



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 2/22/2022
PETITION NO.: ENG-2021-18
DESCRIPTION: Review of Plat for Woodlands of Westlake (Pod R-2)
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Woodlands of Westlake (Pod R-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. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 7, 2022.

Discussion

The Woodlands of Westlake (Pod R-2) will contain 149 dwelling units and 90.731 acres of land. Pod R-2 is situated in the Northeast corner of Westlake, adjacent to The Meadows of Westlake (Pod R), north of Town Center Parkway and north of The Orchards of Westlake (Pod S), as shown in the graphics below.

Location Maps





POD R-2, THE WOODLANDS - SITE PLAN

The primary access point to the Woodlands community will be on Town Center Parkway, at the intersection of Woodlands Drive. All the residences within the Woodlands of Westlake are within a twenty-to-twenty-five-minute walk to the Westlake Adventure Park. Within Pod R-2, there will be 75-foot-by-150-foot-wide lots containing single-family detached homes.

The 149 single-family detached homes have a net density of 5.00 dwelling units per acre. The homes will front on a series of lakes and greenspaces. All drainage and water management systems will be owned and operated by SID. It is proposed that Pod R-2 runoff be directed to on-site inlets and storm sewer and the connected to the Master Drainage System for water quality treatment and attenuation.

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

Three (3) 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.