



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

DATE: 4/22/2022
PETITION NO.: ENG-2022-03
DESCRIPTION: Review of Plat for Persimmon Boulevard West – Plat 2
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Persimmon Boulevard West – Plat 2

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 Persimmon Boulevard is located within the west-central portion of Westlake, bounded on the north by Southwest Town Center Parkway and on the east by Seminole Pratt Whitney Road. See graphic below for location.

Location Map



Persimmon Boulevard West – Plat 2 is a portion of Section 1, Township 43 South, Range 40 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 0.25-mile road with utilities and drainage. Once completed the road will serve as a collector road within the City of Westlake, connecting internal commercial pods to the main exit and entrance routes. The project area is +/- 3.175 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 now in compliance. We therefore recommend that the plat be approved for recording.