



**CITY OF WESTLAKE**  
**Engineering Department**  
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## STAFF MEMORANDUM

**DATE:** 7/17/2023  
**PETITION NO.:** ENG-2023-03  
**DESCRIPTION:** Review of Plat for Pines of Westlake (Pod V) – Phase II  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pines of Westlake (Pod V) – 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 Board of Supervisors approval of the subject referenced plat is scheduled for August 1, 2023 and approval by the Seminole Improvement District's Engineering Department is scheduled for August 7, 2023.

### Discussion

This submittal is for The Pines of Westlake – Phase II, which will contain 55.117 acres and 232 single-family lots. The Pines of Westlake – Phase II, is located in the northeast portion of Westlake, east of both East Town Center Parkway and Pod R-2 Woodlands of Westlake, and south of Golden Grove Elementary School and Western Pine Middle School, as shown in the graphics below. The primary access points to The Pines of Westlake – Phase II community will be on East Town Center Parkway & River Bend Drive from the west of the pod.

### Location Map





POD V - PHASE II

The Pines of Westlake – Phase II will include a variety of single-family products being offered. The lots will be available with a lot depth of 125 and 131 feet. Phase II will contain a limited number of back-to-back lots which will provide for additional affordability and diversity. The back-to-back lots are 131 feet to provide additional room for landscaping buffering between homes.

Phase II will maintain a minimum 50-foot buffer along its north and east boundary adjacent to Loxahatchee Groves. A gracious lake system provides buffering along these boundaries. The Buffer is consistent with the existing Development Order and exceeds 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. The closest single-family residential lot is greater than 150' feet from the City boundary.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that Pod V runoff be directed to on-site inlets and storm sewer and the 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.

Pod V has a Residential 1 and Residential 2 land use designation and R-1 and R-2 zoning designation. In total, Pod V will contain a total of 446 single family home sites at a gross density of 2.37 dwelling units per acre. Phase I will contain 214 homesites consisting of 155, 50-foot-widelots and 59, 65-foot-wide lots. Phase II will contain 232 single family homesites consisting of all 50-foot-wide lots.

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.