



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 9/2/2022
PETITION NO.: ENG-2022-10
DESCRIPTION: Review of Plat for Woodlands of Westlake
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Woodlands of Westlake

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 approval by the Board of Supervisors for the subject referenced plat is scheduled for September 6, 2022, and the Seminole Improvement District's Engineering Department approval is scheduled for September 12, 2022.

Discussion

This submittal is for Pod R-2 Woodlands of Westlake, which will contain 90.731 acres and 149 single-family lots. Pod R-2 is located in the northeast portion of Westlake, north of both Town Center Parkway and Pod S Orchards of Westlake, and east of Pod R Meadows of Westlake, as shown in the graphics below. The primary access point to the Woodlands community will be on Town Center Parkway from the south of the pod.

Location Map





POD R-2, THE WOODLANDS - SITE PLAN

There will be 149 single family detached 75-foot-by-150-foot-wide lots. The lot design is consistent with the setbacks and lot coverages for the R-1 & R-2 Zoning District. This community will have an overall density of 2.01 dwelling units per acre. The homes will contain a range of architectural styles drawing from historic coastal styles with a cleaner, more contemporary vibe. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod R Boundary. The interior lakes will also be dedicated to SID but are included within the Pod R boundary.

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.