



CITY OF WESTLAKE
Engineering Department
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Westlake, Florida 33470
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STAFF MEMORANDUM

DATE: 11/21/2023
PETITION NO.: ENG-2023-07
DESCRIPTION: Review of Plat for Terraces of Westlake (Pod I) – Phase II
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Terraces of Westlake (Pod I) – Phase II

Final Recommendation

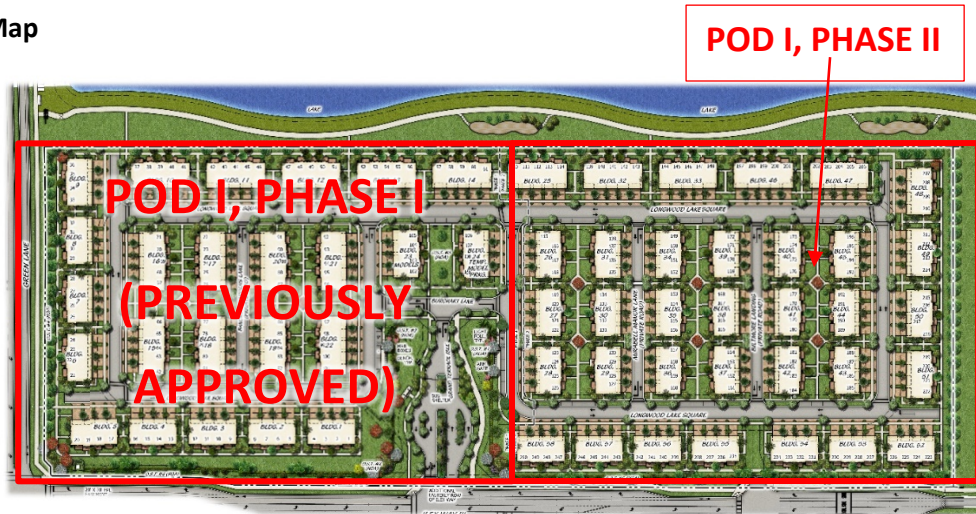
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Seminole Improvement District's Engineering Department approved the subject referenced plat on November 6, 2023, and approval by the Board of Supervisors is scheduled for December 5, 2023.

Discussion

Pod I (Terraces of Westlake) will be reviewed and approved in multiple phases. Terraces of Westlake (Pod I) Phase I was approved during the 2023 August City Council Meeting. This submittal is for The Terraces of Westlake – Phase II, which will contain 10.971 acres and 141 single-family lots. Pod I is located in the southern portion of Westlake, south of Waters Edge Drive, south of Green Lane and east of Ilex Way, as shown in the graphics below. The primary access point to the Terraces of Westlake – Phase II community will be on Ilex Way from the west.



Location Map



THE TERRACES AT POD I



There will be 141 single-family attached homes located on minimum 20-foot-wide lots in configurations of 4 and 5 units in the north side of the Terraces of Westlake – Phase II. End units will have substantially wider lots. The proposed lot area exceeds the minimum area required by the City LDRs for the Mixed-Use zoning district.

The entirety of the Terraces of Westlake will contain 250 single family attached homes. The Westlake Comprehensive Plan requires a minimum of 5% of the Downtown Mixed Use DTMU land use be allocated to residential uses. This project satisfies a portion of this requirement. The Comprehensive Plan allows for a minimum of 4 dwellings units per acre and a maximum of 16 dwelling units per acre. The Terraces will be developed at a density of 10.79 dwelling units per acre.

The architecture within the Terraces is designed to inspire a Coastal Contemporary atmosphere mixed in with an Urban Transitional feeling, drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. The massing of the homes is ordered and appropriately proportioned. Rooflines, eaves, windows, garage doors, and entry doors work together to form a unified theme. The colors of the homes are pastels and tones with neutral colors on elements such as front doors or shutters. Trim and body colors should work together by complementing and contrasting each other. Overall schemes should have either a well-saturated trim or body color.

The north side of the Terraces of Westlake – Phase II – is designated in the plat as Terraces of Westlake – Phase I. The applicant has correctly applied for a re-plat of the Tract “1” area as a part of this submittal for Terraces of Westlake (Pod I) – Phase II when they wished to subdivide the lots. However, the current plat reserves Tract “1” to Minto PBLH, LLC and dedicates Tract “1” to the Seminole Improvement District for lake maintenance, drainage, and utilities.

The applicant has been granted approval of a minor site plan modification, which was concurrent with the minor plat modification of Terraces of Westlake – Phase I, to extend the interior walkways between Buildings 11 & 12, 13 & 14, 25 & 32, and 33 & 46 and 47 on the east edge of the community to complete the connection to the perimeter walkways. The same request is being made for the west edge of the community between Buildings 2 & 3, 4 & 5, 6, 54 & 55 and 56 & 57. In addition, four (4) utility easements are being added to within the proximity of each of the four corners of the property and (2) utility easements are being added near the mail kiosks at either side of the entrance. The loop road name,

Longwood Lake Square, has been changed to South Longwood Lake Square and North Longwood Lake Square to provide directional clarification to the homesite addresses in the south and north of the community.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat and plat 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.