



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 1/28/2022
PETITION NO.: ENG-2021-20
DESCRIPTION: Review of Plat for Cresswind Palm Beach Phase 5
APPLICANT: Cotleur and Hearing
OWNER: KH Westlake, LLC
REQUEST: Owner (KH Westlake, LLC) is requesting approval of the Plat for Cresswind Palm Beach Phase 5

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 February 7, 2022.

Discussion

Phase 5 of Pod P-1 (Cresswind of Palm Beach) will contain 199 dwelling units and 65.1492 acres of land. Pod P-1 is situated in the central portion of the TTD, east of Seminole Pratt Whitney Road, south of Town Center Parkway, and north of Persimmon Boulevard. Pod P-1 has a Residential 2 land use designation and R-2 TTD/TND zoning designation and is approved for 195.14 acres and 651 single family detached homes, as described in the Final Master Plan. The subject request is for Phase 5 only, and depicted in the graphics below.

Location Maps





POD P, PHASE 4 & 5

Pod P-1 is an active adult community and will include a variety of single-family products with three different lot sizes. Phase 5 of the development proposes 199, 40-foot, 50-foot, and 60-foot-wide lots with a depth of 135 feet. The community will have a net density of 4.47 dwelling units per acre. To enhance diversity and character of the community, varying lot sizes are interspersed with each other. 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 P 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. Replications of the plat and 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

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 in compliance. We therefore recommend that the plat be approved for recording.