



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-11
DESCRIPTION: Review of Plat for Pod V-2
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pod V-2

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The approval by the Seminole Improvement District's Engineering Department is scheduled for January 2, 2023, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for January 3, 2023.

Discussion

This submittal is for Pod V-2, which will contain 6.640 acres and is considered a "Future Development" Tract. Pod V-2 is located in the northeast portion of Westlake, south of both East Town Center Parkway, northeast of Pod S Orchards of Westlake, and west of Pod V The Pines of Westlake, as shown in the graphics below.

Location Map





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.