



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
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STAFF MEMORANDUM

DATE: 4/18/2024
PETITION NO.: ENG-2024-01
DESCRIPTION: Review of Plat for Westlake Pod G - North
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Westlake Pod G – North

Final Recommendation

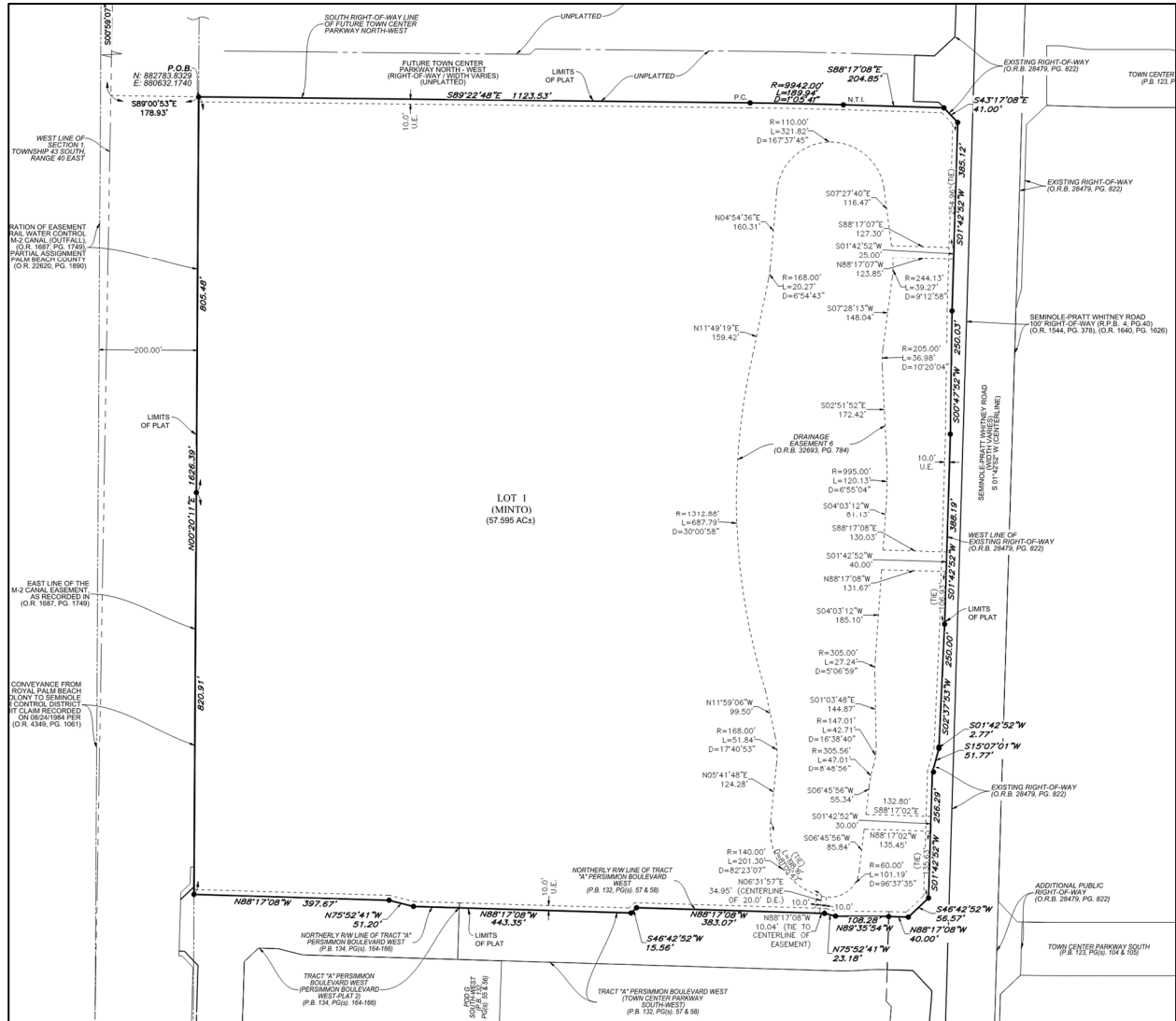
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department is scheduled for May 6, 2024, and approval by the Board of Supervisors is scheduled for May 7, 2024.

Discussion

Westlake Pod G – North will contain 57.595 acres of land. Westlake Pod G – North is located in the northern portion of Westlake, south of Pod E, southwest of Pod F, west of Pod L, and bounded by Town Center Parkway N and Town Center Parkway South, as shown in the graphics below. The primary access points to Westlake Pod G – North have yet to be determined and will be specified later with a site plan submittal. However, access is available through Town Center Parkway South and Town Center Parkway North.



Location Map



Westlake Pod G – North is comprised of a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, and being, in part, a replat of all of Tract “B”, Town Center Parkway South – West, Plat Book 132, pages 57 and 58, and a portion of Open Space Tract #1, Persimmon Boulevard West – Plat 2, Plat Book 134, pages 164 through 166, inclusive, both of the Public Records of Palm Beach County, Florida. Images from the plats of Town Center Parkway South – West showing the location of Tract “B” and Persimmon Boulevard West – Plat 2 showing the location of O.S.T. #1 U.E. are shown in Figure 1 and Figure 2, respectively.

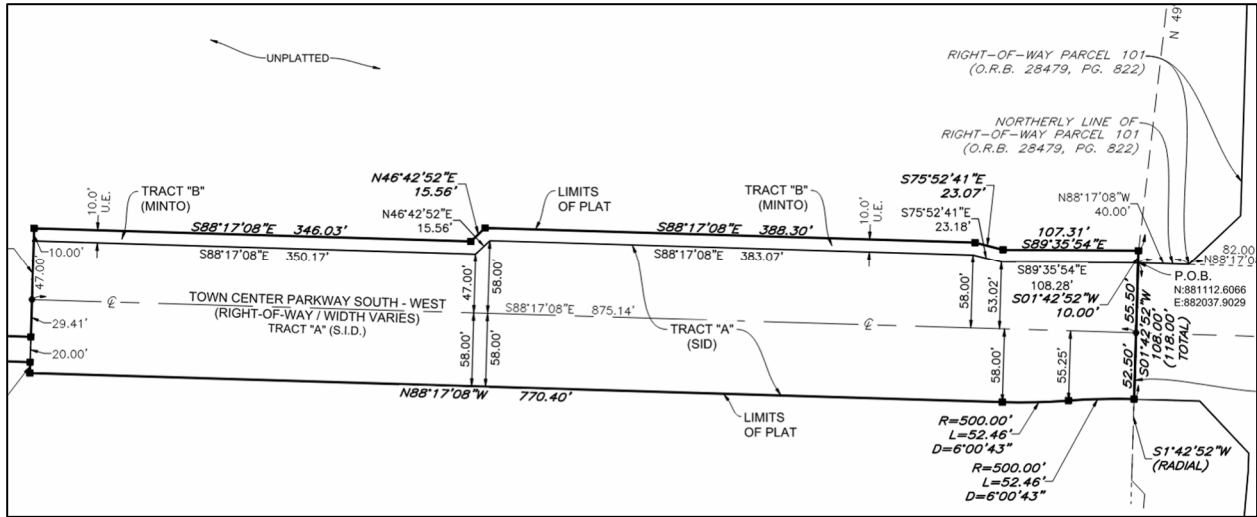


Figure 1. Image from Town Center Parkway South – West (P.B. 132, P.G. 57 – 58) showing the location of Tract “B” (MINTO).

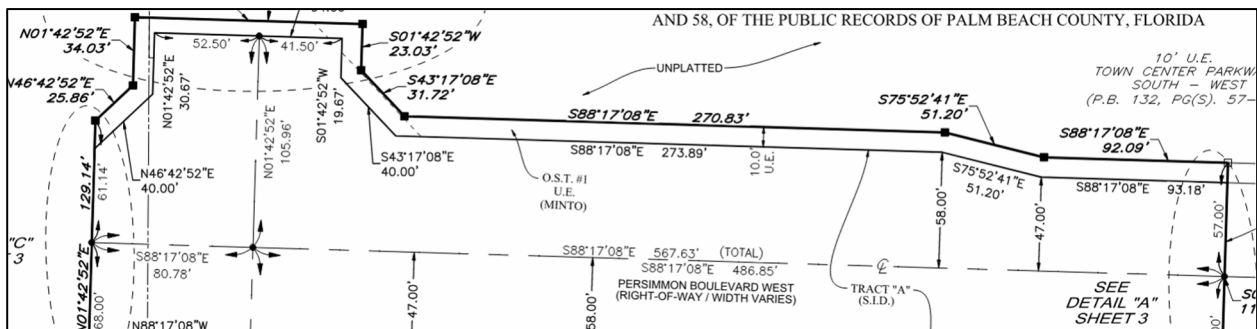


Figure 2. Image from Persimmon Boulevard West – Plat 2 (P.B. 134, P.G. 164 – 166) showing the location of O.S.T. #1 U.E. (MINTO).

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.