



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-04
DESCRIPTION: Review of Plat for The Pines of Westlake – Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for The Pines of Westlake – Phase I

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 The Pines of Westlake – Phase I, which will contain 187.837 acres and 214 single-family lots. The Pines of Westlake – Phase I, is located in the northeast portion of Westlake, east of both East Town Center Parkway and Pod R-2 Woodlands of Westlake, and west/southwest of Golden Grove Elementary School and Western Pine Middle School, as shown in the graphics below. The primary access points to The Pines of Westlake – Phase I community will be on East Town Center Parkway & River Bend Drive from the west of the pod.

Location Map





POD V - PHASE I



The Pines of Westlake – Phase I will contain 214 single family home sites consisting of 155 50-foot-wide lots and 59 65-foot-wide lots. The lot design is consistent with the setbacks and lot coverages for the R-1, R-2, DTMU, Civic, OS&R and SE Overlay. The Pines of Westlake in its entirety will have an overall density of 2.27 dwelling units per acre. The homes/design standards will be consistent with the regulatory approvals for The Orchards and The Groves. All drainage and water management systems will be owned and operated by SID. The Pines of Westlake – Phase I runoff will be directed to on-site inlets and storm sewers and then connected to the Master Drainage System for the water quality treatment and attenuation.

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

Three (3) 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.