



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	3/15/2021
APPLICATION NUMBER:	VAR-2021-01
DESCRIPTION:	Pod M-2, Crossings of Westlake
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Variance Review
LOCATION:	Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the application referenced above with the following notes:

- The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-feet is allowed, and 100-feet is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
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