



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

DATE: 11/22/2022
PETITION NO.: ENG-2022-16
DESCRIPTION: Review of Pod PC-2 Plat
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner is requesting approval of the Pod PC-2 Plat

Final Recommendation

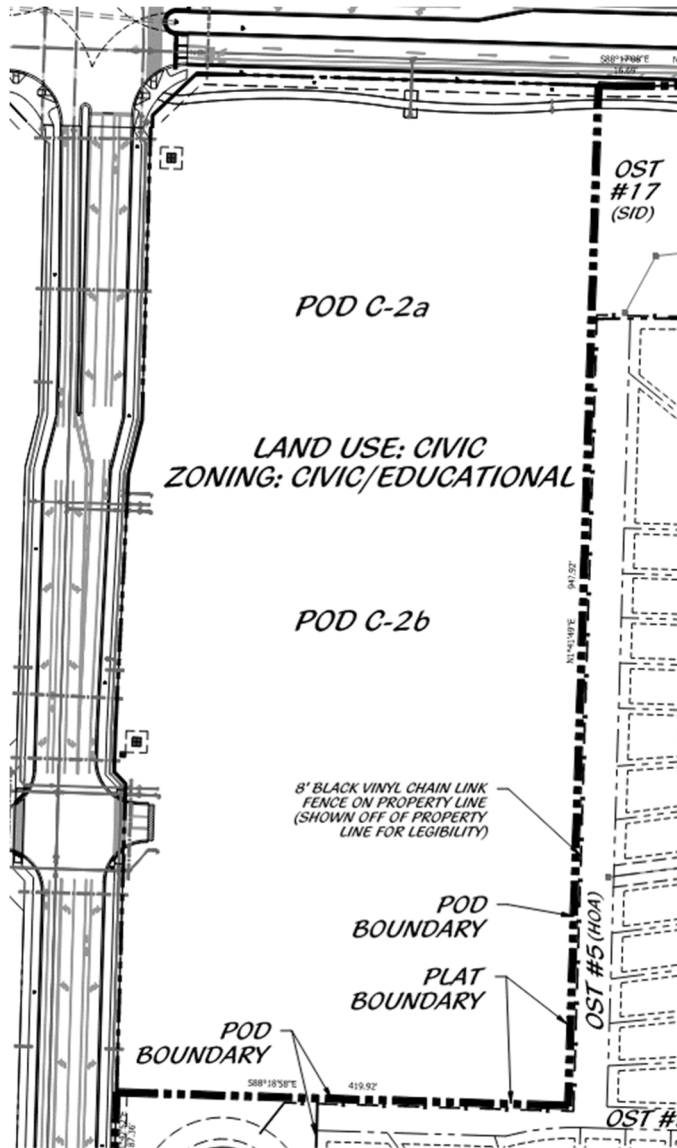
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Seminole Improvement District's Engineering Department approval is scheduled for December 5, 2022, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for December 6, 2022.

Discussion

This submittal is for Pod PC-2 Plat, which will contain 9.137 acres. Pod PC-2 is located in the central portion of Westlake, south of Persimmon Boulevard, west of Ilex Way, and northwest of Pod N (Sky Cove South) of Westlake, as shown in the graphics below.

Location Maps





The Owner (Minto PBLH, LLC) is requesting the approval of Pod PC-2 Plat, which entails the replat of Open Space Tract #1, Persimmon Boulevard East – Plat 2, Plat Book 128, pages 16 through 19, inclusive, and a replat of Open Space Tract #1, Ilex Way – Phase II, Plat Book 128, pages 22 through 25, inclusive, public records of Palm Beach County, Florida. Pod PC-2 has a Civic land use designation with its categorization of plat being a commercial or industrial subdivision.

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

Two (2) reviews of the revised 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.