



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 5/12/2025
PETITION NO.: ENG-2024-13
DESCRIPTION: Review of Plat for Silver Lake – Plat One
APPLICANT: Sand & Hills Surveying, Inc.
OWNER: Palm Beach West Associates VI, LLLP
REQUEST: Owner (Palm Beach West Associates VI, LLLP) is requesting approval of the Plat for Silver Lake – Plat One

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 is scheduled for June 2, 2025, and approval by the Board of Supervisors is scheduled for June 3, 2025.

Discussion

Silver Lake – Plat One will contain 119.806 acres of land. Silver Lake – Plat One is located in the southeast portion of Westlake, south of Pod S, southwest of Pod U, east of Pod T, and bounded by Persimmon Boulevard East to the north, as shown in the graphics below. The primary access point to Silver Lake – Plat One will be off Persimmon Boulevard East.



Location Map



The Silver Lake property was included in the initial incorporation of the City of Westlake. The original configuration of the property was a long rectangular property located along the southern boundary of Westlake. Access to the site was challenging. To ensure seamless integration with the Westlake development plan, GL Homes and Minto collaborated to reconfigure a parcel of land contiguous to Persimmon Boulevard. The primary access to the newly configured parcel will be from Persimmon Boulevard East (Plat V). An emergency access, per Palm Beach County Fire Rescue requirements, will be provided at the northeast corner of the site connecting to Persimmon Boulevard East, just east of Riverbend. Silver Lake will be a gated community and will contain a guardhouse within the main entrance boulevard.

Silver Lake will include a variety of single-family products being offered on 48 and 50-foot-wide lots. The lots will maintain an average lot depth of 117'. The site plan will contain a limited number of back-to-back lots which will provide additional pricing diversity. In total, Silver Lake will contain 448 single family home sites at a gross density of 3.75 dwelling units per acre. Phase 1 will contain 133 – 48-foot-wide lots and 161 – 50-foot-wide lots. Phase 2 will contain 76 – 48-foot-wide lots and 78 – 50-foot-wide lots. All lots will have the same housing product width of 38'. The proposed density is well below the maximum allowable density of both the R-1 & R-2 zoning districts. To enhance diversity and character of the community, varying lot sizes are interspersed through the community. A 1.13-acre community recreation amenity parcel is centrally located within the parcel at the terminated vista of the main entrance road. Anticipated amenities include a community building, central mail kiosk, children's playground, 3 (unlit) pickleball courts, parking, and open space.

All lakes and water management tracts (WMT's) will be platted and constructed with Phase 1. It should be noted that a portion of land along the eastern boundary, owned by Minto PBLH, LLC, is incorporated into WMT 10. The Silver Lake Plat includes the replat of a portion of Persimmon Boulevard Phase 5 Plat to provide a right turn lane and access to the main entrance to the parcel.

Silver Lake will maintain minimum 50-foot buffers along its east, south and west boundary. A buffer, in addition to 50' Rural Parkway adjacent to Persimmon Boulevard East is also provided. Lakes provide

buffering along the east and west boundaries adjacent to the future development parcel (Lake #10) and the Estates of Westlake, respectively. The parcel boundary for Silver Lake extends to the center of the lake along the east boundary (Lake #10). Minto PBLH LLC will be providing an easement to SID over the balance of the lake and Water Management tract to facilitate the construction of the lake concurrent with Silver Lake. The easement (WMT) will be platted with the future development parcel at a later date.

All buffers are consistent with the existing Development Order and exceed the minimum requirements of the City's Comprehensive Plan. Consistent with the requirements of FLU Policy 1.6.4; no multi-family dwelling units are proposed within 400 feet.

Silver Lake was not included in the originally approved Minto West Development Order and Traffic Concurrency Approval. The applicant has received individual TPS concurrency approval for Silver Lake from Palm Beach County.

Silver Lake has been designed to ensure the majority of residential homes abut an open space area or lake. Curvilinear streets with pedestrian sidewalks meander throughout the neighborhood. The main entrance occurs from Persimmon Boulevard East and will have a gated, manned guardhouse. The guardhouse and all additional amenities are designed to be consistent with the overall architectural theme of modern contemporary.

Five-foot pedestrian sidewalks will line both sides of the local streets within the neighborhood. All the internal pedestrian pathways will connect to the overall pedestrian network outside of the parcel. Ten-foot-wide multi-modal sidewalks are provided at the project entrance connecting the community to the multi-modal pathways along the adjacent city roads and to the overall Westlake pathway network.

A spacious open green space and a 1.13-acre recreation area will be provided at the terminus of the main entrance containing a 3,606 SF community building, pickleball courts, a multi-use turf area (suitable for such activities as tossing a frisbee or a game of catch) and a tot lot with open play area for the exclusive use of the Silver Lake residents. A covered mailbox pavilion is located in the parking lot adjacent to the clubhouse. A covered bus shelter will be available for residents. The proposed recreation plan substantially exceeds all minimum open space and neighborhood park requirements of the City's Comprehensive Plan.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that Silver Lake runoff be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the SID canal system. The Site Plan, Water Management and Plat have been closely coordinated with Seminole Improvement District (SID).

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.