



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

STAFF MEMORANDUM

DATE: 1/18/2023
PETITION NO.: ENG-2022-19
DESCRIPTION: Review of Persimmon Boulevard East – Plat 5
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Persimmon Boulevard East – Plat 5

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 Seminole Improvement District's Engineering Department approval for the subject referenced plat is scheduled for February 6, 2023, and approval by the Board of Supervisors is scheduled for February 7, 2023.

Discussion

This portion of Persimmon Boulevard East is located within the southeast portion of Westlake, bounded on the north by Town Center Parkway and River Bend, and on the west by previously platted and completed construction areas of Persimmon Boulevard East. See graphic below for location.

Location Map



Persimmon Boulevard East – Plat 5 is in Sections 7 and 8, Township 43 South, Range 41 East in the City of Westlake, Palm Beach County, FL. Works of Seminole Improvement District (SID) that are involved with the permit include utilities (potable watermain and reuse watermain) and drainage structures and pipes. The project includes construction of a 0.58-mile road with utilities and drainage. Once completed, the road will serve as a collector road within the City of Westlake, connecting internal commercial and residential pods to the main exit and entrance routes. The project area is +/- 12.526 acres. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat and topographical survey can be found in Exhibits B and C, respectively.

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

One (1) review 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.