranes may need to be considered.

4.4 Utilities

All utilities should be installed per the requirements of the Civil Engineering drawings and specifications. When backfilling over utility lines, the fill should be placed in lifts and compacted to at least 98% of the material's maximum dry density as determined by the Modified Proctor Compaction Test (ASTM D 1557). The loose lift thickness is expected to vary between 6 inches and 12 inches depending on the compaction equipment used by the contractor.

4.5 Construction Excavation/Dewatering

Sloped open-cut excavations are expected to be sufficient for construction of the footings. Once more design information is available, shoring requirements will need to be further evaluated. **Above normal excavation efforts should be expected in areas which require excavations through the limestone below the upper sandy soils. In addition, boulder like fill should be expected when excavating the limestone stratum.**

The contractor should prepare for heavy excavation activities as limestone was encountered at relatively shallow depths. If limestone is encountered, it may require special tools/buckets in order to break the material up.

Side slopes for temporary excavations may stand near 1.7H: 1V for short dry periods of time; however, we recommend that temporary excavations below 5-foot depth be cut on slopes of 2H: 1V or flatter. Where restrictions will not permit slopes to be laid back as recommended above, the excavation should be shored in accordance with OSHA requirements. Furthermore, open-cut excavations exceeding 5 feet in depth should be properly sloped 2H:1V or flatter or be benched using a bracing plan approved by a professional engineer licensed in the State of Florida. During construction, excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain the stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. **In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.**

Dewatering will be required for in-the-dry construction over those sections of the site where the elevations of the structure fall below the water table. If the draw down requirements is greater than 1 foot, well point dewatering may be required.

4.6 Miscellaneous Structures

Lightly loaded structures such as signs and entry features can be supported on shallow foundations with an allowable bearing pressure of 2,500 psf after following proper site preparation procedures as outlined in Section 5.0.

5.0 SITE PREPARATION PROCEDURES

The site preparation work is expected to involve removal of topsoil/root mat, vegetation, organic material and debris (if any), **heavy densification/compaction**, and placement of compacted fill to planned grades. Presented below is a brief review of the required work.

5.1 Site Clearing

All construction areas should be stripped of topsoil/root mat, and vegetation. Underground utilities (from previous property usage) should be removed within the area of the proposed construction. The clearing should be done within a distance of 10 feet beyond the perimeter of the proposed structures. The final clearing operations should be approved by the geotechnical engineer prior to starting heavy densification/compaction.

5.2 Subgrade Heavy Densification/Compaction and Engineering Fill

Following removal of topsoil, vegetation, organic material, if any, from the proposed construction areas, the structural footprint of the proposed building areas should be proof rolled with a self-propelled roller (Ingersoll-Rand SD 100D or equivalent) with at least **20 passes (with an operating vibration frequency of 31.5 Hz/1890 VPM and average speed of 1.4 mph)** and until the subsoils achieve 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least **12 inches below the existing grade**. The soil densification should encompass the entire footprint of the structure plus a 5-foot-wide perimeter that extends beyond the maximum lines of the superstructures.

Engineering fill necessary to support slab-on-grade and other surface features such as driveways, and sidewalks should also be compacted to the aforementioned 95% criteria.

The engineering fill materials must be placed under close inspection and testing by TGS staff. The fill should be inorganic granular soils free from deleterious materials, have less than 12 percent fines, and approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to the aforementioned 95% criteria.

Rolled subgrade should be visually observed for signs of pumping, weaving or other types of instability. Signs of such instability could be due to the existence of weak and/or compressible subsoils. Corrective action for this condition should include excavation of weak subsoils followed by replacement with clean granular fill compacted to 95 percent of the ASTM D 1557 maximum dry density.

In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches to 8 inches, as directed by an inspector from our firm. Fill around footings should be backfilled in no more than 12-inch-thick loose lifts, and each lift should be compacted to the above-mentioned 95% criteria.

5.3 Protection of Neighboring Structures

All new construction work should be performed so as not to adversely impact or cause loss of support to adjacent structures, hardscape, paving. A residential neighborhood is located to the immediate east and south of the site. Special care will be required during heavy compaction and grading to ensure adverse vibrations or movements are not induced in the adjacent structures. We recommend, at a minimum, a pre-construction condition survey comprised of photographic and videographic documentation of accessible and visible areas of adjacent properties, including pavements and sidewalks, to be performed prior to initiating construction activities at the site.

Near existing buildings (within 50 feet), proof-rolling/densification should be performed in a static mode. Ground vibrations induced by the compaction operations should be closely monitored to assess if there is a potential impact to any existing adjacent structures. In general, the allowable peak particle velocity (PPV) one is permitted to induce on adjacent structures is 0.5 inches/second.

5.4 Footing on Compacted Soil or Limestone

Following the proofrolling and addition of fill as described above, the foundation areas should be excavated and compacted to the above-mentioned 95% criteria. The footings should be formed and poured in-the-dry. After excavation for footings, the footing subgrade should be observed and tested by a representative of TGS before steel or concrete placement to assess that foundation materials are capable of supporting the design load and are covered with the materials discussed in the report.

Compaction is not needed if competent natural limestone is encountered. However, a representative of TGS should be retained to verify the integrity of the limestone. If pockets or chimneys of sands, or loose soils, are found within the limestone formation they should be excavated to a depth of three times the width or diameter, where applicable, and backfilled with FDOT 57 Stone, concrete or grout.

Where the bottom of footing elevation is above the top of the natural limestone, the zone between the two elevations should be over-excavated and backfilled with FDOT 57 Stone or concrete. The over-excavation should include a 2-foot-wide perimeter around the footing. If the zone between the two elevations exceeds 2 feet, the geotechnical engineer should be retained for investigation and approval. Ultimately, the footings must bear either directly on competent natural limestone, FDOT 57 Stone or concrete.

Excavations into the limestone formation are not permitted if the excavation overlaps into the influence zone of any footing. The influence zone is defined as a 1H:1V projection from the base edge of the bottom of the footing elevation.

6.0 PAVEMENT RECOMMENDATIONS

The roadway areas should be prepared and densified as indicated in the Site Preparation section of this report. Flexible pavement sections in this geographic area typically consist of an asphaltic concrete wearing course, limerock/shell-rock or coquina base course and a stabilized subgrade. The following pavement component thicknesses could be utilized. **However, actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements.**

TYPE OF PAVEMENT	MATERIAL DESCRIPTION	LAYER THICKNESS (INCHES)	
		PARKING AREAS	DRIVEWAY AREAS
Flexible	Asphaltic Concrete	1.5	2.0
	Base Course (LBR = 100)	8	8
	Stabilized Subgrade (LBR = 40)	12	12

The base course materials in the pavements should consist of limerock, shell-rock or coquina, having a minimum Limerock Bearing Ratio (LBR) of 100. Base materials should meet the requirements presented in the latest revisions of the Florida Department of Transportation (FDOT) "Specifications for Road and Bridge Construction," Section 911 (limerock). The base course should be compacted to at least 98 percent of maximum dry density (AASHTO 180).

The subgrade should be stabilized to a depth of 12 inches to achieve a minimum LBR of 40. This can be achieved by blending base material (limerock) with the existing sandy subgrade soils. The required mixing ratio should be determined by laboratory testing. The stabilized subgrade should be compacted to at least 98 percent of maximum dry density (AASHTO 180).

If dumpsters are to be parked on the pavement, it is recommended that rigid concrete pavement be constructed. In addition, the apron utilized for unloading the dumpsters by heavy-duty trucks should also be provided with a rigid pavement. A minimum Portland concrete pavement thickness of 6 inches is recommended for the project if a rigid pavement is employed. The concrete should be reinforced to withstand the traffic loadings anticipated and should be jointed to reduce the chances for crack development. The minimum rigid pavement thickness recommended above is based upon concrete with an unconfined compressive strength of 3,500 psi and a modulus of rupture of 450 psi.

The noted sections represent minimum thickness representative of typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

7.0 INSPECTIONS/QUALITY CONTROL TESTING

During construction, it is important that work is performed under qualified inspection to ensure proper procedures are followed. We will perform all foundation and earthwork related inspections, and reports will be prepared for your records and submission to the appropriate governmental agencies. We can also perform testing services, soils, concrete, and asphalt for compliance with project requirements.

8.0 REPORT LIMITATIONS

The recommendations submitted are based on the available subsurface information obtained by TGS, and design details furnished by Eastwind Acquisitions LLC for the proposed project.

If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TGS should be notified immediately to determine if changes in the preliminary foundation recommendations are required. If TGS is not retained to perform these functions, TGS will not be responsible for the impact of those conditions of the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

It is imperative that TGS be present for observation and testing during construction in order to provide written confirmation (certifications) that the geotechnical engineering study report has been complied with.

After the plans and specifications are more complete, the geotechnical engineer should be retained and provided with the opportunity to review the final design plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. This geotechnical report has been prepared for the exclusive use of Eastwind Acquisitions LLC and its designers for the specific application to the Proposed Residential Development-Westlake Town Center in Westlake, Florida

APPENDIX

SOIL MAP—PALM BEACH AREA, FLORIDA

BORING LOCATION PLAN – SHEET 1

SOIL PROFILES - SHEETS 2 THROUGHT 5

SUMMARY OF EXFILTRATION TEST RESULTS

Map Scale: 1:3,930 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

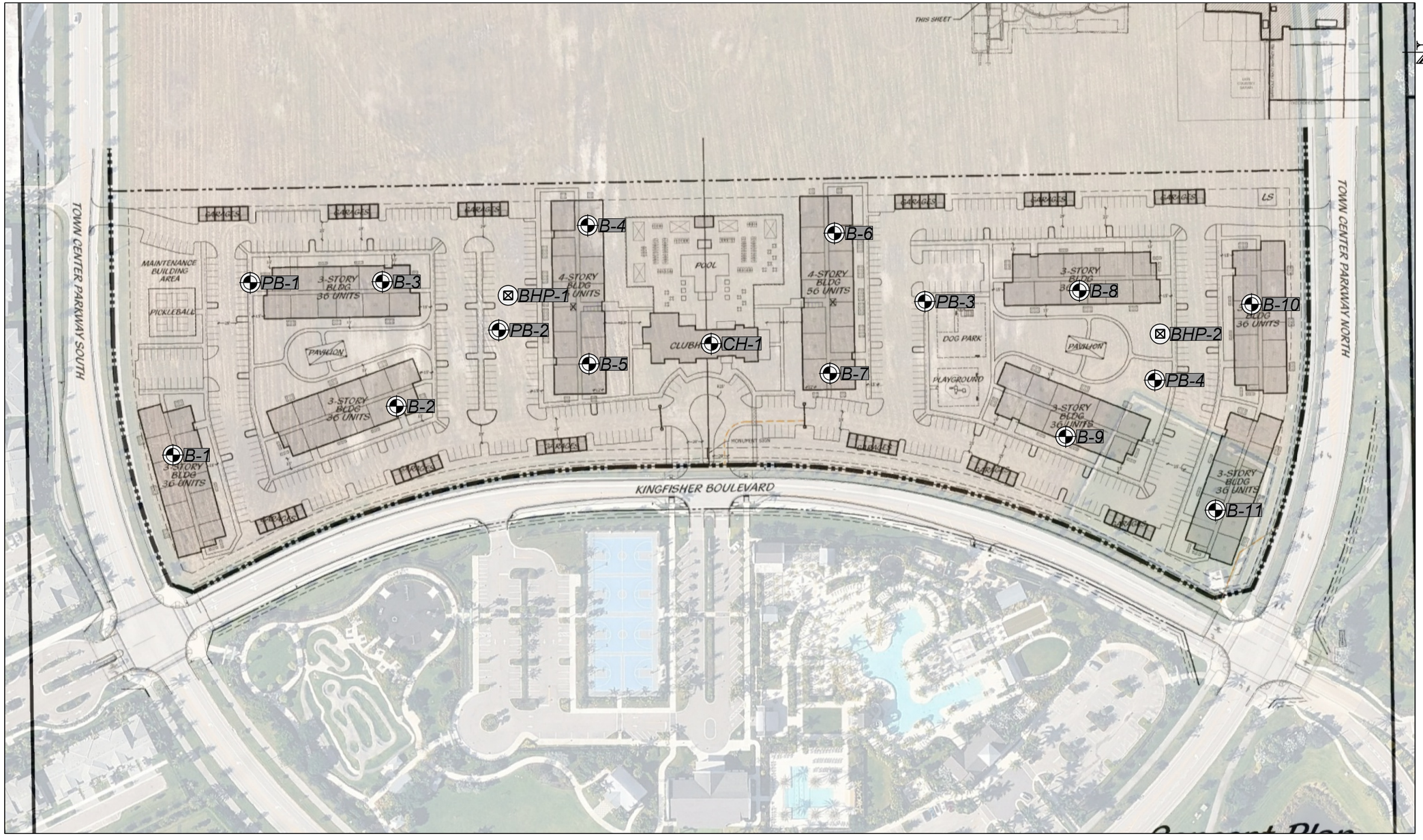
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Cypress Lake fine sand, 0 to 2 percent slopes	4.8	5.9%
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	2.3	2.9%
15	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	2.4	2.9%
36	Riviera fine sand, 0 to 2 percent slopes	47.8	58.7%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	24.1	29.6%
Totals for Area of Interest		**81.5**	**100.0%**



APPROXIMATE LOCATION OF SPT BORING

APPROXIMATE LOCATION OF BHP TEST

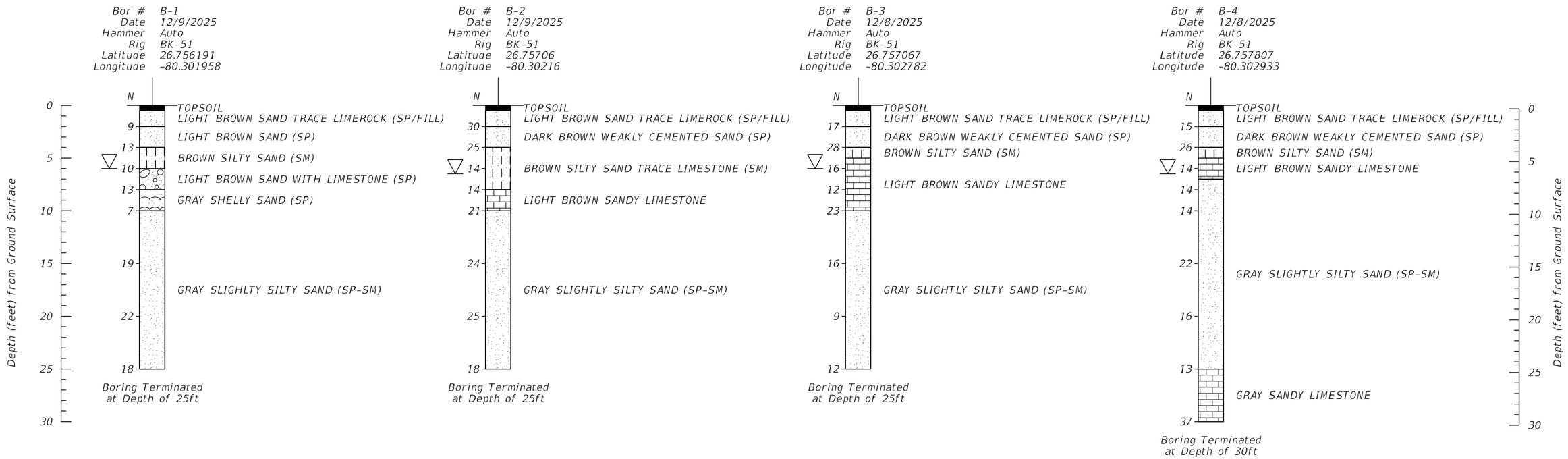
THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

ENGINEER OF RECORD:
FRANCOIS THOMAS, P.E.
FLORIDA LICENSE NO.:
56381

PROJECT ID NUMBER:
25-821

BORING LOCATION PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
WESTLAKE TOWN CENTER
CITY OF WESTLAKE, FLORIDA

Sheet:
1



Legend

▽ Depth of Groundwater Table from Ground Surface

- Topsoil
- Sand
- Silty Sand
- Gravelly Sand
- Shelly Sand
- Limestone Hard

NOTES

1- SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. MOST DESIGN CALCULATIONS USE SAFETY HAMMER N-VALUES. THE ABOVE N-VALUES NEED TO BE CONVERTED TO SAFETY HAMMER EQUIVALENT VALUES

2- GEOGRAPHIC COORDINATES ARE APPROXIMATE, BASED ON HANDHELD GPS.

3- SPT DENOTES STANDARD PENETRATION TEST

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

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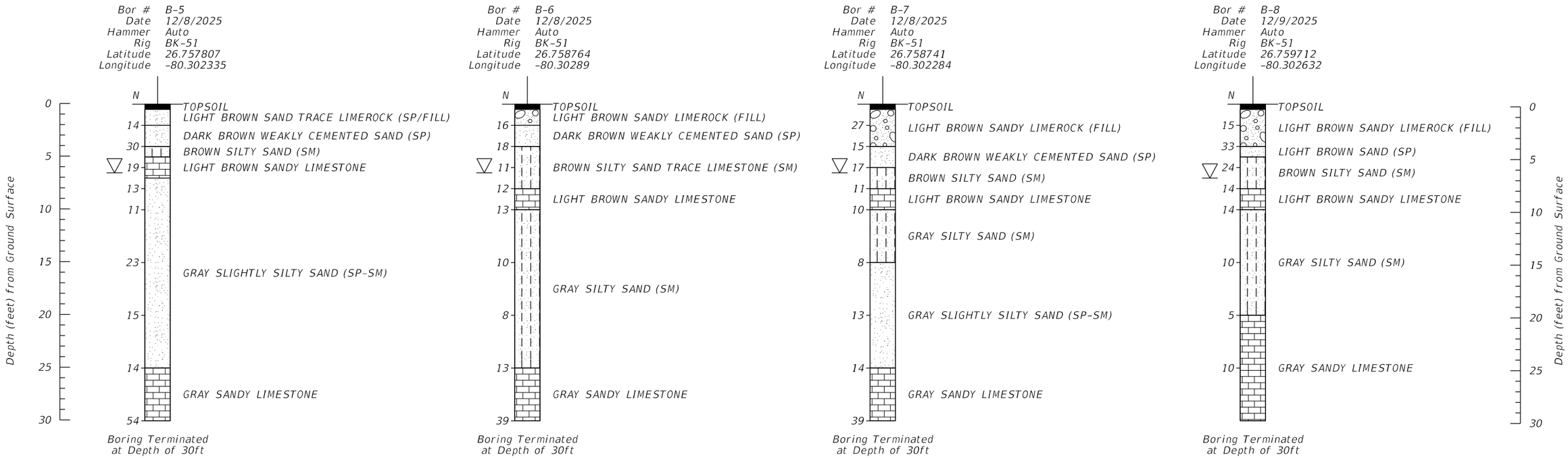
SOIL STRATIGRAPHY
PROPOSED RESIDENTIAL DEVELOPMENT
WESTLAKE TOWN CENTER
CITY OF WESTLAKE, FLORIDA

Sheet: 2



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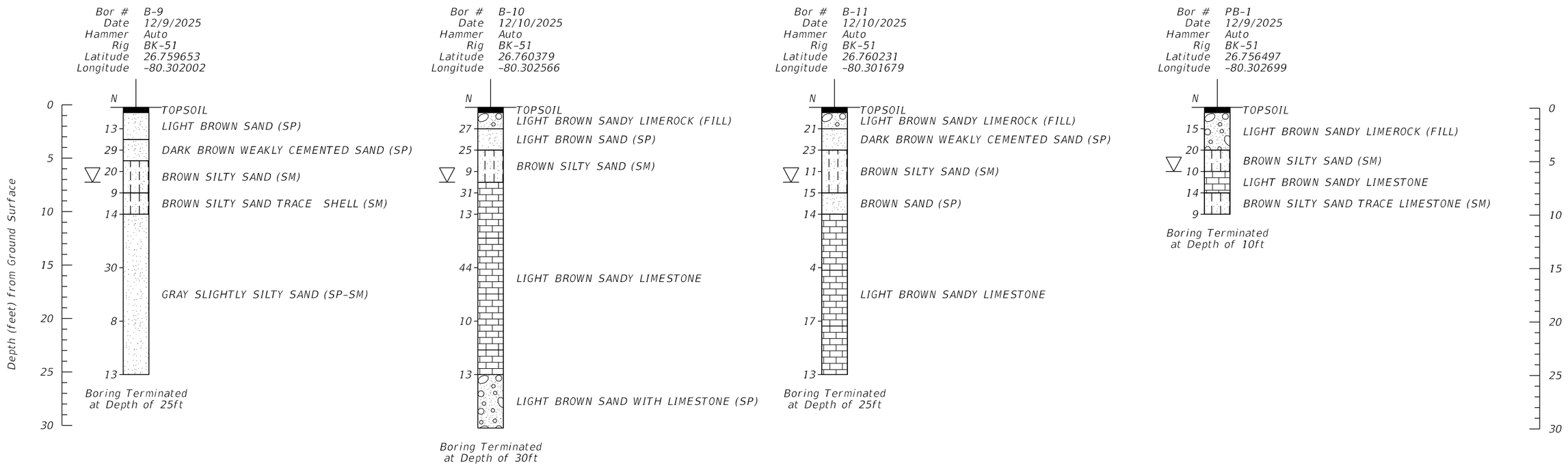
WESTLAKE TOWN CENTER
CITY OF WESTLAKE, FLORIDA

Sheet: 3



Legend

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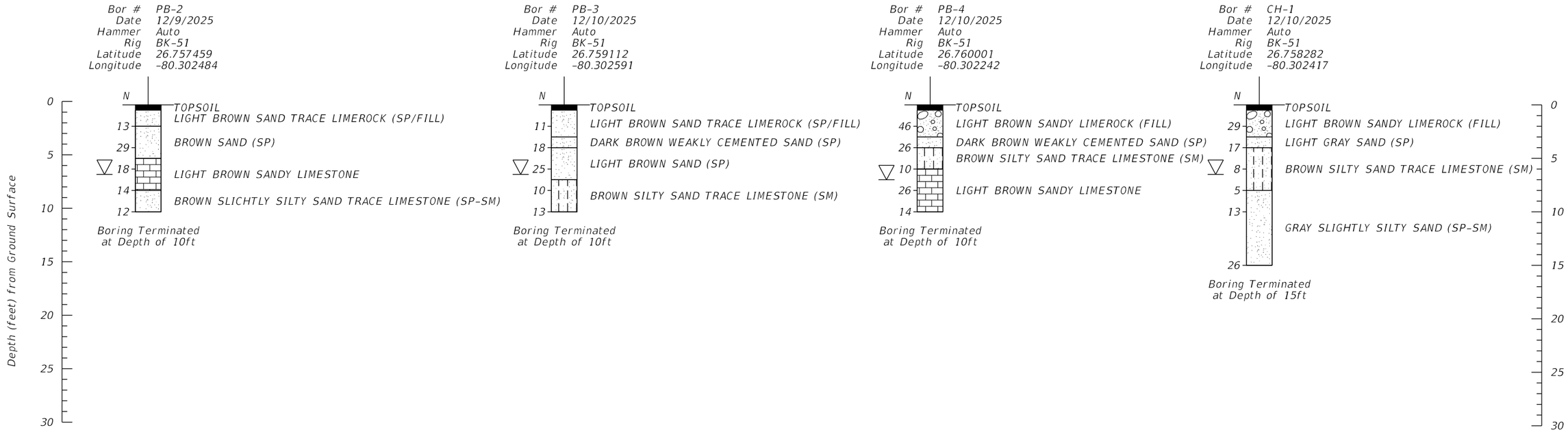
SOIL STRATIGRAPHY
PROPOSED RESIDENTIAL DEVELOPMENT
WESTLAKE TOWN CENTER
CITY OF WESTLAKE, FLORIDA

Sheet:
4



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25-821

SOIL STRATIGRAPHY
PROPOSED RESIDENTIAL DEVELOPMENT
WESTLAKE TOWN CENTER
CITY OF WESTLAKE, FLORIDA

Sheet:
5
330

Summary of Exfiltration Test Results
Proposed Residential Development-Westlake Town Center
Kingfisher Boulevard and Town Center Parkway South, Westlake, Florida
TGS Project No. 25-821

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	12/10/2025	4	2	10.0	6.0	0.5	5.5	4.0	3.00	3.42E-04
BHP-2	12/10/2025	4	2	10.0	6.5	0.5	6.0	3.5	2.00	2.17E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

ECOLOGICAL ASSESSMENT REPORT

Westlake Pod L
Kingfisher Boulevard & Town Center Parkway N
Westlake, Palm Beach County, FL 33470
UES Project No. A25154.01328.000

Parcel ID:
77-40-43-01-04-001-0010

Prepared for:
Eastwind Acquistiions, LLC
5604 PGA Blvd, Suite 109
Palm Beach Gardens, FL 33418
Attention : Omar del Rio

Prepared by:
UES
3921 Westgate Ave
West Palm Beach, FL 33409
561.560.4220

Ecological Services & Environmental Permitting

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INTRODUCTION

UES has engaged in an evaluation of ecological assets associated with the subject parcel for the purposes of general ecological and environmental inventory. Accordingly, this Ecological Assessment Report presents findings related to the potential presence of local, state, and federally protected wetlands, habitats, and species. The intent of the report is to determine the presence of protected wetlands, habitats, or species. This report presents the results of our field observations from December 5, 2025 and technical review findings. This report also functions as a vehicle to communicate ecological and regulatory information as needed for state, federal, and local government agencies.

In accordance with these findings, the Ecological Assessment report conveys the following as relates to the subject property:

- A site location map (**Exhibit 1A**) for orientation and general reference.
- Site Conceptual Plan Location (Exhibit 1B)
- Historical and Current aerial images showing the site location and surrounding environment **(Exhibits 2).**
- A reproduction of a portion of the U.S. Geological Survey (USGS) 7.5-minute topographic map for the appropriate quadrangle (**Exhibit 3**).
- A map locating floodways, location, and type of FEMA flood insurance zones (**Exhibit 4**).
- Identification of the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) soil series underlying the site, including Depth to Water Map. (**Exhibit 5**).
- Presentation of the results of a photo interpretive wetland delineation (**Exhibit 6**).
- A map indicating any environmentally sensitive lands within the proximity of the subject property (**Exhibit 7**). These may include the following:
    - Outstanding Waterways (**if applicable**)
    - Setbacks or buffers from any shoreline, water bodies, or wetlands (**if applicable**)
    - Wellhead protection zones (**if applicable**)

- Presentation of plant communities including a graphic depiction of habitat limits or population locations (**Exhibit 8**).
- Presentation of the results of an imperiled species survey including a graphic depiction of habitat limits or population locations (**Exhibit 9**), (**Attachment A**), (**Attachment B**).
- Email from Florida Department of State - Historical and Cultural Review **(Exhibit 10)**

SITE LOCATION AND DESCRIPTION

The Environmental Assessment was conducted on the Westlake Pod L property which occupies approximately 18 acres of a 64 acre parcel in Westlake (Loxahatchee), Palm Beach County, Florida. The property is located on Palm Beach County Tax Parcel

77-40-43-01-04-001-0010. For this report, the subject property will be referenced as the "site."

The site is located at the intersection of Kingfisher Boulevard and Town Center Parkway N, in Westlake, Palm Beach County, Florida (**Exhibit 1A and 1B**). The topography on site can be described as flat in elevation, and has been historically used for citrus groves. Based on aerial photographs, the citrus beds and furrows were filled around 2015. The site is currently planted in meadow grasses, with no trees present except on the perimeter of the property. (**Aerial Photos Exhibit 2**). The property is shown on the topographic maps **(Exhibit 3).**

Historic aerial images dating back to the 1950s, were reviewed to obtain information on the historic use of the property.

Aerial Photographs

The 1952 aerial (**Exhibit 2**) depicts the property as what appears to be undeveloped land with low-lying depressions. The adjoining properties consist of undeveloped land with similar vegetation.

The 1958 aerial (**Exhibit 2**) depicts the property as unchanged from the previous 1952 photo.

The 1969 aerial (**Exhibit 2**) depicts the property has been converted to row crops with a drainage canal traversing east to west in the center of the property.

The 1973, 1975, 1984, 1986, 1991, 1995 aerials (**Exhibit 2**) depict the property as primarily unchanged.

The 1999, 2007 and 2010 aerials (**Exhibit 2**) depicts the continued use of the property for agricultural purposes.

The 2015 aerial (**Exhibit 2**) depicts that the row crops to the south may have been removed. The entire site appears to be unchanged.

The 2019 aerial **(Exhibit 2)** depicts that all row crops have been removed and the property appears to be filled in and planted with meadow grasses. A retention basin has been installed on the western side of the site along Seminole Pratt Whitney Road. Roadways, commercial and residential construction can be seen on the surrounding parcels.

Topographic Maps

UES reviewed a series of historical topographic maps to assess previous land uses of the site and surrounding properties. The topographic maps are included in **Exhibit 3**.

1971 Map – The site is depicted as agricultural land, with row crops. The Seminole Pratt

Whitney Road to the west is shown.

1984 Map – The site appears unchanged.

2012 Map – The site appears unchanged.

2015 Map –There are no other discernable changes.

2018 Map – No discernable changes are noted.

2021 Map – Roads are shown on the map. The map detail does not show significant changes.

Summary

Based on the review of historic aerial images, topographic maps and site reconnaissance, the site historically appears to have consisted of meadowland and agricultural communities. These communities would have drained into ditches and drainage canals. However, the historical management of the property, including agriculture, have altered the site conditions and now do not resemble these natural communities. Current maps indicate a drainage ditch in the center of the property. Recent aerial photographs do not indicate the presence of wetlands or drainage ditches.

FEMA FLOOD ZONES

Projections of FEMA flood hazard zones were evaluated. The site is comprised entirely of Zone X for the 18 acre development. with the exception of the western retention basin, which is designated as Zone AE. Zone X is indicative of a minimal chance of flooding above the 500 year flood level. The area to the west that is shown as Zone AE is a dedicated basin and should not affect the overall flood risk to the site. Location and acreage of FEMA flood hazard zones are depicted in **Exhibit 4**. Please note that this information is being provided to address the County requirements and should never be used for planning purposes or in lieu of an elevation survey.

SOIL TAXONOMY

Review of the USDA Natural Resource Conservation Service (NRCS) “Soil Survey of Palm Beach County” and the NRCS “Web Soil Survey” GIS site were used to research and identify the soils underlaying the site. A map illustrating the different soil types occurring within the site boundaries is attached (**Exhibit 5**). Review of the NRCS Web Soil Survey for Palm Beach County and GIS data indicates the 18 acre site is underlain by two soil series: Riviera Fine Sand (36), Riviera Fine Sand (37). The entire site also includes Cypress Lake fine sand (10) and Chobee Fine Sand (12).

RIVIERA FINE SAND (36 SOIL CLASS)

Riviera Fine Sand consists of very deep, poorly drained and very slowly permeable soils (very high runoff potential) on broad, low flats, flatwoods and in depressions. This soil series are formed in stratified sandy and loamy marine sediments. The mean annual temperature is about 75 degrees F., and the mean annual precipitation is about 55 inches. This soil slope ranges from 0 to 2 percent with very low frequency of flooding. This soil is in the A/D hydrologic group which indicates low potential for runoff when the soil is drained, and a high potential for runoff when the soil is saturated. The Riviera Series covers about 65.1% of the site (11.9 Acres).

RIVIERA FINE SAND (37 SOIL CLASS)

This Riviera Fine Sand consists of very deep, poorly drained and very slowly permeable soils (negligible runoff potential) on broad, low flats, flatwoods and in depressions. This soil series are formed in stratified sandy and loamy marine sediments. The mean annual temperature is about 75 degrees F., and the mean annual precipitation is about 55 inches. This soil slope ranges from 0 to 1 percent with frequent flooding. This soil is in the A/D hydrologic group which indicates low potential for runoff when the soil is drained, and a high potential for runoff when the soil is saturated. The Riviera Series covers about 34.9% of the site (6.4 Acres).

SUMMARY

The site soil is predominantly Riviera Fine Sand with a range of runoff potential and low to high frequency of flooding. This site has been previously disturbed for citrus trees and has been recently graded and filled. The current condition of the soil appears to be hard packed sand. There is no evidence of standing water and the site is level.

WETLANDS

FEDERAL JURISDICTION

The Federal Water Pollution Control Act of 1948 as amended in 1972 is commonly referred to as The Clean Water Act (CWA) and represents the fundamental protection of “Waters of the United States” (WOTUS) including wetlands and other waters. Regulatory authority under the CWA was granted by Congress to the Environmental Protection Agency (EPA) which sets pollution standards and governs regulatory programs. Practical administration of the permit program for authorizing discharges of “dredged material” into WOTUS is undertaken by the US Army Corps of Engineers (COE).

The procedures for determining the limits of the federal jurisdiction over wetlands and other waters were established in Technical Report Y-87-1, the Corps of Engineers Wetlands Delineation Manual (87 Manual). These procedures are further modified by federal judicial decisions, Regulatory Guidance Letters, and other communications that convey the current status of WOTUS. If CWA wetlands are present on the property, the delineation presented on the attached map was conducted in accordance with the current guidance for determining the extent of WOTUS.

STATE JURISDICTION - FLORIDA

In addition to WOTUS, the State of Florida regulates wetlands and other surface waters. State wetland regulations are implemented in accordance with the regulatory authority established in Section 373.421 Florida Statutes. Practical administration of programs to authorize impacts to state wetlands and surface waters has been delegated to the Florida Department of Environmental Protection (FDEP) and regional Water Management Districts (WMDs). The state agency authority depends on the type of project and stormwater management system, if required.

The extent of the state's authority or jurisdiction is tied to the "landward extent of wetlands and surface waters." Technical criteria to determine that extent is outlined in Chapter 62-340 F.A.C. and an FDEP guide titled The Florida Wetlands Delineation Manual which details delineation procedures. Application of those procedures effectively delineates the limits of state jurisdictional features. There are differences between state and federal jurisdictions. Thus, a property can contain wetlands with CWA jurisdiction, State jurisdiction, both or neither. If state wetlands are present on the property, the delineation presented on the attached map was conducted in accordance with Chapter 62-340 F.A.C.

LOCAL JURISDICTION

Protection of environmental resources is well established in statutes and regulations at the federal and state levels. However, such also receives attention in local land use decisions. Land development rights are granted and regulated at the local (county or municipal) as governed by Land Development Codes (LDC). Each local jurisdiction has a unique LDC that governs land use and construction. Many LDCs include natural resource protections including those related to wetlands. Often, federal and state protections are augmented by the LDC which limits land uses adjacent to CWA or state wetlands. These usually present as setbacks or buffers typically on the order of 25 to 30 feet. If wetlands are present on the property and the local LDC has secondary wetland protections, those will be projected on the attached map as a "buffer" of the appropriate dimension. Acreage calculations of wetlands and uplands are included on the map. Keep in mind that wetland buffers are a subset of "uplands."

TECHNICAL INFORMATION

UES has completed a photo-interpretive wetlands and waters assessment of the site. This assessment is intended to provide a preliminary estimate of probable jurisdictional areas on the

target property. This assessment was conducted utilizing remote sensing techniques with limited ground truthing. The results are intended as a general planning tool and do not include field delineation and/or surveying. Our review of aerial photography, NRCS soil surveys, USGS topographic maps, wetland inventory maps, and other imagery resulted in the identification of lands likely subject to regulation under the Florida Department of Environmental Protection (FDEP) and the United States Army Corp of Engineers (USACE) and Clean Water Act.

1. **General Observations:** The site is located in a residential, commercial and agricultural area in the town of Westlake (Loxahatchee) in Palm Beach County. Preliminary site investigation revealed that the site is primarily undeveloped land except for use as a former citrus grove. The site is currently vacant with surrounding commercial and residential development. There is evidence of historical anthropogenic activities related to agriculture on this property primarily associated with citrus groves which is evident from a review of historic aerials, topographic maps and on- site reconnaissance. There is a retention basin located on the west central portion of the site, east of Seminole Pratt Whitney Road. The basin is outside of the 18 acre planned development and was created by dredging materials. Disposition of the spoils is undetermined. There is no evidence of wetlands on the site, and due to land management activities associated with previous agricultural use and new residential and commercial development, the site does not contain the appropriate vegetative structure or soil composition to indicate the presence of any wetland areas.

   This determination is based on the site visit on December 5, 2025.

1. **Vegetation:** The uplands consist of a variety of meadow grasses.

2. **Soils:** The NRCS soil survey indicates that the property is underlain primarily by Riviera Fine Sands. The site appears to have been graded and leveled with soil similar to Riviera Fine Sand.

3. **Hydrology:** The NRCS soil survey indicates that the property is underlain primarily by Riviera Fine Sands. The site has negligible frequency of flooding and the depth to water table is typically between 0 and 15 centimeters. The Riviera Fine Sand (37) is designated as being frequently ponded.

WETLANDS CONCLUSION

Based on our remote sensing analysis with on site ground truthing, we estimate that the subject property does not contain any wetland areas or other potentially jurisdictional waters (**Exhibit 6**). The US Fish and Wildlife National Wetland Inventory Map shows a manmade ditch that bisects the property east to west. The site recognizance did not reveal any evidence of a ditch. The South Florida Water Management District will need to confirm that the ditch is no longer existing on the property. The mapped ditch is apparently an oversight from pre-2019 changes.

ENVIRONMENTALLY SENSITIVE LANDS

The proximity of the site to known (mapped) environmentally sensitive lands, including the setbacks or buffers from any shoreline, water bodies, or wetlands, any wellhead protection zones, and the Coastal Construction Control Line (CCCL) are described here if applicable. The subject property is remote from all Environmentally Sensitive Lands. (**Exhibit 7**)**.**

VEGETATIVE COMMUNITIES

The location, size, and characterization of all-natural communities were established through analysis of available recorded information, aerial interpretation, and adequate pedestrian transects **(Exhibit 8).** Species dominance and composition were noted and factored into categorizing each community classification type. The different community types were then referenced according to the Florida Natural Areas Inventory (FNAI) Natural Communities classification system (**Exhibit 9**). The site is comprised of a variety of meadow grasses. (see **Pictures).**

UPLAND

The site is classified as remnant upland having been used as agricultural lands for many years. The removal of the citrus trees and subsequent grading has allowed for the encroachment of meadow grasses. These communities can now be characterized as meadowlands and do not exhibit the characteristics of any natural community as described by FNAI.

WETLAND PONDS

There is no evidence of wetland ponds or other wetland areas on the site. A man-made retention basin is present on the western boundary of the site.

IMPERILED SPECIES

There are visual sitings where the property supports a small population of common wildlife species native to the area such as birds. In addition to commonly occurring species, UES has engaged in a preliminary assessment of the presence of imperiled species and their habitats. Specifically, individuals of species protected by the Endangered Species Act and Florida Statutes, or those under federal and state environmental laws. This document is intended to convey technical information relating to imperiled species in relation to the project site.

ASSESSMENT METHODOLOGY

The process of evaluation of the presence or absence of imperiled species on a property begins with the identification and classification of ecosystems and communities occupying the site. Evaluation of landscape position; proximity to regional ecological assets; site and adjacent land uses; and underlying edaphic environment is accomplished through a review of a specifically curated GIS database maintained by UES. Material included in the evaluation may include the following data: topography-USGS; soil taxonomy; Florida

Land Use, Cover and Forms Classification; Florida Managed Areas Index; Soil Conservation Service method land use classification; Cowardin Classification System; Full color, infra-red, and black and white aerial; and satellite imagery including both current and historic frequently dating to the 1950s.

The general characterization of the site is followed by a review of the query results produced by the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (**Attachment 9A**). This unofficial report is generated based on one-square-mile geographic units that overly target properties. The Biodiversity Matrix incorporates Florida Element Occurrence (FLEO) data as well as occurrence- based potential habitat models, natural community models, and species-predicted range models to evaluate species distribution patterns and identify known population proximity. Additionally, the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) website was queried for the target property and an official report (**Attachment 9B**) for federally threatened and endangered animals was reviewed.

Fully informed by thorough analysis, a UES field ecologist with significant and demonstrable local experience visits the site to delineate and evaluate the natural communities and disturbed areas of the site. Qualitative assessments of the ecological condition, degree of succession, evidence of disturbance, etc. are made to identify the probability of the presence of potentially present resources. A dynamic determination of survey effort is made based on GIS analysis results and on-site observations of the condition of the presenting community types.

Table 1 provides a list of species that are known or considered to have potential to occur within the site according to USFWS IPaC and the FNAI Biodiversity Matrix. FNAI also provides information on the presence of potential species based on available data and classifies them into the following descriptions:

Documented – There is a documented occurrence in the FNAI database of the species or community with this Matrix Unit.

Documented-Historic – There is a documented occurrence in the FNAI data of the species or community with this Matrix Unit; however, the occurrence has not been observed/reported within the last twenty years.

Likely – The species or community is known to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. Documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. There is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

Potential – This Matrix Unit lies within the known predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

TABLE 1. Species List sourced from the US Fish and Wildlife Services *Environmental Conservation Online System* Information and Planning Conservation Tool (IPaC) and the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix that are known to occur or have the potential to occur on the site.

**Federal/State Listing Code Key: E = Endangered, T = Threatened, PT = Potentially Threatened, CH = Critical Habitat Designated, C = Candidate, SAT = Similar Appearance to Threatened, N = Not listed;*

	Scientific Name	Common Name	Federal Status	State Listing	Presence
Plants	*Nemastylis floridana*	Celestial lily	N	E	Potential
	Elytraria caroliniensis var.angustifolia	Narrow-leaved Carolina scalystem	N	N	Potential
	Linum carteri var.smallii	Small's flax	N	E	Potential
	Prosthechea cochleate	Clamshell orchid	N	E	Potential
	Roystonea regia	Florida royal palm	N	E	Potential
	Trichomanes punctatum ssp.floridanum	Florida film fern	E	E	Potential
Reptiles	*Drymarchon couperi*	Eastern Indigo Snake	T	FT	Potential
	Gopherus polyphemus	Gopher Tortoise	C	ST	Potential
	Crotalus adamanteus	Eastern Diamondback Rattlesnake	N	N	Likely
Birds	*Athene cunicularia floridana*	Florida Burrowing Owl	N	ST	Potential
	Mycteria americana	Wood Stork	T	FT	Likely
	Antigone canadensis pratensis	Florida Sandhill Crane	N	ST	Potential

The following summarizes several key imperiled species listed in **Table 1** that have a high potential to occur or utilize the site. These species were chosen based on several factors including the site conditions at the time of this review, visible observations during site investigations, historical habitat of the site, and the proximity of the site to J.W. Corbett Wildlife Area:

Current State Protection: Federally-threatened

Wood Stork (*Mycteria americana*)

Current Federal Protection: Threatened

Current State Protection: Federally and State Threatened

The wood stork is a large, long legged wading bird that reaches a length of 34-45 inches with a wingspan of 60-65 inches. The primary and tail feathers are black while the rest of the species feathers are white. The head and upper neck of the adult wood storks have no feathers, but instead rough, scaly skin. The bill and legs are black with the toes being pink. Wood storks feed on small fish, crayfish, amphibians, and small reptiles. Wood storks have the fastest reflex in the animal kingdom when they are hunting for prey. The wood stork will move their open bill through the water, and when prey encounters its bill, it will snap shut, trapping the prey. The wood stork is the only species of stork that breeds in the US, often seen in large colonies of 100-500 nests. The wood stork nests in mixed hardwood swamps, sloughs, mangroves, and cypress domes in Florida.

The FWS Wood Stork Effect Determination Key, May 2010 was used to determine that the project is expected to have “no effect” on the wood stork. This was determined due to the project not being within 0.47 miles of an active colony site, with the closest colony being 18+ miles away, and that the project will not be impacting Suitable Foraging Habitat (SFA) for the species even though the proposed project falls within a USFWS Core Foraging Area. If wood storks are seen utilizing the property during construction, do not harass them, and wait for them to leave on their own accord.

There were not any wood storks observed during the December 5, 2025 site visit.

Migratory Birds

Current Federal Protection: Migratory Birds Treaty Act (MBTA) of 1918, Migratory Bird Treaty Reform Act of 2004

Current State Protection: MBTA

The Migratory Bird Treaty Act of 1918 (MBTA) prohibits the "take" (killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by USFWS. A migratory bird species is included in this act if it meets one or more of the following criteria:

1. It occurs in the U.S. or U.S. territories as a result of natural biological or ecological processes and is currently, or was previously listed, as a species or part of a family protected by one of the four international treaties or their amendments.
2. Revised taxonomy results in it being newly split from a species that was previously on the list, and the new species occurs in the U.S. or U.S. territories as a result of natural biological or ecological processes.
3. New evidence exists for its natural occurrence in the U.S. or U.S. territories resulting from natural distributional changes and the species occurs in a protected family.

Migratory birds are expected to use this site, while no permits are required for construction under the MBTA, USFWS has published guidance through their Nationwide Avoidance & Minimization Measures for Birds (NAMMB) on how to proceed, summarized below:

- Educate all personnel of relevant rules and regulations that protect wildlife.
- Ensure any nest classified as incidental take is not one of a protected species under the ESA or the BGEAP.
- Do not collect any birds or bird parts without proper authorization or permit.
- Keep a tidy and clean project area, to ensure birds are not rummaging through garbage.
- Schedule all vegetation removal and trimming, grading of vegetative areas, and prescribed fire outside of peak bird breading season (April-August).
  - When this cannot occur, follow Measure 2 under the Stressor Management of the NAMMB.

Gopher tortoise (*Gopherus polyphemus*) Current

Federal Protection: Not listed

Current State Protection: State Threatened

The gopher tortoise (GT) is a burrowing land tortoise that requires managed open herbaceous communities with relatively well-drained soils. GTs are protected pursuant to Florida's Endangered and Threatened Species Act of 1977, section 379.2291(5), Florida Statutes. Protection measures in this law cover the tortoise, its burrow, and its habitat. The gopher tortoise is a medium to large-sized tortoise fully adapted for life on land. They are typically found in dry upland habitats as well as disturbed areas such as roadsides, open fields, and successional wooded areas. Their presence is readily identified by the occurrence of their unique burrows. Gopher tortoise burrows are frequently occupied by an astonishing variety of commensal organisms, many of which are imperiled. The

presence/absence of this suite of species is determined by a survey and classification of burrows. Gopher tortoises are protected by state law, Chapter 68A - 27.003, Florida Administrative Code and implemented by the Florida Fish and Wildlife Conservation Commission (FWC).

During site reconnaissance, gopher tortoise burrows were **NOT** identified on the property.

Eastern indigo snake (*Drymarchon couperi*)

Current Federal Protection: Threatened

Current State Protection: Threatened

The federally protected (Threatened) Eastern Indigo snake (*Drymarchon couperi)*, is a glossy, thick bodied snake sometimes confused with the ubiquitous Black racer (*Coluber constrictor*). Eastern Indigo snakes can occur in a wide array of ecosystems ranging from flatwoods to wet prairie and swamps. In dryer habitats, this species is closely associated with and highly dependent on Gopher tortoises and their burrows. It requires large areas of naturally vegetated land with appropriate fire regimes to maintain a viable population. It is rarely spotted.

IMPERILED SPECIES CONCLUSION

UES has performed an assessment of the presence of imperiled species subject to protections under the Endangered Species Act and/or Florida Statutes. Our evaluation of the property revealed a site that has been altered from its historic natural communities by anthropogenic activities including silviculture, agriculture, and both commercial and residential development surrounding the site. There were no sightings of Federal or State endangered or threatened species on the property.

FLORIDA MASTER SITES FILE RECORDS SEARCH

A Master Site File inquiry with the Florida Department of State, Division of Historical Resources (DHR) for attributes located within the general vicinity of the subject property revealed there are no recorded resources of historical or cultural significance. A more thorough review may be requested if project approval from the Division of Historical Resources is required. **(Exhibit 10)**

CONCLUSIONS

As a result of our careful examination of the current site conditions, the following summarizes our findings:

☐ Yes ☒ No **Wetlands**

If present, wetland areas are depicted in **Exhibit 6.**

☐ Yes ☒ No **Mapped Environmentally Sensitive Lands**

The proximity of the subject property to the identified vicinity of Environmentally Sensitive Lands is depicted in **Exhibit 7.**

☐ Yes ☒ No **Imperiled Species**

If populations or habitats for imperiled species subject to protections were identified, such are depicted in **Exhibit 8**.

☐ Yes ☒ No **Cultural Resources**

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that I have conducted and/or reviewed this assessment and support the data and conclusions contained therein. For more information, please contact us at jjones3@teamues.com.

12/10/2025

Date

John Jones Ecology
Department Manager
UES

EXHIBITS

The data appended to and referenced in this report were essential to the opinions expressed and the conclusions reached:

- A site location map (**Exhibit 1A**) for orientation and general reference.
- Site Conceptual Plan Location **(Exhibit 1B)**
- Current and historic aerials showing the site location and surrounding environment (**Exhibits 2**).
- A reproduction of a portion of the U.S. Geological Survey (USGS) 7.5-minute topographic map for the appropriate quadrangle **(Exhibit 3).**
- A map locating floodways, location, and type of FEMA flood insurance zones (**Exhibit 4**).
- Identification of the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) soil series underlying the site (**Exhibit 5**).
- Presentation of the results of a photo interpretive wetland delineation (**Exhibit 6**).
- A map indicating any environmentally sensitive lands within the proximity of the subject property (**Exhibit 7**). These may include the following:
    - Outstanding Waterways (**if applicable**)
    - Setbacks or buffers from any shoreline, water bodies, or wetlands (**if applicable**)
    - Wellhead protection zones (**if applicable**)
    - The Coastal Construction Control Line (CCCL) (**if applicable**).
- Presentation of plant communities including a graphic depiction of habitat limits or population locations (**Exhibit 8**).
- Presentation of the results of an imperiled species survey including a graphic depiction of habitat limits or population locations (**Exhibit 9**), (**Attachment A**), (**Attachment B**).
- Email from Florida Department of State - Historical and Cultural Review (Exhibit 10)

PICTURES

Picture 1: Meadow Grasses

Picture 2:Western Retention Basin

Picture 3: Panicoideae Grasses

Picture 4: Retention Basin Looking North

Picture 5: View of Site

EXHIBIT 1A
USGS Site Location Plan
Westlake Pod L

Kingfisher Boulevard & Town Center Parkway North
Westlake, Palm Beach County, Florida

EXHIBIT 1B
Site Plan/2024 Aerial Photograph
Westlake Pod L

Kingfisher Boulevard & Town Center Parkway North
Westlake, Palm Beach County, Florida

N

Undeveloped Land

Residential

Seminole Pratt Whitney Road

Town Center Parkway North

Sales Center

Dog Park

Kingfisher Boulevard

Undeveloped Land

Westlake Adventure Park

Town Center Parkway South

Fire Station

PBC Tax Collector

Residential

Exhibit 2

Westlake Pod L

Kingfisher Blvd/Town Center Parkway N

Westlake, FL 33470

Inquiry Number: 8162059.8

November 04, 2025

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/04/25

Site Name:

Westlake Pod L
Kingfisher Blvd/Town Center P
Westlake, FL 33470
EDR Inquiry # 8162059.8

Client Name:

GFA International
607 NW Commodity Cove
Port St Lucie, FL 34986
Contact: Leah Bellis

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Flight Year: 1999	USGS/DOQQ
1995	1"=500'	Flight Year: 1995	USGS/DOQQ
1991	1"=500'	Flight Date: February 12, 1991	FDOT
1986	1"=500'	Flight Date: April 23, 1986	FDOT
1984	1"=500'	Flight Date: March 03, 1984	USGS
1975	1"=500'	Flight Date: April 04, 1975	FDOT
1973	1"=500'	Flight Date: April 13, 1973	FDOT
1969	1"=500'	Flight Date: December 13, 1969	USGS
1958	1"=500'	Flight Date: May 09, 1958	USGS
1952	1"=500'	Flight Date: December 11, 1952	USGS

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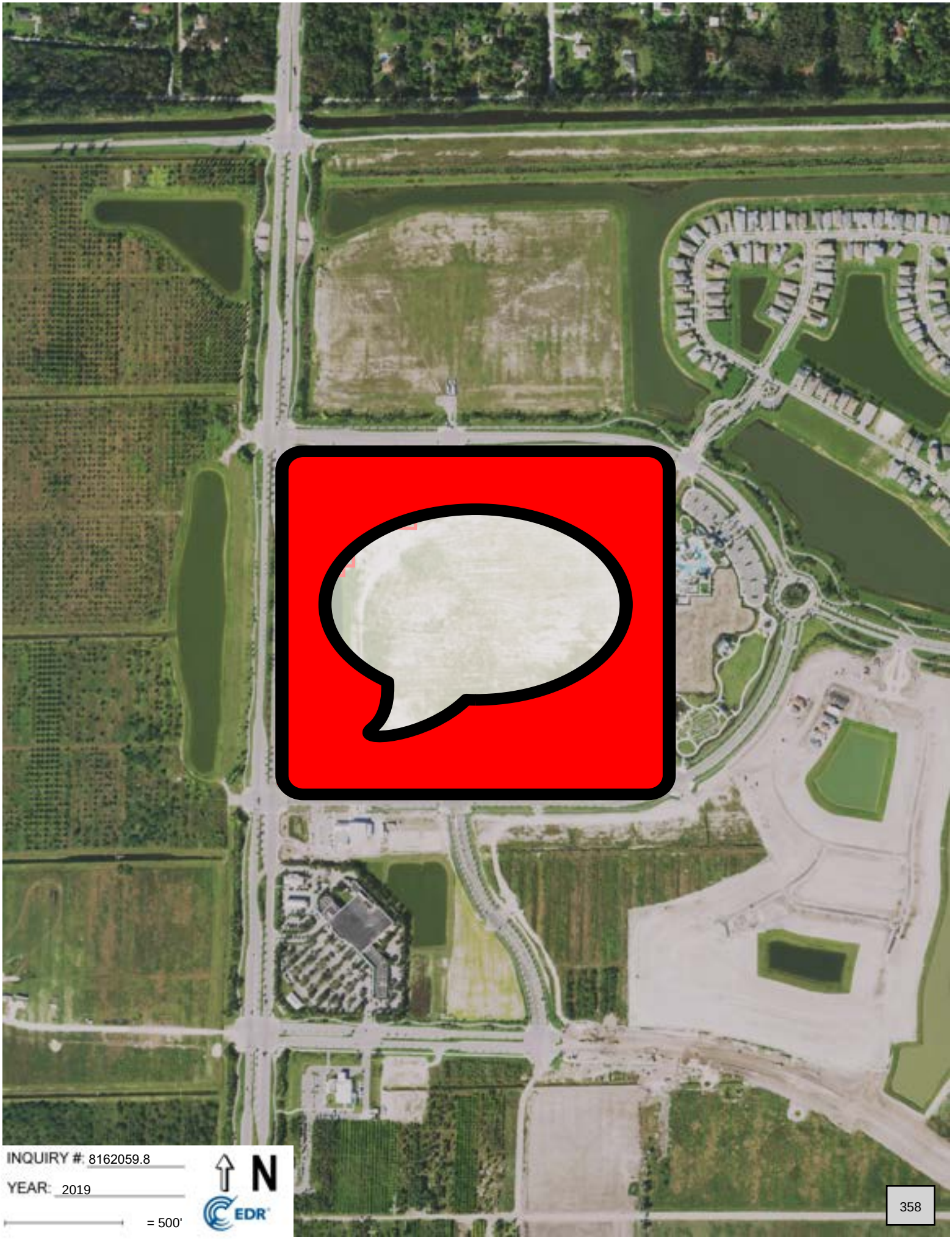
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EDR

INQUIRY #: 8162059.8

YEAR: 2015

= 500'

N

EDR

INQUIRY #: 8162059.8

YEAR: 2010

= 500'

N

EDR

360

INQUIRY #: 8162059.8

YEAR: 2007

= 500'

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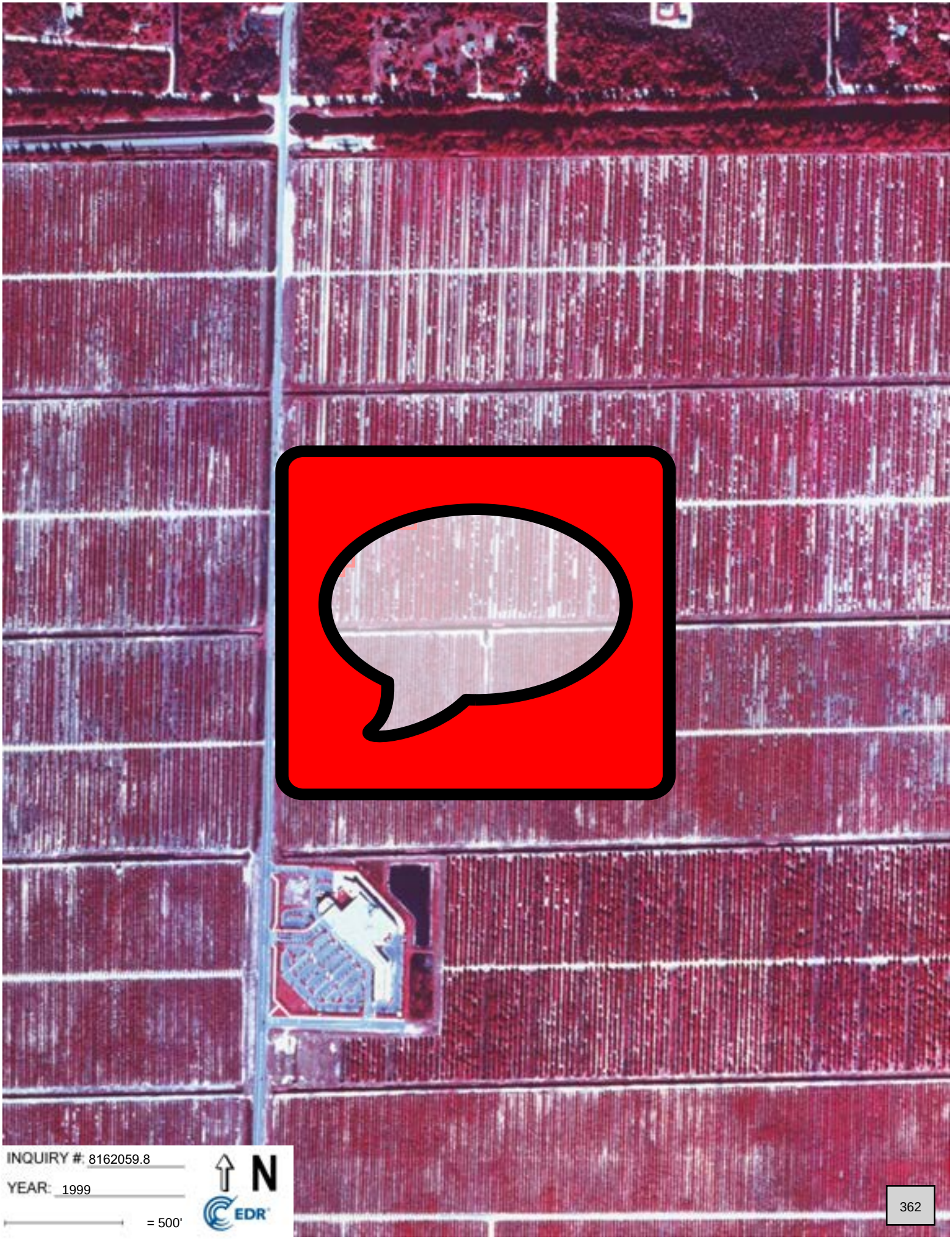
EDR



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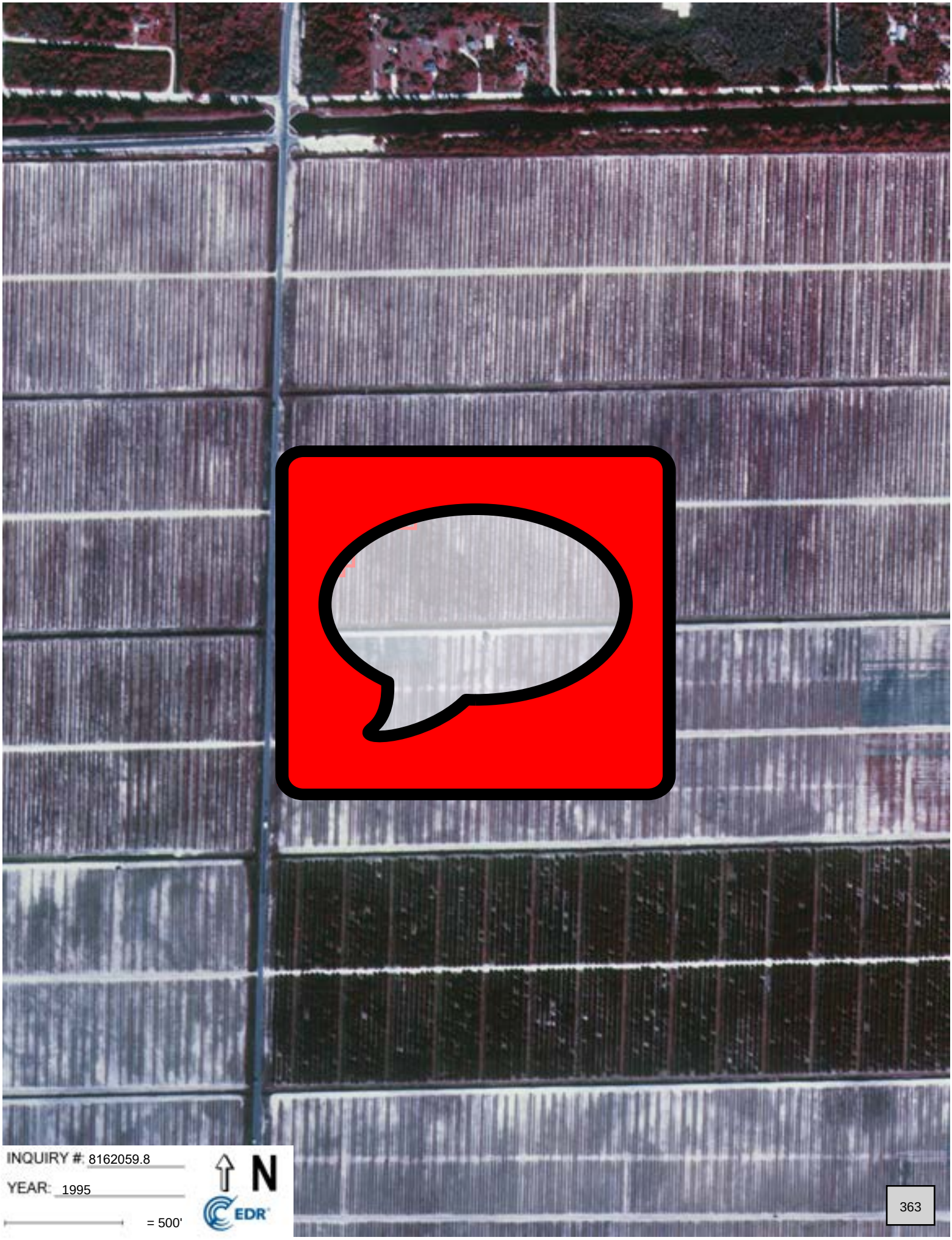
EDR



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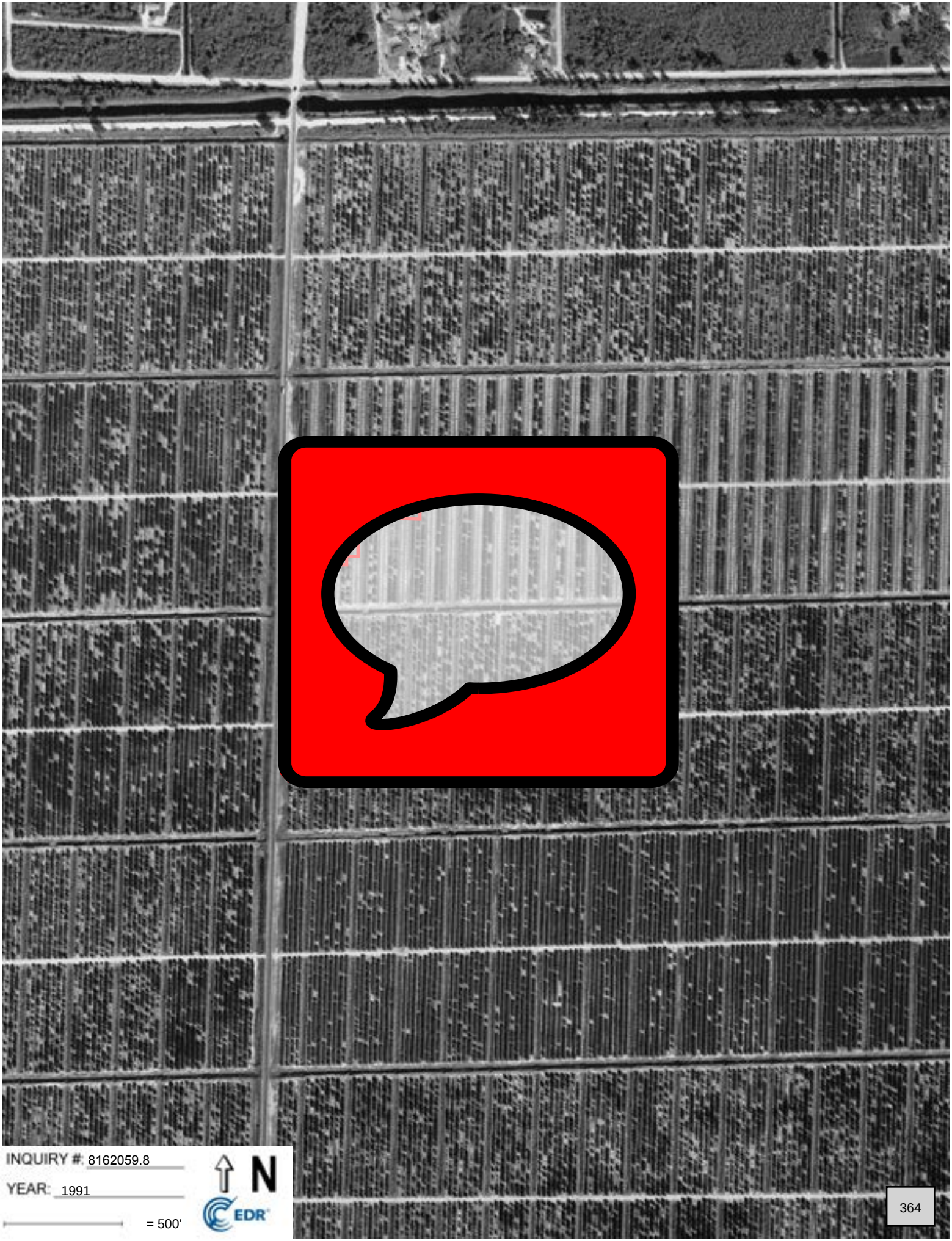
EDR



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YEAR: 1991

= 500'

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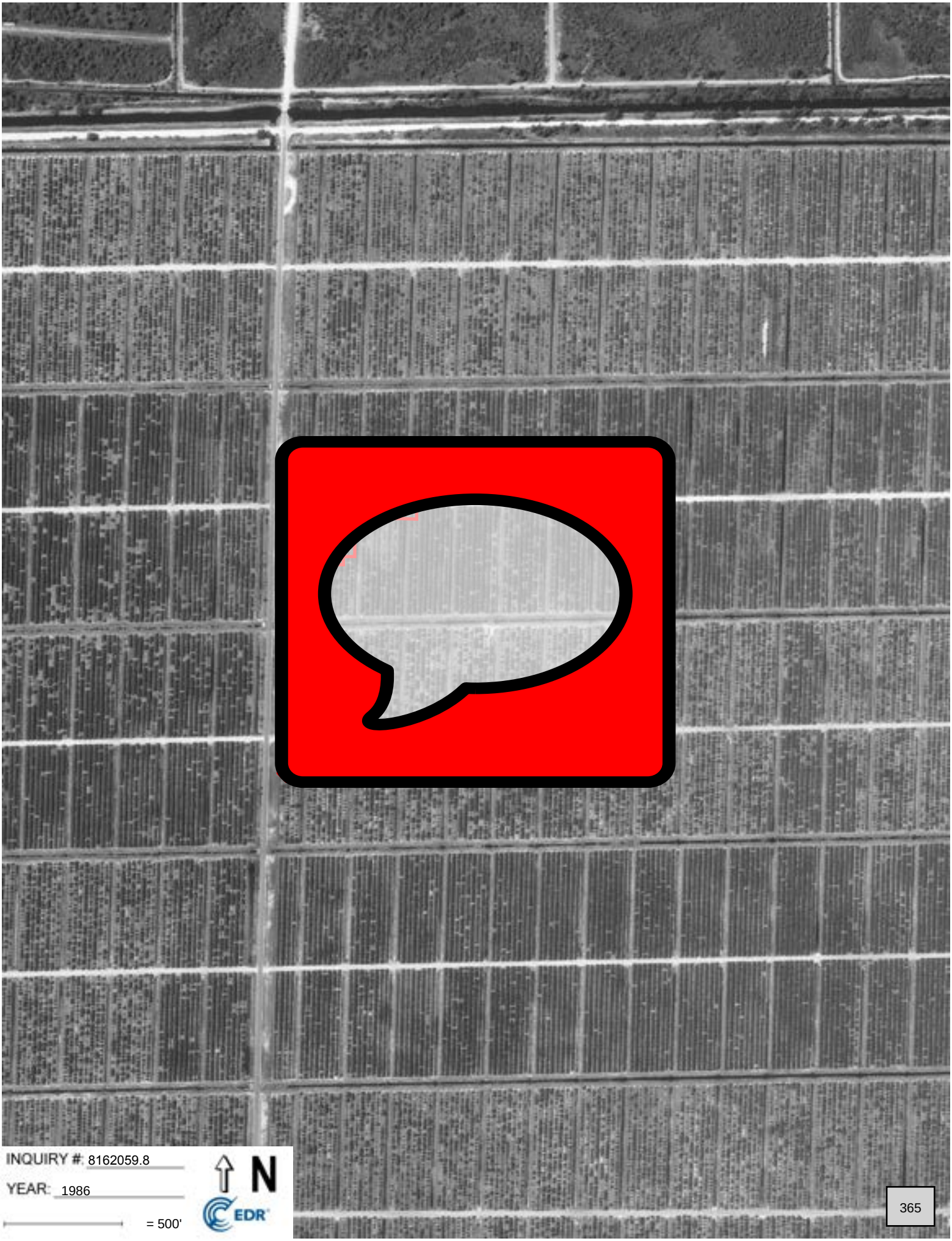
EDR



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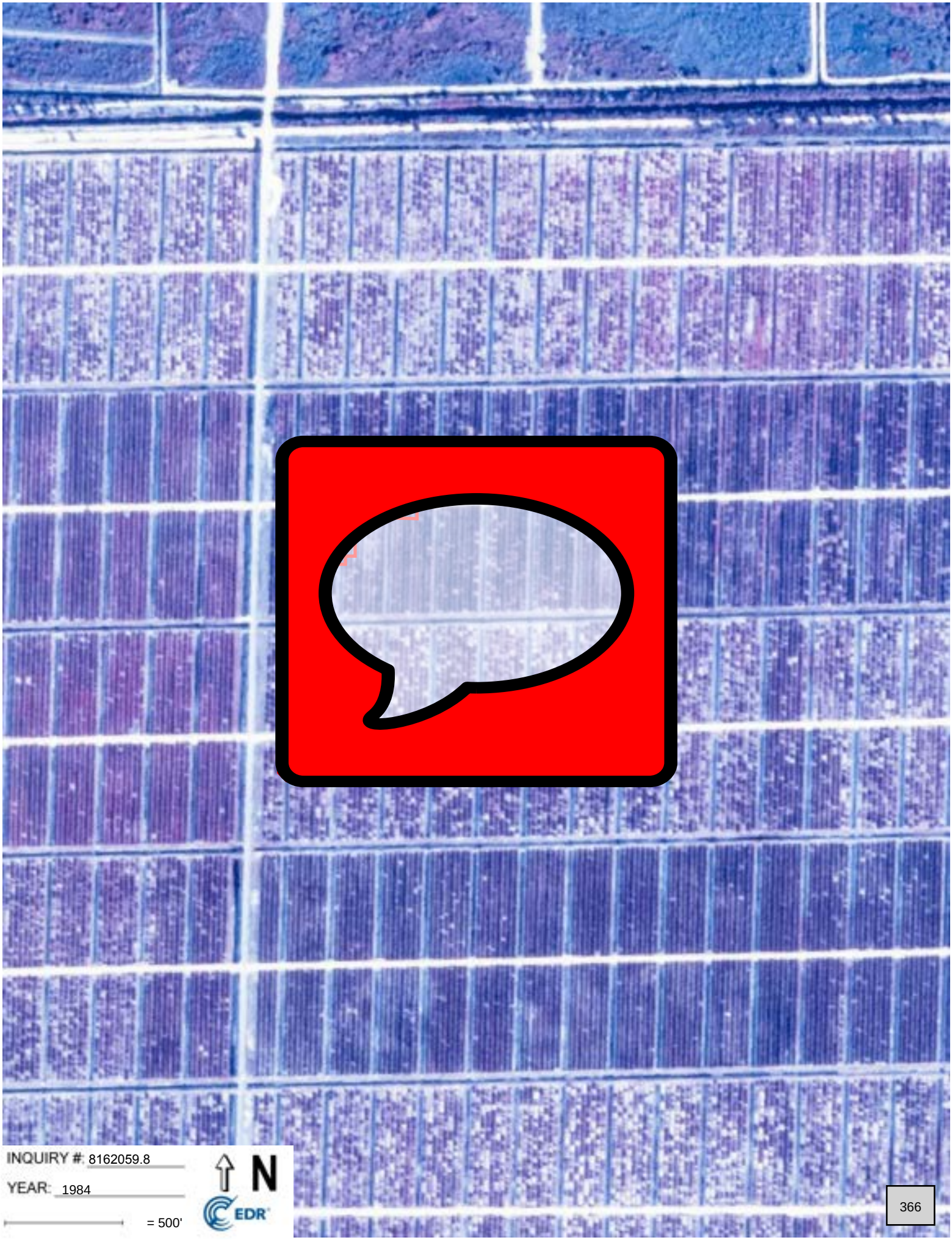
EDR



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YEAR: 1984

= 500'

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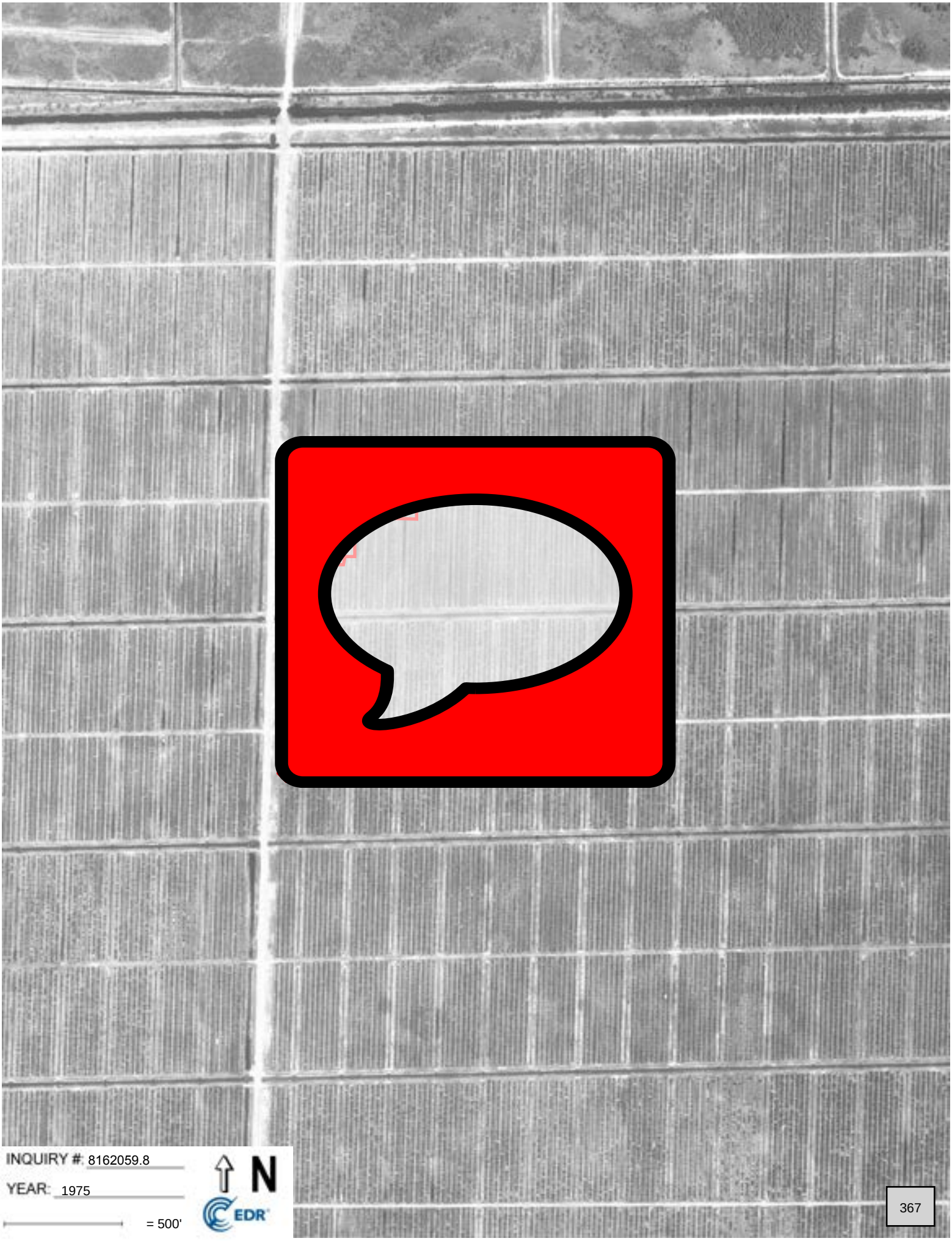
EDR



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YEAR: 1975

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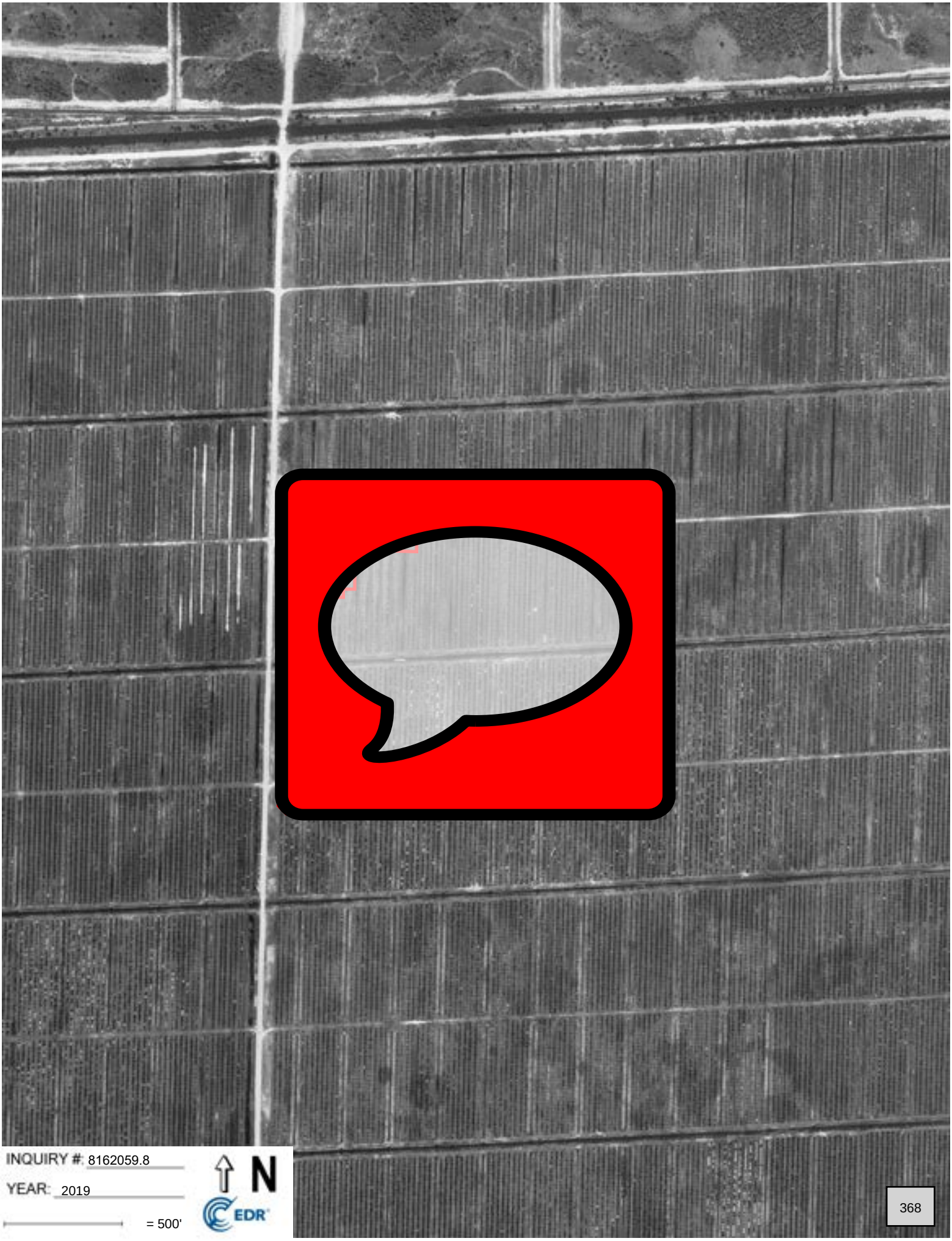
EDR



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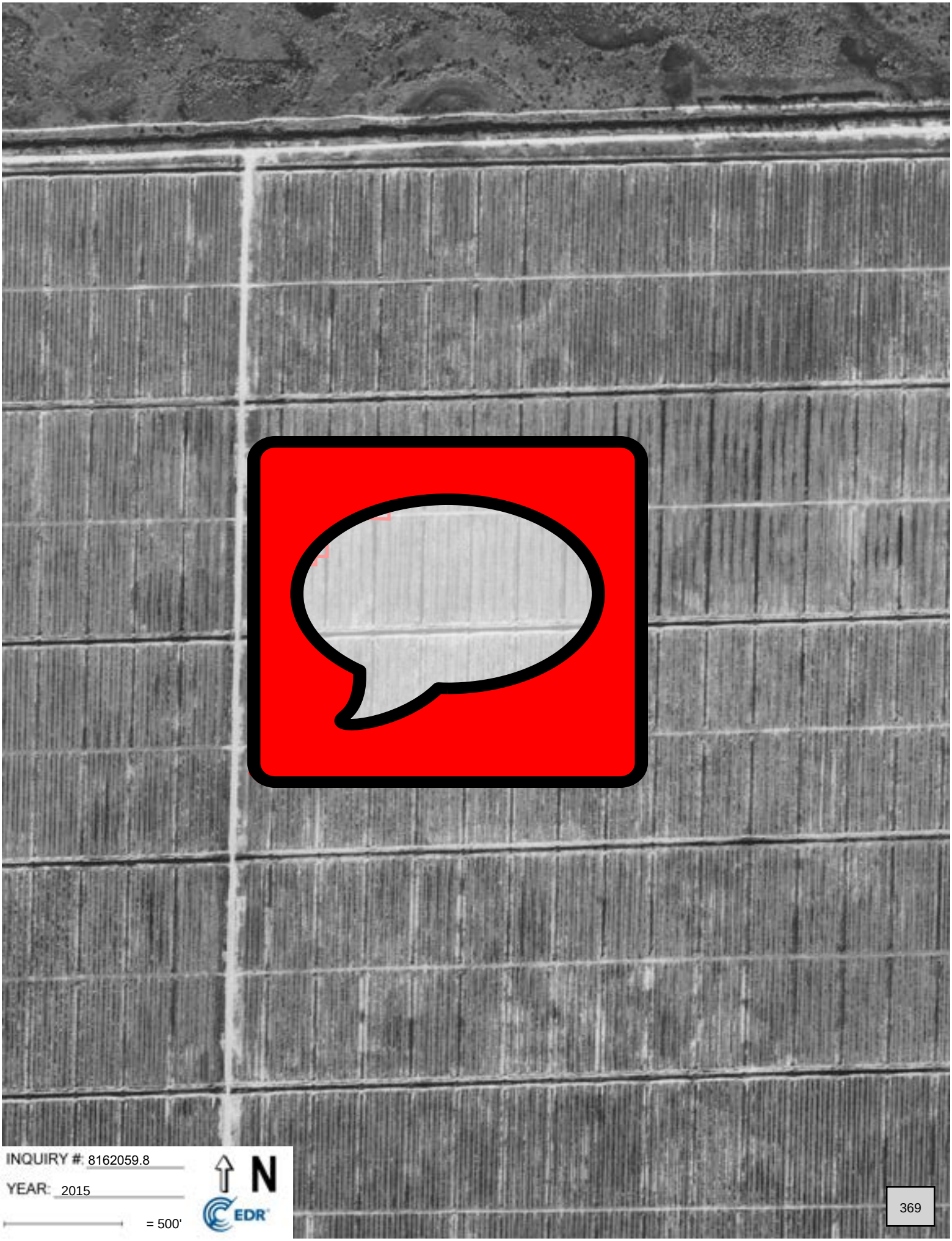
YEAR: 2019

= 500'

N

EDR



INQUIRY #: 8162059.8

YEAR: 2015

= 500'

N

EDR

INQUIRY #: 8162059.8

YEAR: 2010

= 500'

N

EDR

INQUIRY #: 8162059.8

YEAR: 2007

= 500'

N

EDR

EXHIBIT 3

Westlake Pod L
Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470

Inquiry Number: 8162059.4
November 04, 2025

EDR Historical Topo Map Report
with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

11/04/25

Site Name:	Client Name:
Westlake Pod L	GFA International
Kingfisher Blvd/Town Center P	607 NW Commodity Cove
Westlake, FL 33470	Port St Lucie, FL 34986
EDR Inquiry # 8162059.4	Contact: Leah Bellis

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by GFA International were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	A25154.01328.000	**Latitude:**	26.75815 26° 45' 29" North
Project:	Westlake Pod L	**Longitude:**	-80.3042 -80° 18' 15" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	569182.02
		UTM Y Meters:	2959837.72
		Elevation:	19.00' above sea level

Maps Provided:

2021
2018
2015
2012
1984
1971

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets

West of Delta
2021
7.5-minute, 24000

Loxahatchee
2021
7.5-minute, 24000

2018 Source Sheets

West of Delta
2018
7.5-minute, 24000

Loxahatchee
2018
7.5-minute, 24000

2015 Source Sheets

West of Delta
2015
7.5-minute, 24000

Loxahatchee
2015
7.5-minute, 24000

2012 Source Sheets

West of Delta
2012
7.5-minute, 24000

Loxahatchee
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1984 Source Sheets

West Of Delta
1984
7.5-minute, 24000
Aerial Photo Revised 1980

West Palm Beach 2 SE
1984
7.5-minute, 24000
Aerial Photo Revised 1980

Loxahatchee
1984
7.5-minute, 24000
Aerial Photo Revised 1980

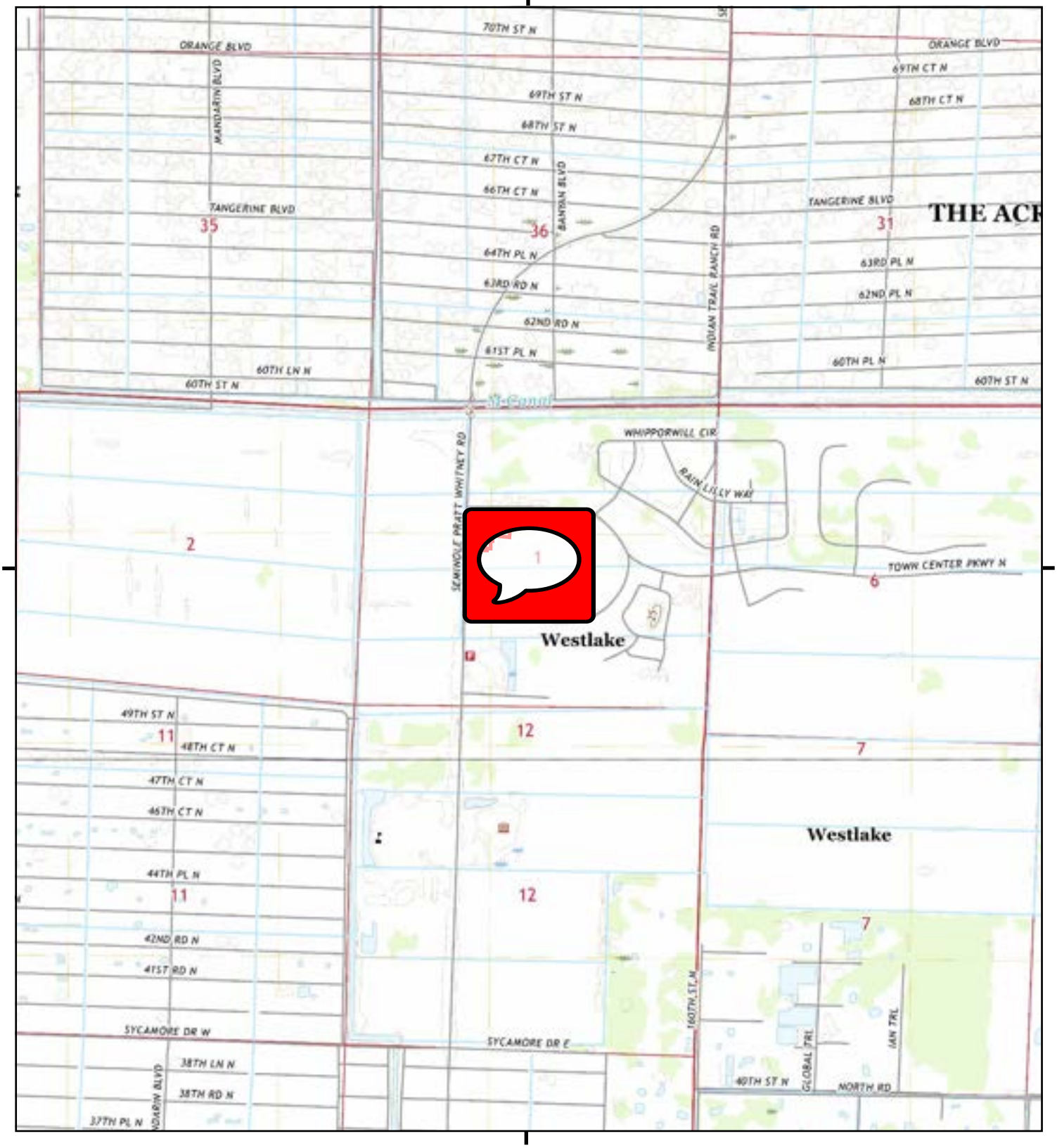
1971 Source Sheets

West Palm Beach 2 SE
1971
7.5-minute, 24000
Aerial Photo Revised 1970

Loxahatchee
1971
7.5-minute, 24000
Aerial Photo Revised 1970

Historical Topo Map

2021



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

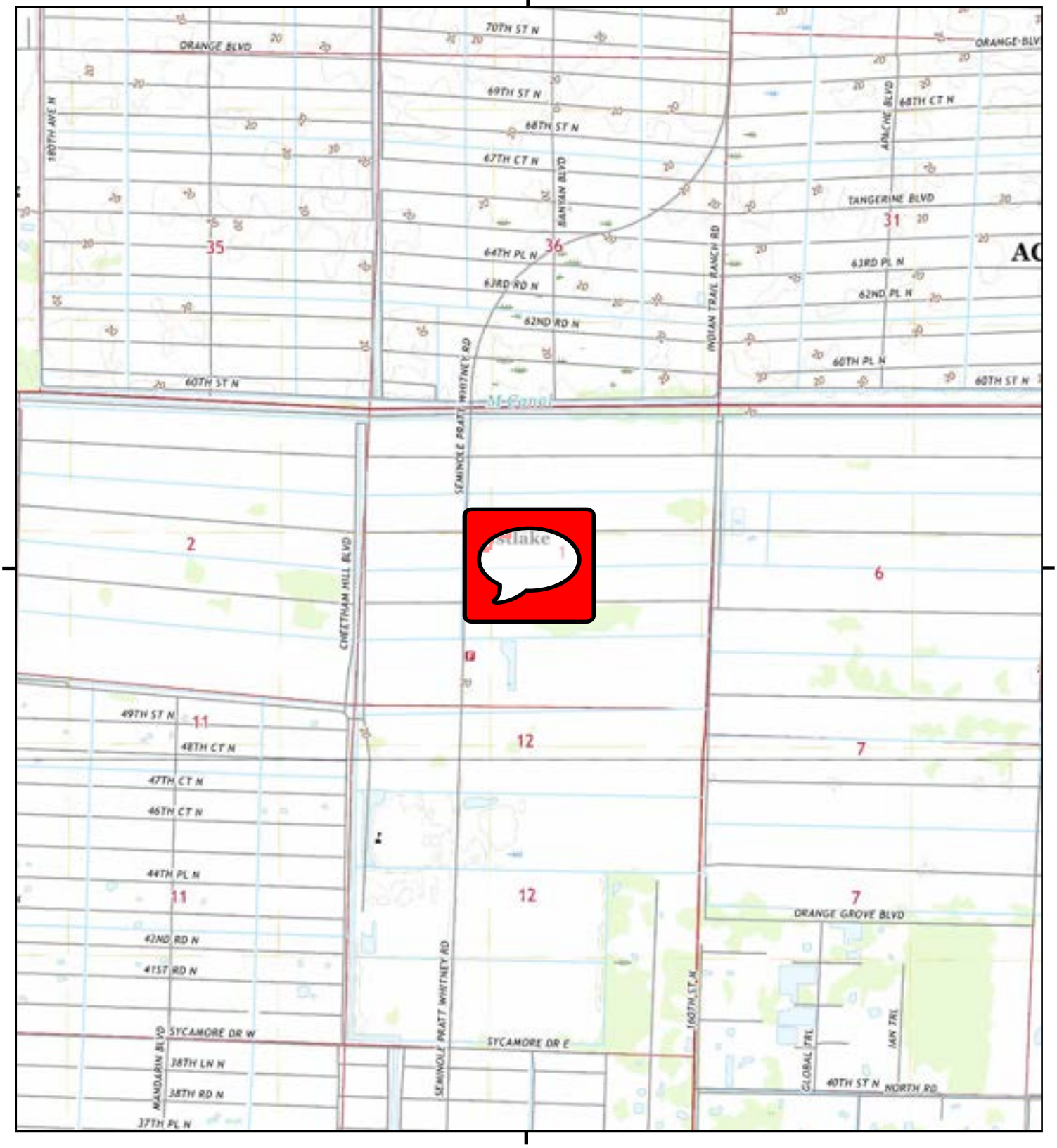
TP, West of Delta, 2021, 7.5-minute
S, Loxahatchee, 2021, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

376

Historical Topo Map

2018



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NW N NE
W E
SW S SE

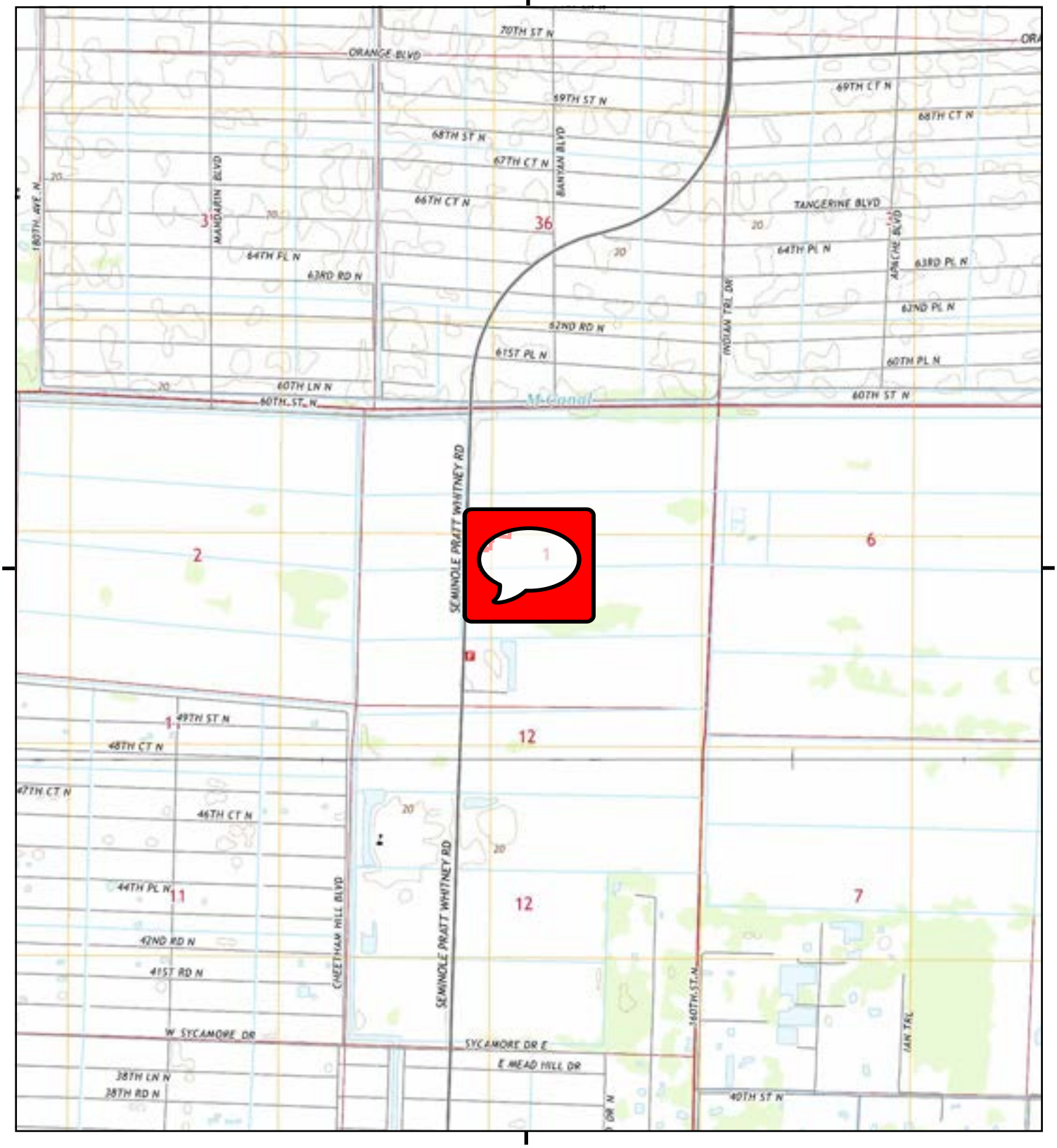
TP, West of Delta, 2018, 7.5-minute
S, Loxahatchee, 2018, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

377

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

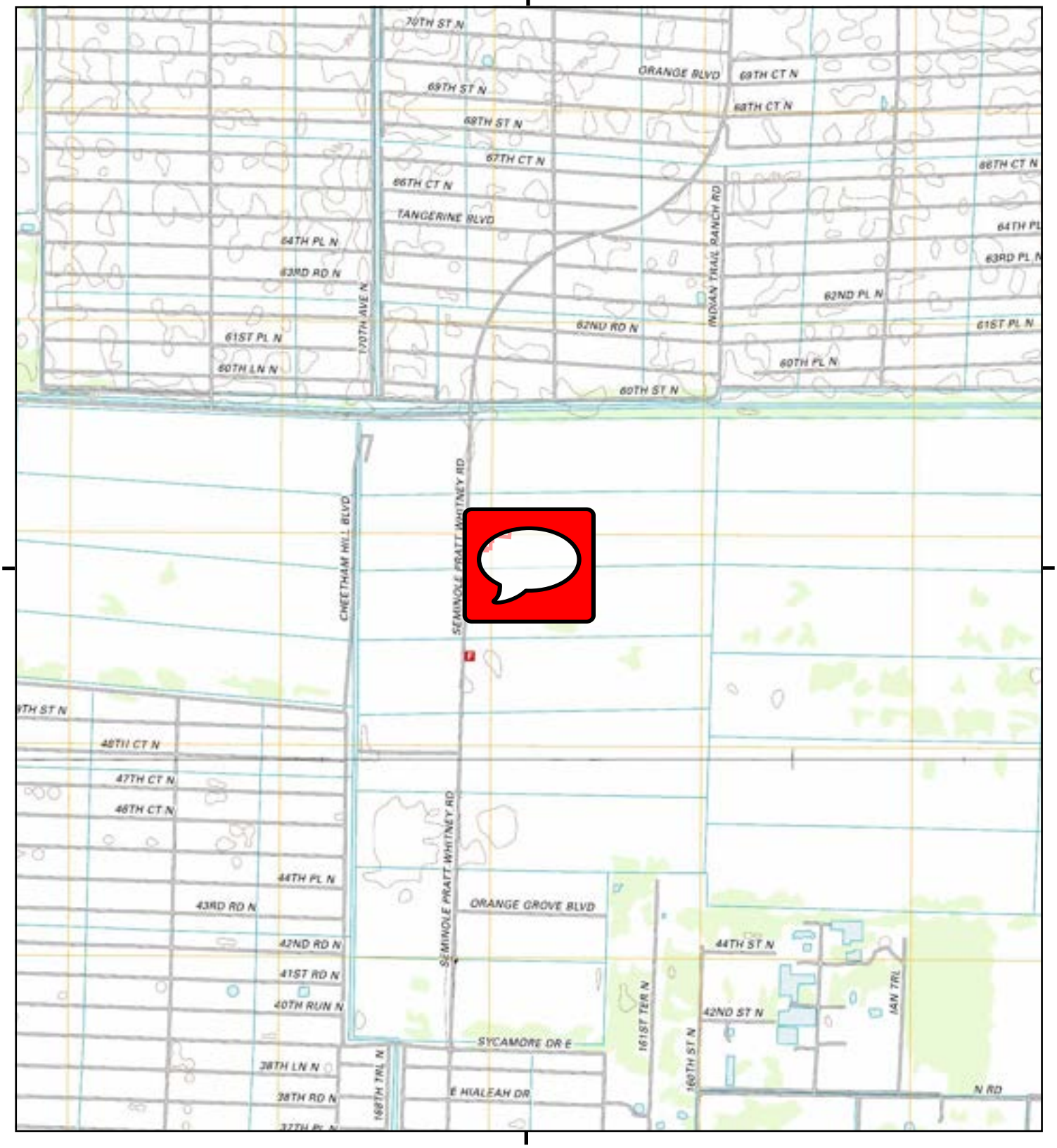
TP, West of Delta, 2015, 7.5-minute
S, Loxahatchee, 2015, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

378

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

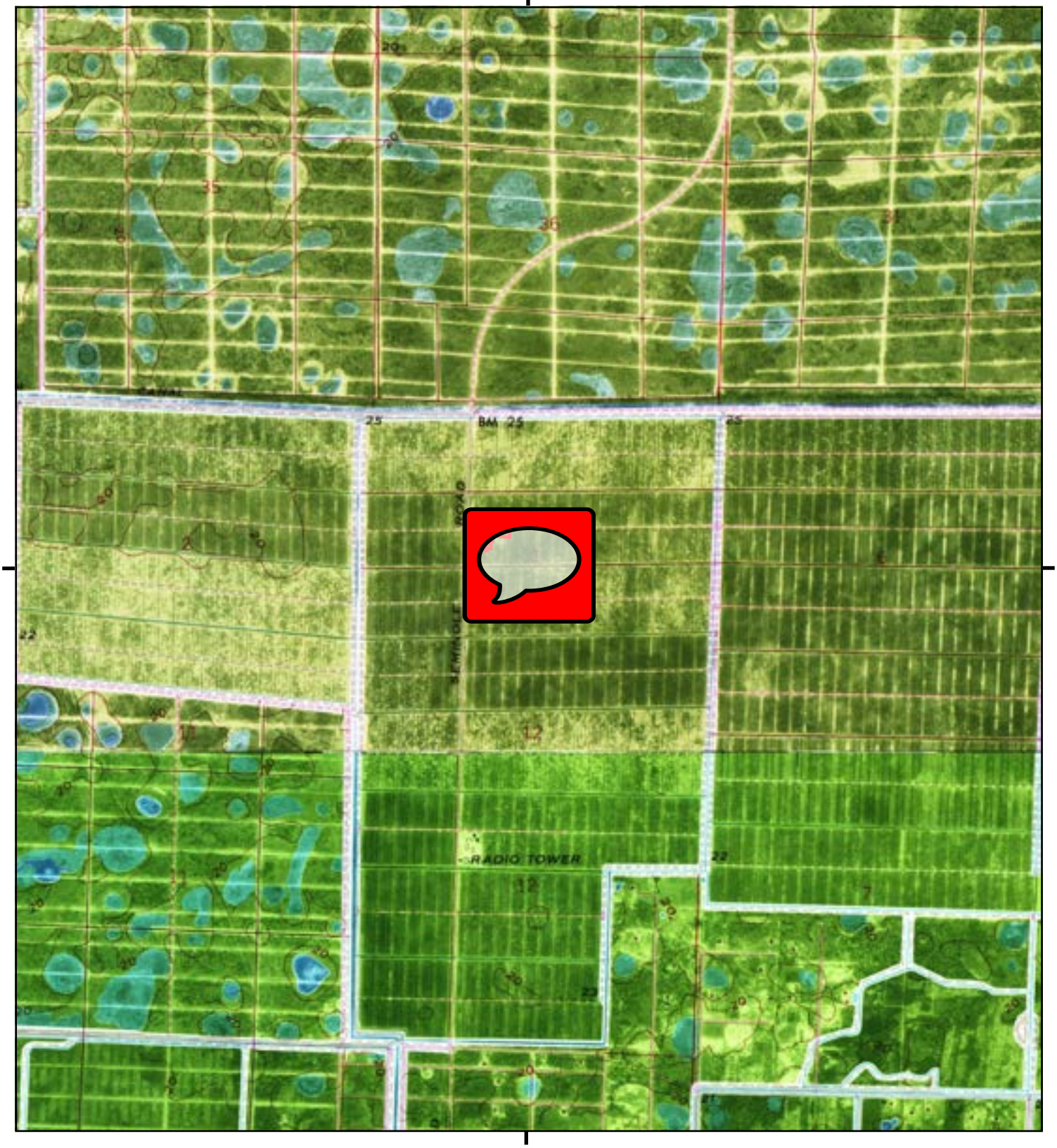
TP, West of Delta, 2012, 7.5-minute
S, Loxahatchee, 2012, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

379

Historical Topo Map

1984



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, West Of Delta, 1984, 7.5-minute
TP, West Palm Beach 2 SE, 1984, 7.5-minute
S, Loxahatchee, 1984, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

380

Historical Topo Map

1971

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, West Palm Beach 2 SE, 1971, 7.5-minute
S, Loxahatchee, 1971, 7.5-minute

SITE NAME: Westlake Pod L
ADDRESS: Kingfisher Blvd/Town Center Parkway N
Westlake, FL 33470
CLIENT: GFA International

381

National Flood Hazard Layer FIRMette

Exhibit 4

FEMA

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) — Zone A, V, A99
- With BFE or Depth — Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile — Zone X
- Future Conditions 1% Annual Chance Flood Hazard — Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. — Zone X
- Area with Flood Risk due to Levee — Zone D

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard — Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard — Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2025 at 5:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 5

Soil Map—Palm Beach County Area, Florida
(Westlake Pod L 18 Acre Townhomes)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Riviera fine sand, 0 to 2 percent slopes	11.9	65.1%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	6.4	34.9%
Totals for Area of Interest		**18.3**	**100.0%**

Exhibit 5

Soil Map—Palm Beach County Area, Florida
(Westlake Pod L Kingfisher Soil Map)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

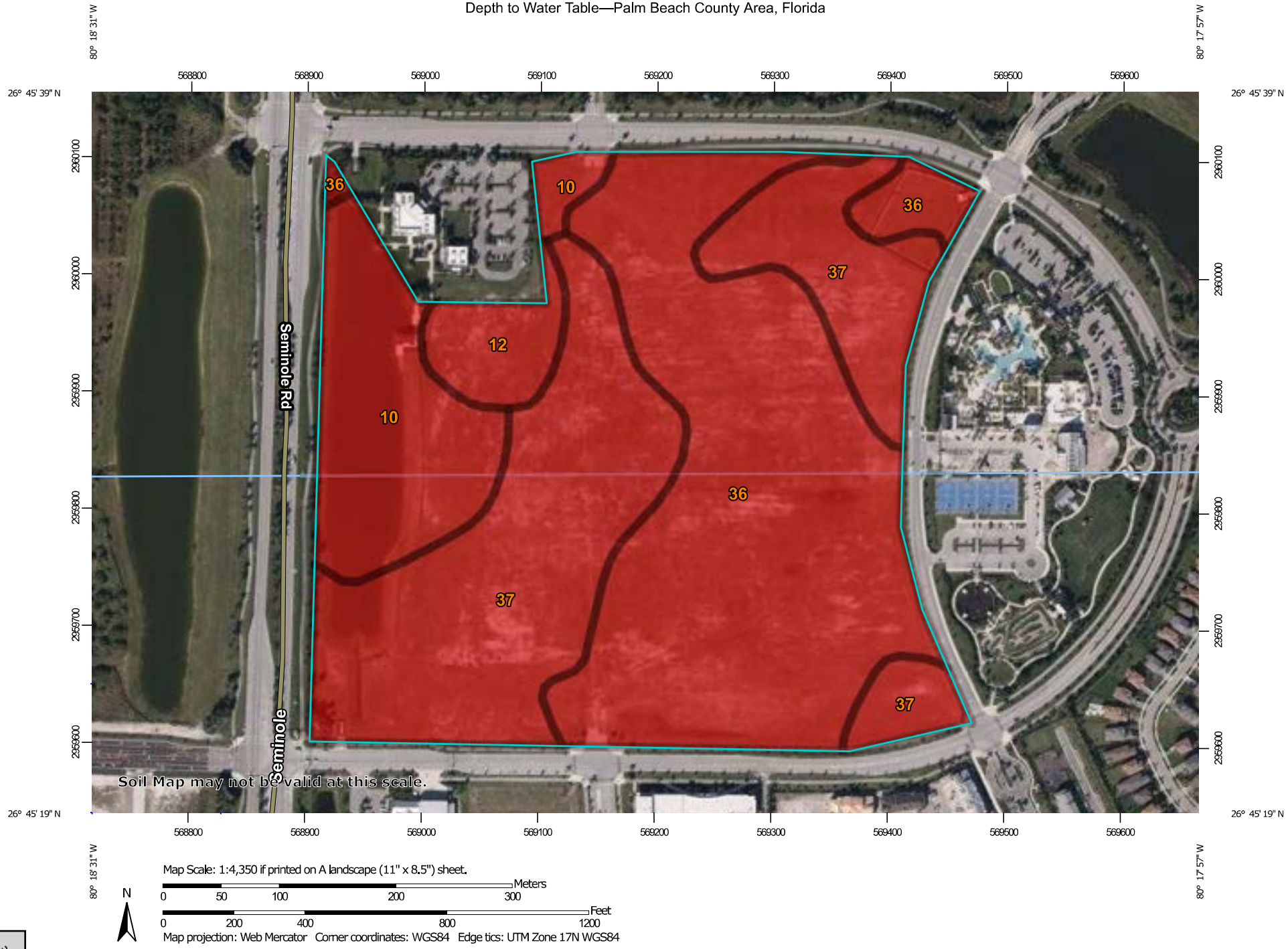
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Cypress Lake fine sand, 0 to 2 percent slopes	9.0	14.8%
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	2.5	4.1%
36	Riviera fine sand, 0 to 2 percent slopes	26.9	44.1%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	22.6	37.0%
Totals for Area of Interest		**61.1**	**100.0%**

Exhibit 5

Depth to Water Table—Palm Beach County Area, Florida



389

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Lines

- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Points

- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
10	Cypress Lake fine sand, 0 to 2 percent slopes	15	9.0	14.8%
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	0	2.5	4.1%
36	Riviera fine sand, 0 to 2 percent slopes	15	26.9	44.1%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	0	22.6	37.0%
Totals for Area of Interest			**61.1**	**100.0%**

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

U.S. Fish and Wildlife Service
National Wetlands Inventory

Westlake Pod L National Wetland Inventory

Exhibit 6

December 11, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Exhibit 8

Palm Beach County Westlake Pod L Cooperative Land Cover

Area of Interest (AOI) Information

Area : 65.2 acres

Dec 9 2025 15:57:09 Eastern Standard Time

This property has been used historically as a citrus grove. During the site visit on December 5, 2025, the site is planted in meadow grasses.

Summary

Name	Count	Area(acres)	Length(km)
Florida Land Cover Classification (Site)	1	65.20	N/A

Florida Land Cover Classification (Site)

#	Class ID	Class Name	Area(acres)
1	183,321	Citrus	65.20

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Exhibit 9A

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 12/10/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 66899

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 66899

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Crotalus adamanteus Eastern Diamondback Rattlesnake	G3	S3	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 66899

10 **Potential** Elements for Matrix Unit 66899

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Elytraria caroliniensis var. angustifolia narrow-leaved Carolina scalystem	G4T2	S2	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Prosthechea cochleata clamshell orchid	G4G5	S2	N	E
Roystonea regia Florida royal palm	G2G3	S2	N	E
Trichomanes punctatum ssp. floridanum Florida filmy fern	G4G5T1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Palm Beach County, Florida

Local office

Florida Ecological Services Field Office

(352) 448-9151
(772) 562-4288
fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Bonneted Bat Eumops floridanus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther Puma (=Felis) concolor coryi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse Peromyscus polionotus niveiventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened

NOT FOR CONSULTATION

Birds

NAME	STATUS
Crested Caracara (audubon's) [fl Dps] Caracara plancus audubonii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite Rostrhamus sociabilis plumbeus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Red-cockaded Woodpecker Dryobates borealis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	Threatened
Wood Stork Mycteria americana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator Alligator mississippiensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
Eastern Indigo Snake Drymarchon couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Flowering Plants

NAME	STATUS
Beach Jacquemontia Jacquemontia reclinata No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Florida Prairie-clover Dalea carthagenensis floridana There is **proposed** critical habitat for this species. https://ecos.fws.gov/ecp/species/2300	Endangered
Four-petal Pawpaw Asimina tetramera No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3461	Endangered

NOT FOR CONSULTATION

Tiny Polygala Polygala smallii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Lichens

NAME	STATUS
Florida Perforate Cladonia Cladonia perforata No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7516	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NOT FOR CONSULTATION

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

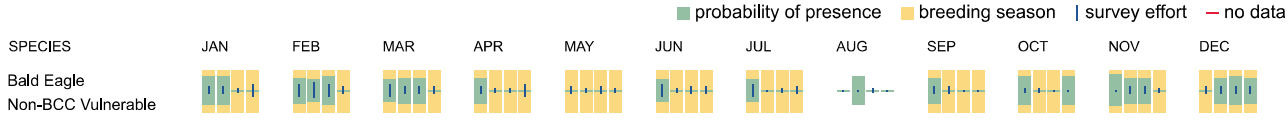
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there,

and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black Skimmer Rynchops niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Gull-billed Tern Gelochelidon nilotica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
King Rail Rallus elegans This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Least Tern Sternula antillarum antillarum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting Passerina ciris This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Pectoral Sandpiper Calidris melanotos This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

NOT FOR CONSULTATION

Reddish Egret Egretta rufescens This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone Arenaria interpres morinella This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Whimbrel Numenius phaeopus hudsonicus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Worthington's Marsh Wren Cistothorus palustris griseus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

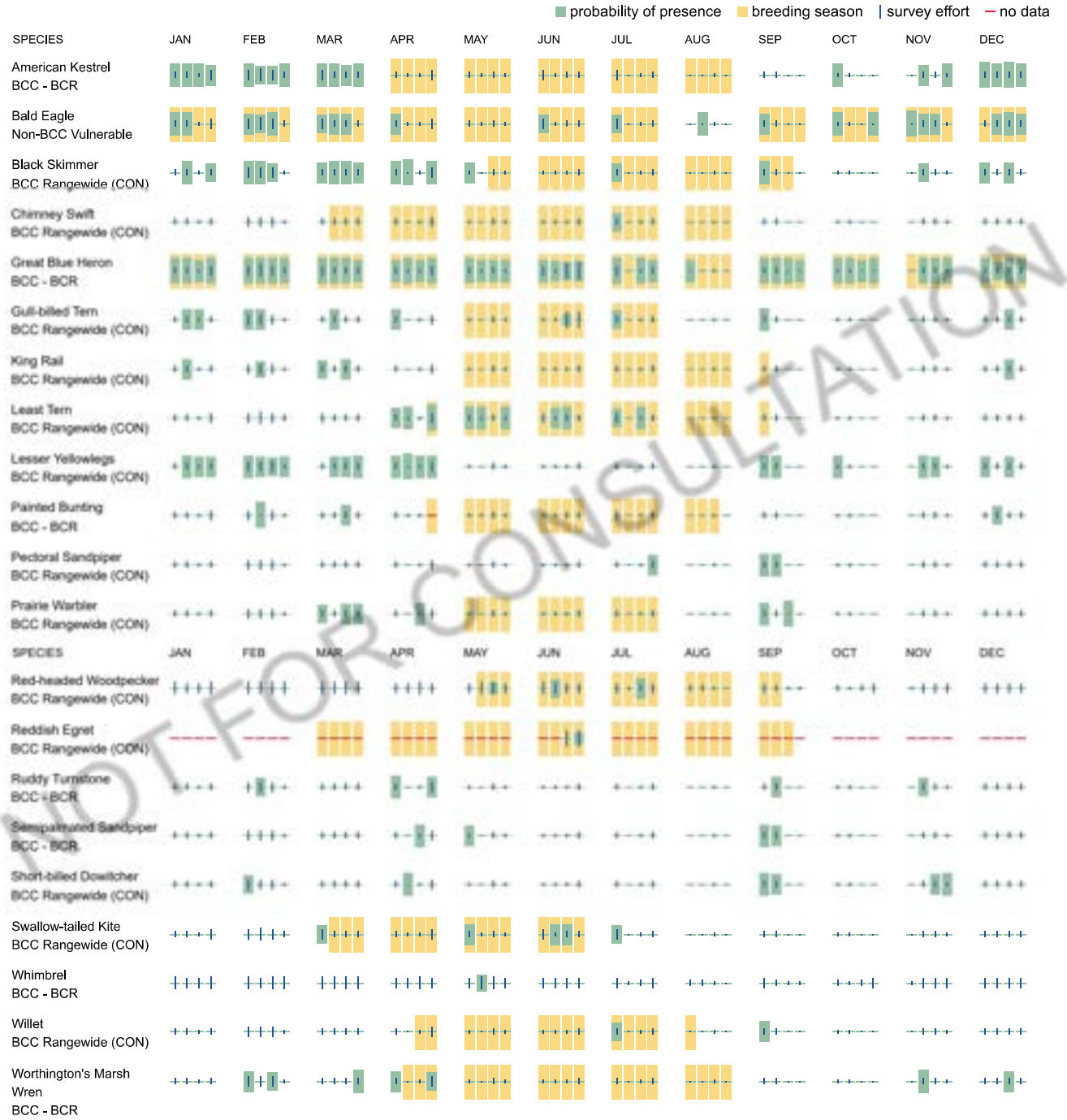
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

NOT FOR CONSULTATION

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

NOT FOR CONSULTATION

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Exhibit 10

RE: Google Earth Placemark
Miller, Marissa L.<Marissa.Miller@dos.fl.gov>
John Jones
[You don't often get email from marissa.miller@dos.fl.gov. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon John,

I have completed your search and there are no previously recorded resources within parcel 77-40-43-01-04-001-0010. I have attached a map for your reference. Let me know if you need anything else or if you have any questions. Have a great weekend!

This record search is for informational purposes only and does NOT constitute a project review. This search identifies resources recorded at the Florida Master Site File only and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myflorida.com or 850-245-6333 for project review information.

Marissa Miller
Historic Data Analyst | Florida Master Site File| Bureau of Historic Preservation | Division of Historical Resources| Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6424| 1.800.847.7278 |Fax: 850.245.6439 | flheritage.com

File Attachments for Item:

A. FIRST READING: Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	8/4/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**FIRST READING:** Ordinance 2026-08 – Zoning Change (Westlake West)	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to recommend approval of First Reading of Ordinance 2026-08 – Zoning Change (portion of Westlake West)	
SUMMARY *and/or* JUSTIFICATION:	This Ordinance amends the zoning district of approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The subject property is located within the Westlake West development.	

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

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	1. Ordinance 2026-08 – Rezoning Westlake West AMENDMENT 2. Staff Report 3. Application 4. Owner Affidavit 5. Justification Statement 6. Survey 7. Rezoning Exhibits			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-xx**	X

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

ORDINACE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

FISCAL IMPACT *(if any):*		$

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, through an application filed by Minto PBLH, LLC, the City of Westlake intends to rezone approximately 22.617 acres consisting of real property generally located within Westlake West, west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West, City of Westlake, Palm Beach County, Florida; and

WHEREAS, the Future Land Use Map of the City of Westlake Comprehensive Plan designates the subject property as Downtown Mixed Use; and

WHEREAS, rezoning the area in question from Mixed Use District to the R-2 District is consistent with the goals, objectives, and policies of the City of Westlake Comprehensive Plan, including the Future Land Use Element; and

WHEREAS, the proposed rezoning to R-2 District is compatible with the surrounding existing zoning designations for properties in this vicinity; and

WHEREAS, the City proposes to rezone the site that consists of 22.617 acres more or less; and

WHEREAS, the proposed rezoning is being processed concurrently with a Future Land Use Map Amendment changing the Future Land Use designation from Downtown Mixed Use to Residential-2; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, after hearing any and all comments and objections made during the course of a duly advertised and scheduled public hearing hereby finds that this rezoning request is consistent with the following goals, objectives, and policies of the City of Westlake

Comprehensive Plan:

Objective FLU 1.6: Ensure compatibility among various future land uses while promoting mixed use, economic development and multi-modal transportation.

FLU Policy 1.6.1: Establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

FLU Policy: 1.6.2: All allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the Land Development Regulations.

The City Council further finds that the proposed rezoning is compatible with surrounding development, promotes orderly growth, reduces the intensity of development otherwise permitted under the existing Mixed Use zoning district, and is consistent with the City's Comprehensive Plan and Land Development Regulations and is therefore in the public health, safety, and welfare.

SECTION 3. The City Council of the City of Westlake, Florida hereby approves the rezoning of the real property legally described in Exhibit 'A' and depicted on Exhibit 'B' from the Mixed Use (MU) Zoning District to the Residential-2 (R-2) Zoning District.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 6. Effective Date. This ordinance shall be effective upon adoption.

PASSED this _____ day of _____, 2026, on first reading.

PUBLISHED on this _____ day of _____, 2026 in the Palm Beach Post.

PASSED AND ADOPTED this _____ day of _____, 2026.

_____

City of Westlake
John Paul O'Connor, Mayor

ATTEST:

_____

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

_____

OFFICE OF THE CITY ATTORNEY

Exhibit A – Legal Description

A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDINGTO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OFSECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

Exhibit B – Zoning Map

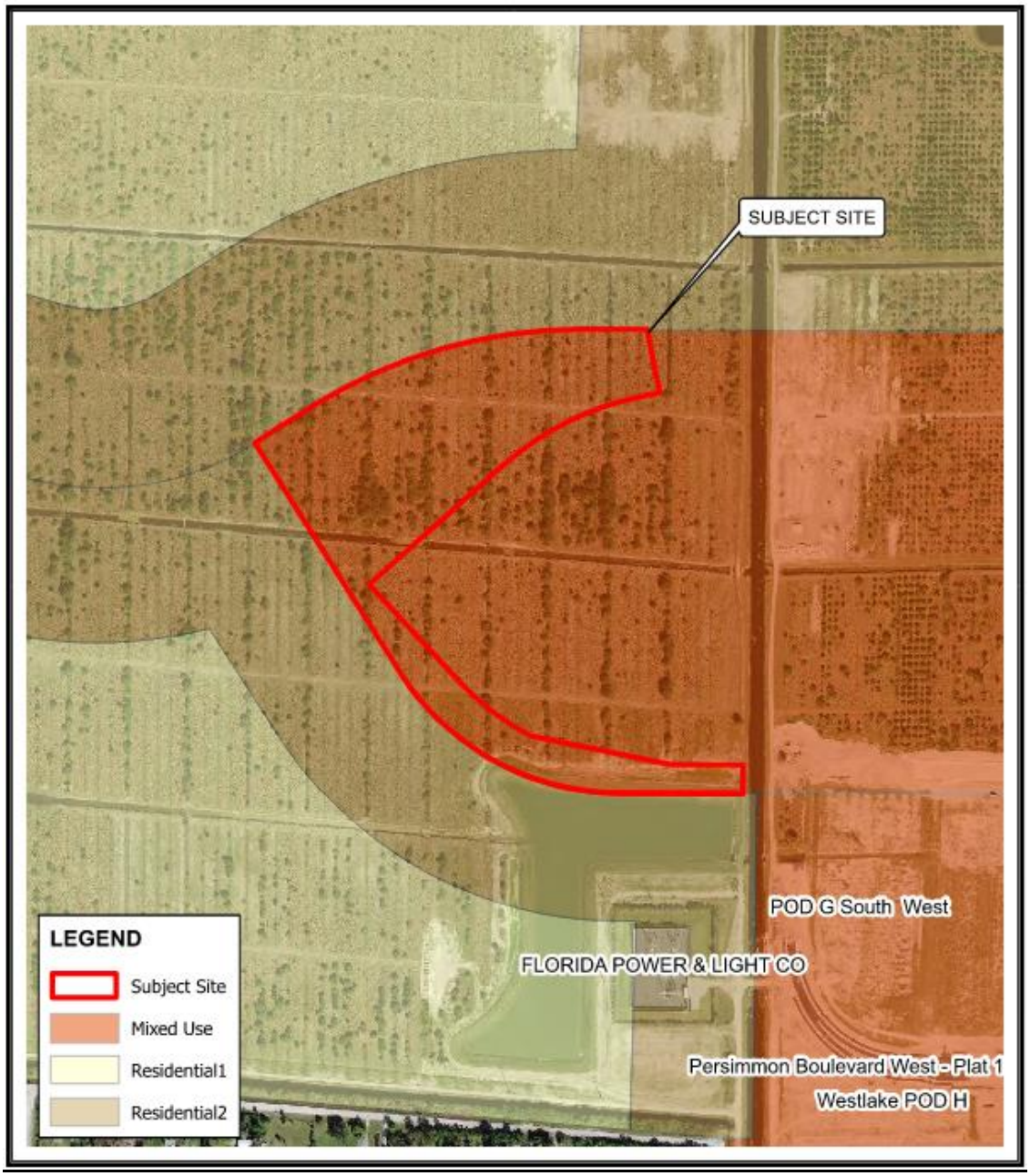
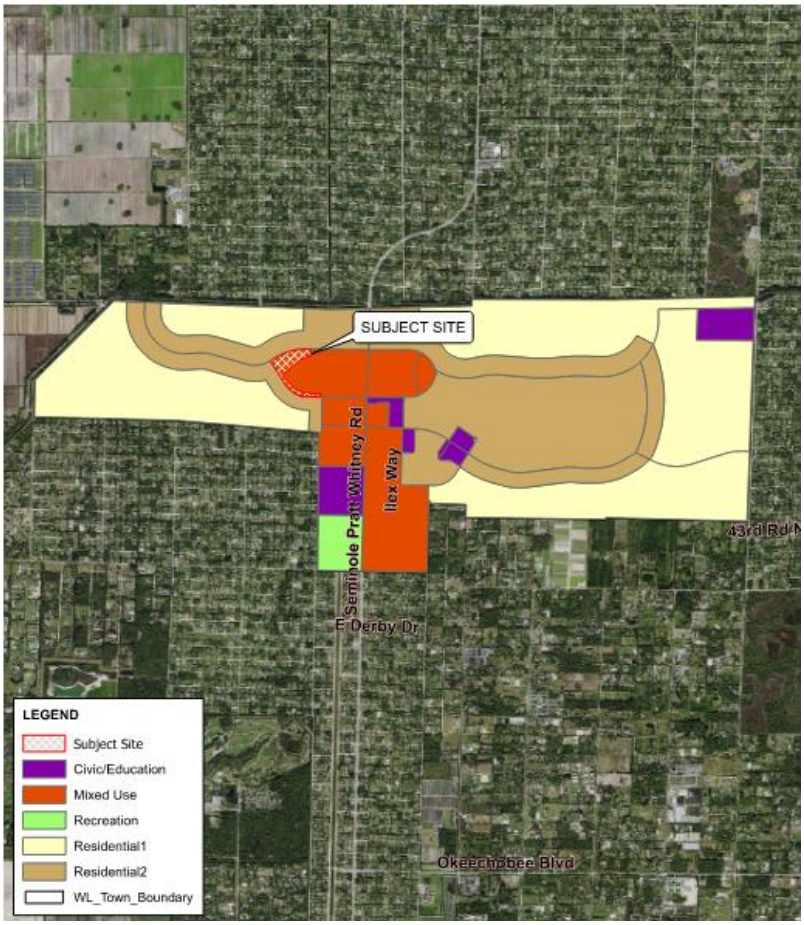


Exhibit C – Location Map



City of Westlake

Planning and Zoning Department – Staff Report

Local Planning Agency / City Council Meeting 8/4/2026

PETITION DESCRIPTION

PETITION NUMBER:	RZ-2026-01 (Westlake West)
OWNER:	Minto PBLH, LLC
APPLICANT:	Cotleur & Hearing
LOCATION:	A portion of Parcel 2 within Westlake West, generally located west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West, City of Westlake, Florida.
PCN:	Portion of Parcel Control Number 77-40-43-01-30-002-0000
REQUEST:	The Applicant requests approval of a rezoning of approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The rezoning is being processed concurrently with a Future Land Use Map Amendment (CPA-2026-01), Master Site Plan Amendment, and Phase I-A Plat for Westlake West.

SUMMARY

The Applicant requests approval to rezone approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The proposed rezoning is intended to establish consistency with the companion Future Land Use Map (FLUM) Amendment, which proposes to change the Future Land Use designation from Downtown Mixed Use to Residential-2.

The proposed rezoning will replace the existing Mixed Use zoning district, which permits a broad range of residential and nonresidential uses, with the Residential-2 zoning district, that is intended primarily for residential development and supporting neighborhood uses. As a result, the rezoning will reduce the overall development intensity while maintaining compatibility with the surrounding residential development pattern.

This application is being processed concurrently with Future Land Use Map Amendment CPA-2026-01, a Master Site Plan Amendment, and a Phase I-A Plat for the Westlake West development. The approval process includes three (3) public hearings as follows: the Local Planning Agency public hearing and the first reading before the City Council on August 4, followed by the second reading and adoption by the City Council in later months.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning & Zoning Department** have no objections.

PETITION FACTS

a. Total Gross Site Area: 22.617 acres

b. Land Use and Zoning

Existing Land Use: Vacant

Existing Future Land Use: Downtown Mixed Use

Proposed Future Land Use: Residential-2

Existing Zoning: Mixed Use (MU)

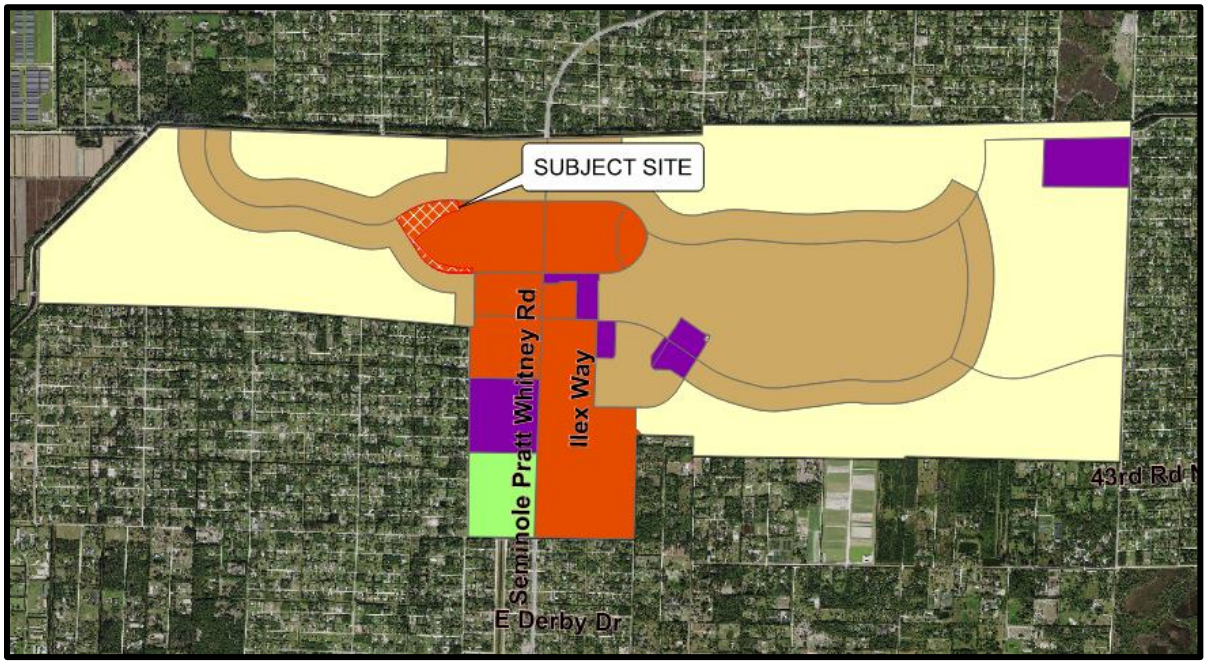
Proposed Zoning: R-2

SURROUNDING LAND USES

	FUTURE LAND USE	ZONING
SUBJECT SITE	Downtown Mixed Use	Mixed Use
NORTH	Residential-2	Residential-2
SOUTH	Residential-2	Residential-2
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Residential-2

The subject property is located within the Westlake West development generally west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West.

Subject Site



BACKGROUND

The City of Westlake adopted its Comprehensive Plan in 2018 and subsequently adopted its Land Development Regulations and Official Zoning Map in 2019. The subject property is part of the larger Westlake West development that has received multiple planning approvals since the City's incorporation. The Applicant proposes to redesignate a portion of the development from Downtown Mixed Use to Residential-2 through a companion Comprehensive Plan Amendment and corresponding rezoning. The proposed amendment would eliminate future commercial and mixed-use development opportunities on this parcel and integrate the site into the surrounding residential neighborhoods.

CONCURRENT APPLICATIONS

The following applications are being processed concurrently:

- CPA-2026-01 – Future Land Use Map Amendment
- RZ-2026-01 – Rezoning
- Master Site Plan Amendment
- Phase I-A Plat

Approval of the rezoning is contingent upon approval of the companion Future Land Use Map Amendment.

STAFF ANALYSIS

Staff reviewed the subject application with a focus on consistency with the companion Future Land Use Map Amendment, compatibility with surrounding development, and the potential impacts associated with rezoning the property from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district.

The proposed Residential-2 (R-2) zoning district is intended to accommodate a range of residential housing types, including single-family detached, single-family attached, zero-lot-line, and multifamily residential development, together with limited accessory, institutional, recreational, educational, religious, conservation, and neighborhood-serving uses permitted by the City of Westlake Land Development Regulations.

Future development of the property shall comply with all applicable development standards established for the Residential-2 (R-2) zoning district, including minimum lot dimensions, setbacks, building height, lot coverage, landscaping, parking, and other applicable requirements contained in Chapter 119 of the City of Westlake Code of Ordinances. The following uses are allowed:

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback [1] (feet)	Minimum Side Road Setback [2] (feet)	Minimum Side Yard Setback [2] (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg:20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback[1] (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line[2,3] (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					

Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback[1] (feet)	Minimum Side Road Setback[2] (feet)	Minimum Side Yard Setback[2] (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height[3] (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10	Bldg: 10 / 5 *5	Bldg: 10	10	40	65%	20%
			Flg: 20	Slg: 10	Flg: 20				
Cottage Homes	20	1,600	Bldg: 10	Bldg: 10	Bldg: 5	Bldg: 10	36	65%	20%
Multifamily dwellings[4]	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10	Bldg: 10	Bldg: 10	10	40	60%	25%
			Flg: 20	Slg: 10	Flg: 20				

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height[2] (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

Development Intensity

The existing Mixed Use (MU) zoning district permits residential development at higher densities together with significant nonresidential development opportunities. The proposed Residential-2 (R-2) zoning district limits the property primarily to residential development and supporting neighborhood uses, eliminating the commercial and mixed-use development potential currently permitted. The Mixed Use designation permits residential development at a maximum gross density of 16 dweling units per acre and a maximum Floor Area Ratio (FAR) of 3.0 and Residential-2 allows for a maximum gross density of 12 dweling units per acre.

Consistency with the Comprehensive Plan

Staff finds that the proposed rezoning is consistent with the Goals, Objectives, and Policies of the City of Westlake Comprehensive Plan, including, but not limited to, the following:

Policy FLU 1.6.1

Establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

Staff Finding: The proposed Residential-2 (R-2) zoning district is consistent with the companion Future Land Use Map Amendment and the overall development pattern of Westlake West. The proposed rezoning supports a cohesive residential neighborhood that will continue to provide connectivity to nearby mixed-use areas, parks, schools, and community amenities through the City's planned multimodal transportation network.

Policy FLU 1.6.2
All allowable uses within a Future Land Use Category are deemed compatible with one another for purposes of the Comprehensive Plan and the Land Development Regulations.

Staff Finding: The proposed Residential-2 (R-2) zoning district is one of the implementing zoning districts for the Residential-2 Future Land Use designation. Approval of the companion Future Land Use Map Amendment and this rezoning will maintain consistency between the City's Future Land Use Map and Official Zoning Map while providing a development pattern that is compatible with the surrounding residential neighborhoods.

EVALUATION CRITERIA

1. **The proposed change would not be contrary to the land use plan and would not have adverse impacts to the Comprehensive Plan.**

Staff Analysis:
The proposed Residential-2 (R-2) zoning district is consistent with the companion Future Land Use Map Amendment (CPA-2026-01), which proposes to redesignate the subject property from Downtown Mixed Use to Residential-2. The Residential-2 zoning district is an implementing zoning district for the Residential-2 Future Land Use designation and therefore maintains consistency between the City's Future Land Use Map and Official Zoning Map.

The proposed rezoning also reduces the overall development intensity of the property. Under the existing Mixed Use (MU) zoning district, the property may be developed at a maximum residential density of 16 dwelling units per gross acre together with nonresidential development at a maximum Floor Area Ratio (FAR) of 3.0. The proposed Residential-2 (R-2) zoning district limits development to a maximum residential density of 12 dwelling units per gross acre and a maximum 0.35 FAR for permitted nonresidential supporting uses.

As a result, the proposed rezoning reduces the maximum residential density, eliminates the potential for high-intensity mixed-use commercial development, and supports a development pattern that is compatible with the surrounding residential neighborhoods. Staff finds that the proposed rezoning is consistent with the City of Westlake Comprehensive Plan and will not adversely impact adopted Level of Service standards or the City's long-range planning objectives.

2. **The proposed rezoning is consistent with the existing land use pattern.**

Staff Analysis:
Staff finds that the proposed Residential-2 (R-2) zoning district is compatible with the existing and planned development pattern surrounding the subject property. Properties located to the north and south are designated Residential-2 and are planned for residential development at comparable densities. Properties to the east remain designated Downtown Mixed Use and provide opportunities for a complementary mix

of residential, commercial, office, and civic uses intended to serve the surrounding neighborhoods. To the west, adjacent properties are designated Downtown Mixed Use and Residential-2, creating an appropriate transition between mixed-use activity areas and residential neighborhoods.

The proposed rezoning extends the established residential development pattern within the Westlake West (Sandglass) master-planned community while maintaining consistency with the companion Future Land Use Map Amendment (CPA-2026-01). In accordance with the City's Future Land Use Consistency Table (Section 119-5 of the City of Westlake Code of Ordinances), the Residential-2 (R-2) zoning district is an implementing zoning district for the proposed Residential-2 Future Land Use designation. Approval of the companion Future Land Use Map Amendment and this rezoning will maintain consistency between the City's Future Land Use Map and Official Zoning Map.

Accordingly, staff finds that the proposed rezoning is compatible with the existing and planned land use pattern and supports the orderly growth and development of the City.

3. The proposed rezoning will not create an isolated district unrelated to adjacent and nearby districts.

Staff Analysis:
Staff finds that the proposed Residential-2 (R-2) zoning district will not create an isolated or incompatible zoning district. The subject property is located within the Westlake West (Sandglass) master-planned community and is contiguous to existing and planned Residential-2 zoning districts. The proposed rezoning extends the established residential development pattern and provides a logical continuation of the surrounding residential neighborhoods.

The rezoning also eliminates a residual portion of the Mixed Use (MU) zoning district that no longer reflects the approved master development pattern. The proposed Residential-2 zoning district aligns with the companion Future Land Use Map Amendment (CPA-2026-01) and the approved roadway network, resulting in a more cohesive and internally consistent land use and zoning pattern.

Accordingly, staff finds that the proposed rezoning does not create an isolated zoning district and is compatible with adjacent and nearby zoning districts while promoting the orderly growth and development of the City.

4. The proposed change will not create or excessively increase traffic.

Staff Analysis:
Staff reviewed the traffic information submitted in support of the application and finds that the proposed rezoning is not expected to create or excessively increase traffic impacts. The companion Future Land Use Map Amendment and proposed Residential-2 (R-2) zoning district reduce the overall development potential of the property by decreasing the maximum residential density from 16 dwelling units per gross acre under the existing Mixed Use (MU) zoning district to 12 dwelling units per gross acre, while eliminating the potential for high-intensity commercial and mixed-use development currently permitted under the MU zoning district.

The Applicant's traffic statement concludes that the proposed amendment will generate fewer daily and peak-hour vehicle trips than the existing development entitlement because it reduces residential density and eliminates the commercial development potential associated with the Mixed Use zoning district.

Accordingly, the proposed rezoning is expected to reduce the site's maximum trip generation potential when compared to the existing zoning and Future Land Use designations.

Any future development of the property will remain subject to transportation concurrency review, engineering review, and, if required, the submission of a traffic study at the time of Master Site Plan and development order review to ensure compliance with the City's adopted transportation standards.

Staff finds that the proposed rezoning will not create or excessively increase traffic and is consistent with the City's transportation planning objectives.

5. The change will not adversely influence living conditions in the neighborhood.

Staff Analysis:
Staff finds that the proposed rezoning will not adversely affect living conditions within the surrounding neighborhood. The proposed Residential-2 (R-2) zoning district is intended primarily for residential development and supporting neighborhood uses and is compatible with the existing and planned residential development pattern surrounding the subject property.

Compared to the existing Mixed Use (MU) zoning district, the proposed Residential-2 (R-2) zoning district significantly reduces the potential development intensity by lowering the maximum residential density and eliminating the potential for high-intensity commercial and mixed-use development. As a result, the proposed rezoning is expected to reduce potential impacts associated with traffic, building intensity, and nonresidential activity while reinforcing the residential character of the surrounding area.

Any future development of the property will remain subject to the City's Comprehensive Plan, Land Development Regulations, concurrency requirements, Master Site Plan review, and all applicable engineering and development standards. These review processes will ensure that future development is compatible with surrounding properties and adequately mitigates any potential impacts.

Staff finds that the proposed rezoning will not adversely affect the health, safety, welfare, or living conditions of surrounding properties and will promote a cohesive, compatible, and orderly pattern of residential development within the Westlake West master-planned community.

Overall Findings

Based on the application, supporting documentation, and staff analysis, staff finds that:

- The proposed rezoning is consistent with the City of Westlake Comprehensive Plan and the companion Future Land Use Map Amendment.
- The proposed Residential-2 (R-2) zoning district is compatible with the existing and planned development pattern.
- The rezoning will not create an isolated zoning district.
- The rezoning reduces overall development intensity and is not expected to adversely impact transportation or public facilities.
- The rezoning promotes the orderly growth and development of the City while protecting the health, safety, and welfare of the public.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning & Zoning Department** have no objections to the approval of the requested zoning change.

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 REZONING

LOCAL PLANNING AGENCY MEETING DATE: _____

CITY COUNCIL MEETING DATE: _____

*The **Local Planning Agency** meets on **the first Tuesday of the month at 5:30 p.m.**, the **City Council** meets on **the first Tuesday of the month at 6:00 p.m.** Both meetings are held at The Lodge at Westlake Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida.* See page 4 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 in the Rezoning Application Submittal Checklist (see page 4). If not applicable, indicate with N/A.**
3. **The applicant must be present at scheduled Local Planning Agency and City Council meetings.**

I. APPLICANT INFORMATION

Property Owner(s) of Record Minto PBLH, LLC

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

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

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

Name: Donaldson E. Hearing - Cotleur & Hearing

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

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

Subject Property Address: TBD

Property Control Number (PCN): 77-40-43-01-30-002-0000

Gross Acreage: 22.617

Legal Description of Property (Plat Book/Page, Section/Township/Range, or Metes and Bounds):

Refer to attached legal description and sketch

II. REQUEST AND JUSTIFICATION

A) EXISTING ZONING DISTRICT(S): MU -Mixed Use

B) PROPOSED ZONING DISTRICT(S): R-2 - Residential 2

C) EXISTING FUTURE LAND USE: DMU - Downtown Mixed Use

D) PROPOSED FUTURE LAND USE DESIGNATION: R-2 - Residential 2

E) IS A COMPREHENSIVE PLAN AMENDMENT REQUIRED? YES/NO YES

F) JUSTIFICATION FOR REQUESTED REZONING

The Applicant shall provide a separate narrative explanation of the purpose and justification for the proposed rezoning (attach to application and provide in electronic format). Requirements are listed on page 4.

III. LAND USE, ZONING, AND ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
NORTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
SOUTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
EAST	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
WEST	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Donaldson E. Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

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

Owner's Signature

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

Applicant/Agent's Signature

OWNER'S AFFIDAVIT

BEFORE ME, the undersigned personally appeared and, being duly sworn according to law, deposes and says as follows:

1) My name is John F. Carter. I am the Senior Vice President of Minto PBLH, LLC ("Minto"), and I am duly authorized by Minto to make binding representations on behalf of Minto. A copy of the Detail Entity by Name maintained by the Division of Corporations of the State of Florida is attached hereto as Exhibit A.

2) Minto is the owner in fee simple of the subject property pursuant to the recorded quit claim deed recorded in Official Record Book 26871, page 0511, a copy of which is attached hereto as Exhibit B.

3) Minto does hereby consent to the filing of an application for Rezoning concurrently with a previously submitted Small-Scale Comprehensive Plan Amendment to request a future land use map amendment changing the future land use designation of a portion of Parcel PC-2 from Civic to Downtown Mixed Use, and its zoning designation from Civic to Mixed Use, and does hereby designate Cotleur & Hearing as representatives and agents to act on behalf of Minto in connection with such application.

4) I acknowledge this Affidavit is given to comply with City of Westlake policy and will be relied on by the City of Westlake in its review of application materials presented.

5) To the best of my knowledge, the information in this affidavit is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT

By: _____

John F. Carter -
Senior Vice President, Minto PBLH, LLC

STATE OF FLORIDA

PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this 9 day of June, 2026, by John F. Carter who (showed identification/personally known to me).

_____
Signature of Notary

Brennan Chace
(Printed/typed name or stamped)

(My commission expires: 9/15/2026
(Notary's seal or stamp)
(Printed/typed name or stamped)

BRENNAN M. CHACE
Notary Public-State of Florida
Commission # HH 312761
My Commission Expires
September 15, 2026

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
WWW.COTLEURHEARING.COM
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Westlake West
(RZ-2026-01)
Large Scale Comprehensive Plan Amendment- Rezoning

June 9, 2026
Revised June 24, 2026

Introduction
The Applicant (Minto PBLH, LLC) is requesting a large-scale comprehensive plan amendment to the Westlake Comprehensive Plan and rezoning This application accompanies requests for concurrent approvals of a Westlake West Phase I-A Plat and a Master Site Plan Amendment for Phase I.

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, but Minto owns the site that is the subject of this Application.

The original Minto Westlake site 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 Minto Westlake site, 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 Minto Westlake site pursuant to Ordinances 2014-030 and 2014-031. 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 City's 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.

The specific site that is the subject of this application was previously platted as a portion of Parcel 2 of the Westlake West Plat recorded in Plat Book 139, Pages 49-73.

Subject Request

The Applicant is requesting a change in the future land use (FLU) designation and zoning district for the subject land area, which consists of a portion of the parcel identified by number 77-40-43-01-30-002-0000 (the "Site"). The Site is approximately 22.617 acres in size. As shown on the proposed Master Site Plan Amendment for Westlake West, to be known as Sandglass and the Phase 1 Site Plan, which are being processed concurrently with this application, the Site is a portion of a larger, development area for Westlake West (the "Development Project"). Most of the Development Project areas are zoned R-1 and R-2, consistent with the FLU designations of R-1 and R-2. A triangular shaped area, west of Parcel G contains Downtown Mixed Use FLU Designation.

The subject Site maintains a FLU designation of Downtown Mixed Use (DMU) and is in the Mixed Use (MU) zoning district. In order to cohesively integrate the Site with the remainder of the Development Project, this application is to request to change the FLU of the Site from DMU to R-2 and to rezone the 22.617 acre Site to R-2. Under the City's Future Land Use Consistency Table (§ 119-5, Table 119-5), the R-2 zoning district is the consistent zoning district for the Residential-2 future land use category.

Consistency with State Statutes and Westlake Land Development Regulations for Large Scale Amendments

Section 163.3187, *Florida Statutes* (Process for adoption of large-scale comprehensive plan amendment) provides the process for adoption of large-scale comprehensive plan amendments. When the City originally adopted its procedures for processing large scale plan amendments, the City copied nearly verbatim the process set forth in Florida Statute Section 163.3187. At the time, the statute provided that large-scale comprehensive plan amendments were limited to projects that were 10 acres or less. However, effective July 1, 2021, Section 163.3187 was amended and now provides that a large scale amendment may may be adopted for sites that are less than 50 acres, so long as the other criteria are met. However, the City has never updated its code to match the amended state statute.

The Site is 22.617 acres in size. Although this exceeds the 10-acre threshold for small-scale plan amendments set forth in Section101-197(a) of the City's Land Development Regulations (LDRs), as discussed above, this area is well inside the amended statutory limit for large scale comprehensive plan amendments. Further, the Site meets all other criteria for a large-scale amendment set forth in both state statute and the City's LDRs. It is also consistent with Policy FLU 1.1.2, which provides that "[a]mendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements."

The application meets all other criteria for large-scale amendments set forth in Chapter 101, Article III, Section 101-197 of the City's LDRs. Specifically, the Site is limited only to a site-specific, large-scale activity – that is, the development of single-family detached and single-family attached (townhome) dwellings as part of a larger development.

The Site is not located in an area of critical state concern, and the City has not approved in excess of 120 acres of large-scale amendments within the year 2026. No text amendments are proposed to accompany this proposed FLU map change. The Site does not contain any cultural, historic, or natural resources.

Consistency and Compatibility
The proposed FLU amendment is also consistent with the remainder of the Comprehensive Plan and causes minimal modification to the overall development pattern of the City.

Policy FLU 1.6.5 defines the minimum compatibility requirements where development abuts a different future land use category. The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Because the FLU amendment proposes only a minor shift of an existing boundary, the proposed change retains the City's cohesive pattern of development and the Development Project remains compatible with the surrounding future land uses. The Site is already adjacent to R-2 to the north, south, and west, as indicated on the accompanying table in the application.

The Site will be developed with a diversified single-family product, including detached, detached zero-lot-line (alley-loaded), and attached (townhome) single-family dwellings. Under the Site's present zoning, the MU district already permits single-family attached dwellings and a maximum gross density of 16 dwelling units per acre, together with non-residential intensity at a maximum floor area ratio of 3.0 (§ 119-33); the requested R-2 designation permits a maximum gross density of 12 dwelling units per acre and no stand-alone non-residential intensity (§ 119-31(b)). The requested amendment therefore does not increase, and in fact reduces, the maximum development potential of the Site, while allowing additional green space and a more diversified, cohesive residential form. It is a change that lowers permitted density and intensity and refines the form of development, not one that increases it.

FLU Policy 1.6.1 requires the City to "establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions." The proposed amendment will maintain consistency with this policy by keeping the R-2 land use designation and zoning district sited directly next to the MU district, allowing the future residents to easily access services in Westlake's growing downtown.

The proposed amendment and rezoning also satisfy each of the applicable rezoning review criteria of the City's Land Development Regulations, as addressed more fully in the Applicant's concurrent Response to Staff Comments:

a. The proposed change would not be contrary to the land use plan and would not have adverse impacts to the Comprehensive Plan.
The re-designation from the Downtown Mixed Use category to the Residential-2 category is fully consistent with, and advances, the Future Land Use Element of the City of Westlake Comprehensive Plan. The amendment furthers Objective FLU 1.6 (ensuring compatibility among future land uses) and Policies 1.6.1 and 1.6.2 – the latter of which provides that all allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the Land Development Regulations – because the Residential-2 category produces a wholly residential community that is internally compatible and compatible with the surrounding residential pattern of Westlake West. The amendment also reduces the maximum development potential of the site: the R-2 zoning district permits a maximum gross density of 12 dwelling units per acre, whereas the MU district permits up to 16 dwelling units per acre together with non-residential intensity at a maximum FAR of 3.0 (City of Westlake Code of Ordinances §§ 119-31(b) and 119-33). Because the change lowers the maximum permitted residential density and removes the potential for high-intensity non-residential development, it cannot have an adverse impact on the Comprehensive Plan or its adopted level-of-service standards. The revised Justification Statement includes the statement of consistency required by Code of Ordinances § 101-194(d)(2) and addresses the compatibility table in Comprehensive Plan Policy 1.6.5 and level-of-service and compatibility standards as required by Code of Ordinances § 101-226(4).

b. The proposed rezoning is consistent with the existing land use pattern.
Westlake West now known as Sandglass is planned and being developed as a predominantly residential community of approximately 1,950 single-family detached and attached homes. The subject acreage abuts and is surrounded by lands designated and developed for residential use within the master plan, and the Residential-2 designation simply extends and reinforces that established residential pattern. The rezoning is also the necessary implementing action for the companion Future Land Use Map amendment: under the Future Land Use Consistency Table (Code of Ordinances § 119-5, Table 119-5), the R-2 zoning district is a consistent zoning district only for the Residential-2 future land use category. Aligning the zoning with the proposed Residential-2 land use therefore ensures internal consistency between the Future Land Use Map and the Official Zoning Map, consistent with the existing and planned land use pattern of the area.

c. The proposed rezoning will not create an isolated district unrelated to adjacent and nearby districts.
The Residential-2 district is an established, residentially oriented district within the City of Westlake and within Westlake West specifically; it is not isolated. The subject acreage is contiguous with adjacent residential R-2 lands within the master plan and relates directly to the surrounding residential neighborhoods. This request does not create an isolated district, but rather the amendment removes a residual pocket of Downtown Mixed Use designation that was historically defined by the anticipated roadway configuration. The proposed Land Use and Zoning designations now follow the roadway configuration of the approved master plan for Sandglass.

d. The proposed change will not create or excessively increase traffic.
The amendment will not create or excessively increase traffic; if anything, it reduces the maximum trip-generation potential of the property. The existing Downtown Mixed Use designation / MU district permits up to 16 dwelling units per acre plus non-residential development at a maximum FAR of 3.0 (§ 119-33), while the proposed Residential-2 designation / R-2 district permits a maximum of 12 dwelling units per acre and no stand-alone commercial intensity (§ 119-31(b)). The lower maximum residential density and the elimination of non-residential intensity result in a lower potential trip generation than the existing entitlement.

e. The change will not adversely influence living conditions in the neighborhood.

The change improves, rather than diminishes, living conditions in the neighborhood. Replacing a mixed-use designation – which would otherwise permit building heights and non-residential intensities up to the MU district maximums (including building heights up to 120 feet, subject to the step-downs in § 119-33(b) – with the lower-scale Residential-2 district produces a development form that is more compatible with, and protective of, the adjoining single-family neighborhoods. The Residential-2 district yields a cohesive, lower-intensity residential environment and allows the integration of detached, zero-lot-line, and attached single-family housing types, creating a more diverse and attractive streetscape while maintaining the residential character of the community. No adverse influence on living conditions will result from the amendment.

Application Documents

This application provides the following documents in support of its request:

1) Application
2) Justification Statement
3) Site Plan
4) Survey (Abstracted)
5) Owner's Affidavit
6) Legal Description
7) Supporting Documents/Exhibits

The applicant will work with the City to comply with all notice requirements, as set forth in *Pursuant to Chapter 101, Article III, Section 101-194 (c-d)*

Conclusion

The Applicant is requesting approval of this requested large scale comprehensive plan and rezoning, as presented. The Applicant will collaborate 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. Thank you.

Description Sketch
(Not A Survey)

DESCRIPTION:

BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) I DO HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 OF THE FLORIDA STATUTES

2) THIS DESCRIPTION SKETCH IS VALID ONLY WITH A SIGNATURE AND ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

5) THIS DESCRIPITON SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 350' OR SMALLER.

Gary Rager

Digitally signed by Gary Rager
DN: E=garyr@geopointsurvey.com, CN=Gary Rager, G=Gary, SN=Rager, O=GeoPoint Surveying, S=Florida, C=US
Date: 2026.04.21 08:59:10-04'00'

Gary A. Rager **LS4828**

JOB #: WESTLAKE WEST - ZONING S&D

DRAWN: JLF DATE: 04/20/2026 CHECKED: DJS

Prepared For: MINTO COMMUNITIES, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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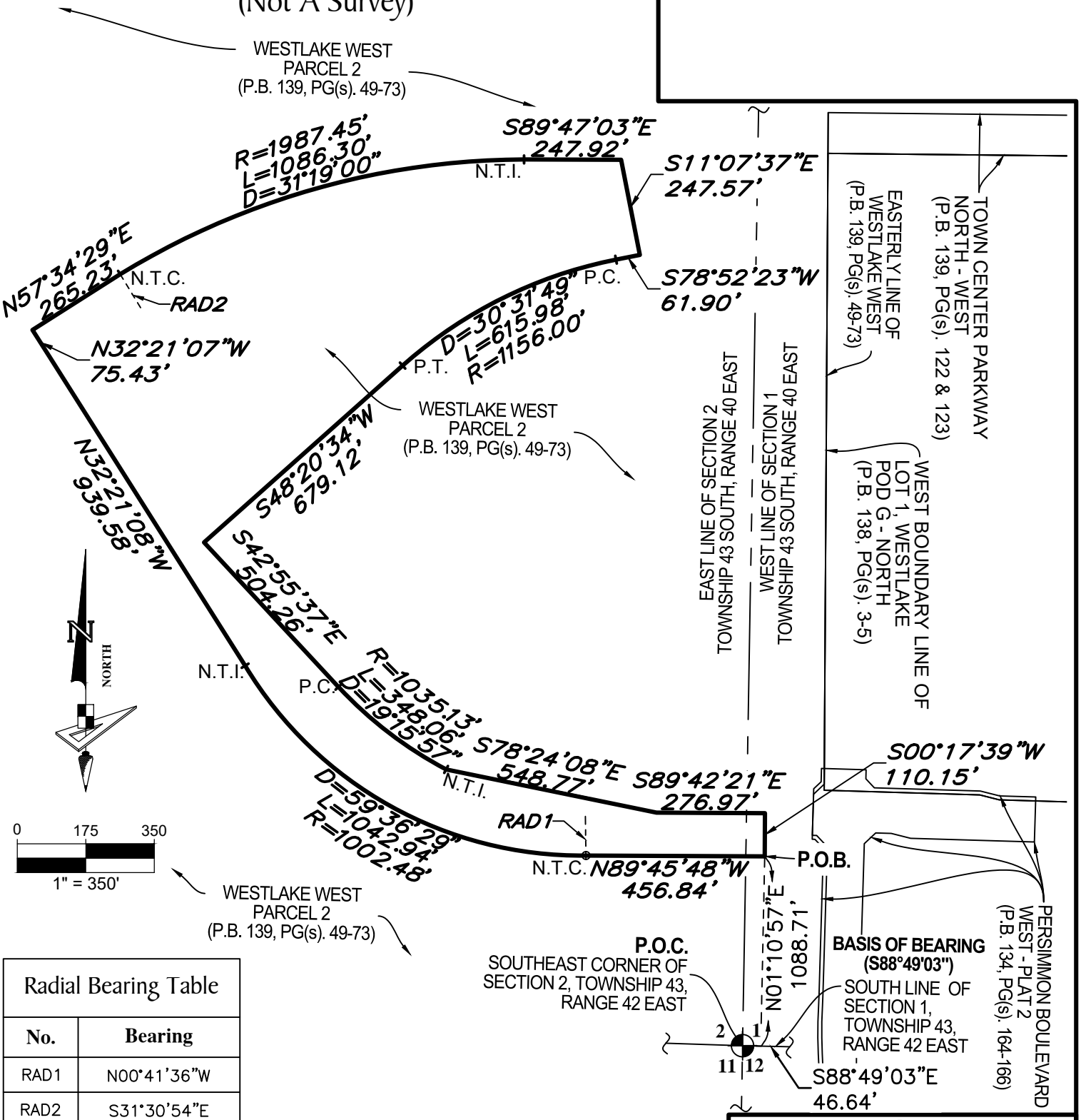
www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF

Description Sketch

(Not A Survey)



Radial Bearing Table	
No.	**Bearing**
RAD1	N00°41'36"W
RAD2	S31°30'54"E

LEGEND

P.O.B. -- Point of Beginning	RAD1 -- Radial Bearing
P.O.C. -- Point of Commencement	P.C. -- Point of Curvature
P.B. -- Plat Book	P.T. -- Point of Tangency
PG(s). -- Page(s)	N.T.C. -- Non-Tangent Curvature
O.R.B. -- Official Records Book	N.T.I. -- Non-Tangent Intersection

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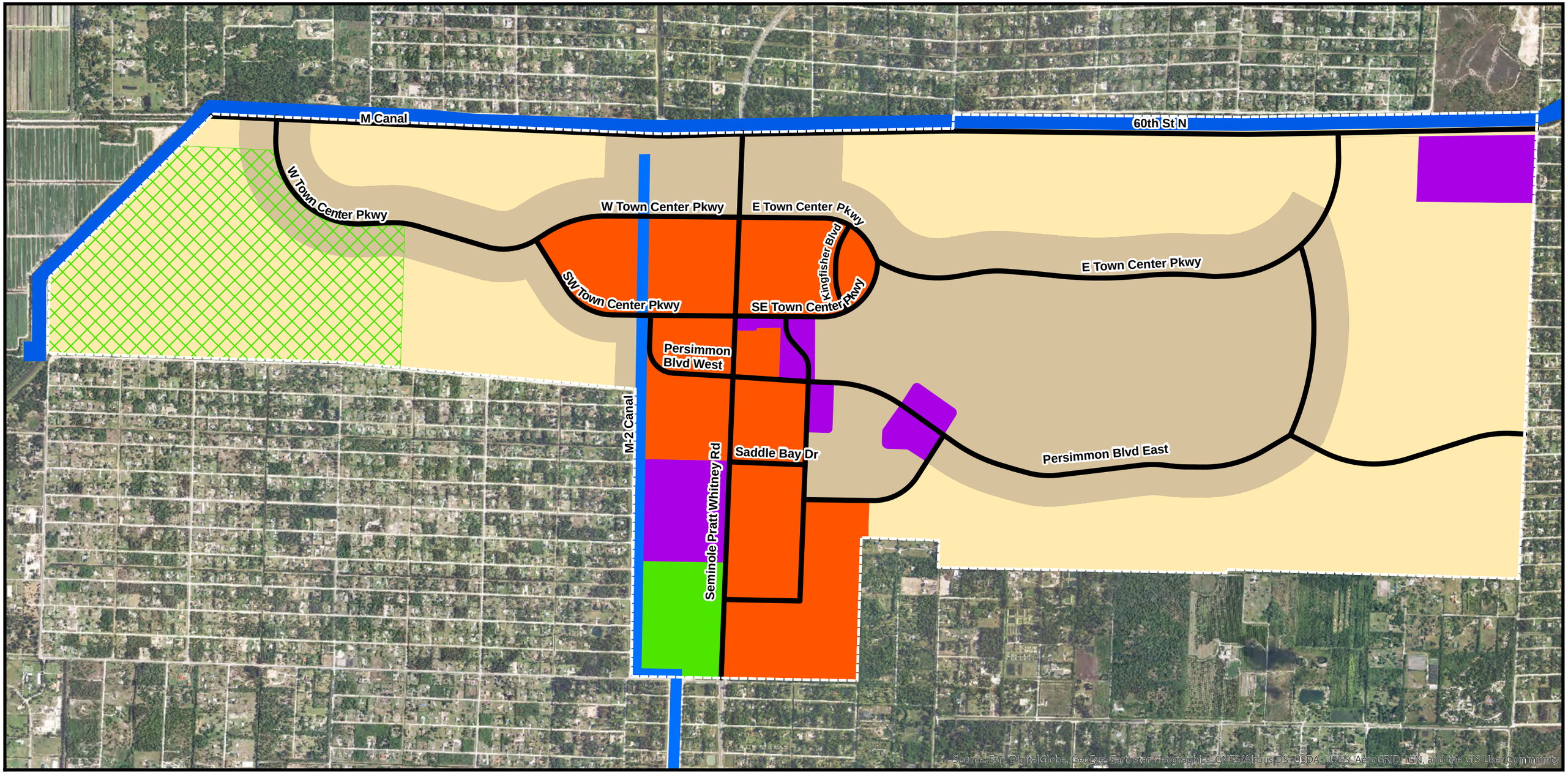
SHEET: **02** of **02**

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF



FUTURE LAND USE

- Residential 1
- Residential 2
- Downtown Mixed Use
- Civic
- Open Space & Recreation
- Solar Energy Overlay

OTHER

- Roads
- Major Canal and ROW
- City Boundary

Note 1: The illustration of roads shows preliminary alignments.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

City of Westlake Comprehensive Plan

Revision Date: March 12, 2018

N

0 0.25 0.5 1

Miles

FLU Map 2.1: 2038 Future Land Use M

Date: 8/28/2019

M Canal

M-2 Canal

W Town Center Pkwy

NW Town Center Pkwy

NE Town Center Pkwy

E Town Center Pkwy

SW Town Center Pkwy

SE Town Center Pkwy

Persimmon Blvd West

Persimmon Blvd East

Saddle Bay Dr

Seminole Pratt Whitney Road

Ilex Way

Waters Edge Drive

Legend

Zoning Districts

- Residential - 1
- Residential - 2
- Mixed Use
- Civic/Education
- Open Space & Recreation
- Medical District
- Town Center

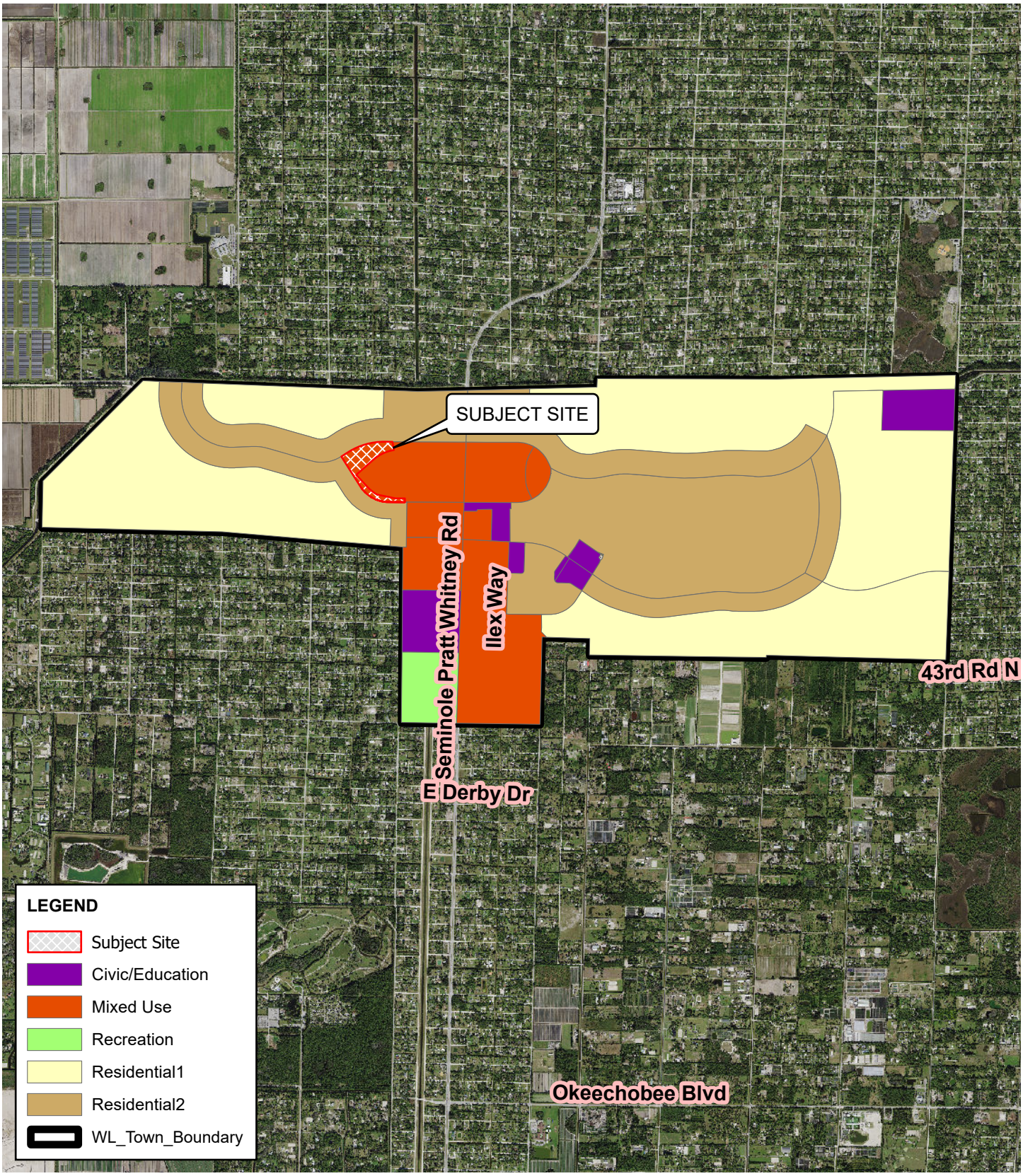
Overlays

- Solar Energy Overlay
- M Canal Overlay
- Single Family Overlay
- Southeast Buffer Overlay
- City of Westlake Boundary

N W E S

City of Westlake Zoning Map

SID Seminole Improvement District



1 Inch equals 4,000 Feet

0 2,000 4,000 Feet

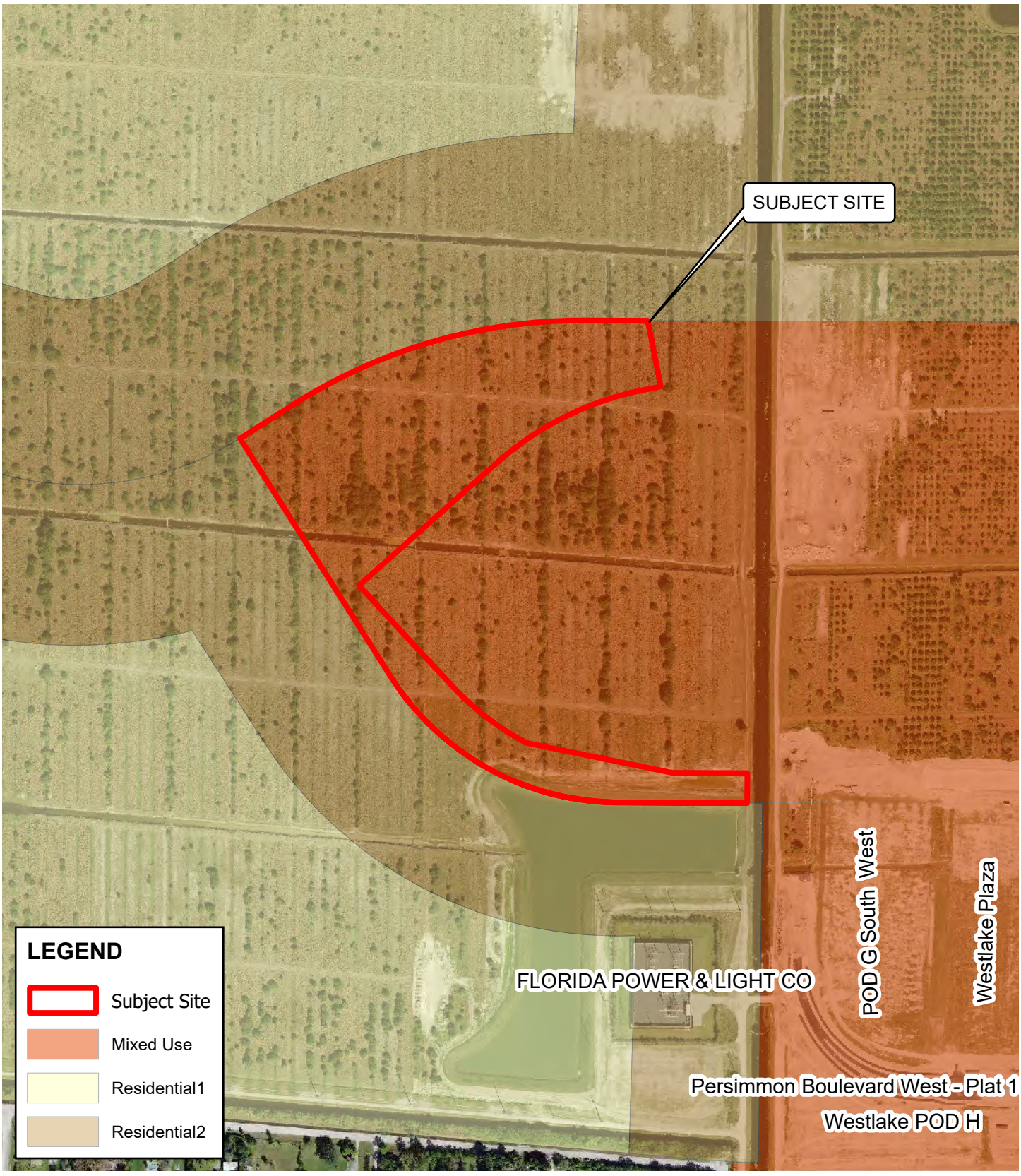
Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

Parcel 1A

Existing Future Land Use Map

Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

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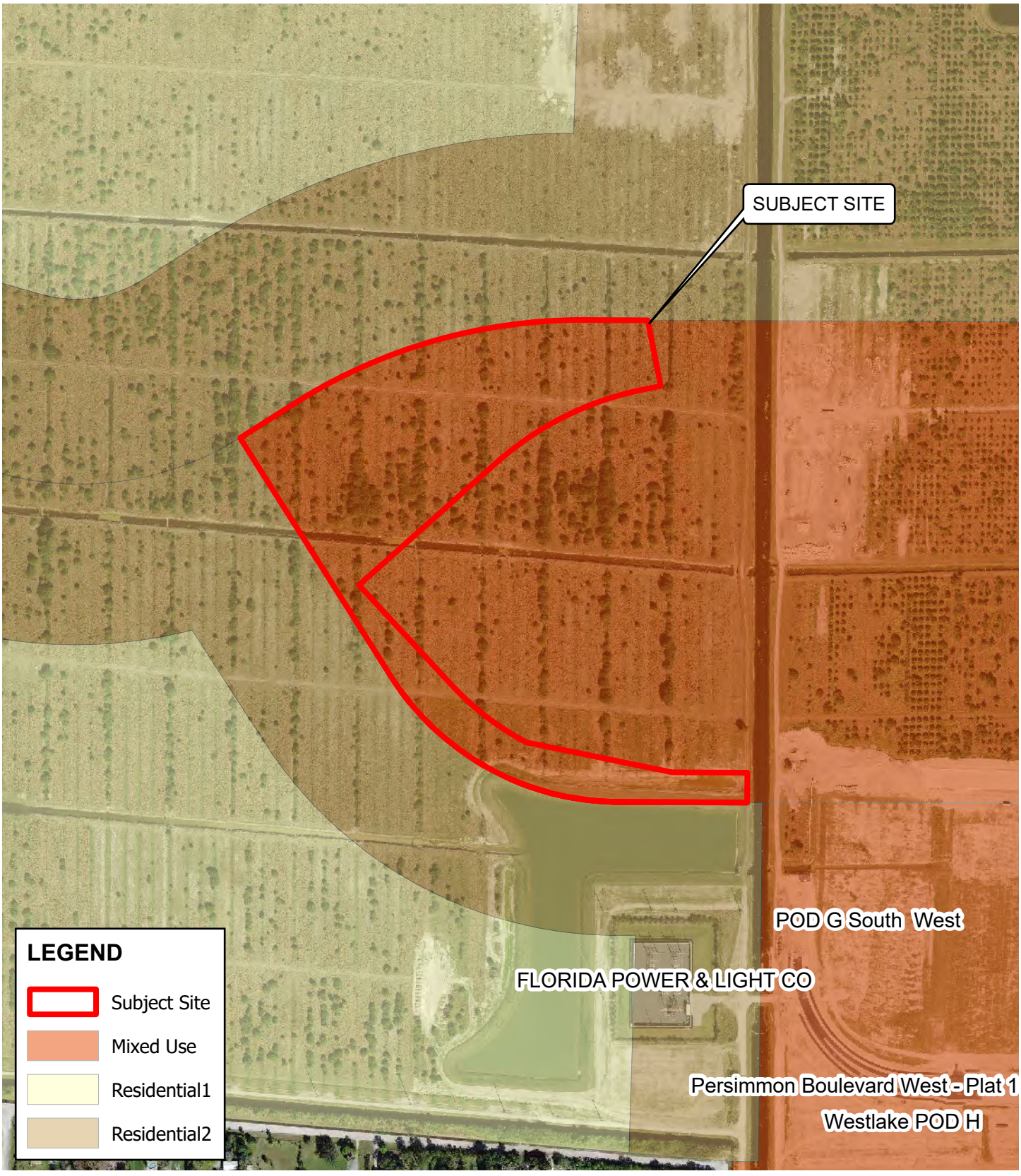

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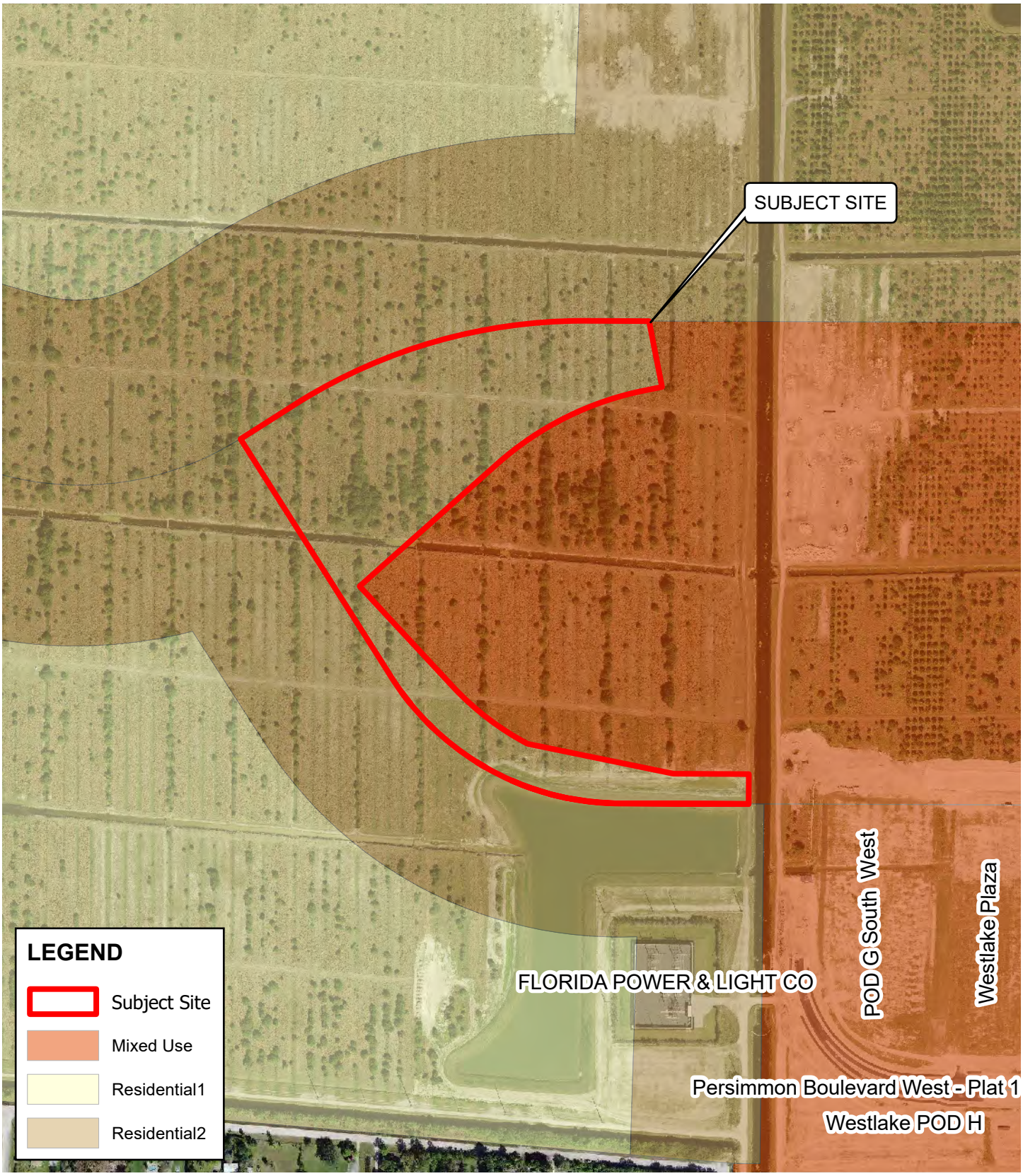


1 Inch equals 500 Feet

0 250 500 Feet

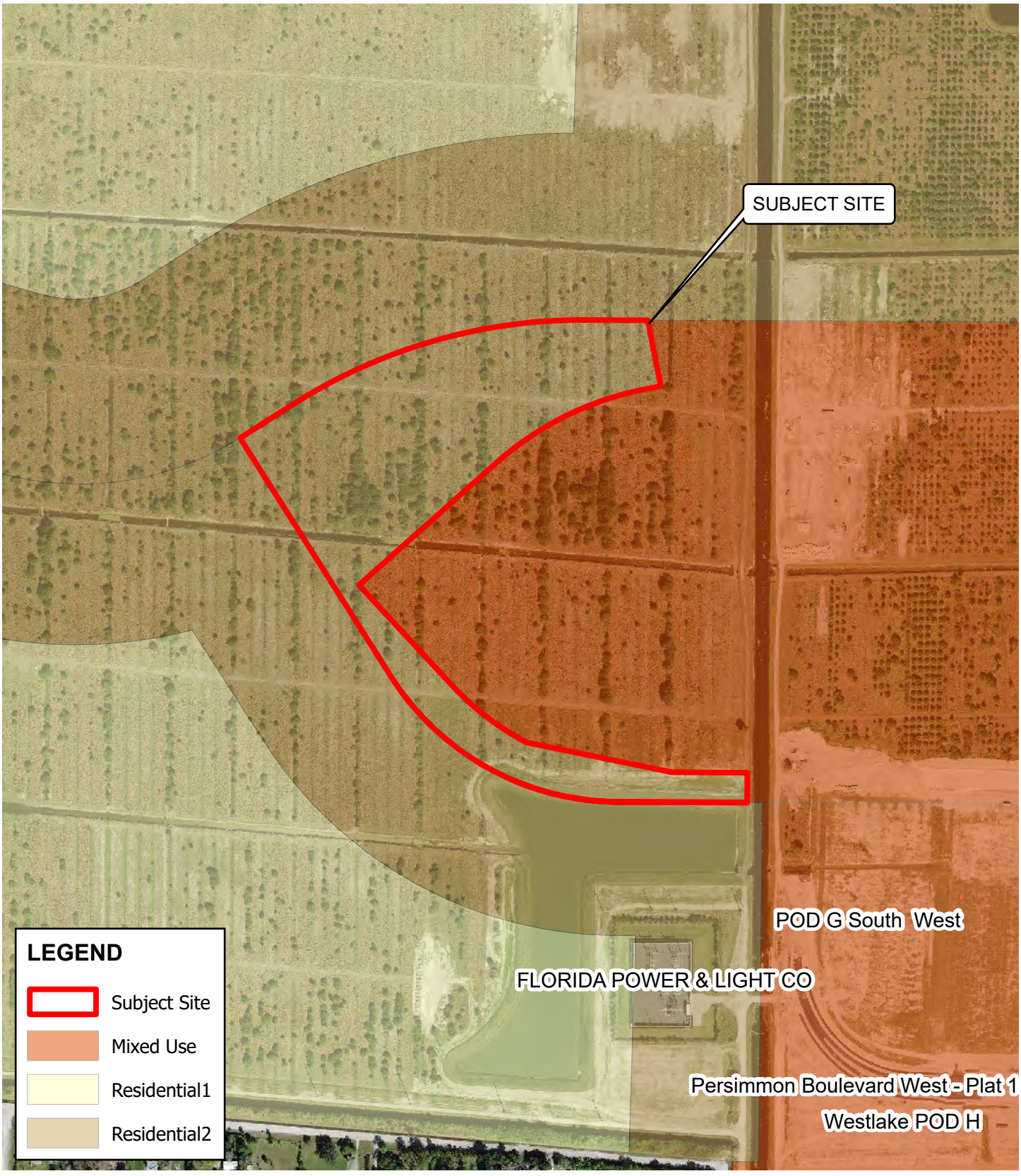
Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

Parcel 1A

Proposed Future Land Use Map

Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

Parcel 1A

Proposed Zoning Map

Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

File Attachments for Item:

B. FIRST READING: Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	8/4/2026	**Submitted By:** Planning and Zoning			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**FIRST READING:** Ordinance 2026-XX – LARGE SCALE FUTURE LAND USE MAP AMENDMENT				
STAFF RECOMMENDATION: (MOTION READY)	Motion to recommend approval of First Reading of Ordinance 2026-XX – LARGE SCALE FUTURE LAND USE MAP AMENDMENT				
SUMMARY *and/or* JUSTIFICATION:	This Ordinance amends the Future Land Use designation of the property known as Westlake West from Downtown Mixed Use to Residential-2.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:	X	**PROCLAMATION:**		
	EXHIBIT(S):	X	**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	1. Exhibit A: Ordinance 2026-XX: LARGE SCALE FUTURE LAND USE MAP AMENDMENT 2. Staff Report 3. Application 4. Justification Statement 5. Survey 6. Exhibits 7. Development Potential Comparison Summary 8. Traffic Statement				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-xx**	X	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**ORDINACE NO. 2026-XX** **AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**				
FISCAL IMPACT *(if any):*				$	

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC ("Applicant") has submitted an application requesting a Large-Scale Future Land Use Map Amendment to the City of Westlake Comprehensive Plan affecting approximately 22.617 acres generally located within Westlake West, west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West; and

WHEREAS, the subject property is currently designated Downtown Mixed Use on the Future Land Use Map of the City of Westlake Comprehensive Plan; and

WHEREAS, the Applicant wishes to amend the City's Future Land Use map to change the Future Land Use designation from the Downtown Mixed Use Category to the Residential-2 Category for property designated as Westlake West.

WHEREAS, the Applicant has concurrently requested approval of Rezoning Petition RZ-2026-01 to establish consistency between the Official Zoning Map and the proposed Future Land Use designation; and

WHEREAS, although the subject property qualifies for processing as a small-scale comprehensive plan amendment under Section 163.3187, Florida Statutes, the Applicant elected to process the request as a Large-Scale Future Land Use Map Amendment in accordance with the procedures established by the City of Westlake Land Development Regulations; and

WHEREAS, said application was heard and considered before the City Council of the City of Westlake and at a duly scheduled public hearing all objections, if any, were heard.

WHEREAS, the City Council finds that the proposed amendment is consistent with the goals, objectives, and policies of the City of Westlake Comprehensive Plan, is compatible with surrounding development, promotes orderly growth, and serves the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, after conducting duly advertised public hearings and considering the application, staff report, Local Planning Agency recommendation, public testimony, and the record of proceedings, hereby approves the amendment to the Future Land Use Map of the City of Westlake Comprehensive Plan for the property legally described in Exhibit "A" and depicted on Exhibit "B", changing the Future Land Use designation from Downtown Mixed Use to Residential-2.

SECTION 3. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 4. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 5. Effective Date. This ordinance shall become effective pursuant to Section 163.3184, Florida Statutes.

PASSED this _____ day of July, 2026, on first reading.

PUBLISHED on this _____ day of July, 2026 in the Palm Beach Post.

PASSED AND ADOPTED this _____ day of _____, 2026, on second reading.

_____
City of Westlake
John Paul O'Connor, Mayor

ATTEST:

_____
Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

_____

OFFICE OF THE CITY ATTORNEY

Exhibit "A"

A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDINGTO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OFSECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

Exhibit B – Future Land Use Map

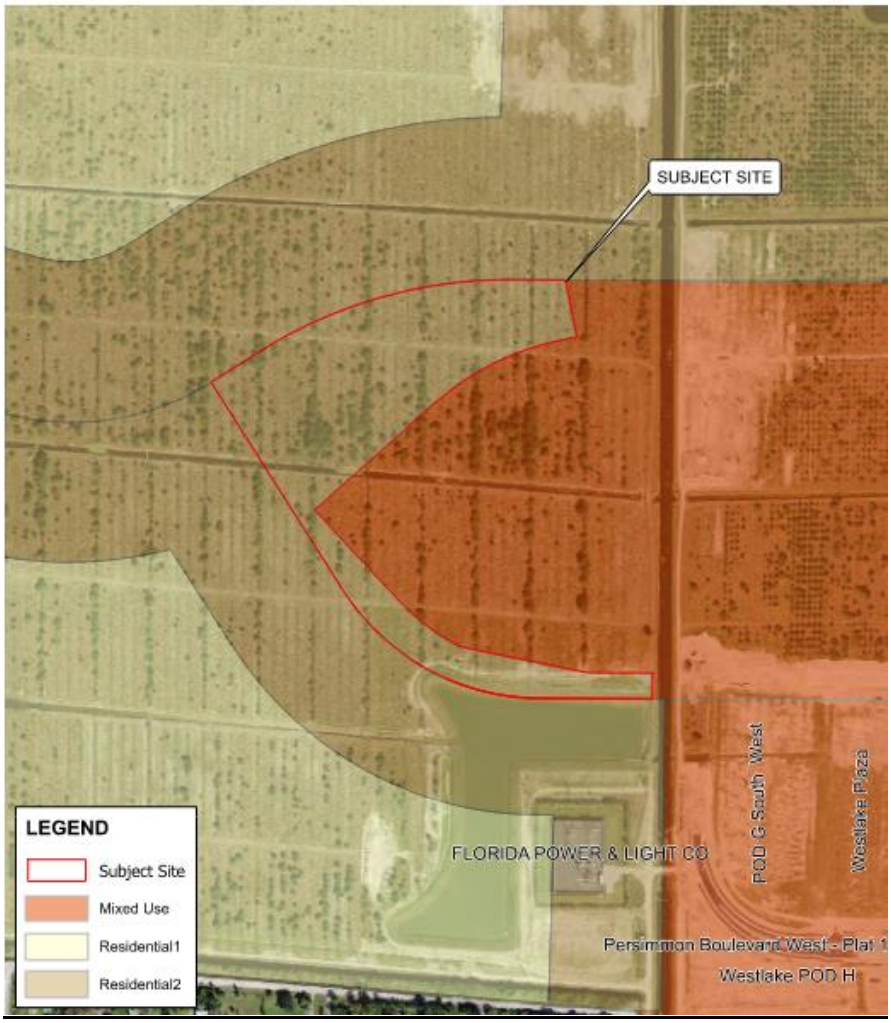
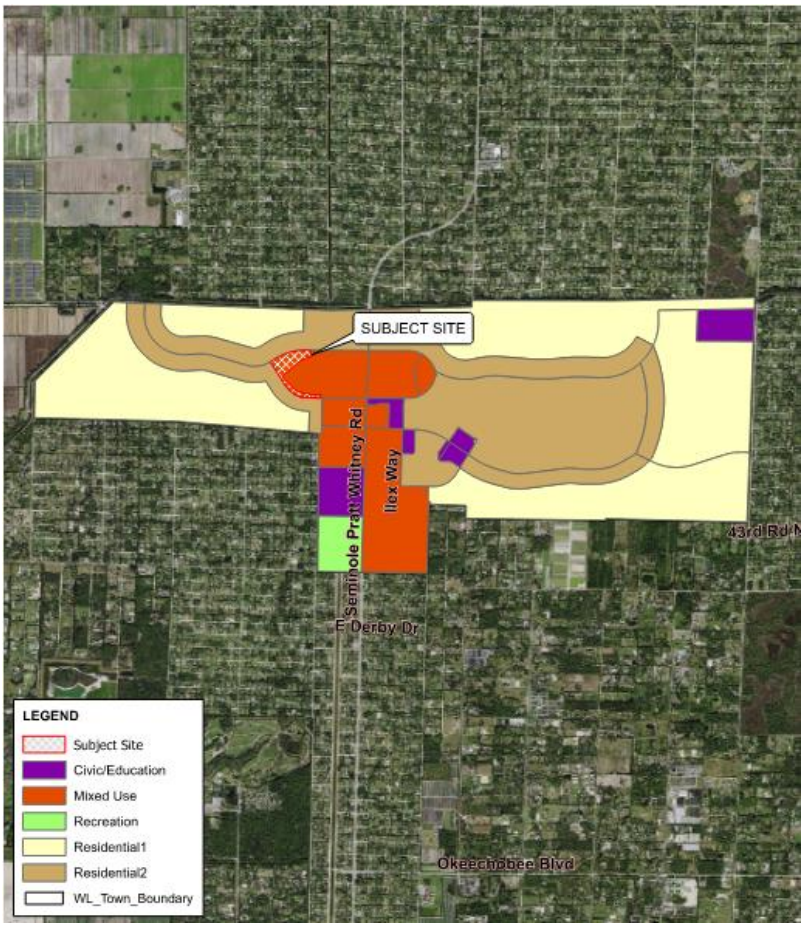


Exhibit C – Location Map



City of Westlake

Planning and Zoning Department – Staff Report

Local Planning Agency / City Council Meeting 8/4/2026

PETITION DESCRIPTION

PETITION NUMBER: CPA-2026-01 (Pod C-2) Ordinance 2026-XX

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

LOCATION: Generally located within Westlake West, west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West.

PCN: Portion of 77-40-43-01-30-002-0000

REQUEST: The Applicant requests approval of a Large-Scale Future Land Use Map Amendment to change the Future Land Use Map designation of approximately 22.617 acres from Downtown Mixed Use (DMU) to Residential-2 (R-2).

SUMMARY

The Applicant is requesting approval of a Large-Scale Future Land Use Map (FLUM) Amendment to change the Future Land Use designation of approximately 22.617 acres from Downtown Mixed Use to Residential-2. Although the subject property qualifies for processing as a small-scale amendment under Chapter 163, Florida Statutes, the Applicant elected to process the request pursuant to the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process in accordance with Section 163.3184(3), Florida Statutes.

The proposed amendment is intended to establish consistency between the Future Land Use Map and the proposed development plan for Westlake West Phase 1A. Concurrent applications have been submitted for a rezoning from Mixed Use (MU) to Residential-2 (R-2), a Master Site Plan, and a plat for the overall development. The existing Downtown Mixed Use designation permits residential development at a maximum gross density of 16 dweling units per acre and a maximum Floor Area Ratio (FAR) of 3.0 and the proposed Residential-2 allows for a maximum gross density of 12 dweling units per acre.

The application has been reviewed for consistency with the City of Westlake Comprehensive Plan, the City's Land Development Regulations, and the requirements of Chapter 163, Florida Statutes. Based on the submitted application materials and supporting data and analysis, staff finds that the proposed amendment is consistent with the Comprehensive Plan, compatible with surrounding development, and supports the orderly growth and development of the City.

STAFF RECOMMENDATION

Based upon the application, supporting documentation, and the facts and findings contained herein, the **Planning and Zoning Department** has no objections to the approval of Petition CPA-2026-01.

PETITION FACTS

a. Total Gross Site Area: 22.617 acres

b. Land Use and Zoning

Existing Land Use: Vacant

Existing Future Land Use: Downtown Mixed Use

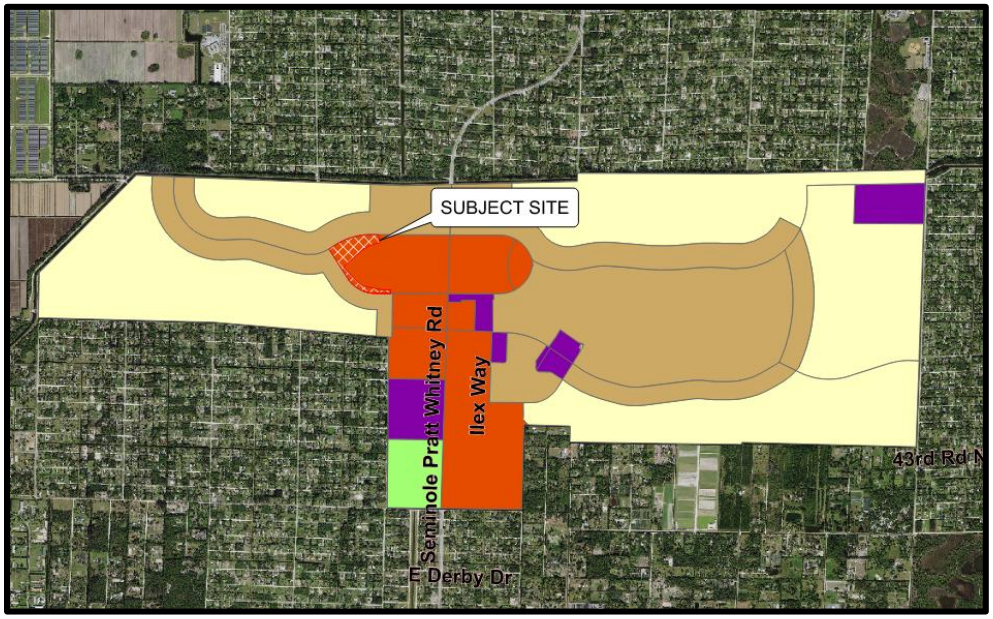
Proposed Future Land Use: Residential-2

Existing Zoning: Mixed Use (MU)

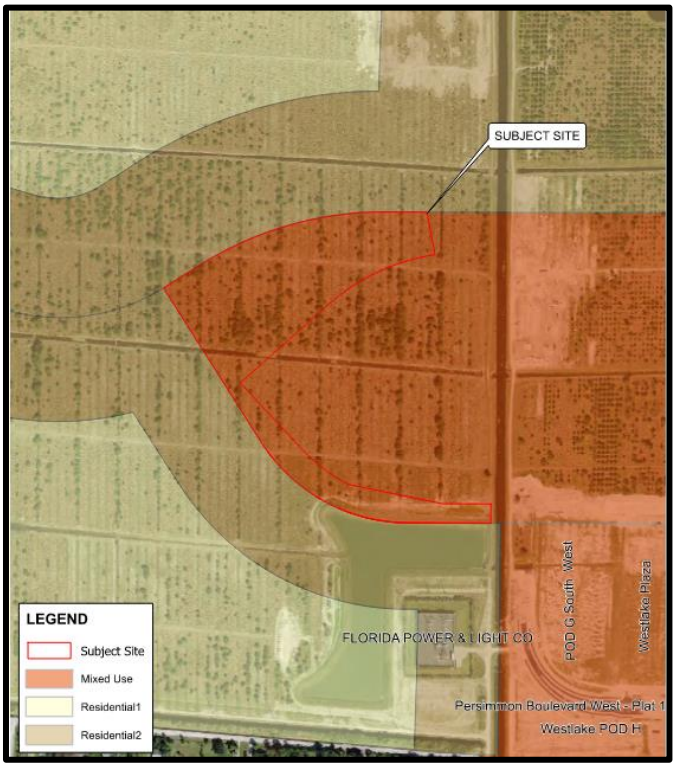
Proposed Zoning: R-2

	FUTURE LAND USE	ZONING
SUBJECT SITE	Downtown Mixed Use	Mixed Use
NORTH	Residential-2	Residential-2
SOUTH	Residential-2	Residential-2
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Residential-2

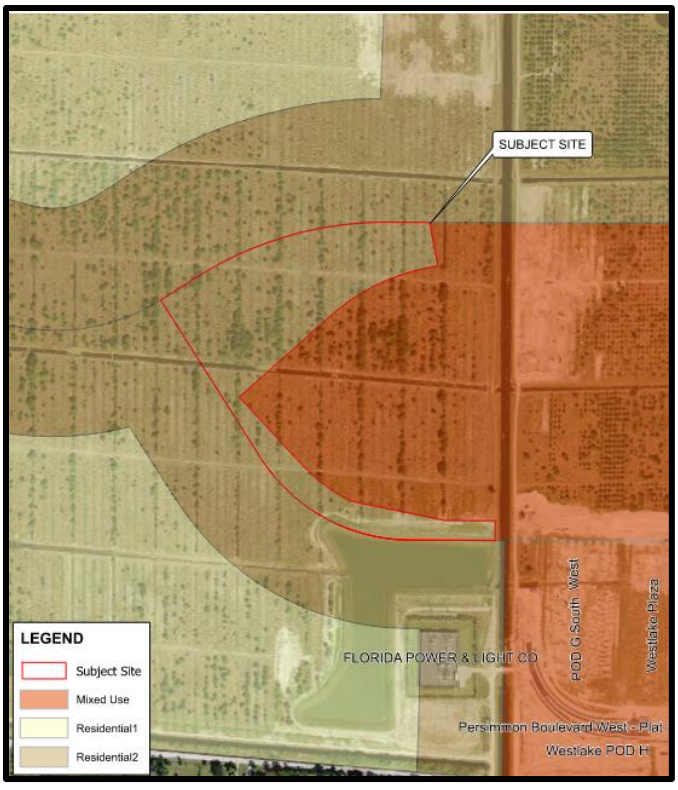
Subject Site Location



Existing Future Land Use Map



Proposed Land Use Map



BACKGROUND

The Applicant is requesting approval of a Large-Scale Future Land Use Map (FLUM) Amendment to change the Future Land Use designation of approximately 22.617 acres from Downtown Mixed Use to Residential-2.

Although the subject property qualifies for processing as a small-scale amendment under Chapter 163, Florida Statutes, the Applicant elected to process the request pursuant to the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process in accordance with Section 163.3184(3), Florida Statutes.

The proposed amendment is being processed concurrently with a rezoning from Mixed Use (MU) to Residential-2 (R-2), a Master Site Plan, and a Phase 1A Plat for Westlake West. Approval of the Future Land Use Map Amendment will establish consistency between the Future Land Use Map and the companion rezoning request.

STAFF ANALYSIS

Existing Future Land Use

The subject property is currently designated Downtown Mixed Use on the Future Land Use Map. This designation is intended to accommodate a compact, pedestrian-oriented mix of residential, commercial, office, civic, institutional, recreational, and other complementary uses that support employment, shopping, housing, and community services. The Downtown Mixed Use designation permits residential development at a maximum gross density of 16 dwelling units per acre together with nonresidential development at a maximum Floor Area Ratio (FAR) of 3.0.

Proposed Future Land Use

The Applicant proposes to redesignate the property to Residential-2, which is intended to accommodate predominantly residential neighborhoods consisting of single-family detached, single-family attached, multifamily, accessory dwelling units, and limited supporting institutional, recreational, religious, educational, and neighborhood-serving uses. The Residential-2 Future Land Use Category permits a maximum gross density of 12 dwelling units per acre.

Development Density and Intensity

The Applicant submitted a comparative development analysis demonstrating that the proposed amendment would reduce the maximum development potential of the site from:

- 361 dwelling units under the existing Downtown Mixed Use designation to 271 dwelling units under the proposed Residential-2 designation; and
- Approximately 2.96 million square feet of potential commercial development to no stand-alone commercial development.

Compatibility

The proposed Future Land Use Map amendment is compatible with the existing and planned development pattern surrounding the subject property.

Properties located to the north and south are designated Residential-2 and are planned for residential development at comparable densities. Properties located to the east retain the Downtown Mixed Use designation, which provides a complementary mix of residential, commercial, office, and civic uses intended to serve the surrounding neighborhoods. To the west, adjacent properties are designated Residential-2, providing an appropriate transition between mixed-use activity centers and residential neighborhoods.

The proposed Residential-2 designation maintains a logical land use transition, reinforces the City's planned residential development pattern, and does not introduce uses or intensities that would be incompatible with surrounding properties.

Transportation
The Applicant submitted a traffic statement prepared by Pinder Troutman Consulting, Inc., evaluating the maximum development potential under both the existing and proposed Future Land Use designations. The analysis concludes that the proposed amendment would generate fewer daily and peak-hour vehicle trips than the existing Downtown Mixed Use designation because it eliminates the commercial development potential and reduces the maximum residential density. Therefore, the amendment is not anticipated to adversely affect the City's transportation network and is consistent with the transportation objectives of the Comprehensive Plan.

Public Facilities and Level of Service (LOS)
Future development of the property will be required to demonstrate compliance with the adopted Level of Service (LOS) standards contained within the City's Comprehensive Plan and applicable concurrency requirements during subsequent development review. Public facilities, including potable water, wastewater, drainage, solid waste, transportation, and other public infrastructure, will continue to be evaluated as part of future site development and permitting processes. Any future development shall be subject to concurrency review and demonstration of adequate public facilities at the time of development approval

Based on the reduction in development intensity associated with the proposed amendment, no adverse impacts to the adopted Level of Service standards are anticipated.

Consistency with the Comprehensive Plan
Staff finds that the proposed amendment is consistent with the Goals, Objectives, and Policies of the City of Westlake Comprehensive Plan, including the following applicable policies:

- Policy FLU 1.6.1, which promotes land use patterns that support walkability, multimodal transportation, and compact development;
- Policy FLU 1.6.2, which provides that allowable uses within each Future Land Use Category are deemed compatible;
- Policy FLU 1.6.5, which establishes compatibility requirements between differing Future Land Use Categories; and
- Policies FLU 1.6.7 and FLU 1.6.8, which provide flexibility in achieving compatibility through roadways, shared-use paths, water features, landscaping, building placement, setbacks, and other design techniques.

The proposed amendment is compatible with surrounding land uses, reduces overall development intensity, supports orderly growth, and maintains consistency with the City's long-range planning objectives.

Consistency with Chapter 163, Florida Statutes

The application has been processed in accordance with the requirements of Section 163.3184, Florida Statutes, governing Large-Scale Comprehensive Plan Amendments. Although the subject property qualifies for processing as a small-scale amendment under Section 163.3187, Florida Statutes, the Applicant voluntarily elected to utilize the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process. The Applicant has provided the required supporting data and analysis demonstrating consistency with the Comprehensive Plan and applicable statutory requirements.

STAFF RECOMMENDATION

Based upon the application, supporting documentation, and the facts and findings contained herein, the **Planning and Zoning Department** has no objections to the approval of Petition CPA-2026-01.

4-23-26

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 COMPREHENSIVE PLAN TEXT/MAP AMENDMENT

LOCAL PLANNING AGENCY MEETING DATE: _____

CITY COUNCIL MEETING DATE: _____

*The **Local Planning Agency** meets on **the first Tuesday of the month at 5:30 p.m.**, the **City Council** meets on **the first Tuesday of the month at 6:00 p.m.** Both meetings are held at The Lodge at Westlake Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida.*

See page 4 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 in the Comprehensive Plan Amendment Application Submittal Checklist (see page 5). If not applicable, indicate with N/A.**
3. **The applicant must be present at scheduled Local Planning Agency and City Council meetings.**

I. TYPE OF APPLICATION AND APPLICANT INFORMATION

APPLICATION TYPE (Check all that apply): CPA-2026-01

Small-Scale Map Amendment ☒ Large-Scale Map Amendment ☐ Text Amendment

Property Owner(s) of Record Minto PBLH, LLC

Address: 16604 Town Center Parkway, Sui teB, Westlake, FL 33470

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

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

Name: Donaldson E. Hearing - Cotleur & Hearing

Address: 1934 Commerce Lane, Sui te 1, Jupi ter, FL 33458

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

Subject Property Address: TB D

Property Control Number (PCN): 77-40-43-01-30-002-0000

Legal Description of Property (Plat Book/Page, Section/Township/Range, or Metes and Bounds):

II. REQUEST AND JUSTIFICATION

A) AMENDMENT REQUEST: Large Scale Comprehensive Plan Map Amendment - Rezoning and accompanying waiver of the small-scale plan amendment size limitation.

B) JUSTIFICATION FOR REQUESTED AMENDMENT

The Applicant shall provide a separate narrative explanation of the purpose of the proposed Comprehensive Plan amendment and justification for the proposed amendment (attach to application and provide in electronic format). Requirements are listed on page 5.

III. LAND USE, ZONING, AND ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
NORTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
SOUTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
EAST	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
WEST	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Donaldson E. Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

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

Owner's Signature

4.29.2026
Date

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

Applicant/Agent's Signature

4.28.2026
Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

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

John F. Carter

Owner's Signature to Acknowledge **Date**

VII. SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

1) ***For Review: Digital sets*** *of professionally prepared plans and documents as specified in the* **COMPREHENSIVE PLAN AMENDMENT APPLICATION SUBMITTAL CHECKLIST (see page 5).**
2) ***For Final Submittal: Digital sets*** *of plans and documents required in 1) above.*
3) *Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.*

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Westlake West
(CPA-2026-01)
Large Scale Comprehensive Plan Map Amendment

Revised: June 24, 2026

Introduction

The Applicant (Minto PBLH, LLC) is requesting a large-scale comprehensive plan map amendment to the Westlake Comprehensive Plan, map amendment and rezoning. This application accompanies requests for concurrent approvals of a Westlake West Phase I-A Plat and a Master Site Plan Amendment for Phase I.

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, but Minto owns the site that is the subject of this Application.

The original Minto Westlake site 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 Minto Westlake site, 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 Minto Westlake site pursuant to Ordinances 2014-030 and 2014-031. 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 City's Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations ("LDRs"). Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's Interim Code.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's 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.

The specific site that is the subject of this application was previously platted as a portion of Parcel 2 of the Westlake West Plat recorded in Plat Book 139, Pages 49-73.

Subject Request

The Applicant is requesting a change in the future land use (FLU) designation and zoning district for the subject site, which consists of a portion of the parcel identified by number 77-40-43-01-30-002-0000 (the "Site"). The Site is approximately 22.617 acres in size. As shown on the proposed Master Site Plan Amendment for Phase I and Westlake West Phase I-A Plat, which are being processed concurrently with this application, the Site is a portion of a larger, 194.769-acre development for Phase I-A of Westlake West (the "Development Project"). The majority of the Development Project area is zoned R-1 and R-2, consistent with the FLU designations of R-1 and R-2. However, the Site has a present FLU designation of Downtown Mixed Use (DMU) and is in the Mixed Use (MU) zoning district. In order to cohesively integrate the Site with the remainder of the Development Project, this application is to request to change the FLU of the Site from DMU to R-2 and to rezone the Site to R-2.

Consistency and Compatibility

The proposed FLU amendment is also consistent with the remainder of the Comprehensive Plan and causes minimal modification to the overall development pattern of the City.

Policy FLU 1.1.2 The Site is 22.617 acres in size. Although this exceeds the 10-acre threshold for small-scale plan amendments set forth in Section101-197(a) of the City's Land Development Regulations (LDRs), as discussed above, this area is well inside the amended statutory limit for large scale comprehensive plan amendments. Further, the Site meets all other criteria for a large-scale amendment set forth in both state statute and the City's LDRs. It is also consistent with Policy FLU 1.1.2, which provides that "[a]mendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements."

The application meets all other criteria for large-scale amendments set forth in Chapter 101, Article III, Section 101-197 of the City's LDRs. Specifically, the Site is limited only to a site-specific, large-scale activity – that is, the development of single-family detached and single-family attached (townhome) dwellings as part of a larger development.

Florida Statutes, Section 163.3184(3) establishes an expedited state review process for comprehensive plan amendments, involving a two-phase procedure of proposed transmittal and final adoption. The process requires an initial public hearing, 10-day transmittal of the package, a 30-day agency review period, and a 180-day window for final adoption, with potential challenges allowed within 30 days of adoption.

Policy FLU 1.6.5 defines the minimum compatibility requirements where development abuts a different future land use category. The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Because the FLU amendment proposes only a minor shift of an existing boundary, the proposed change retains the City's cohesive pattern of development and the Development Project remains compatible with the surrounding future land uses. The Site is already adjacent to R-2 to the north, south, and west, as indicated on the accompanying table in the application.

Further, as shown on the accompanying Master Site Plan amendment, the Site will house detached single family homes. Under the Site's present zoning, the MU district already permits single family attached homes; thus, the only material change resulting from the requested amendment will be to allow additional green space and minor separation between dwelling units. It is a change in form, but not in kind, of development permitted.

FLU Policy 1.6.1 requires the City to "establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions." The proposed amendment will maintain consistency with this policy by keeping the R-2 land use designation and zoning district sited directly next to the MU district, allowing the future residents to easily access services in Westlake's growing downtown.

FLU Policy 1.6.5 The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the

Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Application Documents

This application provides the following documents in support of its request:

1) Application
2) Justification Statement
3) Survey (Abstracted)
4) Owner's Affidavit
5) Legal Description
6) Exhibits

The applicant will work with the City to comply with all notice requirements, as set forth in Chapter 101, Article II, Sections 101-200.

Conclusion

The Applicant is requesting approval of this requested large scale comprehensive plan and rezoning, as presented. The Applicant will collaborate 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. Thank you.

Description Sketch
(Not A Survey)

DESCRIPTION:

BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) I DO HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 OF THE FLORIDA STATUTES

2) THIS DESCRIPTION SKETCH IS VALID ONLY WITH A SIGNATURE AND ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

5) THIS DESCRIPITON SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 350' OR SMALLER.

Gary Rager

Digitally signed by Gary Rager
DN: E=garyr@geopointsurvey.com, CN=Gary Rager, G=Gary, SN=Rager, O=GeoPoint Surveying, S=Florida, C=US
Date: 2026.04.21 08:59:10-04'00'

Gary A. Rager **LS4828**

JOB #: WESTLAKE WEST - ZONING S&D

DRAWN: JLF DATE: 04/20/2026 CHECKED: DJS

Prepared For: MINTO COMMUNITIES, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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www.GeoPoint.org

Licensed Business No.: LB 7768

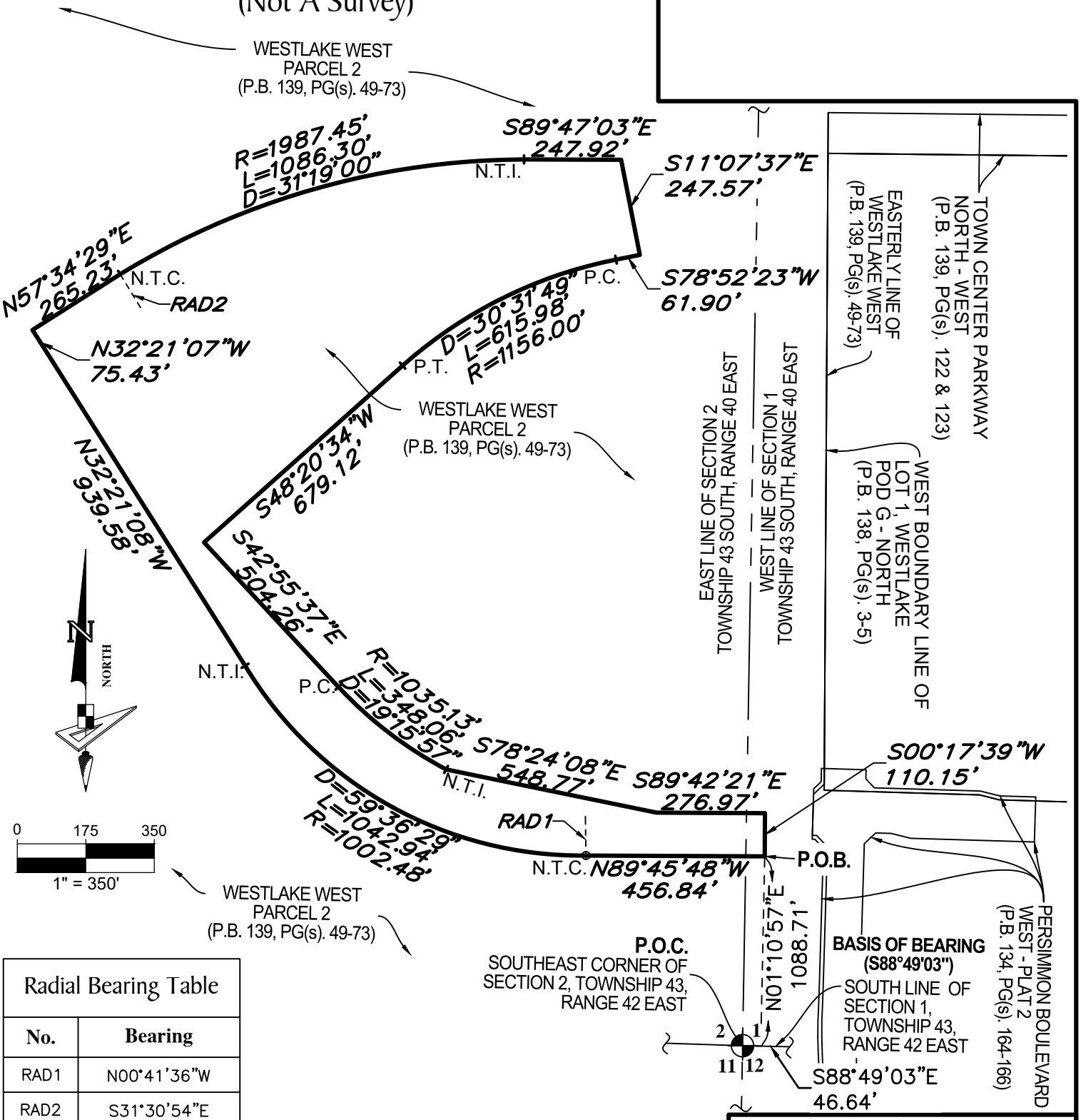
GeoPoint

1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF

Description Sketch

(Not A Survey)



Radial Bearing Table	
No.	**Bearing**
RAD1	N00°41'36"W
RAD2	S31°30'54"E

LEGEND

P.O.B. -- Point of Beginning	*RAD1 -- Radial Bearing*
P.O.C. -- Point of Commencement	*P.C. -- Point of Curvature*
P.B. -- Plat Book	*P.T. -- Point of Tangency*
PG(s). -- Page(s)	*N.T.C. -- Non-Tangent Curvature*
O.R.B. -- Official Records Book	*N.T.I. -- Non-Tangent Intersection*

www.GeoPoint.org

Licensed Business
No.: LB 7768

GeoPoint

1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

SHEET: **02** of **02**

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF

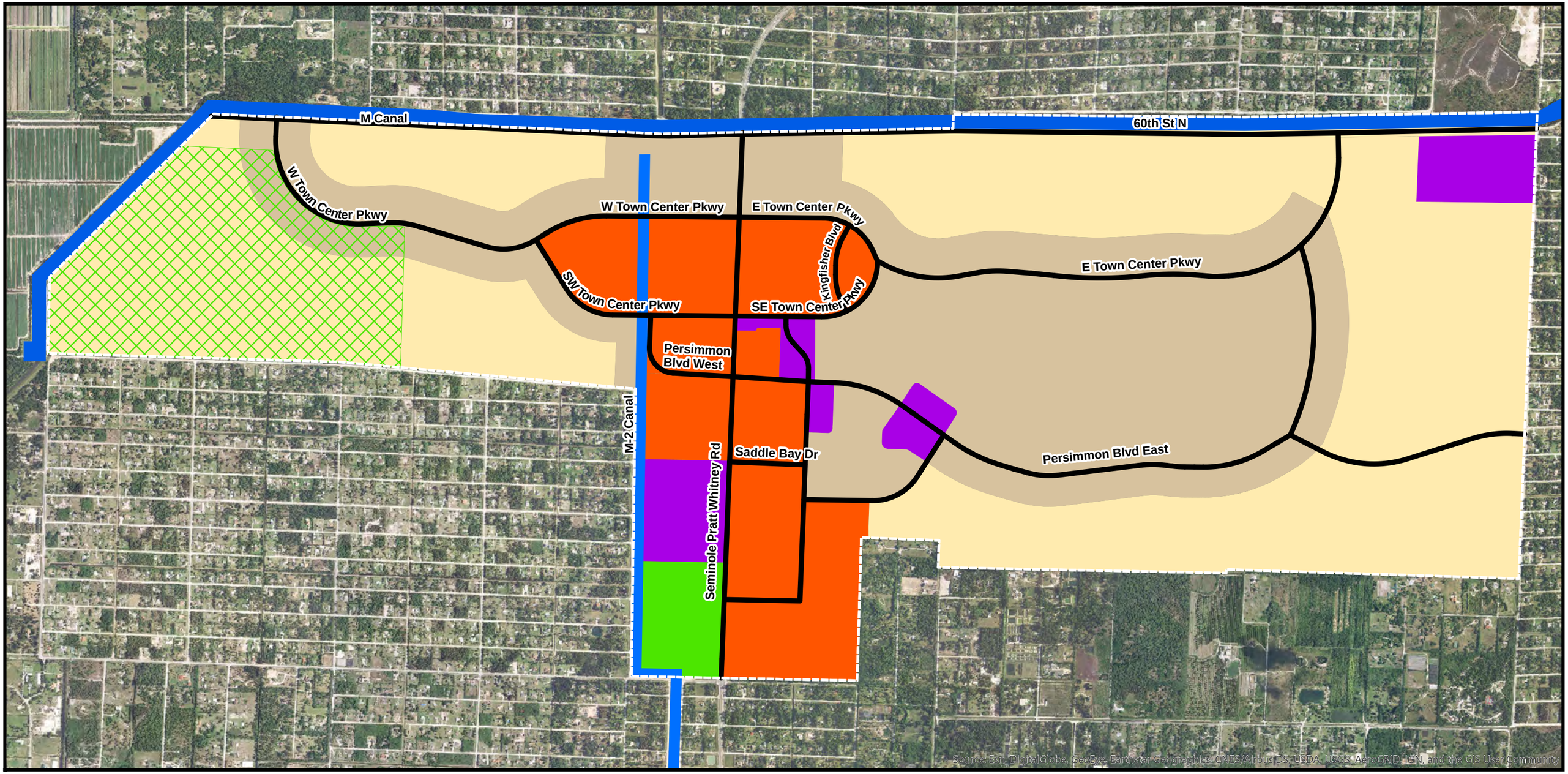
Existing Future Land Use Designation and Zoning — Development Potential Comparison

Petition No. RZ-2026-01 | Future Land Use Map Amendment (Downtown Mixed Use → Residential-2) and corresponding rezoning (MU → R-2), Westlake West (Sandglass Master Plan).

Westlake West Phase 1 Summary Table: Comprehensive Plan Map Amendment				
Existing Future Land Use Designation & Zoning	**Existing Permitted Residential Density & Nonresidential Intensity**	**Proposed Future Land Use Designation & Zoning**	**Estimated Development Potential (Existing vs. Proposed)**	**Net Change in Units / Nonresidential Sq. Ft.**
Downtown Mixed Use (DMU) Future Land Use Category **Mixed Use (MU)** Zoning District	**Residential:** 16 dwelling units per acre (max.) **Nonresidential:** Maximum Floor Area Ratio (FAR) of 3.0	**Residential-2 (R-2)** Future Land Use Category **Residential-2 (R-2)** Zoning District	**Existing (DMU / MU) maximum — 22.617 ac:** • Residential: 16 du/ac × 22.617 ac = 361 du • Nonresidential: FAR 3.0 × (22.617 ac × 43,560 sf/ac = 985,196.5 sf) = 2,955,590 sf **Proposed (R-2) maximum — 22.617 ac:** • Residential: 12 du/ac × 22.617 ac = 271 du • Nonresidential: 0 sf — R-2 is limited to residential and limited civic uses; no stand-alone nonresidential intensity is permitted	**Residential:** −90 du (361 → 271) **Nonresidential:** −2,955,590 sf (entire 3.0 FAR potential removed) **Net result:** Reduced maximum development potential — no increase in density, intensity, traffic, or public-facility demand.

Notes:

1. *Site area of 22.617 acres reflects the confirmed surveyed acreage of the subject parcel by Geopoint Land Surveying dated 4.21.2026.*
2. *The existing-scenario maximums for residential density (16 du/ac) and nonresidential intensity (FAR 3.0) are each shown at their independent district ceilings to present the conservative (worst-case) maximum development potential of the existing DMU/MU entitlement.*
3. *The proposed R-2 designation permits residential development (single family detached and single family attached (townhomes)) plus limited civic uses; no stand-alone nonresidential intensity is assumed.*



FUTURE LAND USE

- Residential 1
- Residential 2
- Downtown Mixed Use
- Civic
- Open Space & Recreation
- Solar Energy Overlay

OTHER

- Roads
- Major Canal and ROW
- City Boundary

EXHIBIT 1

City of Westlake Comprehensive Plan

Note 1: The illustration of roads shows preliminary alignments.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

Revision Date: March 12, 2018

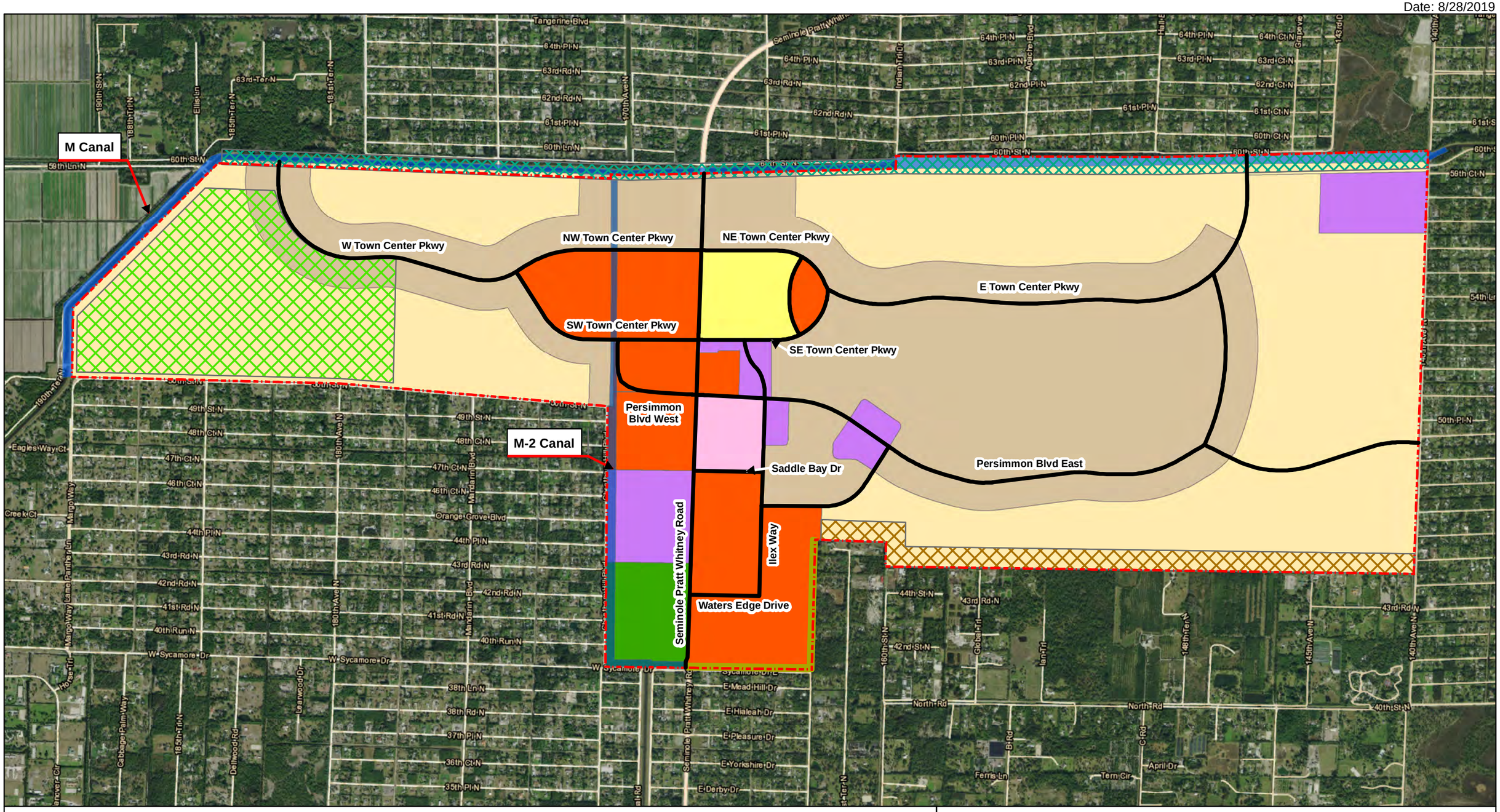
N

0 0.25 0.5 1

Miles

FLU Map 2.1: 2038 Future Land Use M

Date: 8/28/2019



Legend

Zoning Districts

- Residential - 1
- Residential - 2
- Mixed Use
- Civic/Education
- Open Space & Recreation
- Medical District
- Town Center

Overlays

- Solar Energy Overlay
- M Canal Overlay
- Single Family Overlay
- Southeast Buffer Overlay

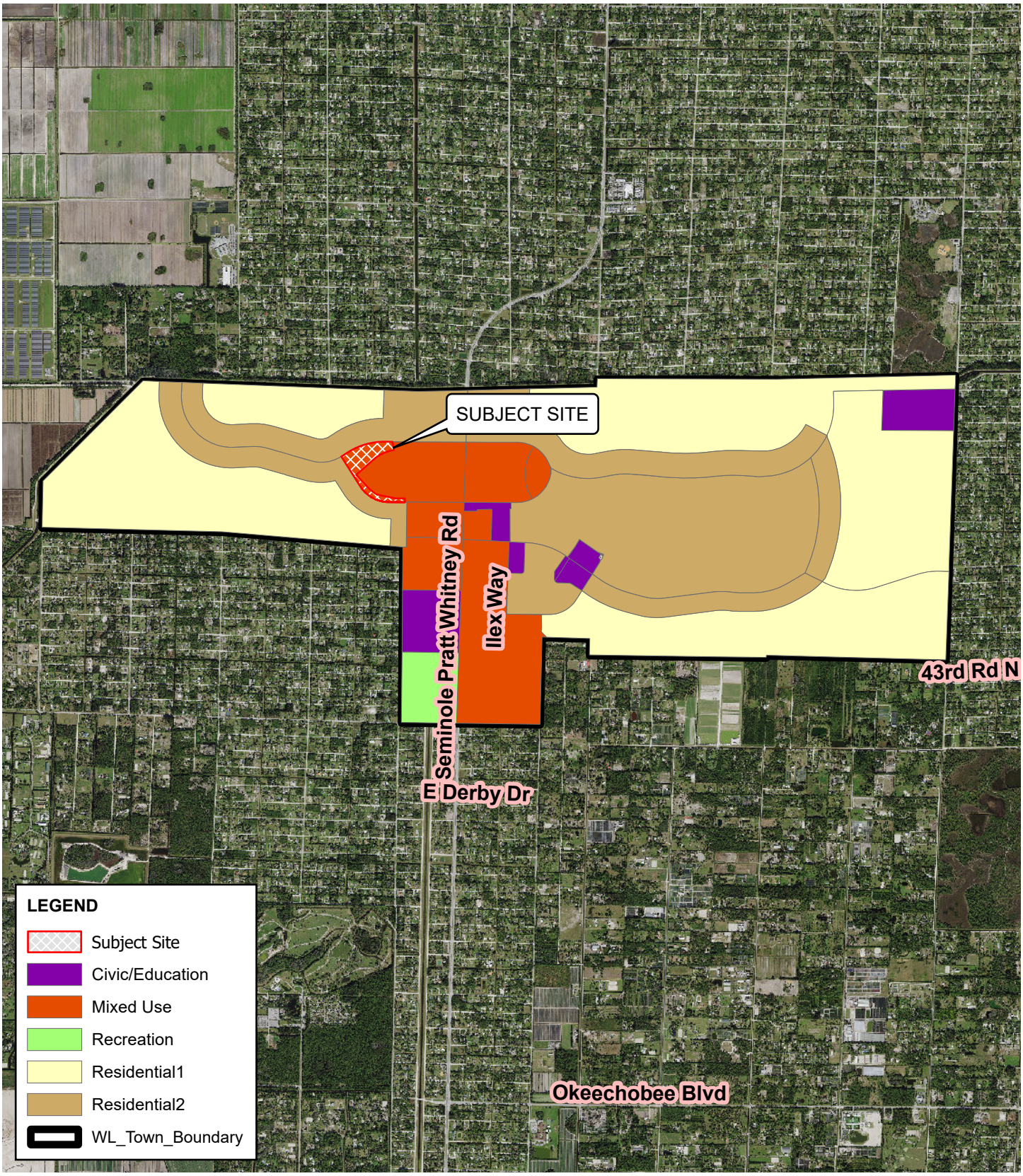
- City of Westlake Boundary

EXHIBIT 2

N W E S

City of Westlake
Zoning Map

SID SEMINOLE Improvement District



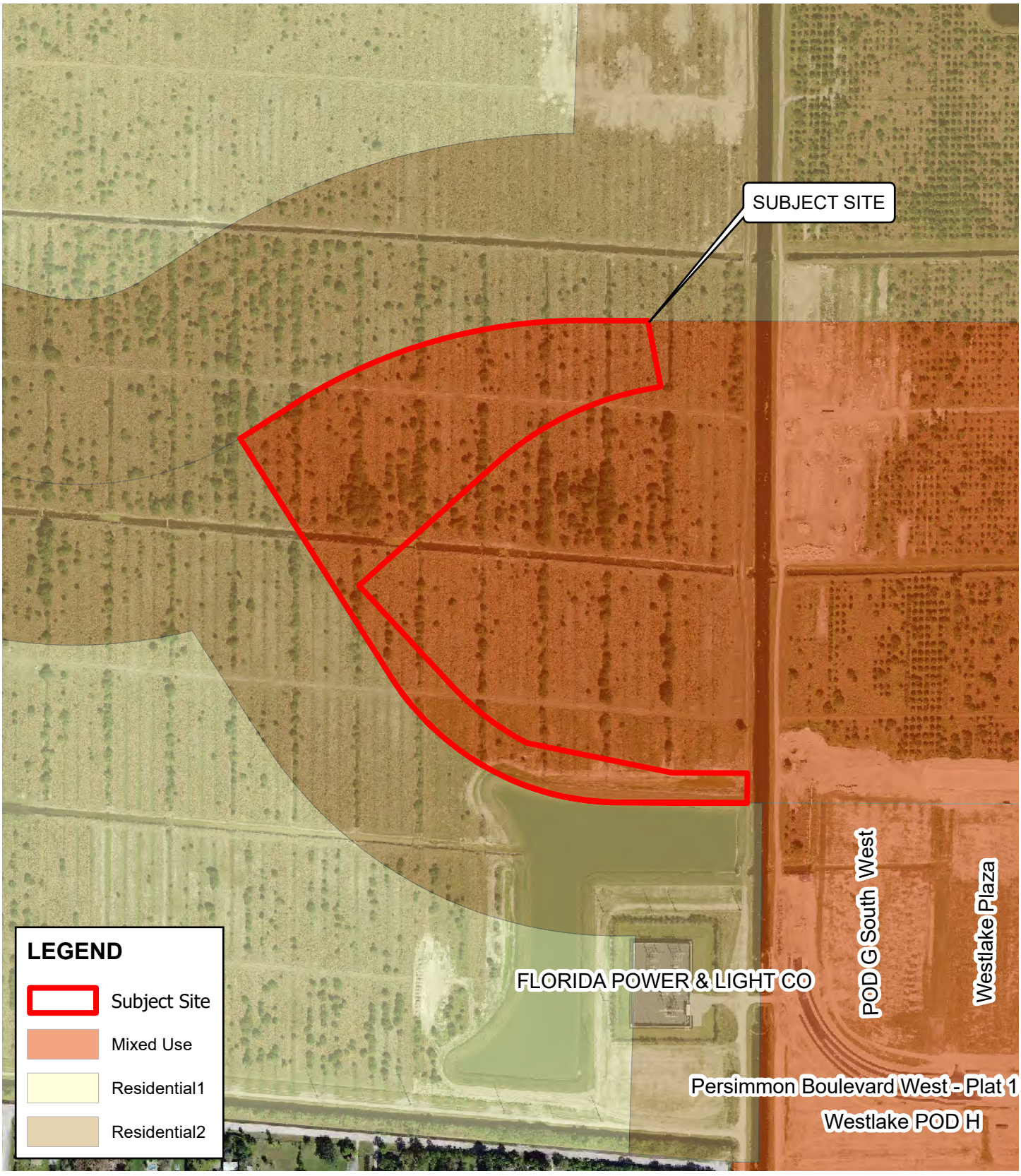
1 Inch equals 4,000 Feet

0 2,000 4,000 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 3
Parcel 1A
Existing Future Land Use Map
Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



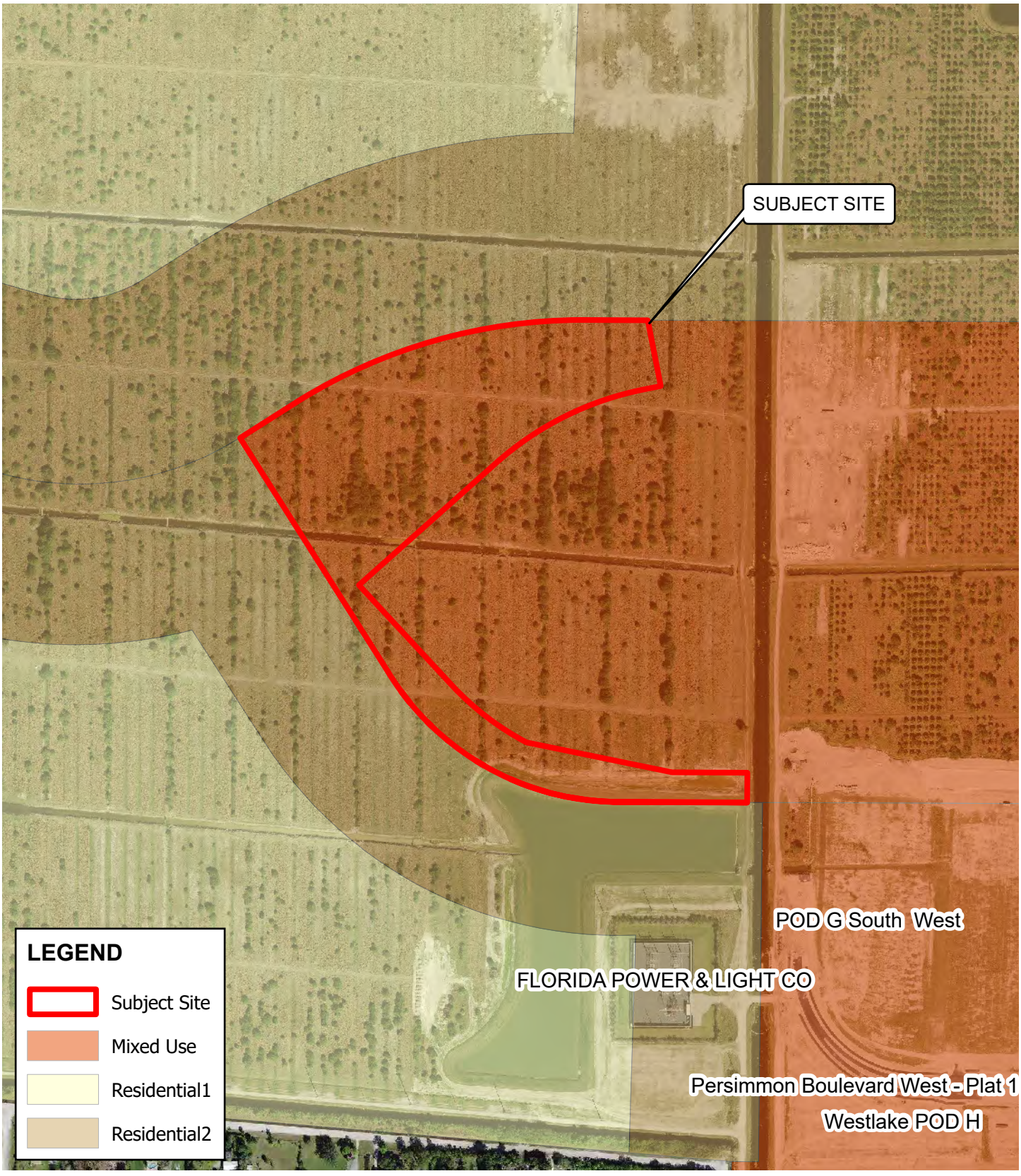
1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 4
Parcel 1A
Existing Future Land Use Map
Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

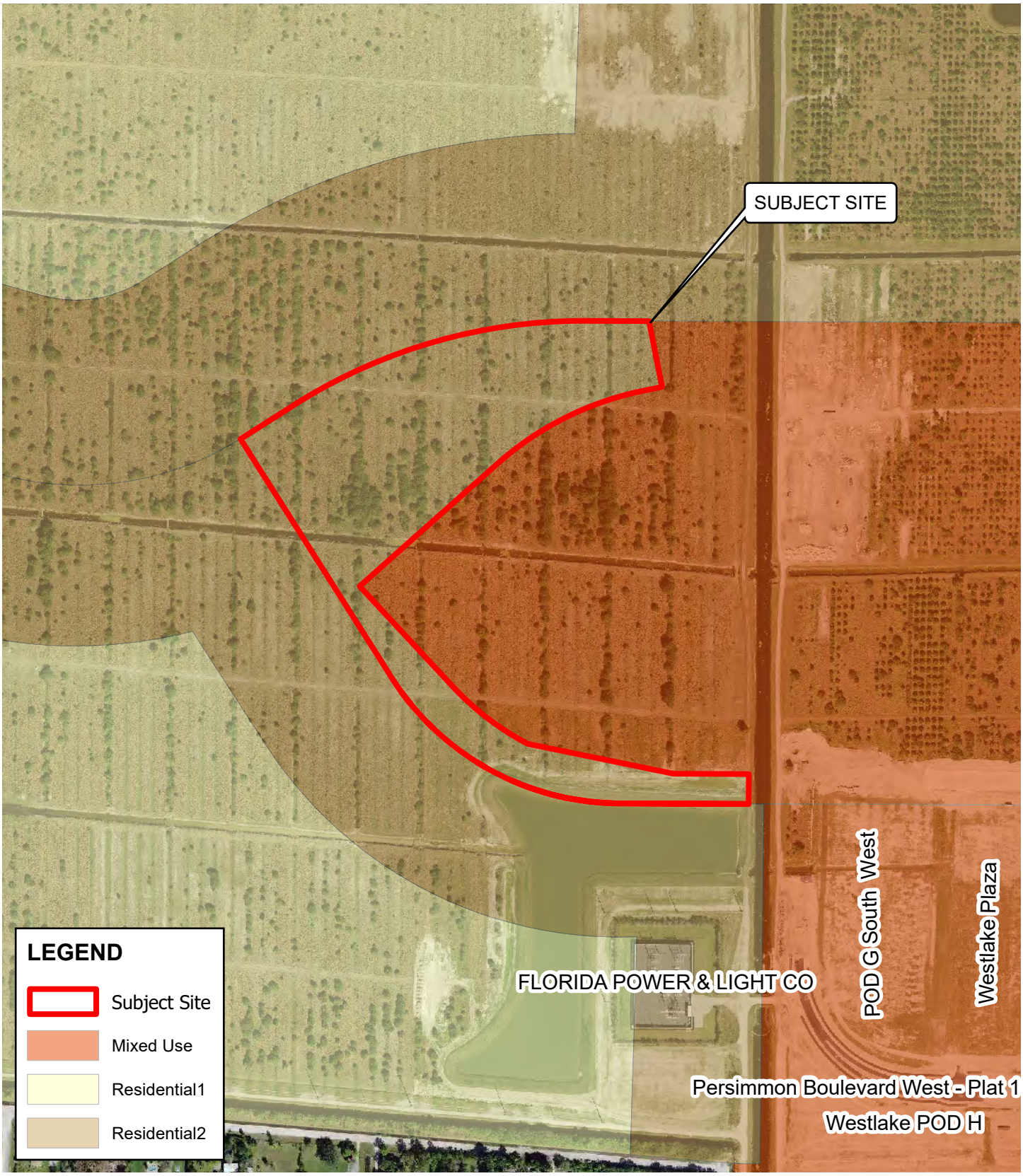
EXHIBIT 5

Parcel 1A

Existing Zoning Map

Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



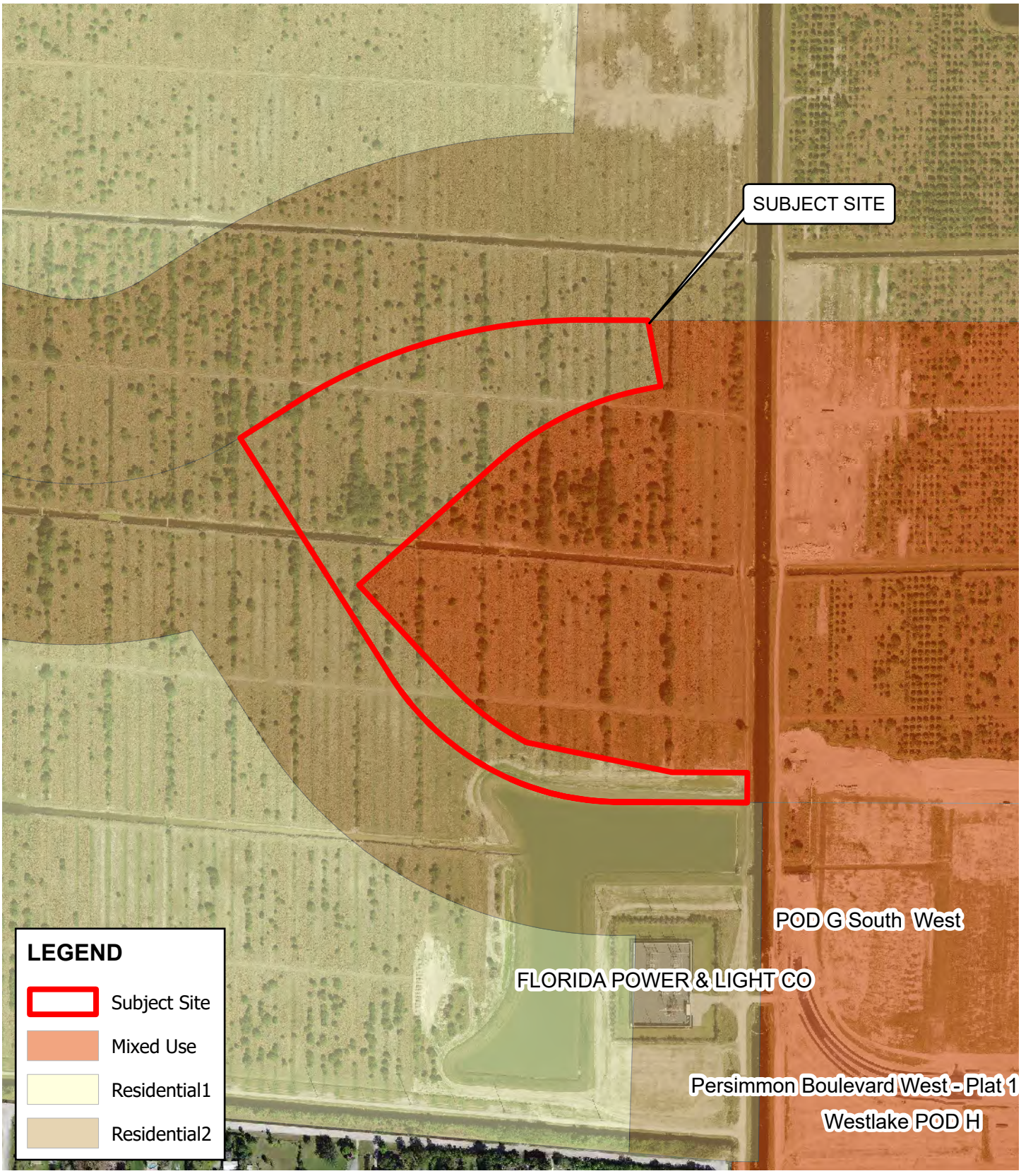
1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 6
Parcel 1A
Proposed Future Land Use Map
Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 Inch equals 500 Feet

0 250 500 Feet

Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 7
Parcel 1A
Proposed Zoning Map
Westlake West

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

June 23, 2026

Mr. Zane Beard
Minto Communities
16604 Town Center Parkway North
Westlake, FL 33470

Re: Parcel 1A - #PTC23-080
FLUMA Traffic Statement

Dear Mr. Beard:

The purpose of this letter is to provide a traffic analysis for the above referenced project. It is proposed to complete a Future Land Use Map Amendment (FLUMA) for a 22.617 acre parcel in the City of Westlake. It is proposed to change from Downtown Mixed Use (DMU) to Residential-2 (R-2). DMU allows maximum residential density of 16 DUs per acre and maximum non-residential intensities with Floor Area Ratios (FAR) of 3.0. R-2 allows maximum residential density of 12 DUs per acre. The maximum land uses for each land use designation is shown below:

Land Uses	Existing Land Use Designation (DMU)	Proposed Land Use Designation (R-2)
Residential – Multi Family	361 DUs	271 DUs
Commercial / Shopping Center	2,955,590 SF	0 SF

Attachments 1A through 1C provide the daily, AM peak hour and PM peak hour trip comparison for the existing and proposed land use designations. All of the trips associated with the proposed land use designation are less than the existing land use designation. Thus, with this trip reduction, this proposed FLUMA can be determined to be consistent with the City of Westlake Comprehensive Plan.

Please contact me by phone or at atroutman@pindertroutman.com if you have any questions.

Sincerely,

ANDREA M. TROUTMAN LICENSE No.45409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrea M Troutman
Date: 2026.06.23 18:19:59 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 6/23/26 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 1A
Parcel 1A
Trip Generation - Existing Future Land Use Designation - DMU

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	361 DUs (2)	6.21 / DU	50%	2,242	224	10%	2,018	-	0%	2,018
Shop Center (>150k SF)	820	2,955,590 SF (3)	36.39 / 1000 SF	50%	107,554	224	0.21%	107,330	25,759	24%	81,571
TOTAL					109,796	448	0.4%	109,348	25,759		83,589

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	361 DUs (2)	0.41 / DU	24%	36	112	148	15	10%	29	104	133	-	0%	29	104	133
Shop Center (>150k SF)	820	2,955,590 SF (3)	0.88 / 1000 SF	62%	1,613	988	2,601	15	0.58%	1,605	981	2,586	621	24%	1,220	745	1,965
TOTAL					1,649	1,100	2,749	30	1.1%	1,634	1,085	2,719	621		1,249	849	2,098

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	361 DUs (2)	0.52 / DU	62%	117	71	188	19	10%	108	61	169	-	0%	108	61	169
Shop Center (>150k SF)	820	2,955,590 SF (3)	3.26 / 1000 SF	49%	4,721	4,914	9,635	19	0.2%	4,711	4,905	9,616	2,308	24%	3,580	3,728	7,308
TOTAL					4,838	4,985	9,823	38	0.4%	4,819	4,966	9,785	2,308		3,688	3,789	7,477

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *12th Edition*.
(2) Based on 16 DUs per acre for 22.617 acres.
(3) Based on FAR of 3.0 for 22.617 acres.

Attachment 2B
Parcel 1A
Trip Generation - Proposed Future Land Use Designation - R-2

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	271 DUs (2)	6.21 / DU	50%	1,683	-	0%	1,683	-	0%	1,683
TOTAL					1,683	-	0.0%	1,683	-		1,683

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	271 DUs (2)	0.41 / DU	24%	27	84	111	-	0%	27	84	111	-	0%	27	84	111
TOTAL					27	84	111	-	0.0%	27	84	111	-		27	84	111

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	271 DUs (2)	0.52 / DU	62%	87	54	141	-	0%	87	54	141	-	0%	87	54	141
TOTAL					87	54	141	-	0.0%	87	54	141	-		87	54	141

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *12th Edition*.
(2) Based on 12 DUs per acre for 22.617 acres.

Attachment 2C
Parcel 1A
Trip Generation Comparison

		AM Peak Hour			PM Peak Hour		
	Daily	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Existing	83,589	1,249	849	2,098	3,688	3,789	7,477
Proposed	1,683	27	84	111	87	54	141
Net New Trips:	(81,906)	(1,222)	(765)	(1,987)	(3,601)	(3,735)	(7,336)

File Attachments for Item:

A. Approval of the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office

Submitted By: City Manager

RESOLUTION 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EIGHTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Meeting Agenda Item Coversheet

MEETING DATE:	August 4, 2026	**Submitted By: Howard W. Brown, Jr.**
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Approval of the Eighth Addendum to the Law Enforcement Service Agreement with the Palm Beach County Sheriff's Office	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve the Eighth Addendum to the Law Enforcement Service Agreement between the City of Westlake and the Palm Beach County Sheriff's Office for the period of October 1, 2026 through September 30, 2027; authorize the Mayor to execute the Eighth Addendum in substantially the form presented, subject to final legal review and approval by the City Attorney; and authorize the City Manager to take all actions necessary to implement the Agreement.	

SUMMARY *and/or* JUSTIFICATION:

The City of Westlake contracts with the Palm Beach County Sheriff's Office ("PBSO") to provide municipal law enforcement services pursuant to the Law Enforcement Service Agreement originally executed in 2019 and subsequently amended. The Seventh Addendum extended the Agreement through September 30, 2030 and established the level of service for the City at eight (8) deputy sheriffs.

The proposed Eighth Addendum establishes the annual compensation for the second year of the extended contract term for the period of October 1, 2026, through September 30, 2027. The annual contract amount is $1,327,405.00, representing an increase of $38,662.00 (3.0%) over the current fiscal year. Monthly payments will increase from $107,395.25 to $110,617.08.

The Eighth Addendum also updates the reimbursement rates for supplemental law enforcement services requested by the City as follows:

SUMMARY OF PROPOSED CHANGES TO THE LAW ENFORCEMENT SERVICE AGREE

Item	FY 2025-2026 (7th Addendum)	FY 2026-2027 (8th Addendum)	Dollar Change
Annual Contract Amount	$1,288,743.00	$1,327,405.00	**+$38,662.00**
Monthly Payment	$107,395.25	$110,617.08	**+$3,221.83**
Deputy Supplemental Rate	$132.00/hr	$142.00/hr	**+$10.00/hr**

Sergeant Supplemental Rate	$172.00/hr	$183.00/hr	**+$11.00/hr**	**+6.40%**
Deputy Sheriff Allocation	8	8	No Change	**0%**

Prepared By: Howard W. Brown, Jr., ICMA-CM

Source: Contracts – PBSO

Date: July 2, 2026

In addition to the annual compensation adjustments, the proposed Addendum clarifies that supplemental law enforcement services may include the administration and review of activities associated with the City's School Speed Zone Camera Program, while maintaining the existing allocation of eight (8) deputy sheriffs assigned to the City.

Staff has reviewed the proposed Eighth Addendum and recommends approval to ensure the continued provision of municipal law enforcement services by the Palm Beach County Sheriff's Office for Fiscal Year 2026-2027.

SELECT, *if applicable*	**AGREEMENT:**	X	**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**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):*				$1,327,405.00

EIGHTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT
SHERIFF RIC L. BRADSHAW AND CITY OF WESTLAKE

This Eighth Addendum to the Law Enforcement Service Agreement is made by and between the City of Westlake (hereinafter referred to as "Westlake") located in Palm Beach County, and Ric L. Bradshaw, Sheriff of Palm Beach County, Florida (hereinafter referred to as "Sheriff"). Westlake and the Sheriff shall hereinafter be referred to as the "Parties."

WHEREAS, the Parties executed a Law Enforcement Service Agreement effective October 01, 2019, a First Addendum effective October 01, 2020, a Second Addendum effective October 01, 2021, a Third Addendum effective October 01, 2022, a Fourth Addendum effective August 01, 2023, a Fifth Addendum effective October 01, 2023, a Sixth Addendum effective October 01, 2024, and a Seventh Addendum effective October 1, 2025, (the "Agreement"), by which the Sheriff agreed to perform law enforcement services; and

WHEREAS, the Parties wish to set forth the consideration for the second year of the extended contract term, October 01, 2026 through September 30, 2027, amend language for additional law enforcement services and new school speed zone camera program.

NOW, THEREFORE, in consideration of the mutual covenants herein contained the receipt and sufficiency of which are hereby acknowledged, it is agreed upon as follows:

1. Article 5, Section 5.1 of the Law Enforcement Service Agreement is amended as to the total amount due for services for the period beginning October 01, 2026 through September 30, 2027 as follows: The total amount due for the annual period referenced above shall be $1,327,405.00. Monthly payments shall be $110,617.08. The final monthly payment shall be $110,617.12,

2. Article 5, Section 5.3, regarding additional law enforcement services of the Law Enforcement Service Agreement is amended and shall now read as follows:

   Additional law enforcement services as set forth in Article 2.1 (E) shall be compensated at a rate of $142.00 per hour for a deputy and $183.00 per hour for a sergeant and will be billed by the SHERIFF to the CITY on a monthly basis. This rate is subject to annual review and change upon agreement between the CITY and SHERIFF. Alternatively, the CITY may opt to submit an application for an off-duty permit.

3. Article 2, Section 2.1 E, regarding supplemental law enforcement services of the Law Enforcement Service Agreement is amended and shall now read as follows:

   The SHERIFF shall provide the CITY, upon the request of the CITY, such supplemental law enforcement services of a deputy sheriff or sergeant, beyond those services described herein, as may be needed from time-to-time that cannot be accommodated

through flexible scheduling of on-duty sheriff's deputies. Compensations shall be in accordance with Article 5.3. Those services typically include, but are not limited to, providing services at:

1. CITY Council meetings.
2. Board and Committee meetings.
3. Special Events sponsored by the CITY.

Additional supplemental law enforcement services that may be required on a continued basis include the administration and review of actions related to the school speed zone camera program.

4. In all other respects and unless otherwise stated, the terms and conditions of the Agreement, which includes prior Addendums, shall continue unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed the Addendum to this Agreement as of the last date all signatures below are affixed.

PALM BEACH COUNTY SHERIFF'S OFFICE	**CITY OF WESTLAKE**
BY: _____	BY: _____
Ric L. Bradshaw	JohnPaul O'Connor
Title: Sheriff	Title: Mayor
Witness: _____	Witness: _____
Tristram R. Moore, Major	Zoie P. Burgess, City Clerk
DATE: _____	DATE: _____

EXHIBIT A*

Previous District 18 Allocations		**Current District 18 Allocations**	
Title	Quantity	Title	Quantity
Deputy Sheriff	8	Deputy Sheriff	8
TOTAL	**8**	**TOTAL**	**8**

*This Exhibit A was adopted as part of the 8th Addendum effective October 01, 2026.

CITY OF WESTLAKE

RESOLUTION NO. 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EIGHTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WESTLAKE AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY, FLORIDA; 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 and authorize the Mayor to execute the Eighth Addendum to the Law Enforcement Service Agreement between the City of Westlake and Ric L. Bradshaw, Sheriff of Palm Beach County, Florida;

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 approves and authorizes the Mayor to execute the Eighth Addendum to the Law Enforcement Service Agreement between the City of Westlake and Ric L. Bradshaw, Sheriff of Palm Beach County, Florida; A copy of the Addendum is attached hereto as Exhibit “A”.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
City Clerk

File Attachments for Item:

B. Establishment of the City of Westlake Audit Committee

Submitted By: City Manager

RESOLUTION 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING PURSUANT TO SECTION 218.391 , FLORIDA STATUTES, AN AUDITOR SELECTION COMMITTEE; PROVIDING FOR THE APPOINTMENT OF FIVE (5) MEMBERS TO THE WESTLAKE AUDITOR SELECTION COMMITTEE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	August 4, 2026	**Submitted By:** Howard W. Brown, Jr.
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Establishment of the City of Westlake Audit Committee	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to establish the City of Westlake Audit Committee in accordance with Section 218.391, Florida Statutes; appoint the committee members; and authorize staff to begin the auditor selection process for future audit services.	

SUMMARY *and/or* JUSTIFICATION:

Section 218.391, Florida Statutes, requires local governments to establish an Audit Committee to assist in the selection of an independent certified public accounting firm to perform the City's annual financial audit. The statute requires the Audit Committee to consist of at least three (3) members**,** including one member of the City Council who shall serve as Chair of the Committee**.** The statute further provides that the City Manager, Finance Director, and other City employees may assist the Committee in an advisory capacity but may not serve as voting members of the Audit Committee.

The City currently has an engagement with Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, P.L., to perform the audit of the City's financial statements.

To ensure continued compliance with Florida law and to prepare for the procurement of future independent auditing services, staff recommends establishing the City's Audit Committee. Staff further recommends that the Committee consist of five (5) members, including one City Council Member, who shall serve as Chair, and four citizen members with backgrounds or experience in accounting, auditing, finance, business, management, or other relevant professional disciplines. This composition exceeds the statutory minimum and promotes an independent, transparent, and objective auditor selection process.

Upon appointment by the City Council, the Audit Committee will review and approve the Request for Proposals (RFP), evaluate submitted proposals, conduct interviews, if appropriate, and recommend a qualified independent certified public accounting firm to the City Council. Staff anticipates returning to the City Council in November 2026 with a recommendation for the award of a professional services agreement for independent auditing services.

The City Council retains the sole authority to approve the professional services agreement for the City's independent auditing services.

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

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Section 218.391, Florida Statutes, requires local governments to establish an Audit Committee to assist in the selection of an independent certified public accounting firm to perform the City's annual financial audit. The statute requires the Audit Committee to consist of at least three (3) members**,** including one member of the City Council who shall serve as Chair of the Committee**.** The statute further provides that the City Manager, Finance Director, and other City employees may assist the Committee in an advisory capacity but may not serve as voting members of the Audit Committee. The City currently has an engagement with Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, P.L., to perform the audit of the City's financial statements. To ensure continued compliance with Florida law and to prepare for the procurement of future independent auditing services, staff recommends establishing the City's Audit Committee. Staff further recommends that the Committee consist of five (5) members, including one City Council Member, who shall serve as Chair, and four citizen members with backgrounds or experience in accounting, auditing, finance, business, management, or other relevant professional disciplines. This composition exceeds the statutory minimum and promotes an independent, transparent, and objective auditor selection process. Upon appointment by the City Council, the Audit Committee will review and approve the Request for Proposals (RFP), evaluate submitted proposals, conduct interviews, if appropriate, and recommend a qualified independent certified public accounting firm to the City Council. Staff anticipates returning to the City Council in November 2026 with a recommendation for the award of a professional services agreement for independent auditing services. The City Council retains the sole authority to approve the professional services agreement for the City's independent auditing services.			
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*	The proposed Fiscal Year 2026-2027 Operating and Capital Budget includes $25,000 for independent auditing services. There is no additional fiscal impact associated with establishing the Audit Committee. Any professional services agreement resulting from the competitive selection process will be presented to the City Council for approval prior to execution.		$25,000.00	

CITY OF WESTLAKE

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING PURSUANT TO SECTION 218.391 , FLORIDA STATUTES, AN AUDITOR SELECTION COMMITTEE; PROVIDING FOR THE APPOINTMENT OF FIVE (5) MEMBERS TO THE WESTLAKE AUDITOR SELECTION COMMITTEE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 218.391, Florida Statutes, requires local governments to establish an Auditor Selection Committee to assist in the selection of an independent certified public accounting firm to perform the City's annual financial audit.

WHEREAS, the Auditor Selection Committee shall consist of five (5) regular members; and

WHEREAS, it is recommended by staff that the Auditor Selection Committee consist of one (1) Council Member as chair, and four (4) citizen members with backgrounds or experience in accounting, auditing, finance, business, management, or other relevant professional disciplines; and

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint five (5) members to serve on the Audit Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. RECITALS. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. ESTABLISHMENT. In accordance with the provisions of Section 218.391 of the Florida Statutes the City Council hereby establishes an Auditor Selection committee and the committee in accordance with Section 218.391 F.S. shall assist the City Council in selecting an auditor to conduct the annual financial audit and may serve other audit oversight purposes as may be determined by the City Council from time to time.

SECTION 3. APPOINTMENT. The City Council of the City of Westlake, Florida, hereby appoints the following five (5) members to serve on the Audit Committee until _____:

Audit Committee Members
_____
_____
_____
_____
_____

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, City Clerk

File Attachments for Item:

C. Presentation and Discussion of the RedSpeed School Speed Zone Safety Camera Program

Submitted by: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	August 4, 2026	**Submitted By Howard W. Brown, Jr.**
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Presentation and Discussion of the RedSpeed School Speed Zone Safety Camera Program	
STAFF RECOMMENDATION: **(**MOTION READY)	No action is required. This item is presented for informational purposes in accordance with the City Council's adopted 2025 Strategic Plan. Staff requests policy direction from the City Council regarding whether to proceed with the implementation of a School Speed Zone Safety Camera Program and the preparation of the necessary agreements and ordinances for future City Council consideration.	
SUMMARY *and/or* JUSTIFICATION:	The City Council adopted the 2025 City of Westlake Strategic Plan, which identifies Installing Public Safety Technology as a strategic priority. Among the implementation activities adopted by the City Council are inviting vendors to study the use of school speed zone safety cameras and conducting vendor presentations before the City Council regarding the installation of speed zone cameras. Consistent with the Strategic Plan, representatives from RedSpeed Florida, LLC will provide a presentation regarding the School Speed Zone Safety Camera Program authorized under Florida law. The presentation will include an overview of the technology, implementation process, enforcement procedures, public education requirements, financial considerations, and the respective responsibilities of the City and the Palm Beach County Sheriff's Office. The purpose of this agenda item is to provide the City Council with information regarding the RedSpeed School Speed Zone Safety Camera Program and to obtain policy direction regarding whether staff should proceed with the preparation of the necessary agreements, ordinances, and implementation plan for future City Council consideration.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**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):*	There is no immediate fiscal impact associated with this agenda item. The RedSpeed School Speed Zone Safety Camera Program is anticipated to be implemented without an upfront capital investment by the City. Any contractual obligations, program revenues, expenditures, and budgetary impacts will be presented to the City Council for consideration as part of a future agenda item prior to implementation.	$

SMART SAFETY: Transforming School Zones with Automated Enforcement

RedSpeed®USA

SPEEDING IN SCHOOL ZONES AND IT'S IMPACT

SLOWING DOWN SAVES LIVES

Florida ranks second in the nation for the highest number of pedestrian accidents	**2nd**
Speed has been involved in 1/2 of all motor vehicle fatalities for the past two decades	**1/2**
Across the US, pedestrian fatalities have risen 58% between the first half of 2013 and 2023	**58%**

LEGISLATIVE CONTEXT

House Bill 657 — Fla. Stat. § 316.1896

FLORIDA

HB 657

Ch. 2023-174, Laws of Fla.

Codified at Fla. Stat. § 316.1896 (school zone speed detection systems)

EFFECTIVE

July 1, 2023

Local, opt-in authority

Counties and municipalities enact an ordinance and find the school zone poses a heightened safety risk — not mandated, locally controlled.

No points, no insurance impact

Enforced by uniform traffic citation, but no points may be assessed and violations may not be used to set insurance rates.

$100 penalty at 11+ MPH

Statutory $100 fine. Systems may cite only vehicles exceeding the school zone limit by more than 10 MPH.

Due process built in

Owner has 30 days to pay or request a hearing before a local hearing officer; appeal under Fla. Stat. § 162.11.

Officer-issued citations

Citations are issued by a sworn traffic infraction enforcement officer after review of the recorded image and video evidence.

Enforcement hours set by statute

From 30 minutes before the school session, through the school day, to 30 minutes after school ends.

Where Every $100 Fine Goes — Set by Florida Statute

$0

UPFRONT COST TO THE CITY

No equipment fees. No installation fees. No software licenses. No staffing costs. No general-fund draw.

RedSpeed earns 35% of the $60 local share — $21 per paid citation. No fee on citations never paid, and no minimum guarantee owed by the jurisdiction.

STATUTORY DISTRIBUTION — FLA. STAT. § 316.1896

$39	Municipality retains	Program administration, officer review, hearings, signage and other public safety initiatives
$21	RedSpeed fee	35% of the $60 local share — our only revenue source. No fee on citations never paid
$20	State General Revenue	Directed to the state by statute
$12	County school district	School security, student transportation, safer student walking conditions
$5	School crossing guards	Recruitment and retention stipends for K-12 crossing guards
$3	FDLE training fund	Criminal Justice Standards & Training Trust Fund

A COMPLETE PUBLIC SAFETY SOLUTION

More Than School Zone Safety

RedSpeed has joined forces with ALPR providers to give Florida departments more than a school zone speed program — additional law enforcement technology, included at no cost to taxpayers.

Funded by Violators, Not Taxpayers

Programs are 100% violator-funded under Fla. Stat. § 316.1896. No general fund draw, no new line item for the school zone program itself.

Added ALPR, Included

Through the partnership, RedSpeed supplies SoundThinking law enforcement technology — supporting your investigative and patrol work — as part of the same program cost structure.

One Integrated Solution

Two industry leaders, one coordinated program. Turnkey from ordinance support through go-live, with ongoing operational and analytical support.

TECHNOLOGY IN ACTION

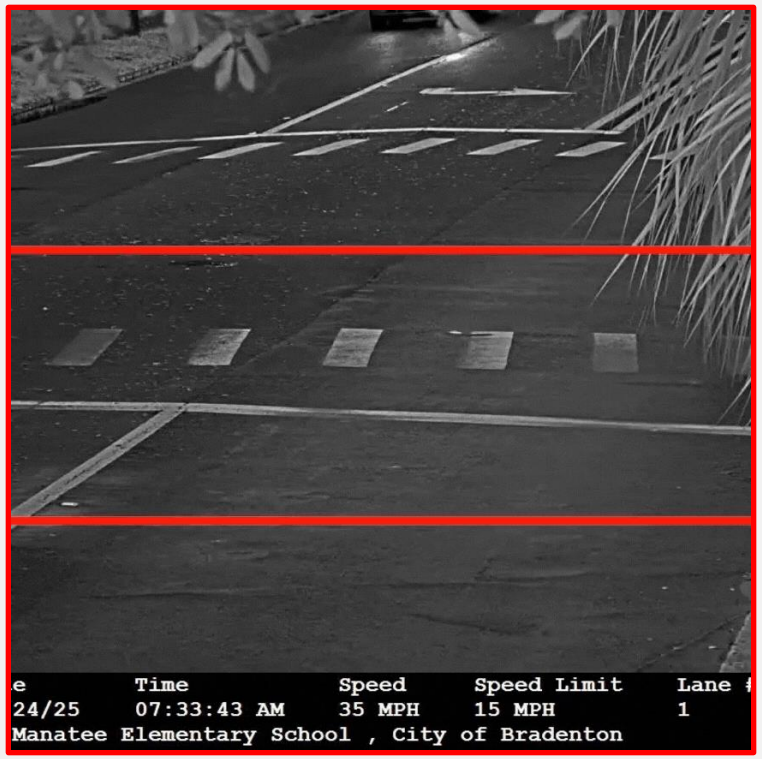
RedSpeed®USA

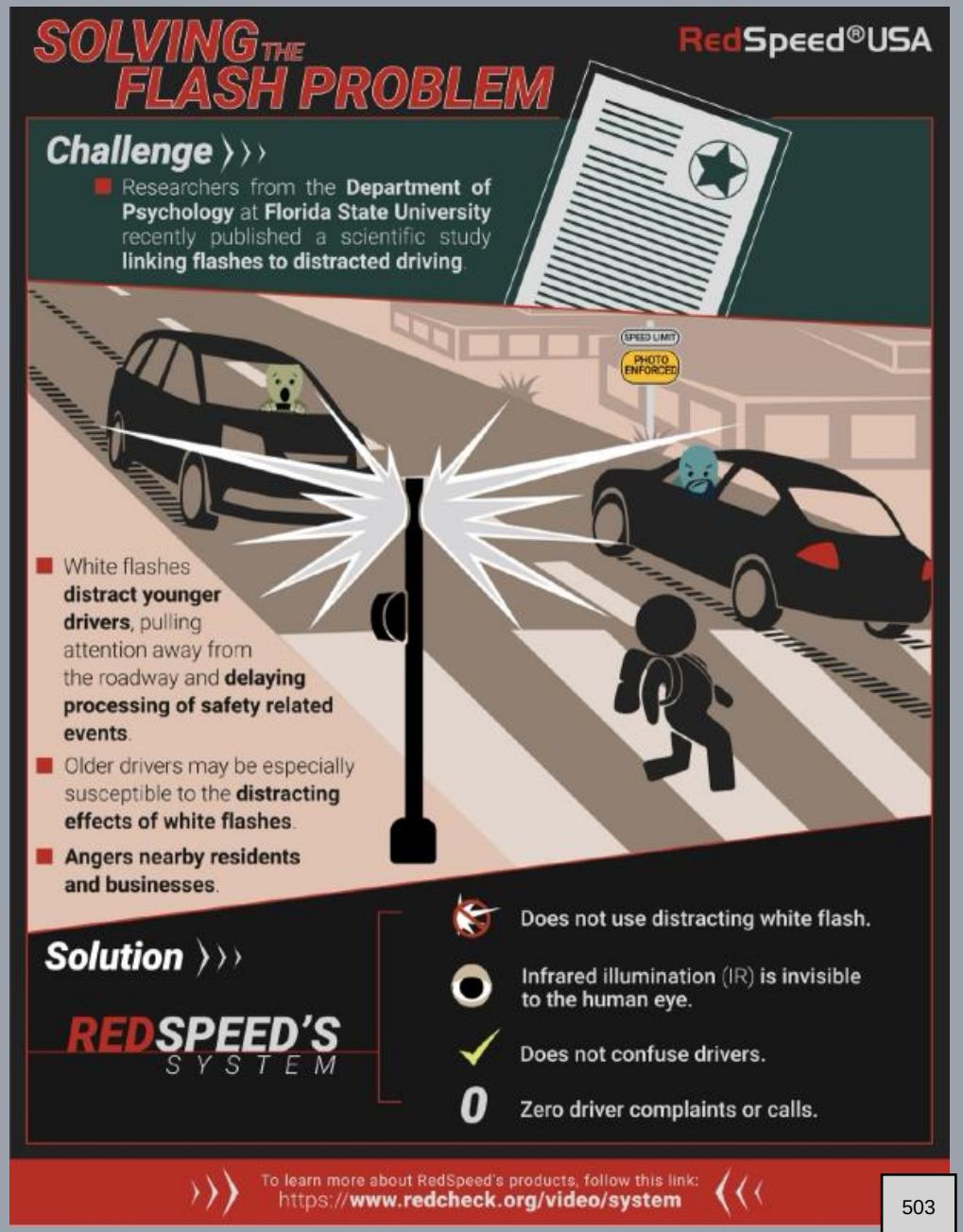
Optional Solar-Powered Speed Camera Technology

- RedSpeed is proud to be the first photo enforcement company in Florida to offer solar-powered technology
- Allows for more flexible location
- Allows for rapid deployment cutting out need for power permits
- Low maintenance
- Renewable energy paves the way toward a more sustainable future

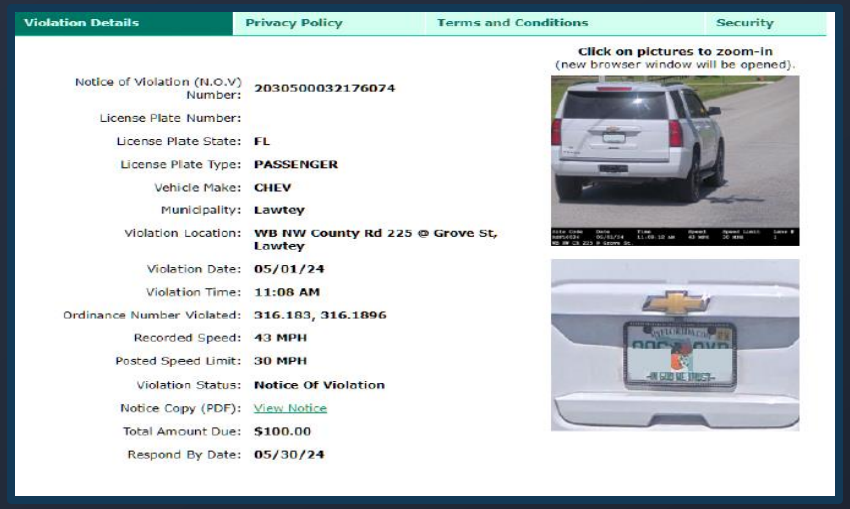
RedSpeed®USA

RedSpeed is the only vendor utilizing HD video enforcement paired with infrared lighting, preventing dangerous distractions caused by white flash





HOW SPEED VIOLATIONS ARE CAPTURED



STEP 1 System is triggered when a vehicle going 11 MPH over active speed limit is identified

STEP 2 Images and video are recorded, identifying offending vehicle with a target marker

STEP 3 Registered owner information and vehicle details are obtained from FLHSMV or NLETS (out of state drivers)

STEP 4 All gathered information is reviewed twice by RedSpeed Operations before being presented to jurisdiction personnel

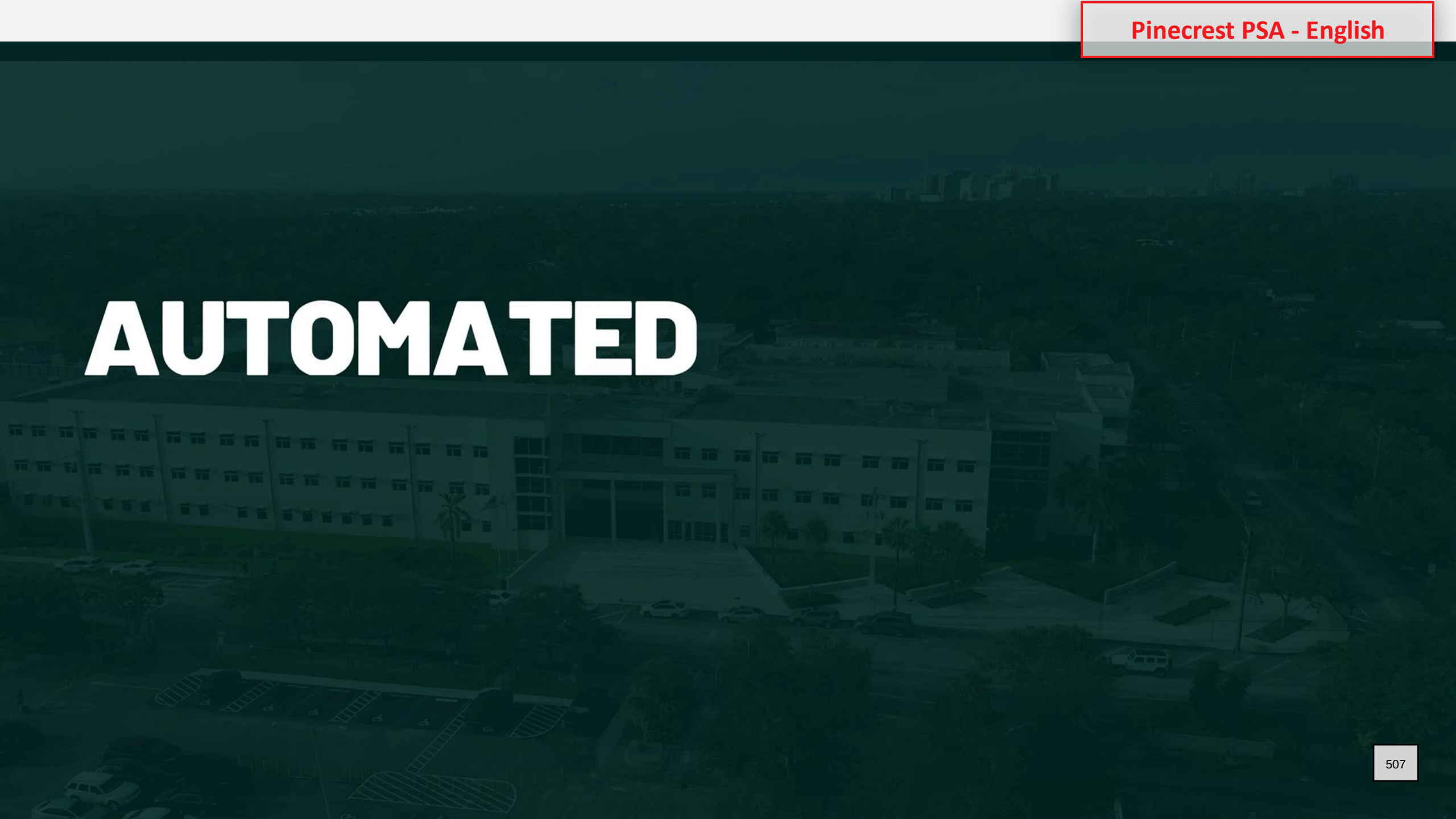
STEP 5 Jurisdiction personnel make a a determination if a violation notice should be issued

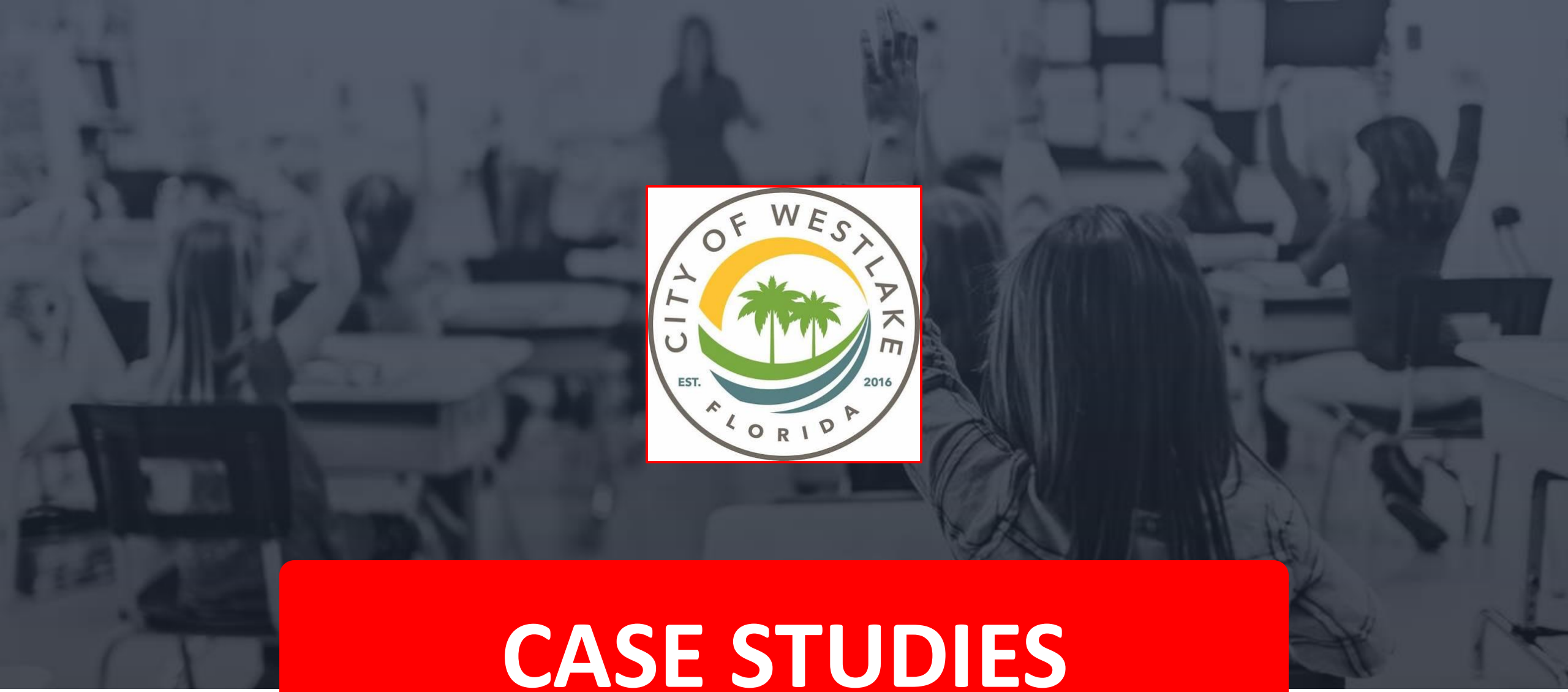
COMMUNITY ENGAGEMENT

RedSpeed®USA

In Addition, RedSpeed Will Help The City With A Comprehensive Media Kit & Communications Tools Including:

School Handout Flyers	FAQ's Document Uploaded to the Municipal Website	Custom Enforcement Maps
Safety Focused Posters	Professionally Produced PSA's	Safety Focused Reports and Statistics


AUTOMATED



CASE STUDIES

REDSPEED IS PROUD TO BE FPCA'S PREFERRED PARTNER

FOR TRAFFIC SAFETY SOLUTION

RedSpeed is Proud to be Endorsed as an FPCA Preferred Corporate Partner, a Distinguished Honor.

FPCA Partnership Validates RedSpeed's Effectiveness in Reducing Speeding and **Saving Lives**.

Florida Police Chiefs Association est. 1952

PROUD TO BE FPCA'S PREFERRED PARTNER

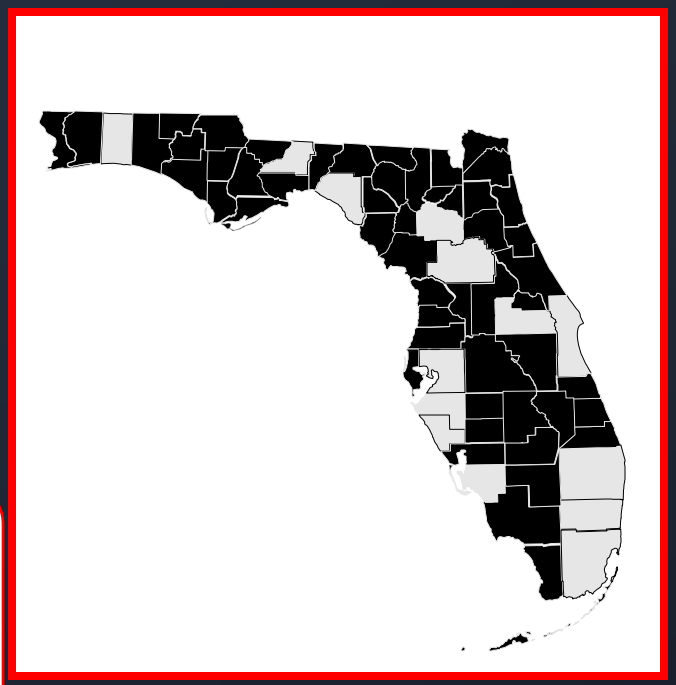
REDSPEED IS PROUD TO BE THE

SCHOOL ZONE SPEED ENFORCEMENT INDUSTRY LEADER

Florida's leading provider — nearly 2,000 school zone cameras under contract statewide.

Enforcement Presence

- **FL SCHOOL ZONE CLIENTS: 49**
- **CAMERAS LIVE IN FL: 600+**
- **FLORIDA MARKET SHARE: 70%**



PALM BEACH COUNTY PRESENCE

Westlake's Neighbors Have Already Chosen RedSpeed

4	39	#1
PALM BEACH COUNTY CITIES UNDER CONTRACT	SCHOOL ZONES UNDER CONTRACT	RFP SCORE RANKING WEST PALM BEACH

UNDER CONTRACT IN PALM BEACH COUNTY

- **Boca Raton** — 15 SCHOOL ZONES
- **Delray Beach** — 13 SCHOOL ZONES
- **Boynton Beach** — 9 SCHOOL ZONES
- **Loxahatchee Groves** — 2 SCHOOL ZONES

- **West Palm Beach**
  SCHOOL ZONE RFP UNDER EVALUATION — REDSPEED RANKED #1 IN SCORING

THE SINGLE-VENDOR ADVANTAGE

One consistent driver experience
The same cameras, signage, and citations in every school zone — no confusion as drivers cross city lines.

A partner already working next door
Contracts in place with four neighboring municipalities, with local installation and support resources in the county.

Faster, lower-risk deployment
A program playbook proven across 39 Palm Beach County school zones means a rapid launch with no learning curve.

County-wide data and coordination
Unified reporting reveals regional speeding trends and supports coordinated safety campaigns across jurisdictions.

RedSpeed®USA

RedSpeed Has Demonstrated Remarkable Outcomes

In Pinecrest, FL:

- 11 school zones live and issuing NOVs.
- **Speeding is down over 90%** in enforced school zones.
- **88%** of violators have not received a second NOV.

In South Miami, FL:

- 5 school zones live and issuing NOVs.
- **Speeding is down 93%** in enforced school zones.
- **95%** non-local violators.
- **93% of violators** have not received a second NOV.

In Bradenton, FL:

- 11 school zone is live and issuing NOVs
- **Speeding is down 96%** in enforced school zones.
- **81%** non-local violators.
- **Less than 1%** appealed.

Q&A

File Attachments for Item:

D. Strategic Plan Update

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	August 4, 2026	**Submitted By:** Howard W. Brown, Jr.
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Strategic Plan Progress Update	
STAFF RECOMMENDATION: **(**MOTION READY)	No action is required. This item is presented to provide the City Council with an update on the implementation of the City's 2025 Strategic Plan and the progress made toward achieving the Council's adopted goals and priorities.	

SUMMARY *and/or* JUSTIFICATION:

In 2025, the City Council adopted the City of Westlake Strategic Plan to establish a framework for achieving the City's long-term vision, mission, goals, and strategic priorities. The Strategic Plan identifies six major initiatives intended to guide the City's operations, capital investments, public safety initiatives, infrastructure improvements, and community development efforts over the next one to three years.

Since adoption of the Strategic Plan, staff has continued to implement the Council's priorities and is pleased to report significant progress across several initiatives.

Strategic Plan Report Card

Strategic Initiative	Status	Progress	Current Status
Collaborating with Minto Communities	On Schedule	**90%**	The City and Minto Communities conduct monthly coordination meetings to discuss development activity, infrastructure improvements, utility coordination, and future planning initiatives.
Developing a Westlake App	Completed	**100%**	The Westlake Connect mobile application has been successfully implemented and continues to provide residents with enhanced access to City services.
Establishing a City Hall	On Schedule	**90%**	In May 2026, the City Council approved the acceptance of a donated 4.591-acre civic tract for a future City Hall. The City is currently within the due diligence period. Additionally, on July 16, 2026, the City Council authorized staff to proceed with implementing a temporary City Hall while planning continues for a permanent municipal facility.
Installing Public Safety Technology	On Schedule	**85%**	A presentation by RedSpeed Florida, LLC regarding a School Speed Zone Safety Camera Program is scheduled for the August 4, 2026 City Council meeting. Staff also continues to coordinate with the Palm Beach County Sheriff's Office regarding additional public safety technology initiatives.

	Completing Road Interconnectivity	□ Ongoing	**65%**	This initiative is a long-term effort requiring continued coordination with Palm Beach County, FDOT, the Seminole Improvement District, Minto Communities, and other stakeholders to advance roadway connectivity and multimodal transportation improvements.
	Determining the Future of a City Park	□ On Schedule	**75%**	The City secured a $600,000 State legislative appropriation to support future park improvements. The City is awaiting the funding agreement from the State, and these funds will provide partial funding toward development of the future City park while staff continues to pursue additional funding opportunities.

Overall Strategic Plan Performance

Category	Status
Completed	**1 of 6 (17%)**
On Schedule	**4 of 6 (67%)**
Ongoing	**1 of 6 (16%)**
Behind Schedule	**0**

Overall Performance Rating: A (Approximately 88%)

Overall, implementation of the Strategic Plan is progressing well. Staff will continue to provide periodic updates to the City Council regarding completed initiatives, projects currently underway, and future milestones to ensure continued accountability and successful implementation of the Council's strategic priorities.

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**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):*	There is no direct fiscal impact associated with this agenda item. This report is provided for informational purposes to update the City Council on the implementation of the City's 2025 Strategic Plan. Funding for Strategic Plan initiatives has been incorporated into the City's adopted and proposed operating and capital budgets, legislative appropriations, grants, and other funding sources as approved by the City Council.	N/A

Strategic Plan Report Card (2026 Update)

- Strategic Plan adopted in 2025
- With Six major initiatives
- Overall Performance Rating: A (Approximately 88%)

Strategic Initiative Progress

Initiative	Status	Progress	Current Status
Collaborating with Minto	On Schedule	90%	Monthly coordination meetings
Westlake App	Completed	100%	Westlake Connect implemented
City Hall	On Schedule	90%	Land accepted; temporary City Hall approved
Public Safety Tech	On Schedule	85%	Speed camera presentation; PBSO coordination
Road Interconnectivity	Ongoing	65%	Regional coordination continues
Future City Park	On Schedule	75%	$600,000 appropriation; awaiting agreement

Overall Performance

- Completed: 1 of 6 (17%)
- On Schedule: 4 of 6 (67%)
- Ongoing: 1 of 6 (16%)
- Behind Schedule: 0
- Overall Grade: A (~88%)
- Staff will continue periodic updates to ensure accountability and successful implementation.

File Attachments for Item:

E. Westlake Video Initiative – CGI Community Video Magazine Program Agreement (Revised)

Submitted By: Special Events Coordinator

Meeting Agenda Item Coversheet

MEETING DATE:	August 4,206	**Submitted By:** Special Events & Projects Coordinator			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Westlake Video Initiative – CGI Community Video Magazine Program Agreement (Revised)				
STAFF RECOMMENDATION: **(**MOTION READY)	Approve the Community Video Magazine Program Agreement with CGI Communications, Inc. d/b/a CGI Digital, subject to the City Attorney Addendum, and authorize the City Manager to execute the agreement.				
SUMMARY *and/or* JUSTIFICATION:	Staff is resubmitting the CGI Community Video Magazine Program for Council consideration. The program continues to be offered at no cost to the City, with all production and marketing costs funded through CGI's local business partnerships. The initiative provides professionally produced videos, quarterly content, media distribution, hosting, and related promotional services. Since the May presentation, the City Attorney has prepared an Addendum to the Agreement to ensure compliance with Florida law and City requirements, including provisions addressing governing law, public records, sovereign immunity, assignments, notices, scrutinized companies, and E-Verify. Approval of the agreement would include incorporation of the City Attorney's Addendum.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):		**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	CGI Community Video Magazine Program Agreement CGI Memo – Westlake Video Initiative City Attorney Addendum to Community Video Magazine Program Agreement Attachments previously included in the May agenda packet				
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):*	None. The program is provided at no cost to the City.		$0		

Addendum to Community Video Magazine Program Agreement

The following shall be included as part of the Community Video Magazine Program Agreement ("Agreement") between the **City of Westlake**, a municipal corporation organized and operating under the laws of the State of Florida, with an address of 4001 Seminole Pratt Whitney Road, Westlake, FL 33470 ("CITY") and **CGI Communications, Inc. d/b/a CGI Digital,** a New York corporation ("CGI"). In the event of any conflict between the language in the Agreement and this Addendum, the terms of this Addendum shall take precedence.

1. **Law and Venue**

This Agreement shall be construed in accordance with the laws of the State of Florida and the venue for any and all actions or claims arising out of or related to this Agreement shall be in Palm Beach County, Florida.

2. **Sovereign Immunity**

Nothing contained herein is intended nor shall be construed to waive CITY's rights and immunities under the common law or Section 768.28, Florida Statutes, as may be amended from time to time.

3. **Assignments; Amendments**

This Agreement, and any interests herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by CGI without the prior written consent of CITY. For purposes of this Agreement, any change of ownership of CGI shall constitute an assignment which requires CITY approval. However, this Agreement shall run to the benefit of CITY and its successors and assigns.

It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

4. **Public Records**

4.1 The City of Westlake is a public agency subject to Chapter 119, Florida Statutes. CGI shall comply with Florida's Public Records Law. Specifically, CGI shall:

4.1.1 Keep and maintain public records required by the CITY to perform the service;

4.1.2 Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

4.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, CGI shall destroy all copies of such confidential and exempt records remaining in its possession after CGI transfers the records in its possession to the CITY; and

4.1.4 Upon completion of the Agreement, CGI shall transfer to the CITY, at no cost to the CITY,

all public records in CGI's possession. All records stored electronically by CGI must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

4.2 The failure of CGI to comply with the provisions set forth in this Article shall constitute a default and breach of this Agreement, for which, the CITY may terminate the Agreement in accordance with the terms herein.

IF CGI HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CGI'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
4001 SEMINOLE PRATT WHITNEY ROAD
WESTLAKE, FL 33470
561-530-5880
olzquierdo@westlakegov.com

4.3 Pursuant to Section 119.0715, F.S., trade secrets held by the City are confidential and exempt from Section 119.07(1), F.S. and Section 24(a) Article I of the State Constitution. "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique, or process that (a) derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use; and (b) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy.

5. **Notice**

Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, CGI and CITY designate the following as the respective places for giving of notice:

CITY
City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Telephone No. 561-530-5880

Copy To:
Donald J. Doody, Esq.
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Email: ddoody@gorencherof.com

Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923

CGI: _____
_____
_____

6. **Counterparts and Execution**

This Agreement may be executed by hand or electronically in multiple originals or counterparts, each of which shall be deemed to be an original and together shall constitute one and the same agreement. Execution and delivery of this Agreement by the Parties shall be legally binding, valid and effective upon delivery of the executed documents to the other party through facsimile transmission, email, or other electronic delivery.

7. **Scrutinized Companies**

CGI, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:

7.1 Any amount if, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

7.2 One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:

7.2.1 Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or

7.2.2 Is engaged in business operations in Syria.

8. **E-Verify**

CGI certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statues, as may be amended from time to time and briefly described herein below.

8.1 Definitions for this Section:

8.1.1 "Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Contractor" includes, but is not limited to, CGI.

8.1.2 "Subcontractor" means a person or entity that provides labor, supplies, or services

to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

8.1.3"E-Verify system" means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

8.2 Registration Requirement; Termination:

Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

8.2.1 All persons employed by a Contractor to perform employment duties within Florida during the term of the contract;

8.2.2 All persons (including subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the contract with the City of Westlake. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Westlake; and

8.2.3 The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

SIGNATURE PAGE TO FOLLOW

IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

CITY:

CITY OF WESTLAKE, FLORIDA

ATTEST:

_____ BY:_____
Howard W. Brown, Jr., City Manager

CITY CLERK

APPROVED AS TO FORM.

_____

Name: _____
OFFICE OF THE CITY ATTORNEY

CGI Communications, Inc. d/b/a CGI Digital:

Signed By: _____

Print Name: _____

Title: _____

4905-8919-4505, v. 1

File Attachments for Item:

E. Westlake Video Initiative

Submitted by: Special Events & Project Coordinator

Meeting Agenda Item Coversheet

MEETING DATE:	May 5, 2026	**Submitted By:** Special Events & Project Coordinator
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Westlake Video Initiative	
STAFF RECOMMENDATION: **(**MOTION READY)	Discussion and direction from City Council regarding participation in the CGI Community Video Magazine Program.	

SUMMARY *and/or* JUSTIFICATION:	Staff is presenting the CGI Company's Community Video Magazine Program for City Council discussion and consideration. This initiative would be provided at no cost to the City and offers an opportunity to professionally showcase Westlake, including promotion of the City's upcoming 10-year anniversary and other key initiatives. Through partnerships with local businesses, CGI fully funds the program and provides comprehensive video production services. Deliverables include up to four one-minute videos over a 2–3 year period, quarterly video magazine content, scriptwriting, filming, editing, media distribution, and hosting/streaming services. Optional aerial footage may also be included, subject to FAA approval. The program would allow the City to enhance its marketing and communication efforts through high-quality, professionally produced content that can be shared across the City's website and media platforms. Staff is seeking Council direction on whether to proceed with this initiative and execute the agreement with CGI.

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	CGI Community Video Magazine Agreement • Westlake Video Initiative Memo • Sample Video Links and Content Examples			
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):*		$

MEMO

TO: Zoie Burgess, Acting City Manager

FROM: Yla Flores, Special Events and Projects Coordinator

DATE: April 24, 2026

RE: CGI Company – Westlake Video Initiative

This creative initiative would come at no cost to the City of Westlake and offers a strong opportunity to showcase the City's upcoming 10-year anniversary in the first video or feature any other priority topic the city would like to highlight. Program costs are offset through CGI's partnerships with local businesses, which help them fund the marketing, video production, and advertising efforts. Here is what they would provide for us:

- Produce up to four 1-minute videos based on City-selected content. This based on a 2–3-year span or timeframe.
- Optional aerial footage, subject to FAA and nearby airport approvals.
- Create four quarterly Video Magazine articles using City input.
- Distribute press releases to local and national media outlets.
- Provide scriptwriting and video content consultation.
- Film on location at City sites with a videographer.
- Handle full video production: planning, filming, graphics, editing, color, music, and audio.
- Deliver videos in multi-format streaming with OneClick™ Technology.
- Host and stream videos on CGI's dedicated servers.
- Manage all business participation, including marketing, production, printing, and distribution.
- Enable access to the Community Video Magazine through the City website.
- License CGI code for linking/streaming the video magazine.

- Retain copyrights to the master CommunityHelloNation™ Video Magazine.
- Cover all costs of the Community Video Magazine Program.

I would share with Council the attached agreement from CGI that provides more detailed information. I have also included additional information on how to maximize content and some suggestions on video topics.

Here is an example of a video: https://www.zephyrhills.gov/

Here is an example of what the content would look like on our website: https://cambridgeoh.org/

Name:

Title:
Address:
City, State, Zip:
Phone number:
Website:
Email:

This Agreement is between CGI Communications, Inc. D/B/A CGI Digital ("CGI") and the City of Westlake (" the City") and shall remain in effect from the date it is signed by both parties until the third anniversary of the date that the completed and approved Community Video Magazine Program is made available for viewer access on different devices via a link on the https://www.westlakegov.com/ City website.

During the term of this Agreement, CGI shall:

- Produce up to 4 one-minute videos with content of the City's choosing
- Provide multiple segments of aerial footage pending approval from FAA and any airports within a 5 mile radius of filming location(s) *optional*
- Produce four (4) quarterly Video Magazine Articles based on direct input and/or concepts provided by the city, or as deemed appropriate by HelloNation.
- Press release articles to our media outlets for local and national exposure
- Provide script writing and video content consultation
- Send a videographer to City's locations to shoot footage for the videos
- Reserve the right to use still images and photos for video production
- Create all aspects of video production which includes, storyboarding, shot lists, filming, graphics, color grading, music selection, audio mastering
- Provide our patented OneClick™ Technology and encode all videos into multiple streaming digital formats to play on all computer systems, browsers, and Internet connection speeds
- Store and stream all videos on CGI's dedicated server
- Be solely responsible for all business participation fulfillment including all related aspects of marketing, production, printing, and distribution
- Facilitate viewer access of the Community Video Magazine Program from City's https://www.westlakegov.com/ website.
- Grant to City's a license to use CGI's Line of Code to link to and/or stream the video magazine
- Own copyrights of the master CommunityHelloNation™ Video Magazine
- Assume all costs for the Community Video Magazine Program

During the term of this Agreement, the City shall:

- Provide a letter of introduction or video press release for the program on City's letterhead
- Assist with the content and script for their Community Video Magazine Program
- Provide notice of any changes, revisions, requests or modifications to final video content within 30 days of its receipt
- Grant CGI the right to use City's name in connection with the preparation, production, and marketing of the Community Video Magazine Program
- Display the "HelloNation™ Video Magazine" link prominently on the https://www.westlakegov.com/ homepage, including any alternate versions of your home page, for viewer access on different devices for the entire term of this Agreement
- Ensure that this Agreement remains valid and in force until the agreed upon expiration date, regardless of change in administration
- Grant full and exclusive streaming video rights for CGI and its subsidiaries, affiliates, successors and assigns to stream all video content produced by CGI for the Community Video Magazine Program
- Agree that the City will not knowingly submit any photograph, video, or other content that infringes on any third party's copyright, trademark or other intellectual property, privacy or publicity's right for use in any video or other display comprising this program. Submissions should be received by CGI by the agreed-upon primary filming date.

This Agreement constitutes the entire Agreement of the parties and supersedes any and all prior communications, understandings and Agreements, whether oral or written. No modification or claimed waiver of any provision shall be valid except by written amendment signed by the parties herein. The City warrants that it is a tax exempt entity. The undersigned, have read and understand the above information and have full authority to sign this Agreement.

City of Westlake, FL	**CGI Communications, Inc. D/B/A CGI Digital**
Signature:	Nicole Rongo
Name (printed):	**Name (printed): Nicole Rongo**
Title:	**Title: Vice President, Government Relations & Strategic Partnerships**
Date:	**DATE: 3/30/26**

GET THE MOST OUT OF YOUR VIDEO TOUR!

WEBSITES

- Feature the Video Tour on the official community homepage
- Use our content for your website page headers
- Provide video tour for your:
  - Chamber of Commerce
  - Economic Development Agencies
  - Main Street Association
  - Convention and Visitor's Bureau
  - Other websites that aid in the promotion of the area

EMAIL/TEXT

- Embed video link into email signatures
- Send specific video chapters to residents, visitors and businesses

SOCIAL MEDIA

- Facebook
- YouTube
- Instagram
- Twitter
- LinkedIn
- Internal departments social media platforms

Pro-tip

Share your videos at least once a month on social media platforms to reach new audiences!

OTHER

- Play videos on your cable access channel
- Play videos prior to State of the City Address, meetings, and presentations
- Share Video Tour with real estate agencies and school districts
- Local businesses, non-profits, and organizations can also feature the Video Tour on their website and social media platforms
- Trailer for your local movie theater: Example

cgi DIGITAL

Video Tour Topics

Welcome
Education
Health & Wellness
Workforce Development
Municipal Services
Recruitment
Green Initiatives
Community Organizations
Entertainment & Attractions
Real Estate/Relocation
Quality of Life
Economic Development
Tourism
Business & Industry
Parks & Recreation
Recreation/Things to Do
Arts & Culture
History
Diversity & Inclusion
Agritourism/Agriculture
Shopping & Dining
Professional Services
Manufacturing
Technology
Hometown Heroes
Public Safety

File Attachments for Item:

F. Education Advisory Board - Appointment of five (5) Regular Members and one (1) alternate member

Submitted By: Clerk's Office

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	August 4, 2026	**Submitted By:** Clerk's Office
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Education Advisory Board - Appointment of five (5) Regular Members and one (1) alternate member	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to appoint _____ as a Regular/Alternate Board Member to the Education Advisory Board.	
SUMMARY *and/or* JUSTIFICATION:	Per City Ordinance, The Education Advisory Board shall consist of five (5) regular members and one (1) alternate member. All appointments to the Education Advisory Board shall be for a one (1) year period expiring on the following April 30th, 2027. The Board currently consists of the following members: • Dr. Anita Kaplan – Regular Board Member • Krystal Lexima – Regular Board Member • Jennifer Christian - Upia - Regular Board Member • Chad Lovitt - Regular Board Member • Shelley Murray - Regular Board Member • Diana Rivera - Alternate Board Member	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION NO. 2026-19** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**			
FISCAL IMPACT *(if any):*			$	

CITY OF WESTLAKE
RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Education Advisory Board shall consist of five (5) regular members, and one (1) alternate member; and

WHEREAS, in accordance with the City of Westlake Code of Ordinances, all appointments to the Education Advisory Board shall be for one (1) year period expiring on the following April 30th; and

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint five (5) members and one (1) alternate member to serve on the Education Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. RECITALS. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. APPOINTMENT. The City Council of the City of Westlake, Florida, hereby appoints the following five (5) members and one (1) alternate to serve on the Education Advisory Board until *April 30th, 2027*:

Board Members

_____

_____

_____

_____

_____

_____ (alt.)

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or

applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk

File Attachments for Item:

G. Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT 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:	August 4, 2026	**Submitted By:** City Clerk's Office	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Art in Public Places Advisory Board - Consideration and Appointment of five (5) regular members, two (2) alternate members and one (1) non-voting student member		
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to appoint _____ as a Regular/Alternate Board Member to the Art in Public Places Advisory Board.		
SUMMARY *and/or* JUSTIFICATION:	Per City Ordinance, the Art in Public Places Advisory Board shall consist of five (5) regular members, two (2) alternate members and one (1) non-voting student member. All appointments to the Art in Public Places Advisory Board shall be for a one (1) year period expiring on the following April 30th , 2027. The Board currently consists of the following members: • Jennifer Estis – Regular Board Member • Gail Blair-Lewis - Regular Board Member • Lauren Mondell - Regular Board Member • Carole Waldman - Regular Board Member • Kim Lanza - Regular Board Member • Johana Jimenez - Alternate Member There currently remain two (2) vacant positions on the Board: one (1) alternate member seat and one (1) non-voting student member.		

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)*	**RESOLUTION NO. 2026-20** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**	
FISCAL IMPACT *(if any):*	N/A	$

CITY OF WESTLAKE

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS, TWO (2) ALTERNATE MEMBERS, AND ONE (1) NON-VOTING HIGH SCHOOL STUDENT TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Art in Public Places Advisory Board consists of five (5) board members, two (2) alternate board members, and one (1) non-voting high school student, who shall be appointed by the city council;

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint (5) board members, two (2) alternate board members, and one (1) non-voting high school student 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. RECITALS. The foregoing "WHEREAS" clauses are 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 (5) board members, two (2) alternate board members, and one (1) non-voting high school student to serve on the Art in Public Places Advisory Board until April 30th, 2027:

Board Members

1. _____
2. _____
3. _____
4. _____
5. _____

_____ (alternate)
_____ (alternate)
_____ (student representative)

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____ day of _____, 2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk