



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

DATE: 2/21/2025
PETITION NO.: ENG-2024-04
DESCRIPTION: Review of Plat for Westlake West
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Westlake West

Final Recommendation

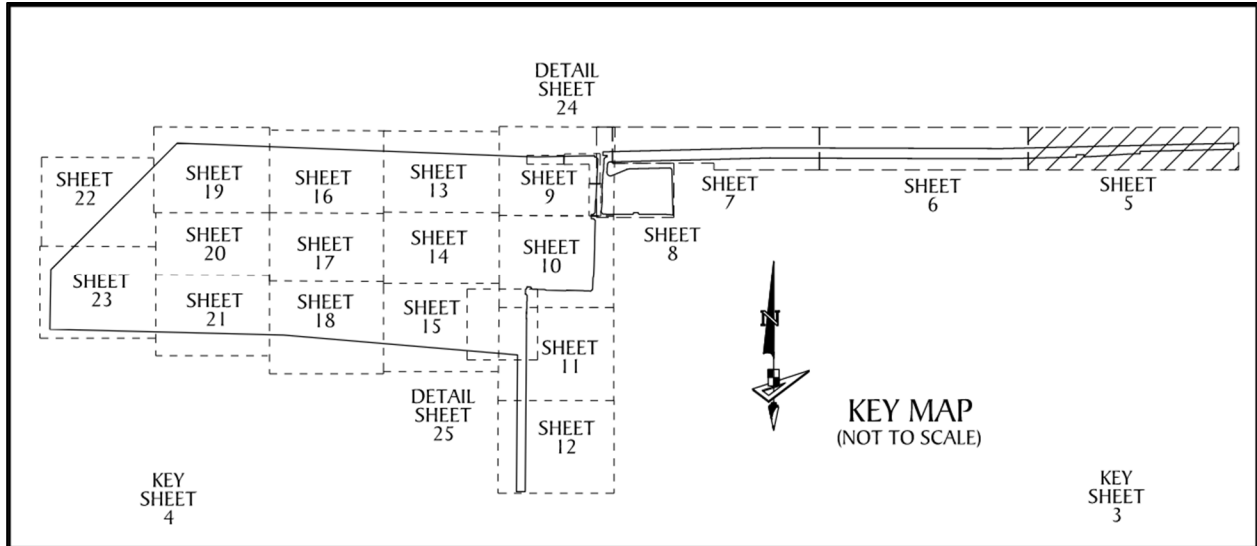
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Board of Supervisors is scheduled for March 20, 2025, and approval by the Seminole Improvement District's Engineering Department is scheduled for April 7, 2025.

Discussion

Westlake West will contain 742.138 acres of land. Westlake West is located in the majority of the western portion of Westlake, as well as the northern boundary of Westlake, as shown in the graphic below. The plat for Westlake West is comprised of a various parcels, with the exception of the FPL Westlake Solar Energy Center, the Florida Power and Light Substation, and Seminole Improvement District's Office.



Location Map



Westlake West is comprised of a subdivision in Sections 1, 2, 3 and 12, Township 43 South, Range 40 East, and Sections 5 and 6, Township 43 South, Range 41 East City of Westlake, Palm Beach County, Florida, being in part, a replat of the following: a portion of Tract O.S.T. #1 and all of Tract O.S.T. #2, "Persimmon Boulevard West – Plat 2", Plat Book 134, pages 164 through 166, inclusive, and, a portion of Town Center Parkway, "FPL Westlake Solar Energy Center", Plat Book 126, pages 24 and 25, Public Records of Palm Beach County, Florida. Images from the plats of Persimmon Boulevard West – Plat 2 showing the location of Tract O.S.T. #1 and Tract O.S.T. #2 and FPL Westlake Solar Energy Center showing the location of the portion of Town Center Parkway are shown in Figure 1, 2 and 3 respectively.

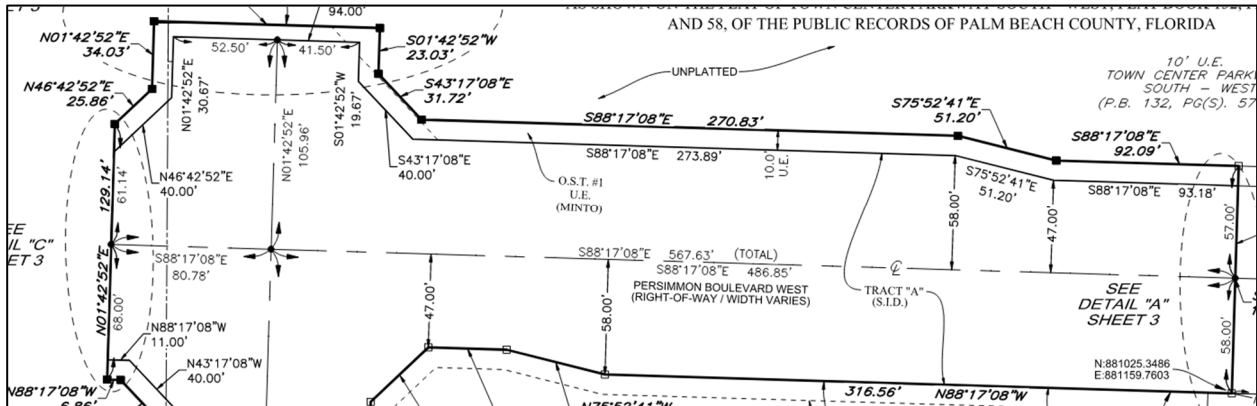


Figure 1. Image from Persimmon Boulevard West – Plat 2 (P.B. 134, P.G. 164 – 166) showing the location of O.S.T. #1 (MINTO).

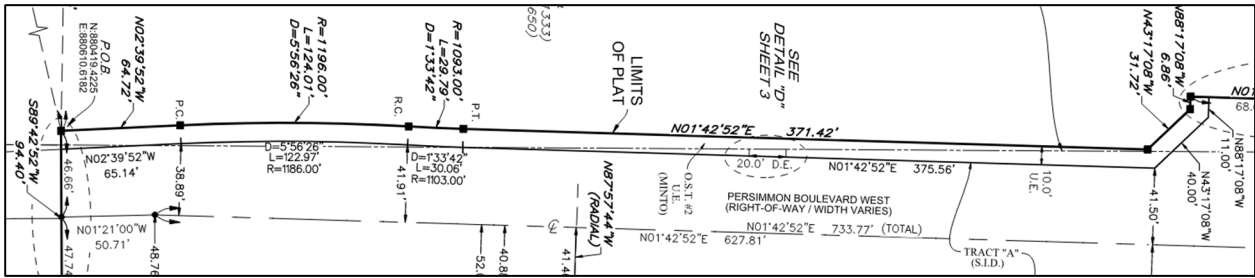


Figure 2. Image from Persimmon Boulevard West – Plat 2 (P.B. 134, P.G. 164 – 166) showing the location of Tract O.S.T. #2 (MINTO).

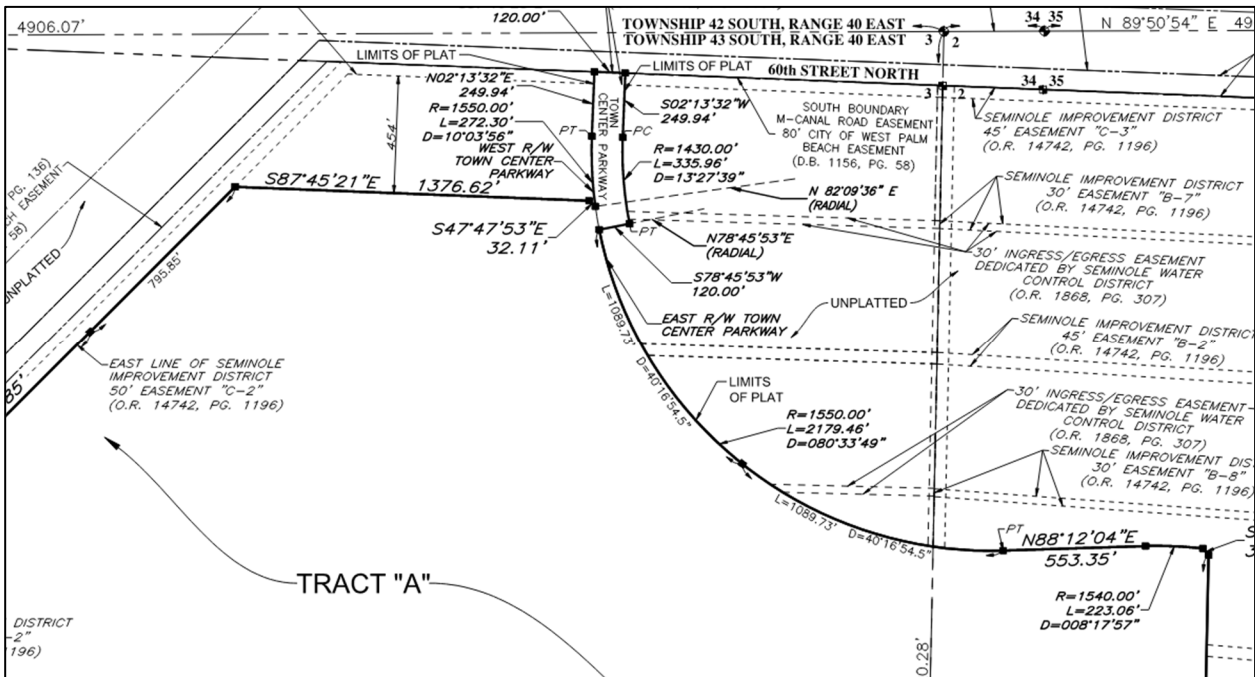


Figure 3. Image from FPL Westlake Solar Energy Center (P.B. 126, P.G. 24 – 25) showing the portion of Town Center Parkway (MINTO).

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

Four (4) 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.