



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 4/22/2022
PETITION NO.: ENG-2022-02
DESCRIPTION: Review of Plat for Town Center Parkway Phase IV – Plat
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Town Center Parkway Phase IV

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 approved the subject referenced plat on April 4, 2022, and approval by the Board of Supervisors is scheduled for May 9, 2022.

Discussion

This portion of Town Center Parkway is located within the northeast portion of Westlake, adjacent to previously platted areas of Town Center Parkway. See graphic below for location.

Location Map



Town Center Parkway – Phase IV is part of Section 5, 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, wastewater force main, and reuse watermain), drainage structures, and pipes. The project includes construction of approximately 0.33 miles of road with utility and drainage infrastructure. Once completed the road will serve as a collector road within the City of Westlake, connecting internal residential pods to the main exit and entrance routes. Ownership and maintenance are as indicated on the recorded plat. The project area is +/- 5.680 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

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.