



**CITY OF WESTLAKE**  
**Engineering Department**  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
www.westlakegov.com

## STAFF MEMORANDUM

**DATE:** 1/28/2022  
**PETITION NO.:** ENG-2020-37  
**DESCRIPTION:** Review of Plat for Town Center Parkway – Phase III and River Bend  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Owner (Minto PBLH, LLC) is requesting approval of the Plat for Town Center Parkway – Phase III and River Bend

### 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 approved the subject referenced plat on December 22, 2021 and approval by the Board of Supervisors is scheduled for February 7, 2022.

### Discussion

This portion of Town Center Parkway – Phase III and River Bend is located within the eastern portion of the City of Westlake. On the west side, this plat boundary connects to Town Center Parkway Phase II. On the south side of this plat boundary, River Bend ends north of the intersection with Persimmon Boulevard. The graphic below shows the general location.

### Location Map



Town Center Parkway – Phase III and River Bend is a portion of Sections 5, 6, and 8, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida. Once completed the road will serve as a collector road within the City of Westlake, connecting internal residential pods to ingress and egress for the City. The project area is +/- 22.445 acres. 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 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.