



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

STAFF MEMORANDUM

DATE: 11/22/2021
PETITION NO.: ENG-2021-21
DESCRIPTION: Review of Cresswind Palm Beach (Pod P-1) Phase III Replat
APPLICANT: Cotleur and Hearing
OWNER: KH Westlake, LLC
REQUEST: Owner is requesting approval of the Cresswind Palm Beach Phase III Replat

Final Recommendation

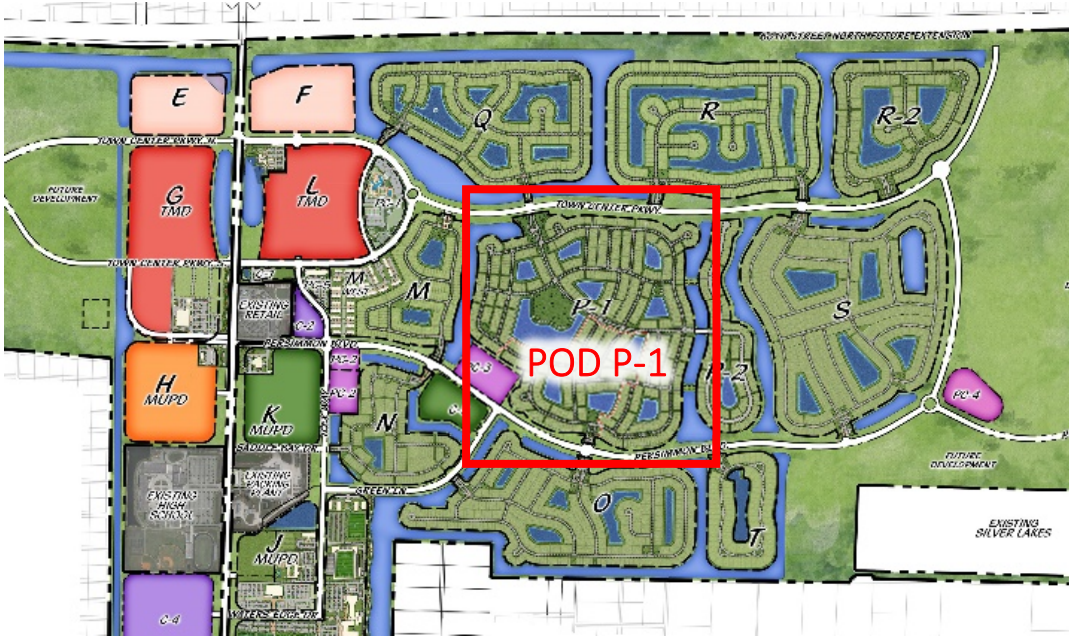
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The revised plat was approved by the Seminole Improvement District's (SID) Engineering Department and Board on November 1, 2021.

Discussion

The Owner (KH Westlake, LLC) is requesting approval of a minor modification to the previously approved Plat for Pod P-1 Phase 3 "Cresswind Palm Beach" located within the Westlake Traditional Town Development (TTD). An application for Final Subdivision Plan approval for Pod P Phase 1 was approved by the City of Westlake on December 28, 2018. A concurrent Plat for Pod P Phase 1 was approved by the City Council on January 9, 2019, via Resolution 2019-04. Subsequently, an application for Site Plan approval for Pod P-1 Phase 2 was approved administratively by the City of Westlake on May 7, 2020. On May 11, 2020, Resolution No. 2020-09 approved the Plat for Pod P Phase 2. An application for Site Plan approval for Pod P-1 Phase 3 was approved by the City of Westlake the following year, and on May 10, 2021, Resolution 2021-11, approved the Final plat for Cresswind Palm Beach, Phase 3 (Pod P-1 Phase 3).

Pod P-1 is situated in the central portion of the TTD, east of Seminole Pratt Whitney Road, south of Town Center Parkway, and north of Persimmon Boulevard. Pod P-1 has a Residential 2 land use designation and R-2 TTD/TND zoning designation and is approved for 195.14 acres and 651 single family detached homes, as described in the Final Master Plan. The subject request is for Phase 3 only and depicted in the graphics below. At this time, the applicant is making a change to the lot sizes within the Model Center, changing 3-40' lots to 2-60' lots. No other modifications are being made to the layout or design as previously approved. The previously submitted and approved Streetscape landscape plans have been revised to adjust trees per the lot change to avoid utility conflicts. Lot number 351 has been absorbed and, therefore, removed from the previously approved site plan and plat.

Location Maps



CRESSWIND
PALM BEACH

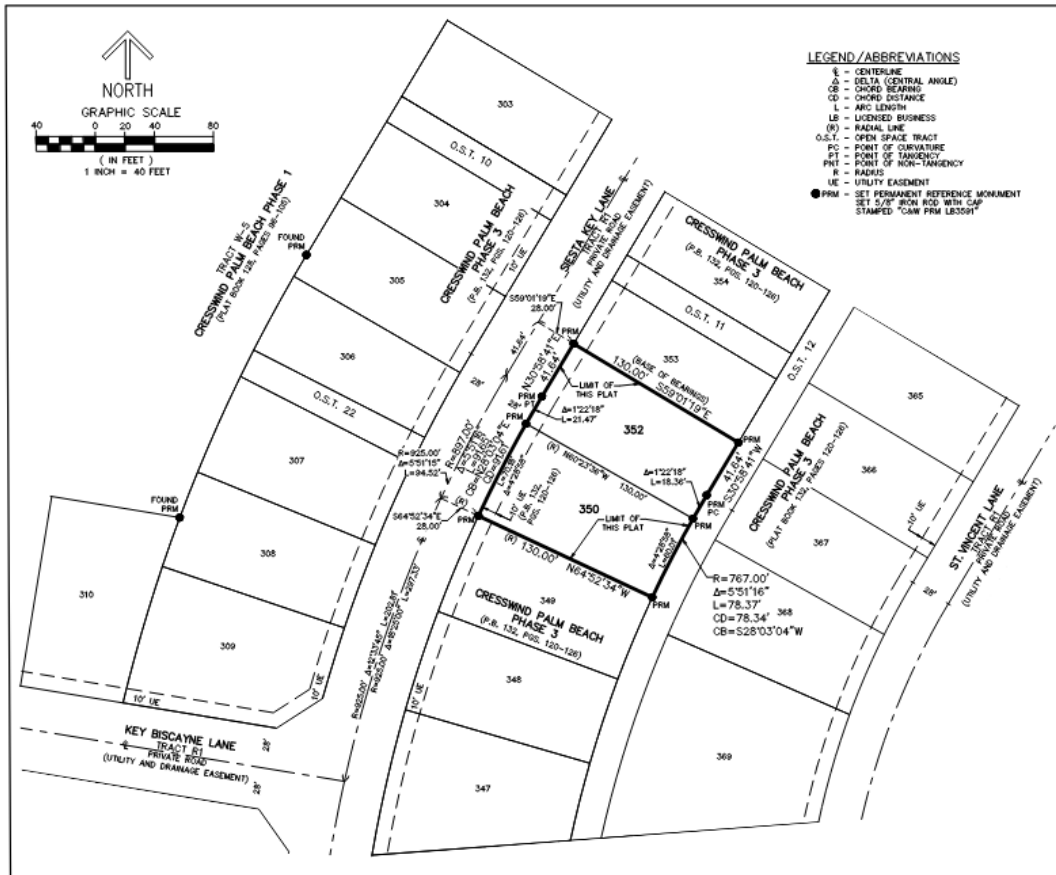


POD P1, PHASE 3

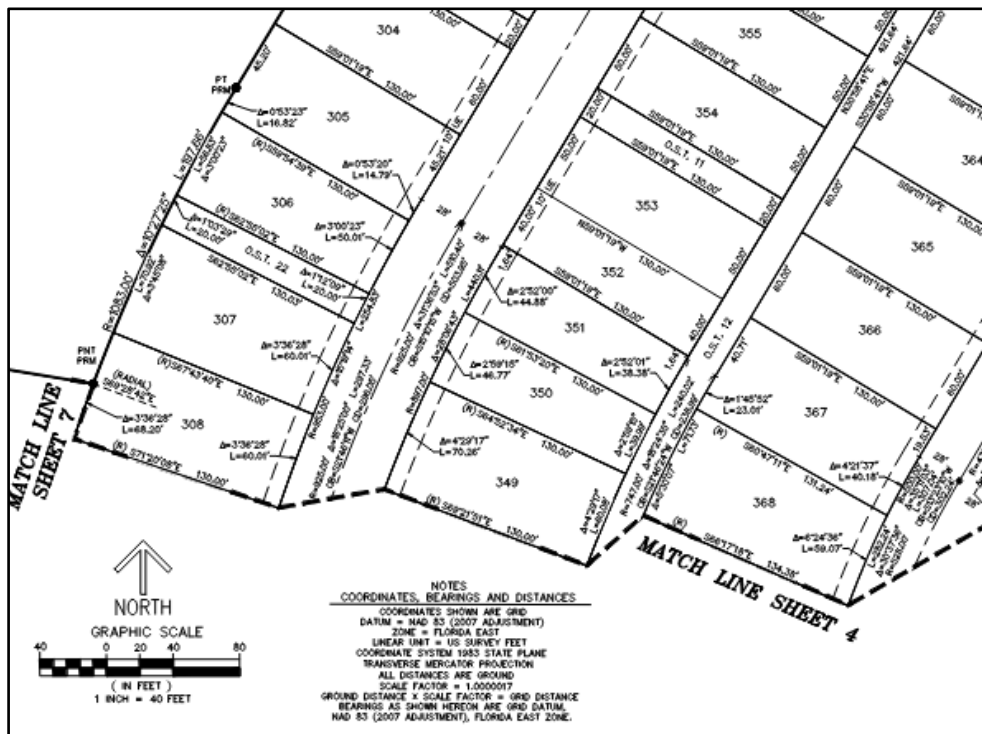


Plat Comparison

Cresswind Phase III Replat:



Cresswind Phase III Original Plat:



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

(2) reviews of the revised 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.

Exhibit 'A'
LEGAL DESCRIPTION
Cresswind (Pod P-1) Phase III Replat

LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3, RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,464 SQUARE FEET OR 0.3780 ACRES, MORE OR LESS.

Exhibit 'B'
TOPOGRAPHICAL SURVEY
Cresswind (Pod P-1) Phase III Replat

THIS PAGE WAS LEFT BLANK ON PURPOSE

DESCRIPTION:

LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3, RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,464 SQUARE FEET OR 0.3780 ACRES, MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

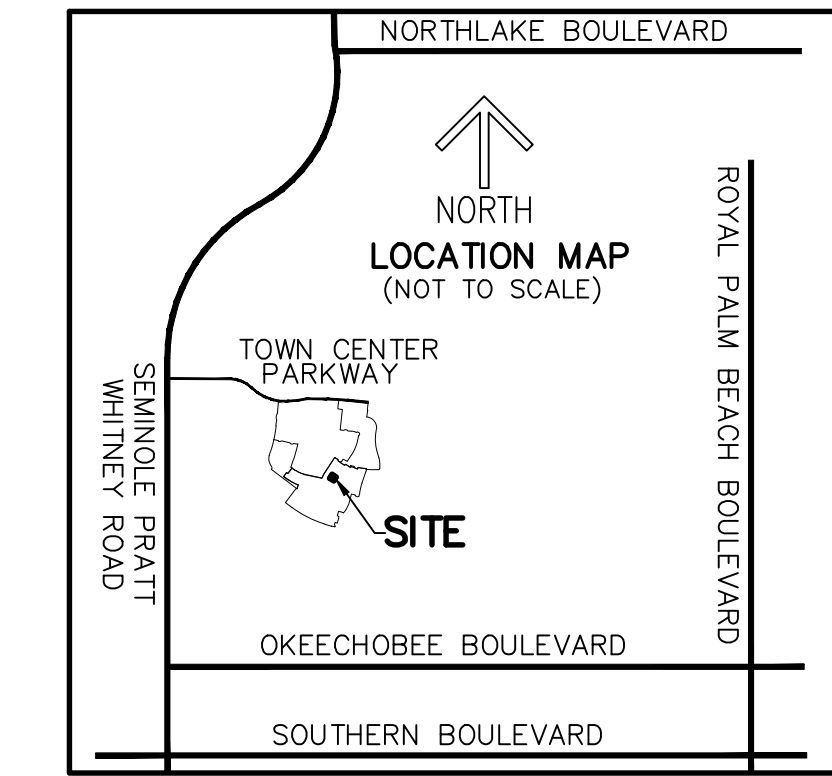
1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S59°01'19"E ALONG THE NORTH LINE OF LOT 352, CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
5. LANDS SHOWN HEREON WERE ABSTRACTED, BY GUNSTER YOAKLEY, P.A., ON JUNE 10, 2021, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 05, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 6J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- R - RADIUS
- UE - UTILITY EASEMENT
- PRM - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"



REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING SURVEYING
 LANDSCAPE ARCHITECTURE - SUITE 100
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
 LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3,
 RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DATE 10/05/21
 DRAWN BY AS
 F.B./ PG. ELEC
 SCALE AS SHOWN

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

JOB # 8272-2
 SHT.NO.
 1
 OF 1 SHEETS

Exhibit 'C'
PLAT
Cresswind (Pod P-1) Phase III Replat

THIS PAGE WAS LEFT BLANK ON PURPOSE

CRESSWIND PALM BEACH PHASE 3 REPLAT

BEING A REPLAT OF LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3,
RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 3 REPLAT, BEING A REPLAT OF LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3, RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 350, 351 AND 352, CRESSWIND PALM BEACH PHASE 3, RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,464 SQUARE FEET OR 0.3780 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS _____ DAY OF _____ 202__.

BY: KH WESTLAKE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: VK JV4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
ITS MANAGER

BY: KH HOLDCO, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: THE KOLTER GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS: _____

PRINT NAME _____

BY: _____

WITNESS: _____

PRINT NAME _____

MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 202__ BY _____ AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31126, AT PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS _____ DAY OF _____ 202__.

U.S. BANK NATIONAL ASSOCIATION
D/B/A HOUSING CAPITAL COMPANY

WITNESS: _____

BY: THOMAS G. WALKER

PRINT NAME _____

SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME _____

ACKNOWLEDGEMENT:

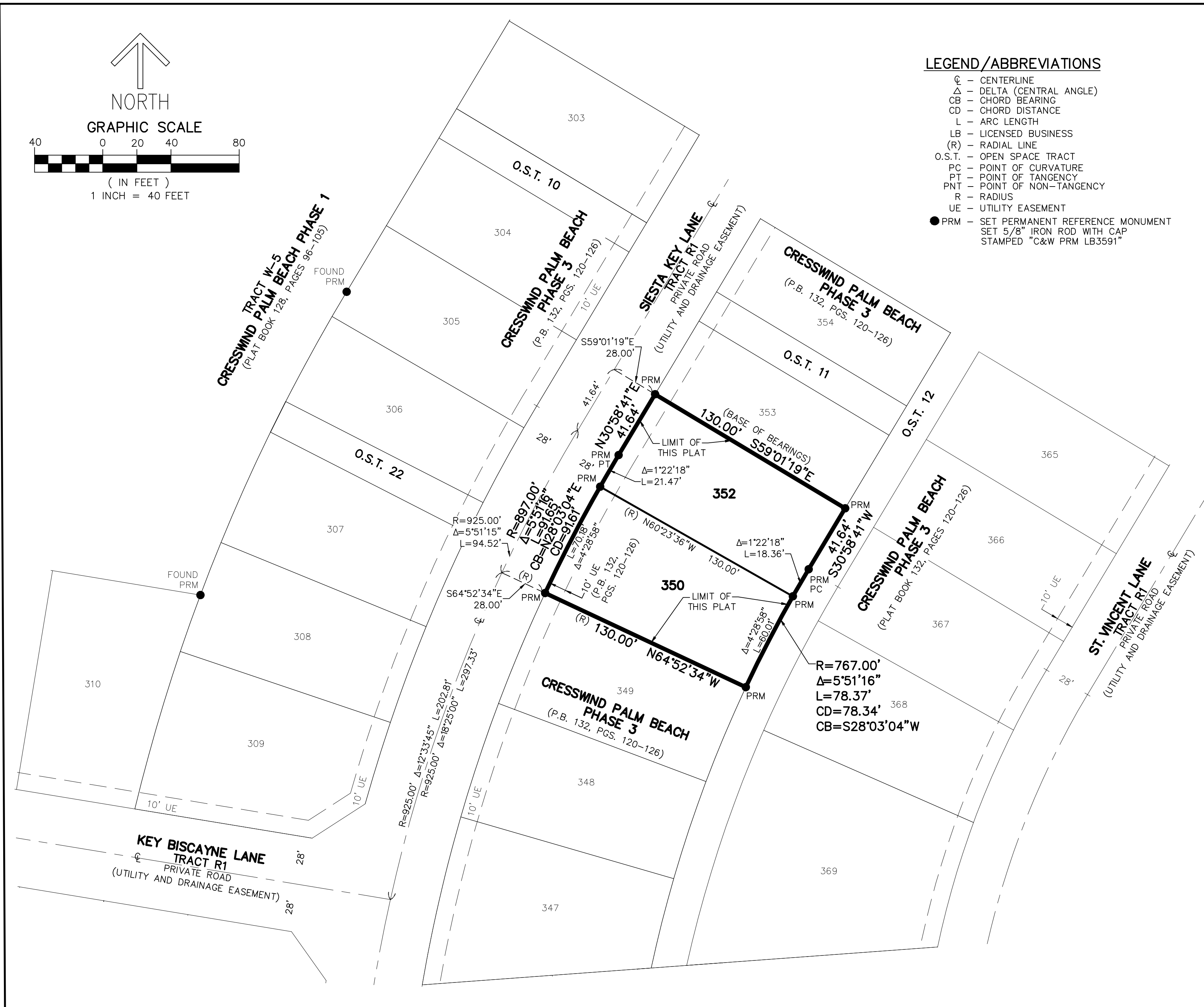
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 202__ BY THOMAS G. WALKER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 202__.

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

(SEAL)



LEGEND/ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- (R) — RADIAL LINE
- O.S.T. — OPEN SPACE TRACT
- PC — POINT OF CURVATURE
- PT — POINT OF TANGENCY
- PNT — POINT OF NON-TANGENCY
- R — RADIUS
- UE — UTILITY EASEMENT
- PRM — SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 352	8,002	0.1837
LOT 350	8,462	0.1943
TOTAL	16,464	0.3780

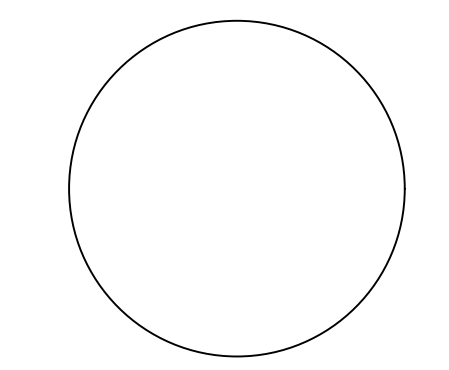
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 202__ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 1

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



CITY OF WESTLAKE APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL, THIS _____ DAY OF _____ 202__ IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: _____
KEN CASSEL
CITY MANAGER

BY: _____
ROGER MANNING
CITY MAYOR

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, TYRONE T. BONGARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

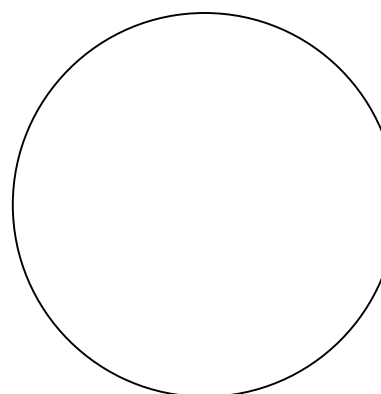
DATED: _____
TYRONE T. BONGARD
GUNSTER YOAKLEY, P.A.
ATTORNEYS AT LAW

SURVEYOR & MAPPER'S CERTIFICATE:

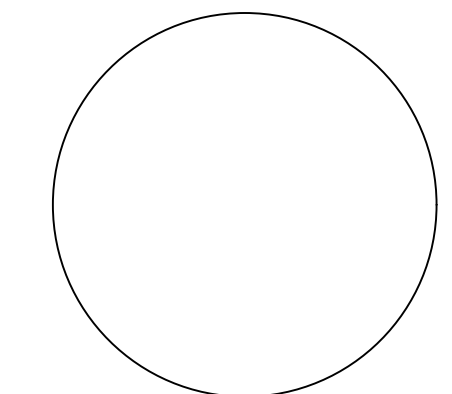
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATED: _____
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

CITY OF
WESTLAKE



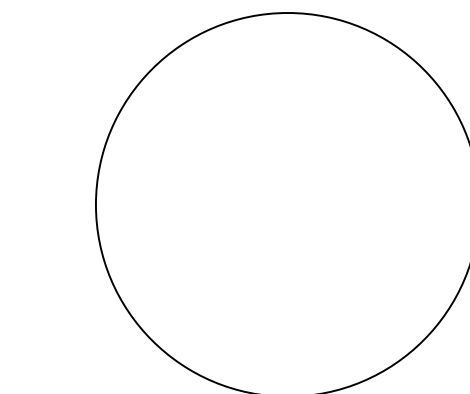
SURVEYOR



SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WESTLAKE AND SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S59°01'19"E ALONG THE NORTH LINE OF LOT 352, CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- LINE INTERSECTING CURVES ARE NON RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

U.S. BANK NATIONAL ASSOCIATION



THE KOLTER GROUP, LLC

