



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

## STAFF MEMORANDUM

**DATE:** 12/23/2020  
**PETITION NO.:** ENG-2020-29  
**DESCRIPTION:** Review of Plat for Pod G South West  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Pod G South West

### Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is pending being placed on a future meeting agenda.

### Discussion

Pod G South West is located within the central portion of Westlake, west of Seminole Pratt Whitney Road and east of the M-2 Canal; between Persimmon Boulevard West and Town Center Parkway South West, adjacent to the previously approved Westlake Plaza Plat, as shown in the graphic below.

### Location Map



Pod G is noted as Traditional Marketplace Development (TMD) in the Final Master Plan. This use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreational activities accessible by mass transit. The Applicant has not proposed the specific infill for the plat in this location at this time. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

## Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale and legend are verified in the Engineering Department review.

## Conclusion

Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.