



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 10/18/2024

PETITION NO.: ENG-2024-05

DESCRIPTION: Review of Plat for Oaks of Westlake – Phase I

APPLICANT: Cotleur and Hearing

OWNER: Minto PBLH, LLC

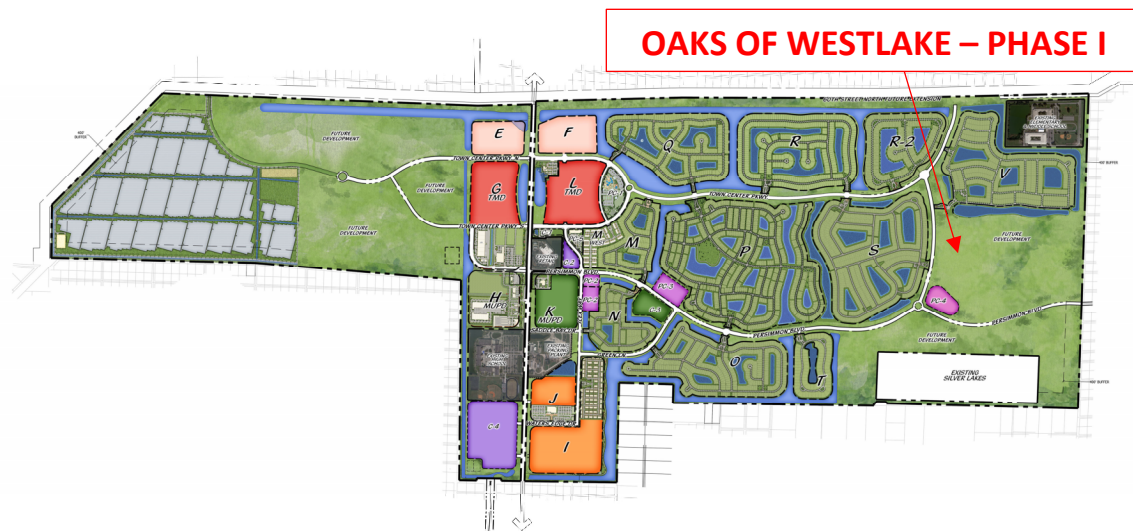
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Oaks of Westlake – Phase I

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 November 1, 2024, and approval by the Seminole Improvement District's Engineering Department is scheduled for November 4, 2024.

Discussion

Oaks of Westlake – Phase I (Parcel U) will contain 221.799 acres of land. Oaks of Westlake – Phase I is located in the eastern portion of Westlake, south of Pod V, east of Pod S, northeast of Pod PC-4, and bounded by Persimmon Boulevard and River Bend, as shown in the graphics below. The primary access points to Oaks of Westlake – Phase I will be River Oak Ridge and Tide Pool Terrace, both off River Bend.



Location Map



Oaks of Westlake – Phase I is within Parcel U for the City of Westlake. Parcel U will include a variety of single-family products being offered on 50 and 65-foot-wide lots. The lots will be available with a lot depth of 130 and 136 feet. Parcel U will contain a limited number of back-to-back lots which will provide additional affordability and diversity. The back-to-back lots are 136 feet to provide additional room for landscaping buffering between homes. In total, Parcel U Phase 1 will contain 266 single family home sites at a gross density of 2.51 dwelling units per acre. Phase 1 will contain 266 homesites consisting of 176 - 50-foot-wide lots and 90 - 65-foot-wide lots. The proposed density is well below the maximum allowable density of both the R-1 & R-2 zoning districts. To enhance diversity and character of the community, varying lot and depth sizes are interspersed with each other. Parcel U will maintain a minimum 50-foot buffer along its east, south and west boundary. This buffer is in addition to 50' Rural Parkways adjacent to River Bend and Persimmon Boulevard. A gracious lake system provides additional buffering along the east boundary adjacent to the Acreage. All Buffers are consistent with the existing Development Order and exceeds the minimum requirements of the City's Comprehensive Plan. Consistent with the requirements of FLU Policy 1.6.4, no multi-family dwelling units are proposed within 400 feet. The closest single-family residential lot is greater than 150' feet from the City boundary.

The Oaks of Westlake is designed as a sister neighborhood to the Pines of Westlake (Pod V). The two communities share a grand entrance off River Bend which includes private gated entries to each respective neighborhood. 3,100 linear foot lake (.6 miles) greets residents with a dramatic terminated vista as they enter.

Parcel U has been designed to ensure the majority of residential homes about an open space area or lake. Curvilinear streets with pedestrian sidewalks meander throughout the neighborhood. Parcel U will have two gated entrances to the community. The main entrance will occur from River Bend and has been uniquely designed to serve Parcel U, as well as Parcel V, The Pines, to the north. A secondary entrance will be provided from East Town Center Parkway.

The design of Parcel U is unique in that a large 19-acre lake that extends from the entranceway from River Bend to the eastern boundary of Westlake. This lake is purposely designed as a linear park and to be an integral part of the lifestyle experience for the neighborhood. No homes are planned on the lake as it will be bound by a contiguous 1.3-mile multi-modal path with lush landscape connecting the two neighborhoods together. This multi-modal path also provides access to Golden Groves Elementary and Western Pines Middle School.

Five-foot pedestrian sidewalks will line both sides of the local streets within the neighborhood. All the internal pedestrian pathways will connect to the overall pedestrian network outside of the parcel. Ten-foot-wide multi-modal sidewalks are provided at the project entrance connecting the community to the multi-modal pathways along the adjacent city roads and to the overall Westlake pathway network.

A spacious open green space park will be located near the main entrance for the exclusive use of the Parcel U residents. Landscaping will enhance benches and walking paths among an expansive lawn area suitable for such activities as tossing a frisbee or a game of catch. Green spaces (neighborhood park areas) are distributed throughout the Oaks of Westlake. The proposed plan substantially exceeds all minimum open space and neighborhood park requirements of the City's Comprehensive Plan. As noted in the introduction, a 2.99-acre passive Community Park is proposed in the southwest corner of the Parcel U. The Park will be developed and maintained by the Seminole Improvement District in collaboration with the applicant. The Park will be permitted and developed independently from the Oaks of Westlake residential subdivision.

In aggregate, Parcel U provides approximately 19.94 acres of Open Space and Recreation areas. The open space and recreation areas will include passive uses such as natural elements, trees and vegetation. The parcel will also contain 58 acres of lakes, excluding the large central lake that was plated with Parcel V.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that Parcel U runoff be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the SID canal system.

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.