



**CITY OF WESTLAKE**  
**Engineering Department**  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
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[www.westlakegov.com](http://www.westlakegov.com)

## STAFF MEMORANDUM

**DATE:** 2/16/2024  
**PETITION NO.:** ENG-2023-11  
**DESCRIPTION:** Review of Plat for Pod PC-3  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pod PC-3

### Final Recommendation

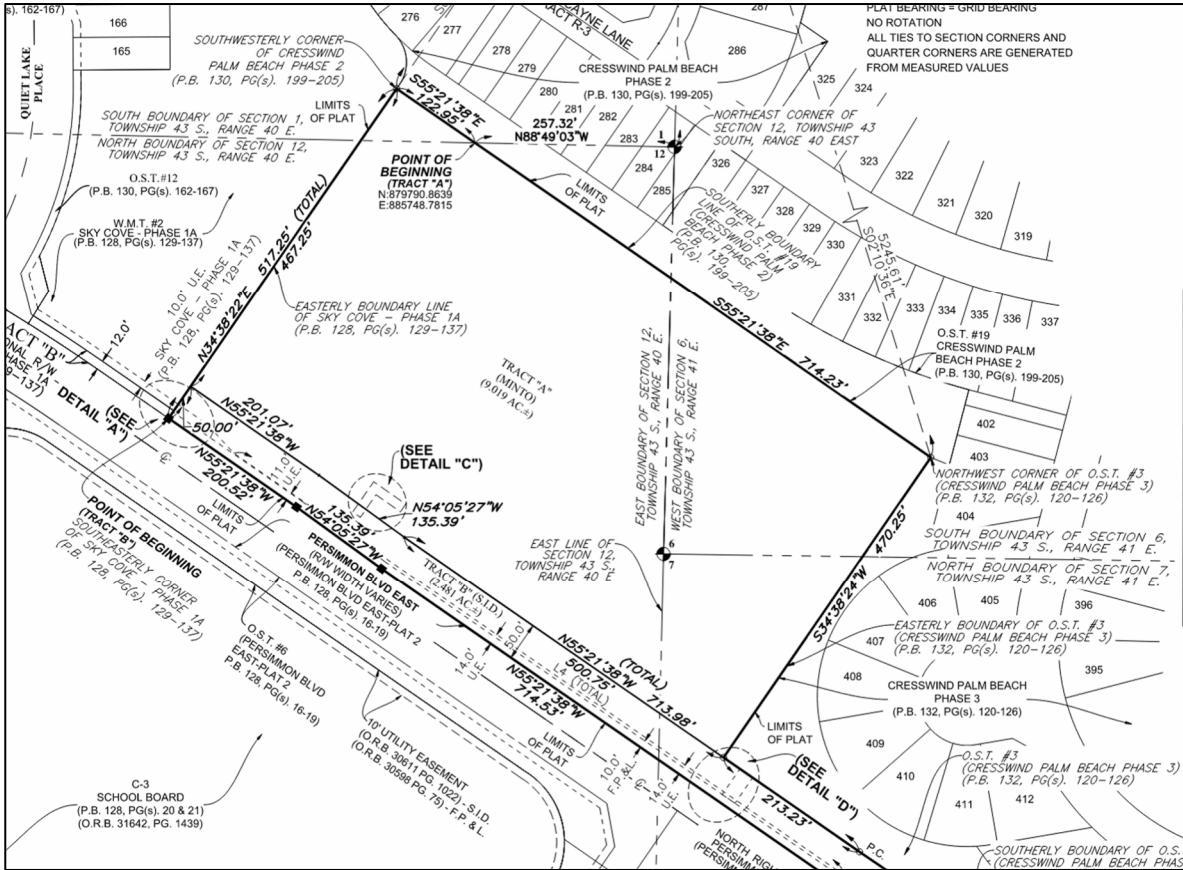
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 5, 2024.

### Discussion

Pod PC-3 will contain 11.500 acres of land. Pod PC-3 is located in the central portion of Westlake, southwest of Pod P, northeast of Pod N, east of Pod M and north of Persimmon Boulevard, as shown in the graphics below. The primary access point to Pod PC-3 has yet to be determined and will be specified later with a site plan submittal.



# Location Map



Pod PC-3 is comprised of Tract "A" and Tract "B". Tract "A" is a parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, and Sections 6 and 7 Township 43 South, Range 41 East, City of Westlake, Florida. Tract "B" is a parcel of land being a portion of Open Space Tract #2, as shown on Persimmon Boulevard East – Plat 2, according to the plat thereof, as recorded in plat book 128, pages 16 through 19, inclusive, of the public records of Palm Beach County, Florida and a portion of Section 12, Township 43 South, Range 40 East and Section 7, Township 43 South, Range 41 East, Palm Beach County, City of Westlake, Florida.

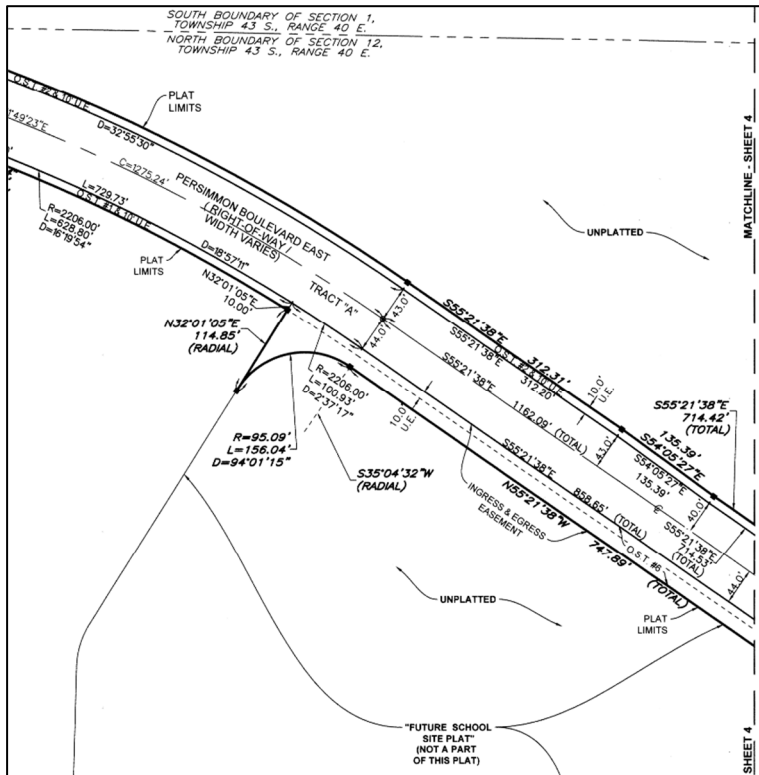


Figure 1. Snippet from Persimmon Boulevard East – Plat 2 (P.B. 128, P.G. 16 – 19) showing the location of O.S.T. #2

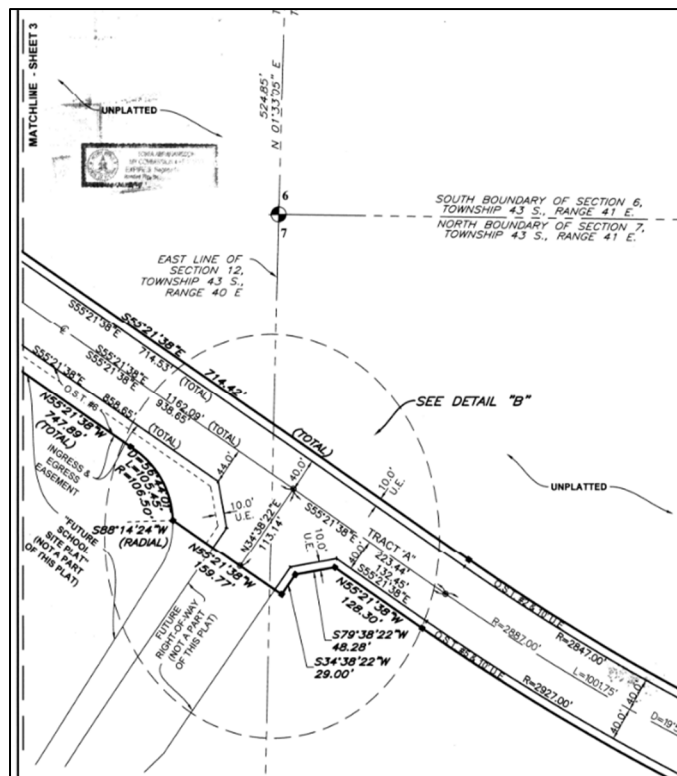
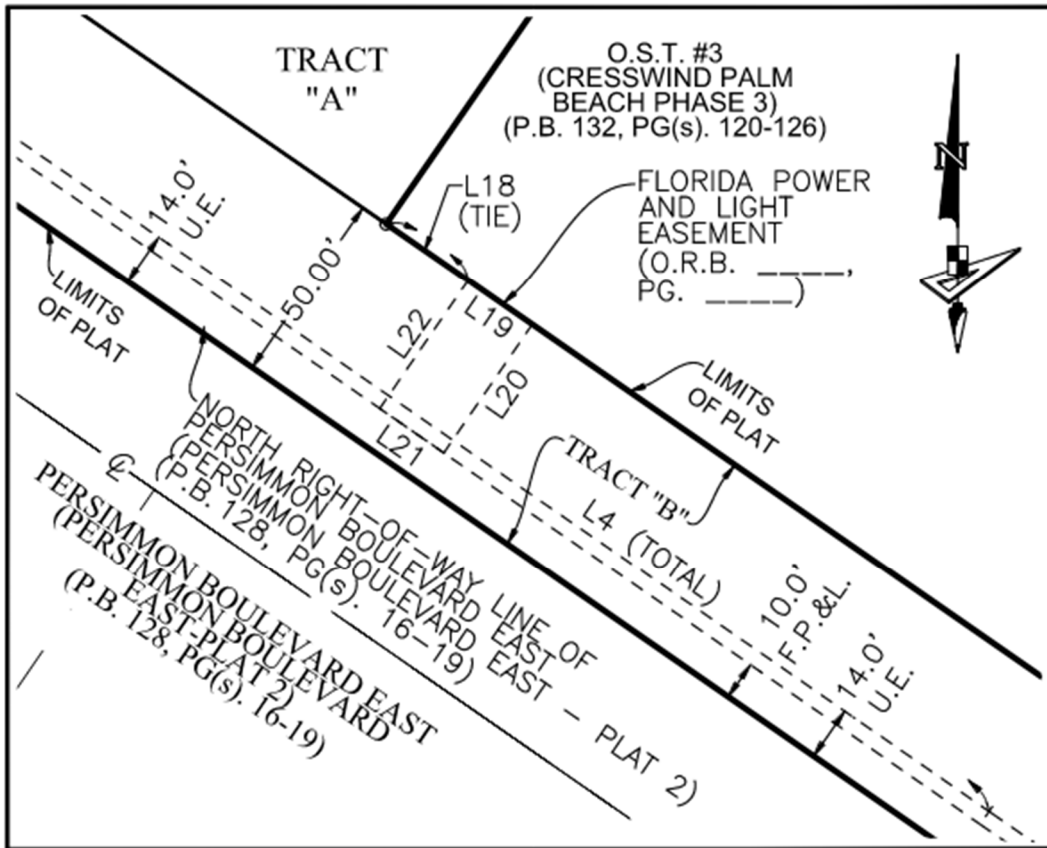


Figure 2. Snippet from Persimmon Boulevard East – Plat 2 (P.B. 128, P.G. 16 – 19) showing the continuation of O.S.T. #2



**Figure 3. Snippet from Pod PC-3 Plat showing the location and callout of Tract "B"**

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat and plat topographical survey 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.