

Council Members

Roger Manning-Mayor
Katrina Long Robinson-Vice Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466

Public Hearing
Monday, January 23, 2017

Meeting Location
Westlake Council Chambers
4005 Seminole Pratt-Whitney Road
Westlake, FL 33470
7:00 PM

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.

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4001 Seminole Pratt Whitney Rd.
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Phone: 561-530-5880
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January 18, 2017

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will be hold a public hearing on Monday, January 23, 2017 at 7:00 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
 2. Pledge of Allegiance
 3. Approval of Agenda
 4. Audience Comments on Agenda Items (3) Minute Time Limit
 5. Approval of the Minutes of the January 9, 2017 Meeting
- PUBLIC HEARING
6. Approval of Final Plat for Pod C-1, Resolution 2017-1 (Quasi Judicial)
 7. Approval of Final Plat for Pod Q, TTD, Phase 1 PUD Resolution 2017-2 (Quasi Judicial)
 8. Approval of Master Plan Amendment, Resolution 2017-3 (Quasi Judicial)
 9. City Manager
 10. City Attorney
 11. Audience Comments on Other Items (3) Minute Time Limit
 12. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

cc: Pam E. Booker, Esq
John Carter
Terry Lewis
Kelley Burke

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A regular meeting of the City Council of the City of Westlake was held on Monday, January 9, 2017, immediately following the Planning and Zoning meeting, at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
Katrina Long Robinson	Vice Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2
Phillip Everett	City Council Seat 3

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Susanne Dombrowski, P.E.	City Engineer

The following is a summary of the minutes and actions taken during the January 9, 2017 City of Westlake Council Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order at 7:36 p.m. and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was previously recited at the Planning and Zoning meeting.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Councilman Everett seconded by Councilman Stanavitch with all in favor the agenda was approved.

FOURTH ORDER OF BUSINESS

**Audience Comments on Agenda Items (3)
Minute Time Limit**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the December 12, 2016 Meeting

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor the minutes of the December 12, 2016 meeting were approved.

SIXTH ORDER OF BUSINESS

Presentation by City Engineer

Ms. Dombrowski provided the Council with a presentation and update on the services Chen Moore and Associates have been providing to the City.

- Plan review of site components.
- Surveyor provides plat and boundary survey review.
- Ms. Dombrowski has been providing civil engineering review.
- The landscape architect group reviews for tree mitigation, streetscape, landscape, irrigation and hardscape.
- Surveyors review for compliance with the Florida Administrative Code and the Palm Beach County Unified Land Development Code.

SEVENTH ORDER OF BUSINESS

Public hearing to Adopt Ordinance 2016-7, Adopting a Code of Ethics

Ms. Booker explained the City Charter requires the City adopt an ordinance for a code of ethics. The Code of Ethics that will be adopted under this ordinance follows statutory requirements. She will follow up with the County to have a presentation made by a representative of the Commission on Ethics.

Mr. Cassel read Ordinance 2016-7 by title only.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Stanavitch with all in favor Ordinance 2016-7, adopting a code of ethics, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of Financials Dated November 30, 2016

There being no questions or comments,

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor the financials dated November 30, 2016 were approved.

January 9, 2017

NINTH ORDER OF BUSINESS

City Manager's Lobbyist Authorization Request

As a follow up to Vice Mayor Long Robinson's inquiry about engaging a lobbyist on behalf of the City, Mr. Cassel has been researching several firms. Staff recommends Council authorize the City Manager, in consultation with the City Attorney, to engage a lobbyist at an amount not to exceed \$25,000 for this year's legislative season.

On MOTION by Mayor Manning seconded by Councilman Everett with all in favor the City Manager was authorized to engage a lobbyist at a cost not to exceed \$25,000 for the 2017 legislative season.

TENTH ORDER OF BUSINESS

City Manager

Mr. Cassel reported Pod C1 will be brought before the Council at the next meeting and a public hearing will be held on January 23, 2017 to finalize the actions discussed at the Planning and Zoning Meeting.

ELEVENTH ORDER OF BUSINESS

City Attorney

Ms. Booker reported there are two events next week: Martin Luther King Coordinating Committee Breakfast on January 16, 2017 and a lobbyist forum.

TWELFTH ORDER OF BUSINESS

**Audience Comments on Other Items (3)
Minute Time Limit**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 7:53 p.m.


Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business

MEMORANDUM

To: Mayor Roger Manning
City Council Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: January 11, 2017

Subject: Resolution for Final Plat Minto Westlake TTD POD C-1

Please find a resolution for approval of the Final Plat for Minto Westlake Traditional Town Development ("TTD"), POD C-1. This plat is for approximately six (6.19) acres of land abutting Seminole Pratt Whitney road and Town Center Parkway south. The purpose of this plat is to convey Tract "A", to Palm Beach County consistent with the terms of the development approval in Resolution No. R-2014-1646, which requires the conveyance of a public civic site by May 31, 2017. The site is to be used for construction of a fire station.

There are no dedications on the plat to the City of Westlake. The dedications on the plat are being dedicated to the Seminole Improvement District as the party responsible for the maintenance of these facilities for the City of Westlake.

The plat has been reviewed by Donald A. Eckler, P.E., on behalf of the City, the City Planner, and Avirom & Associates, Inc. a Surveyor/Mapper for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution, approving the Final Plat for Minto Westlake TTD POD C-1. Should you have any questions, or need any additional information, please do not hesitate to call.



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

January 18, 2017

Mr. Ken Cassel
City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Re: Westlake – TTD POD C-1

Dear Mr. Cassel:

I have reviewed the revised plat, dated January 17, 2017. Said plat complies with Chapter 177, Florida Statutes.

Prior to recording, the Plat Mylar will have to be executed by all parties. Missing recording information should be added and a PRM check will have to be done.

Should you have any questions or comments, please contact me.

Respectfully,

John T. Doogan, P.L.S.

/js

January 23, 2017

RESOLUTION 2017-1

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF MINTO WESTLAKE, POD C-1, TRADITIONAL TOWN DEVELOPMENT (TTD), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Minto Westlake, POD C-1, Final Plat, described by metes and bounds description as a parcel of land lying in Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake has reviewed the application and the final plat, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes and Florida law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The City Council for the City of Westlake hereby approves the final plat for POD C-1, as described in the attached Exhibit "A", containing approximately 6.19 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

Section 4: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 23rd day
of January, 2017.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

EXHIBIT "A"

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

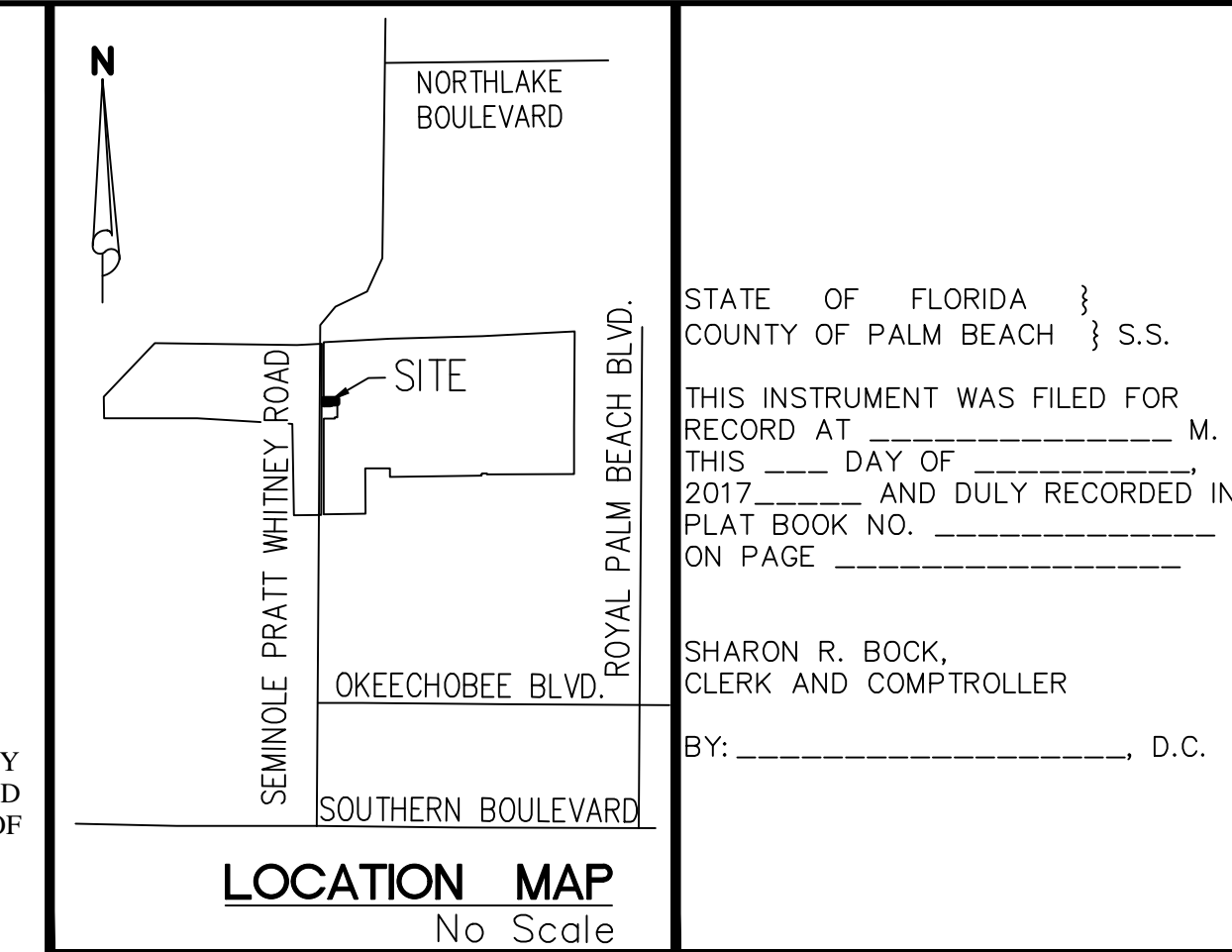
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 3143.37 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°42'52"W ALONG THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 397.82 FEET TO THE SOUTHWEST CORNER OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE NORTH LINE OF THE SOUTHERLY ADDITIONAL RIGHT OF WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°17'08"E. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 6.00 FEET TO **POINT OF BEGINNING**; THENCE N.35°09'19"W., A DISTANCE OF 10.00 FEET; THENCE N.01°42'52"E. ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 201.67 FEET; THENCE N.46°50'46"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE N.01°35'32"E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 108.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2842.00 FEET AND A RADIAL BEARING OF N.01°35'32"E. AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'32", A DISTANCE OF 78.98 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E., A DISTANCE OF 266.66 FEET; THENCE S.77°35'32"E., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"E., A DISTANCE OF 363.82 FEET; THENCE S.01°12'59"W., A DISTANCE OF 100.02 FEET; THENCE S.46°07'34"E., A DISTANCE OF 36.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.86°54'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'14", A DISTANCE OF 191.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°47'12"W. ALONG THE NORTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT PARCEL

BOUNDARY AS DESCRIBED IN OFFICIAL RECORD BOOK 10101, PAGE 452 OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 511.65 FEET TO THE NORTHWEST CORNER OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL; THENCE S.43°17'08"E. ALONG THE WEST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL, A DISTANCE OF 45.79 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; THENCE N.88°17'08"W. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 365.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6.19 ACRES, MORE OR LESS.

MINTO WESTLAKE TTD POD C-1

A TRADITIONAL DEVELOPMENT DISTRICT / PLANNED UNIT DEVELOPMENT
BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
2017, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____, D.C.

SHEET 1 OF 2

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS MINTO WESTLAKE TTD POD C-1, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, OF CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 3143.37 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°42'52"W ALONG THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 397.82 FEET TO THE SOUTHWEST CORNER OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE NORTH LINE OF THE SOUTHERLY ADDITIONAL RIGHT OF WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°17'08"E. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 6.00 FEET TO POINT OF BEGINNING; THENCE N.35°09'19"W, A DISTANCE OF 10.00 FEET; THENCE S.01°42'52"E. ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 201.67 FEET; THENCE N.46°50'46"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE N.01°35'32"E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 108.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2842.00 FEET AND A RADIAL BEARING OF N.01°35'32"E. AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'32"; A DISTANCE OF 78.98 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E., A DISTANCE OF 266.66 FEET; THENCE S.77°53'21"E., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"E., A DISTANCE OF 363.82 FEET; THENCE S.01°12'59"W., A DISTANCE OF 100.02 FEET; THENCE S.46°07'34"E., A DISTANCE OF 36.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.86°54'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'14", A DISTANCE OF 191.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°47'12"W. ALONG THE NORTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT PARCEL BOUNDARY AS DESCRIBED IN OFFICIAL RECORD BOOK 10101, PAGE 452 OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 511.65 FEET TO THE NORTHWEST CORNER OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL; THENCE S.43°17'08"E. ALONG THE WEST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL, A DISTANCE OF 45.79 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; THENCE N.88°17'08"W. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 365.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.19 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

DEDICATION:

STREETS & PUBLIC RIGHT-OF-WAY
TOWN CENTER PARKWAY SOUTH, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC STREET PURPOSES AND OTHER PROPER PURPOSES INCLUDING WATER, WASTE WATER, AND DRAINAGE NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE PALM BEACH COUNTY ZONING REGULATIONS AND THE FUTURE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR, PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS.

LIMITED ACCESS EASEMENTS

THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WESTLAKE FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2017.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

BY: _____
JOHN F. CARTER, MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S], UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

_____(CORPORATE NAME)

A _____(STATE) CORPORATION

WITNESS: _____
PRINT NAME: _____

BY: _____
SIGNATURE OF PRESIDENT OR VICE PRESIDENT

WITNESS: _____
PRINT NAME - TITLE

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____(PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF _____(CORPORATION NAME), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

ACCEPTANCE OF DEDICATIONS & RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2017.

SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

WITNESS: _____
PRINT NAME: _____

BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN _____(NAMES [S] OF OWNER [S]); THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT [ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON] [THERE ARE NO MORTGAGES OF RECORD]; AND THAT [THERE ARE NO OTHER ENCUMBRANCES OF RECORD] [THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT].

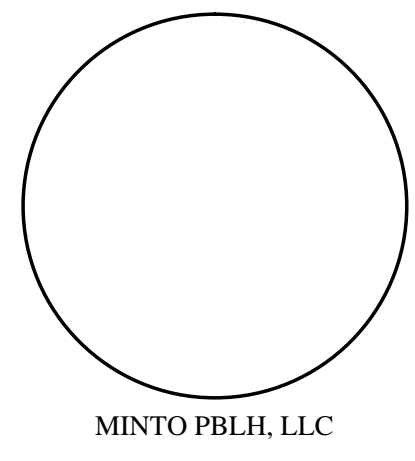
DATED: _____
HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

CITY OF WESTLAKE'S APPROVAL:

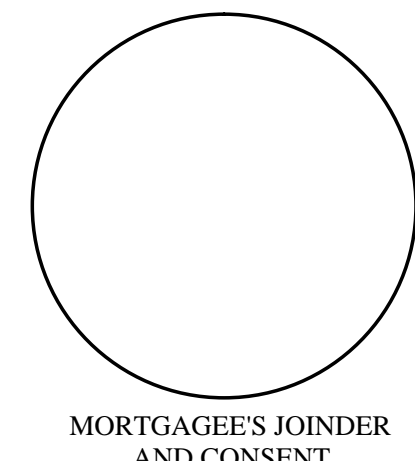
THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2017, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

CITY MANAGER, KEN CASSEL

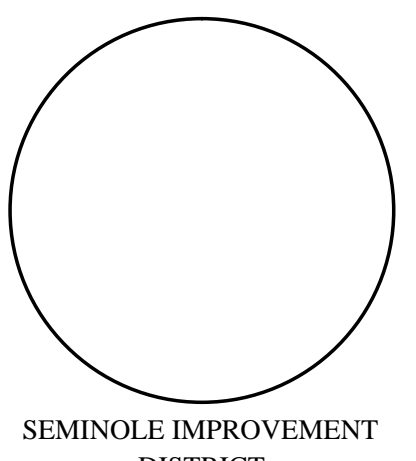
CITY MAYOR, ROGER MANNING



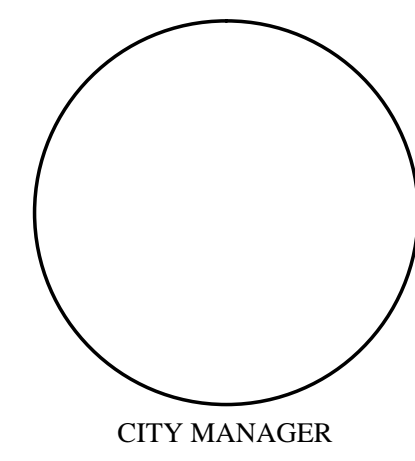
MINTO PBLH, LLC



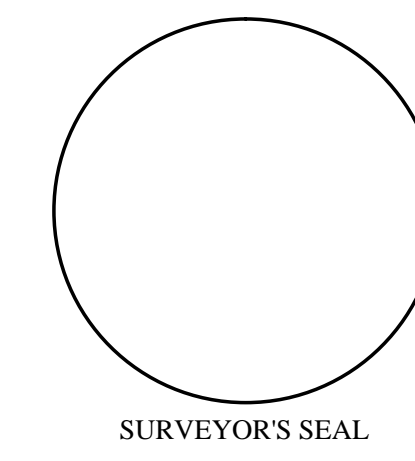
MORTGAGEE'S JOINDER AND CONSENT



SEMINOLE IMPROVEMENT DISTRICT



CITY MANAGER



SURVEYOR'S SEAL

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 2 Sheets

MINTO WESTLAKE TTD POD C-1

A TRADITIONAL DEVELOPMENT DISTRICT / PLANNED UNIT DEVELOPMENT
BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

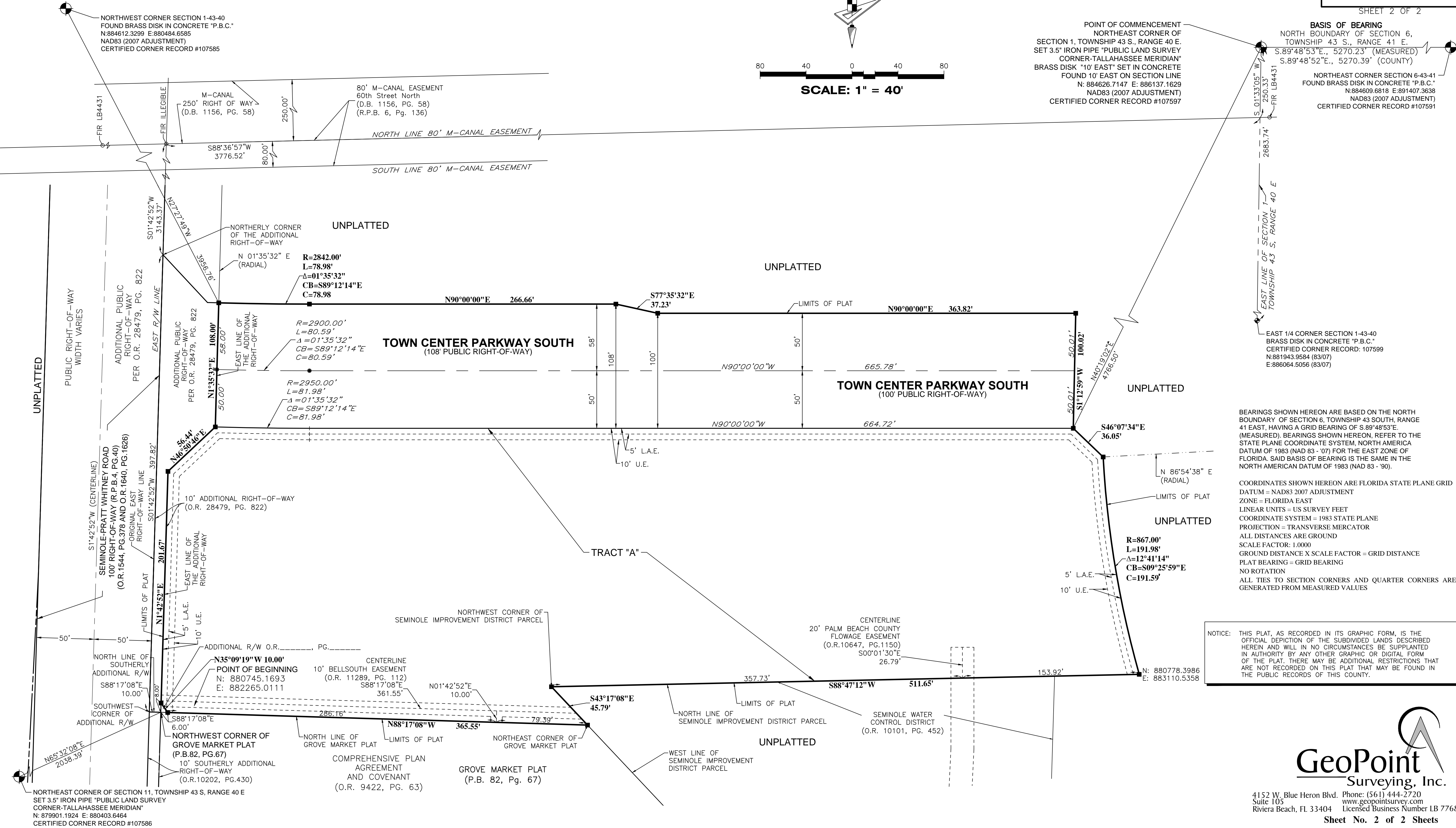
LEGEND

P.B.C. ----- PALM BEACH COUNTY	LB ----- LICENSED BUSINESS
P.B. ----- PLAT BOOK	P.S.M. ----- PROFESSIONAL SURVEYOR AND MAPPER
O.R. ----- OFFICIAL RECORDS BOOK	R.P.B. ----- ROAD PLAT BOOK
PG ----- PAGE	R/W ----- RIGHT-OF-WAY
L.A.E. ----- LIMITED ACCESS EASEMENT	1/4 ----- QUARTER
U.E. ----- UTILITY EASEMENT	NAD ----- NORTH AMERICAN DATUM
R ----- RADIUS	D.B. ----- DEED BOOK
L ----- ARCH LENGTH	L.A.E. ----- LIMITED ACCESS EASEMENT
Δ ----- DELTA ANGLE	U.E. ----- UTILITY EASEMENT
C ----- CHORD LENGTH	
CB ----- CHORD BEARING	

AREA TABLE

1. TRACT "A" = 4.41
2. ROADWAY = 1.78
TOTAL = 6.19

SHEET 2 OF 2



NORTHWEST CORNER SECTION 1-43-40
FOUND BRASS DISK IN CONCRETE "P.B.C."
N: 884612.3299 E: 880484.6585
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107585

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147 E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S. 89° 48' 53" E., 5270.23' (MEASURED)
S. 89° 48' 52" E., 5270.39' (COUNTY)

NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N: 884609.8818 E: 891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

EAST 1/4 CORNER SECTION 1-43-40
BRASS DISK IN CONCRETE "P.B.C."
CERTIFIED CORNER RECORD: 107599
N: 881943.9584 (83/07)
E: 886064.5056 (83/07)

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S. 89° 48' 53" E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GeoPoint
Surveying, Inc.


4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 2 of 2 Sheets

Seventh Order of Business

MEMORANDUM

To: Mayor Roger Manning
City Council Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: January 11, 2017

Subject: Resolution for Final Plat Minto Westlake TTD POD Q Phase 1 P.U. D.

Please find a resolution for approval of the Final Plat for Minto Westlake Traditional Town Development ("TTD"), POD Q, Phase 1, Planned Unit Development (P.U.D.). This plat is for approximately one hundred and eleven (111.82) acres of land east of Seminole Pratt Whitney road and north of Town Center Parkway. This will be the first phase of development for construction of residential units for the City of Westlake.

There are no dedications on the plat to the City of Westlake. The dedications on the plat are being dedicated to the Seminole Improvement District as the party responsible for the maintenance of these facilities for the City of Westlake. The plat has been reviewed by the City Engineer, the City Planner, and a Surveyor/Mapper for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution, approving the Final Plat for Minto Westlake TTD POD Q, Phase 1 P.U.D. Should you have any questions, or need any additional information, please do not hesitate to contact staff.

January 23, 2017

RESOLUTION 2017-2

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF MINTO WESTLAKE, POD Q, TRADITIONAL TOWN DEVELOPMENT (TTD), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Minto Westlake, Pod Q, Final Plat, described by metes and bounds description as a parcel of land lying in Section 6, Township 43 South, Range 41 East, and Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the building staff, engineering staff and planning staff for the City of Westlake has reviewed the application and the final plat, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes and Florida law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The City Council for the City of Westlake hereby approves the final plat for Pod Q, as described in the attached Exhibit "A", containing approximately 111.82 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

Section 4: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 23rd day

of January, 2017.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

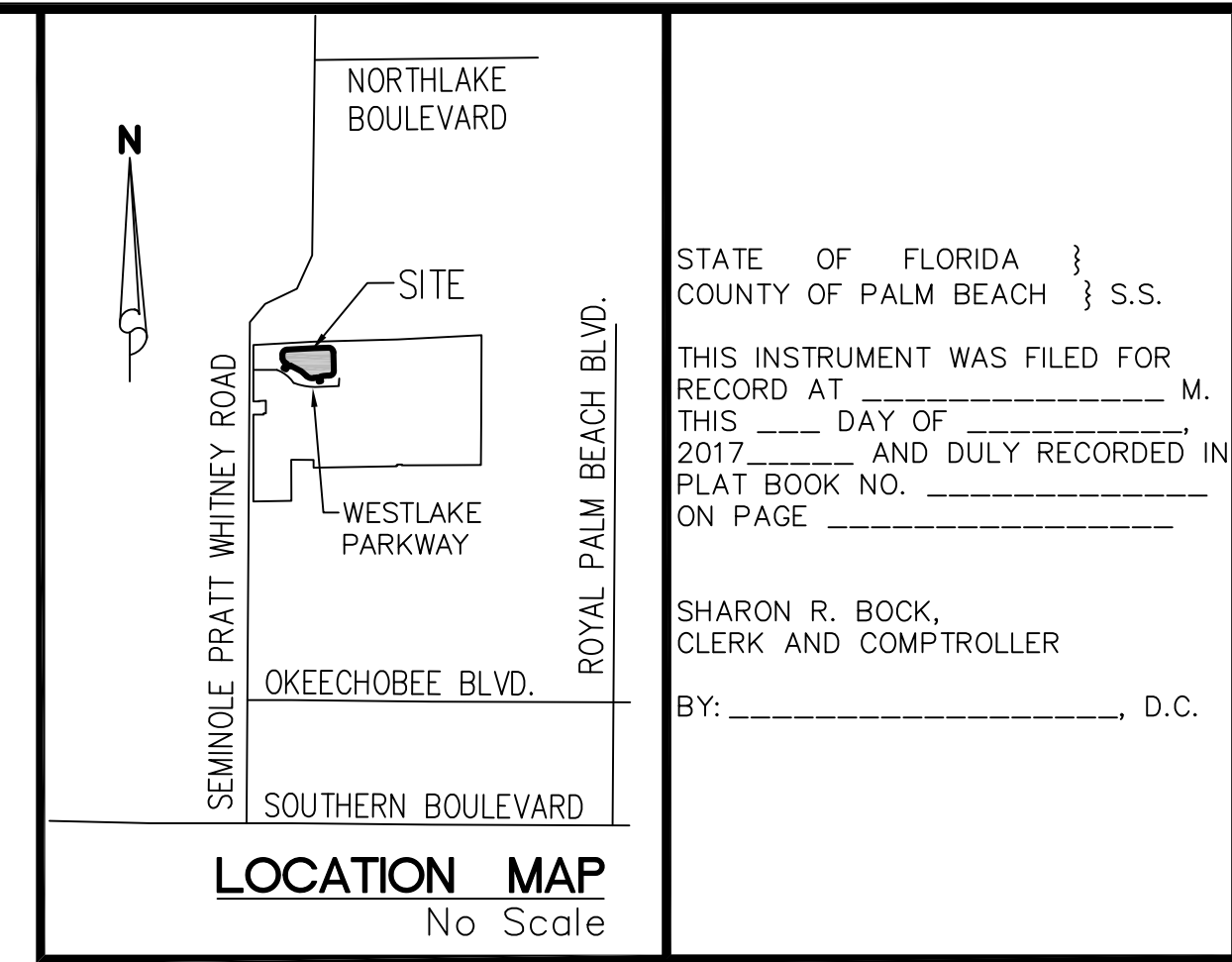
Exhibit "A"

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WEST LAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 6, A DISTANCE OF 1228.85 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF SECTION 6 S.00°11'07"W., A DISTANCE OF 950.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°11'07"W., A DISTANCE OF 1149.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 300.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39", A DISTANCE OF 491.89 FEET TO THE POINT OF TANGENCY; THENCE N.85°52'14"W., A DISTANCE OF 95.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'43", A DISTANCE OF 231.09 FEET TO THE POINT OF TANGENCY; THENCE S.79°25'03"W., A DISTANCE OF 212.12 FEET; THENCE S.10°34'57"E., A DISTANCE OF 16.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET AND A RADIAL BEARING OF S.34°15'58"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°18'59", A DISTANCE OF 57.87 FEET TO THE POINT OF TANGENCY; THENCE S.10°34'53"E., A DISTANCE OF 194.04 FEET; THENCE S.55°34'57"E., A DISTANCE OF 25.41 FEET; THENCE S.10°34'57"E., A DISTANCE OF 12.00 FEET; THENCE S.79°25'03"W., A DISTANCE OF 160.53 FEET; THENCE N.10°34'57"W., A DISTANCE OF 11.41 FEET; THENCE N.34°25'03"E., A DISTANCE OF 26.24 FEET; THENCE N.10°34'53"W., A DISTANCE OF 194.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°58'32", A DISTANCE OF 76.77 FEET TO A NON-RADIAL INTERSECTION THENCE N.10°34'57"W., A DISTANCE OF 12.03 FEET; THENCE S.79°25'03"W., A DISTANCE OF 229.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°34'57", A DISTANCE OF 485.05 FEET TO THE POINT OF TANGENCY; THENCE N.45°00'00"W., A DISTANCE OF 334.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 130.90 FEET TO THE POINT OF TANGENCY; THENCE N.60°00'00"W., A DISTANCE OF 713.77 FEET; THENCE S.30°00'00"W., A DISTANCE OF 12.00 FEET; THENCE N.60°00'00"W., A DISTANCE OF 55.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°33'56", A DISTANCE OF 65.07 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 338.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°11'00", A DISTANCE OF 95.47 FEET TO THE POINT OF

REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 281.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'45", A DISTANCE OF 71.26 FEET TO THE POINT OF TANGENCY; THENCE S.47°05'19"W., A DISTANCE OF 23.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°34'01", A DISTANCE OF 66.82 FEET TO A NON RADIAL INTERSECTION; THENCE S.33°56'02"W., A DISTANCE OF 70.07 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'40", A DISTANCE OF 182.55 FEET TO A RADIAL INTERSECTION; THENCE N.23°58'21"E., A DISTANCE OF 65.00 FEET TO A NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 50.24 FEET AND A RADIAL BEARING OF N.19°12'25"E. AT SAID INTERSECTION; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°32'59", A DISTANCE OF 60.11 FEET TO THE POINT OF TANGENCY; THENCE N.40°39'26" E., A DISTANCE OF 60.95 FEET TO A NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 76.00 FEET AND A RADIAL BEARING OF N.76°08'51"E. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°00'59", A DISTANCE OF 82.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 347.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'04", A DISTANCE OF 33.13 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°29'15", A DISTANCE OF 54.53 FEET TO A NON-TANGENT INTERSECTION; THENCE N.30°00'00"E., A DISTANCE OF 30.63 FEET; THENCE N.60°00'00"W., A DISTANCE OF 107.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°38'57", A DISTANCE OF 307.09 FEET TO THE POINT OF TANGENCY; THENCE N.01°21'03"W., A DISTANCE OF 254.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 300.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'00", A DISTANCE OF 471.06 FEET TO THE POINT OF TANGENCY; THENCE N.88°36'57"E., A DISTANCE OF 1694.77 FEET; THENCE S.89°48'53"E., A DISTANCE OF 919.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 300.00 FEET; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 471.24 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

CONTAINING: 4870851 SQUARE FEET OR 111.819 ACRES MORE OR LESS.



STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.
 THIS INSTRUMENT WAS FILED FOR
 RECORD AT _____ M.
 THIS ____ DAY OF _____
 2017 _____ AND DULY RECORDED IN
 PLAT BOOK NO. _____
 ON PAGE _____

SHARON R. BOCK,
 CLERK AND COMPTROLLER
 BY: _____, D.C.

HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK ____, PAGE ____, BEING A PORTION OF SECTION 6,
 TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREIN AS HAMMOCKS OF WESTLAKE BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK ____, PAGE ____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WEST LAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 6, A DISTANCE OF 1228.85 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF SECTION 6 S.00°11'07"W., A DISTANCE OF 950.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°11'07"W., A DISTANCE OF 1149.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 300.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39", A DISTANCE OF 491.89 FEET TO THE POINT OF TANGENCY; THENCE N.85°52'14"W., A DISTANCE OF 95.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'43", A DISTANCE OF 231.09 FEET TO THE POINT OF TANGENCY; THENCE S.79°25'03"W., A DISTANCE OF 212.12 FEET; THENCE S.10°34'57"E., A DISTANCE OF 16.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET AND A RADIAL BEARING OF S.34°15'58"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°18'55", A DISTANCE OF 57.87 FEET TO THE POINT OF TANGENCY; THENCE S.10°34'53"E., A DISTANCE OF 194.04 FEET; THENCE S.55°34'57"E., A DISTANCE OF 25.41 FEET; THENCE S.10°34'57"E., A DISTANCE OF 12.00 FEET; THENCE S.79°25'03"W., A DISTANCE OF 160.53 FEET; THENCE N.10°34'57"W., A DISTANCE OF 11.41 FEET; THENCE N.34°25'03"E., A DISTANCE OF 26.24 FEET; THENCE N.10°34'53"W., A DISTANCE OF 194.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°58'32", A DISTANCE OF 76.77 FEET TO A NON-RADIAL INTERSECTION THENCE N.10°34'57"W., A DISTANCE OF 12.03 FEET; THENCE S.79°25'03"W., A DISTANCE OF 229.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°34'57", A DISTANCE OF 485.05 FEET TO THE POINT OF TANGENCY; THENCE N.45°00'00"W., A DISTANCE OF 334.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 130.90 FEET TO THE POINT OF TANGENCY; THENCE N.60°00'00"W., A DISTANCE OF 713.77 FEET; THENCE S.30°00'00"W., A DISTANCE OF 12.00 FEET; THENCE N.60°00'00"W., A DISTANCE OF 55.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°33'56", A DISTANCE OF 65.07 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 338.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°11'00", A DISTANCE OF 95.47 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 281.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'45", A DISTANCE OF 71.26 FEET TO THE POINT OF TANGENCY; THENCE S.47°05'19"W., A DISTANCE OF 23.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°34'01", A DISTANCE OF 66.82 FEET TO A NON RADIAL INTERSECTION; THENCE S.33°56'02"W., A DISTANCE OF 70.07 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'40", A DISTANCE OF 182.55 FEET TO A RADIAL INTERSECTION; THENCE N.23°58'21"E., A DISTANCE OF 65.00 FEET TO A NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 50.24 FEET AND A RADIAL BEARING OF N.19°12'25"E. AT SAID INTERSECTION; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°32'59", A DISTANCE OF 60.11 FEET TO THE POINT OF TANGENCY; THENCE N.40°39'26" E., A DISTANCE OF 60.95 FEET TO A NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 76.00 FEET AND A RADIAL BEARING OF N.76°08'51"E. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°00'59", A DISTANCE OF 82.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 347.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'04", A DISTANCE OF 33.13 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°29'15", A DISTANCE OF 54.53 FEET TO A NON-TANGENT INTERSECTION; THENCE N.30°00'00"E., A DISTANCE OF 30.63 FEET; THENCE N.60°00'00"W., A DISTANCE OF 107.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°38'57", A DISTANCE OF 307.09 FEET TO THE POINT OF TANGENCY; THENCE N.01°21'03"W., A DISTANCE OF 254.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 300.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'00", A DISTANCE OF 471.06 FEET TO THE POINT OF TANGENCY; THENCE N.88°36'57"E., A DISTANCE OF 1694.77 FEET; THENCE S.89°48'53"E., A DISTANCE OF 919.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 300.00 FEET; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 471.24 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING**.

CONTAINING: 4870851 SQUARE FEET OR 111.819 ACRES MORE OR LESS.

DEDICATION:

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY AND CITY OF WESTLAKE FUTURE ZONING REGULATIONS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

ROADS

KINGFISHER BOULEVARD, WHIPPOORWILL CIRCLE, RAIN LILLY WAY, BUTTONBUSH DRIVE, SWITCHGRASS LANE, AND QUALBERRY COURT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STREET PURPOSES AND OTHER PROPER PURPOSES INCLUDING WATER, WASTE WATER, AND DRAINAGE NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #13, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATION TRACTS

TRACTS R.T. #1 THROUGH R.T. #5, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER MANAGEMENT TRACTS

TRACTS W.M.T. #1 THROUGH W.M.T. #6, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE SEMINOLE IMPROVEMENT DISTRICT FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT(S) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SEMINOLE IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

UTILITY EASEMENTS

ALL EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND EASEMENTS ESTABLISHED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR. PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

OPEN SPACE EASEMENTS

OPEN SPACE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE NON EXCLUSIVE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2017.

MINTO PBLH, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____

PRINT NAME: _____

JOHN F. CARTER, MANAGER

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2017.

SEMINOLE IMPROVEMENT DISTRICT
 AN INDEPENDENT SPECIAL DISTRICT
 OF THE STATE OF FLORIDA

WITNESS: _____ BY: _____

SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
 COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE[S], UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

 (CORPORATE NAME)

A _____ (STATE) CORPORATION

WITNESS: _____ BY: _____

SIGNATURE OF PRESIDENT OR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____ PRINT NAME - TITLE

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF _____ (CORPORATION NAME), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

CITY OF WESTLAKE'S APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2017, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

 CITY MANAGER, KEN CASSEL

 CITY MAYOR, ROGER MANNING

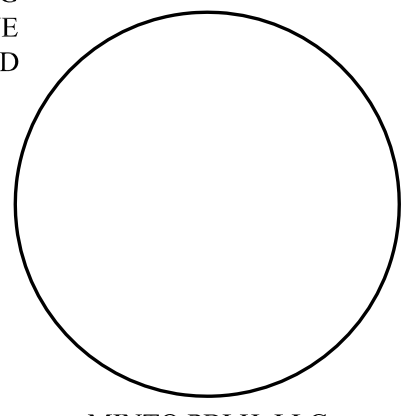
TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

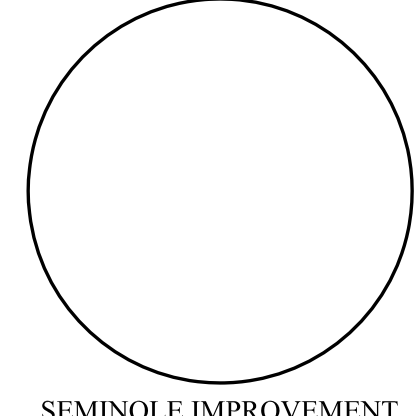
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN _____ (NAMES [S] OF OWNER [S]); THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT [ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON] [THERE ARE NO MORTGAGES OF RECORD]; AND THAT [THERE ARE NO OTHER ENCUMBRANCES OF RECORD] [THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT].

DATED: _____

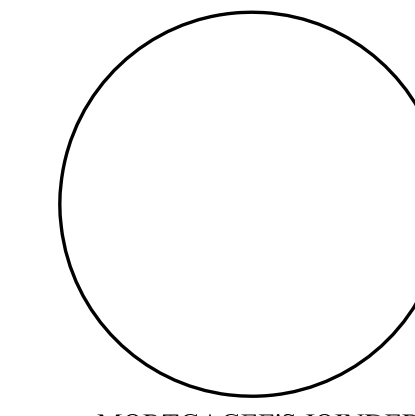
HARRY BINNIE, PRESIDENT
 FOUNDERS TITLE



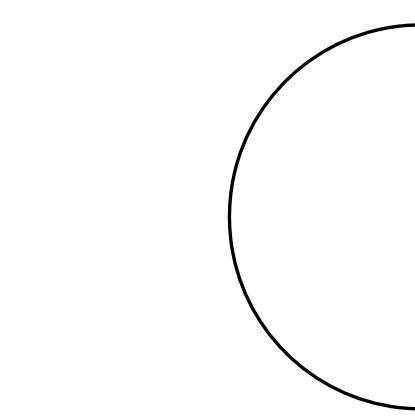
MINTO PBLH, LLC



SEMINOLE IMPROVEMENT DISTRICT



MORTGAGEE'S JOINDER AND CONSENT



SURVEYOR'S SEAL

AREA TABULATION (IN ACRES)	
SINGLE FAMILY LOTS (211 LOTS):	39.890
TRACT "A" (FUTURE DEVELOPMENT):	28.943
ROADWAY TRACTS:	12.675
OPEN SPACE TRACTS & RECREATION TRACTS:	2.384
WATER MANAGEMENT TRACTS:	27.927
WESTLAKE POD Q PHASE 1 P.U.D.:	111.819 TOTAL ACRES, MORE OR LESS

SURVEYORS NOTES

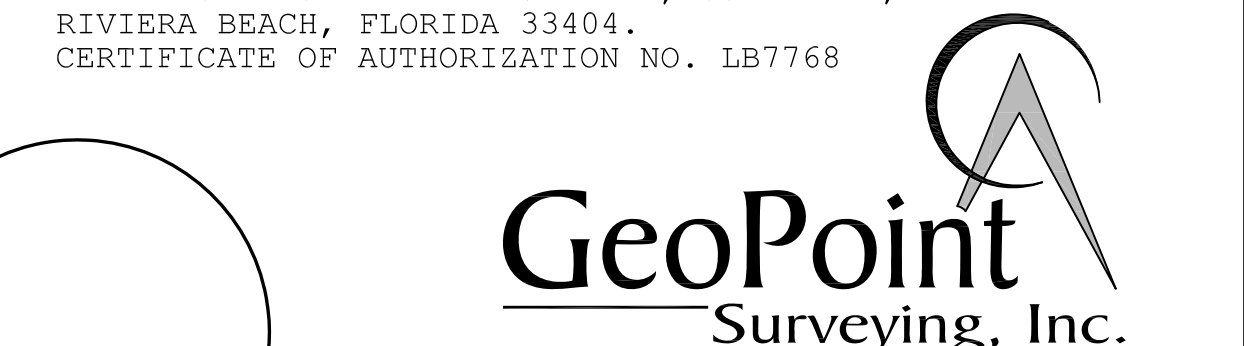
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ "A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: ● "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
 LICENSE NO. LS4828
 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
 GARY A. RAGER, P.S.M.
 LS4828 STATE OF FLORIDA,
 GEOPPOINT SURVEYING, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 105,
 RIVIERA BEACH, FLORIDA 33404.
 CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey

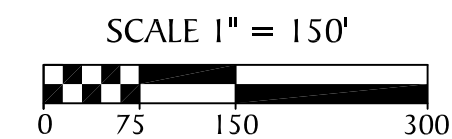
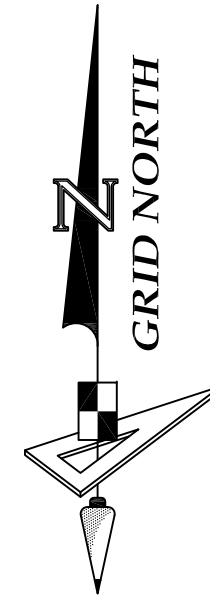
HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CERTIFIED CORNER RECORD #107591
FOUND BRASS DISK IN CONCRETE "P.B.C."
(MEASURED) N:884609.6818, E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #53945
(COUNTY) N:884609.971, E:891407.502
NAD83 (1990 ADJUSTMENT)

BASIS OF BEARINGS

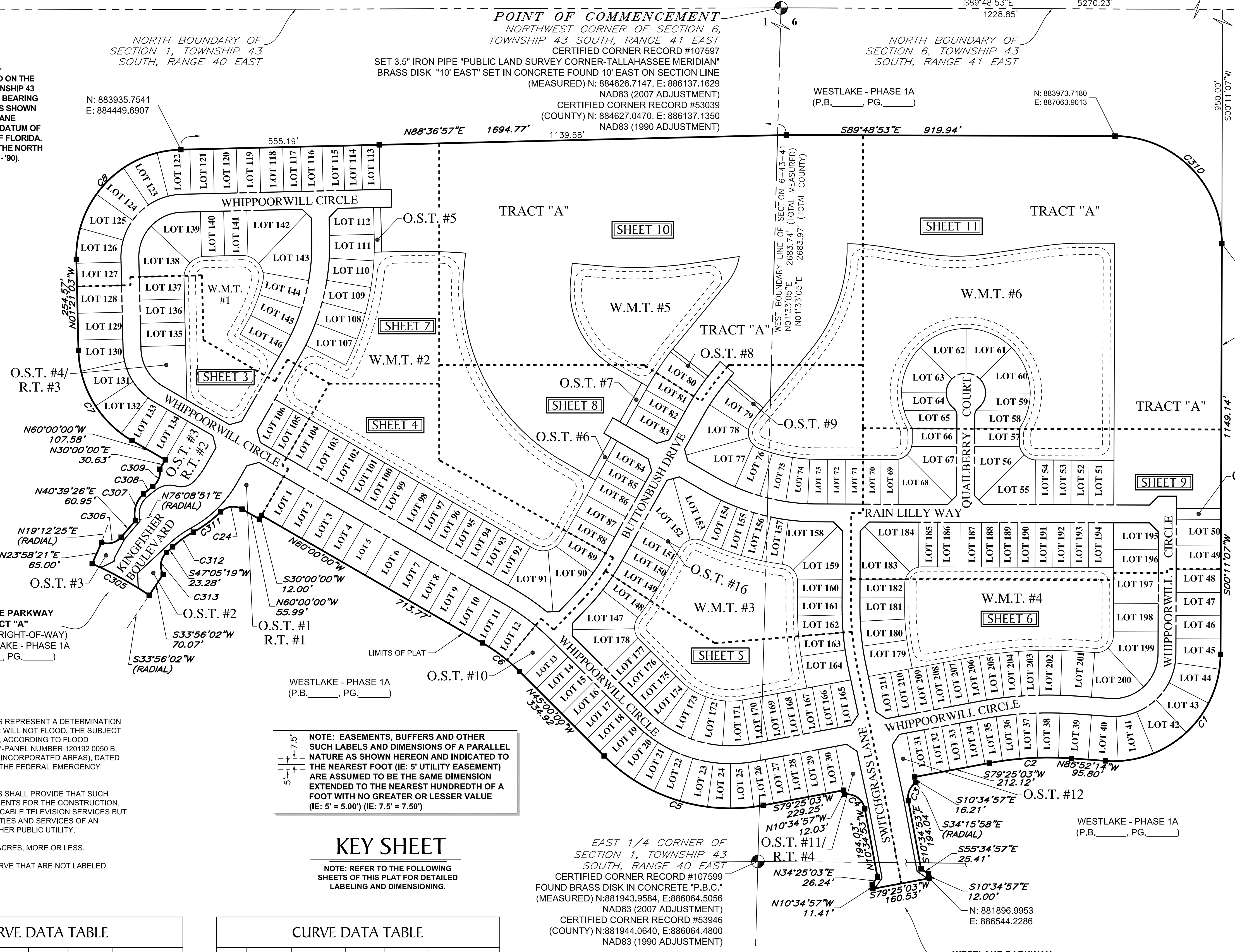
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).



POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CERTIFIED CORNER RECORD #107597
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE
(MEASURED) N: 884626.7147, E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #53039
(COUNTY) N: 884627.0470, E: 886137.1350
NAD83 (1990 ADJUSTMENT)

WESTLAKE - PHASE 1A (P.B. _____, PG. _____)
N: 883973.7180
E: 887063.9013



- NOTES:**
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "B", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120192 0050 B, PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS), DATED OCTOBER 15, 1982, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES BUT SHALL NOT INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 - THIS PARCEL CONTAINS 111.819 ACRES, MORE OR LESS.
 - ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREIN AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	300.00'	093°56'39"	491.89'	438.61'	S 47°09'26" W
C2	900.00'	014°42'43"	231.09'	230.46'	S 86°46'24" W
C3	50.00'	066°18'55"	57.87'	54.70'	S 22°34'33" W
C4	50.00'	087°58'32"	76.77'	69.45'	N 54°34'13" W
C5	500.00'	055°34'57"	485.05'	466.25'	N 72°47'28" W
C6	500.00'	015°00'00"	130.90'	130.53'	N 52°30'00" W
C7	300.00'	058°38'57"	307.09'	293.85'	N 30°40'32" W
C8	300.00'	089°58'00"	471.06'	424.14'	N 43°37'57" E
C24	50.00'	074°33'56"	65.07'	60.57'	S 82°43'02" W

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C305	1050.00'	009°57'40"	182.55'	182.32'	N 61°02'48" W
C306	50.24'	068°32'59"	60.11'	56.59'	N 74°55'56" E
C307	76.00'	062°00'59"	82.26'	78.30'	N 17°09'21" E
C308	347.20'	005°28'04"	33.13'	33.12'	N 50°53'52" E
C309	50.00'	062°29'15"	54.53'	51.87'	N 22°23'17" E
C310	300.00'	090°00'00"	471.24'	424.26'	S 44°48'53" E
C311	338.00'	016°11'00"	95.47'	95.15'	S 53°31'34" W
C312	281.00'	014°31'45"	71.26'	71.07'	S 54°21'11" W
C313	50.00'	076°34'01"	66.82'	61.96'	S 08°48'18" W

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

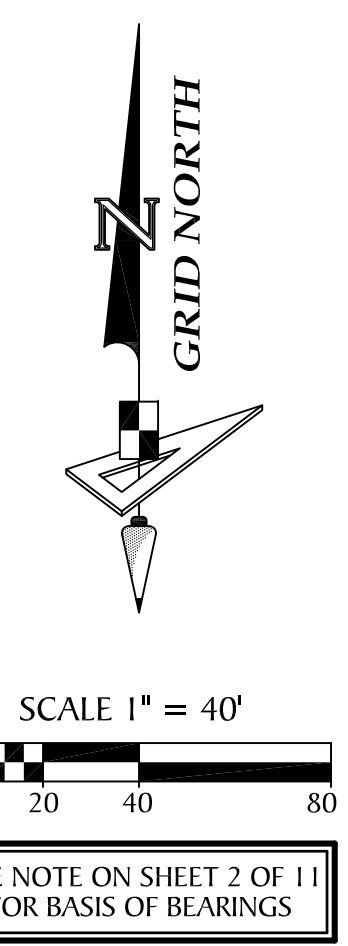
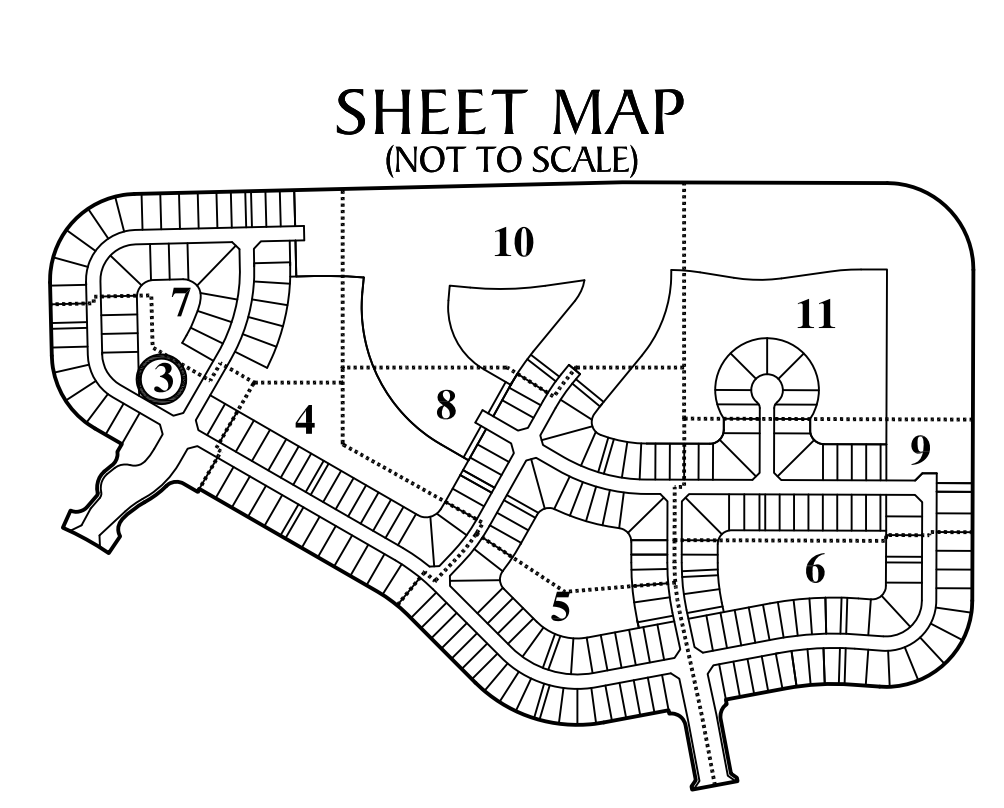
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O.R. --- Official Records Book
(TYP) --- Typical
(RB) --- Radial Bearing
(NR) --- Non-Radial line
(PR) --- Private Road
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(D.E.) --- Drainage Easement
C --- Curve
L --- Line
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O.S.T. --- Open Space Tract
O.S.E. --- Open Space Easement
W.M.T. --- Water Management Tract
L.M.E. --- Lake Maintenance Easement
L.M.A.E. --- Lake Maintenance Access Easement
L.A.E. --- Limited Access Easement
PG. --- Page
R.T. --- Recreation Tract
S.I.D. --- Seminole Improvement District
NAD --- North American Datum
LB --- Licensed Business
P.S.M. --- Professional Surveyor and Mapper
1/4 --- One Quarter

- WESTLAKE - PHASE 1A (P.B. _____, PG. _____)
O.S.T. #13/
R.T. #5



HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

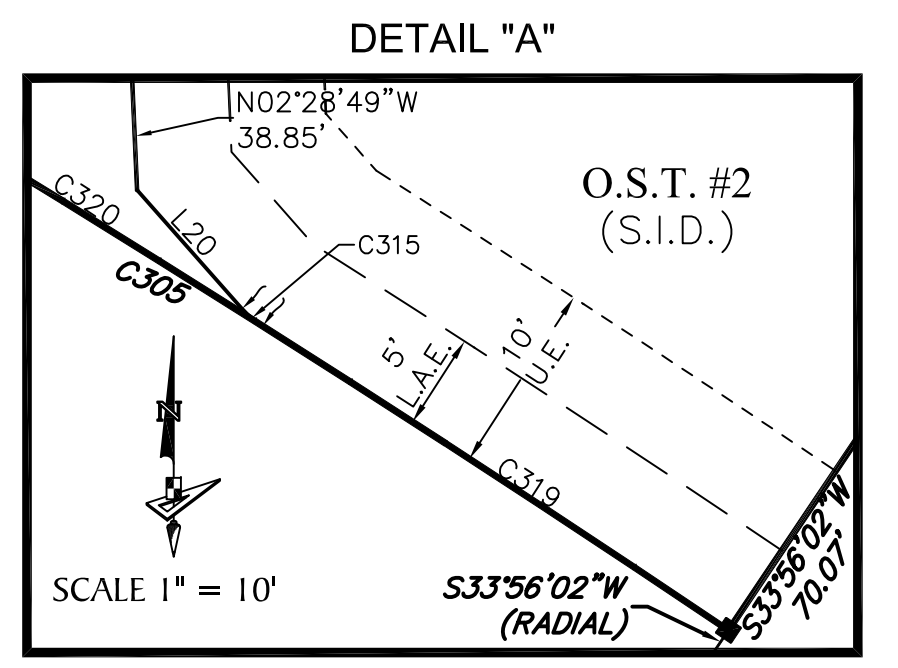
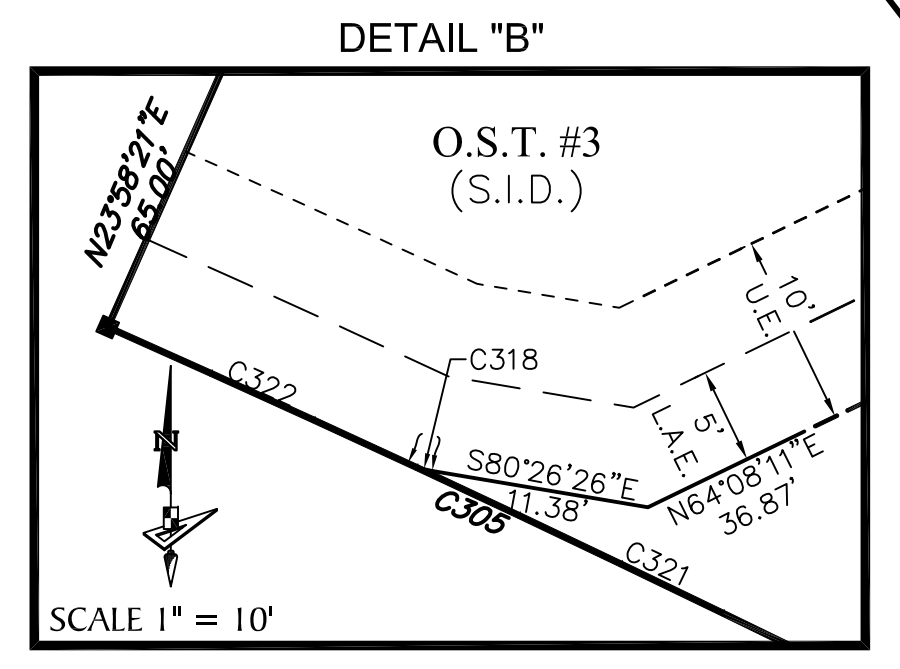
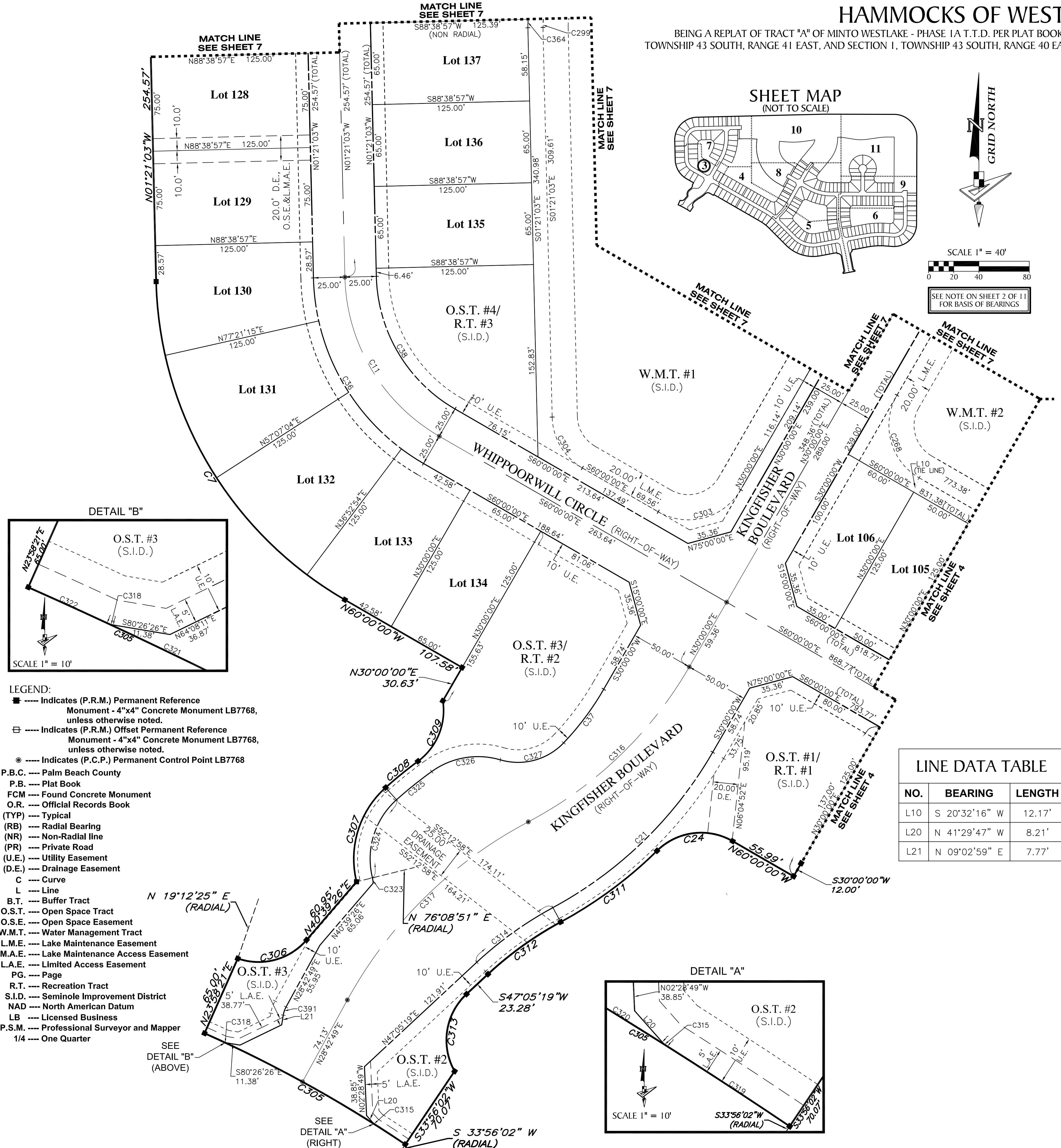


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	300.00'	058°38'57"	307.09'	293.85'	N 30°40'32" W
C11	150.00'	058°38'57"	153.54'	146.93'	S 30°40'32" E
C21	325.00'	031°37'04"	179.35'	177.08'	N 45°48'32" E
C24	50.00'	074°33'56"	65.07'	60.57'	S 82°43'02" W
C36	175.00'	058°38'57"	179.14'	171.41'	S 30°40'32" E
C37	225.00'	013°33'06"	53.22'	53.09'	S 36°46'33" W
C38	125.00'	058°38'57"	127.95'	122.44'	S 30°40'32" E
C65	175.00'	011°17'42"	34.50'	34.44'	S 06°59'54" E
C66	175.00'	020°14'10"	61.81'	61.49'	S 22°45'51" E
C67	175.00'	020°14'10"	61.81'	61.49'	S 43°00'01" E
C68	175.00'	006°52'54"	21.02'	21.01'	S 56°33'33" E
C154	50.00'	000°28'27"	0.41'	0.41'	N 60°14'14" W
C204	300.00'	011°17'42"	59.14'	59.05'	S 06°59'54" E
C205	300.00'	020°14'10"	105.96'	105.41'	S 22°45'51" E
C206	300.00'	020°14'10"	105.96'	105.41'	S 43°00'01" E
C207	300.00'	006°52'54"	36.03'	36.01'	S 56°33'33" E
C268	48.00'	090°00'00"	75.40'	67.88'	S 15°00'00" E
C299	48.00'	089°58'00"	75.37'	67.86'	S 43°37'57" W
C303	48.00'	090°00'00"	75.40'	67.88'	N 75°00'00" E
C304	48.00'	058°38'57"	49.13'	47.02'	S 30°40'32" E
C305	1050.00'	009°57'40"	182.55'	182.32'	N 61°02'48" W
C306	50.24'	068°32'59"	60.11'	56.59'	N 74°55'56" E
C307	76.00'	062°00'59"	82.26'	78.30'	N 17°09'21" E
C308	347.20'	005°28'04"	33.13'	33.12'	N 50°53'52" E
C309	50.00'	062°29'15"	54.53'	51.87'	N 22°23'17" E
C311	338.00'	016°11'00"	95.47'	95.15'	S 53°31'34" W
C312	281.00'	014°31'45"	71.26'	71.07'	S 54°21'11" W
C313	50.00'	076°34'01"	66.82'	61.96'	S 08°48'18" W
C314	294.00'	014°31'45"	74.55'	74.35'	S 54°21'11" W
C315	5.00'	016°09'12"	1.41'	1.40'	N 49°34'22" W
C316	320.00'	032°12'14"	179.86'	177.50'	N 46°06'07" E
C317	350.00'	033°29'26"	204.58'	201.68'	S 45°27'31" W
C318	5.00'	015°20'59"	1.34'	1.34'	S 72°45'57" E
C319	1050.00'	001°35'00"	29.02'	29.01'	N 56°51'28" W
C320	1050.00'	003°38'11"	66.64'	66.63'	N 59°28'04" W
C321	1050.00'	003°48'18"	69.73'	69.72'	N 63°11'18" W
C322	1050.00'	000°56'11"	17.16'	17.16'	N 65°33'33" W
C323	22.00'	011°04'13"	4.25'	4.24'	N 08°19'03" W
C324	63.00'	062°00'59"	68.19'	64.91'	S 17°09'21" W
C325	334.20'	006°08'52"	35.86'	35.84'	S 51°14'16" W
C326	63.00'	052°03'56"	57.25'	55.30'	S 80°20'40" W
C327	50.00'	062°49'31"	54.83'	52.12'	N 74°57'52" E
C363	60.00'	006°33'30"	6.87'	6.86'	S 01°55'42" W
C364	60.00'	089°58'00"	94.21'	84.83'	S 43°37'57" W
C389	50.00'	050°31'28"	44.09'	42.68'	S 70°41'48" W
C390	50.00'	023°34'02"	20.57'	20.42'	N 72°15'28" W
C391	20.00'	019°39'50"	6.86'	6.83'	S 18°52'54" W
C392	335.00'	002°32'18"	14.84'	14.84'	N 31°16'09" E
C393	76.00'	002°29'50"	3.31'	3.31'	S 46°54'55" W
C394	76.00'	018°56'26"	25.12'	25.01'	S 36°11'47" W
C395	76.00'	040°34'43"	53.83'	52.71'	S 06°26'13" W
C396	281.00'	000°54'18"	4.44'	4.44'	S 61°09'54" W
C397	281.00'	005°26'02"	26.65'	26.64'	S 57°59'44" W
C398	281.00'	008°11'24"	40.17'	40.13'	S 51°11'01" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	S 20°32'16" W	12.17'
L20	N 41°29'47" W	8.21'
L21	N 09°02'59" E	7.77'



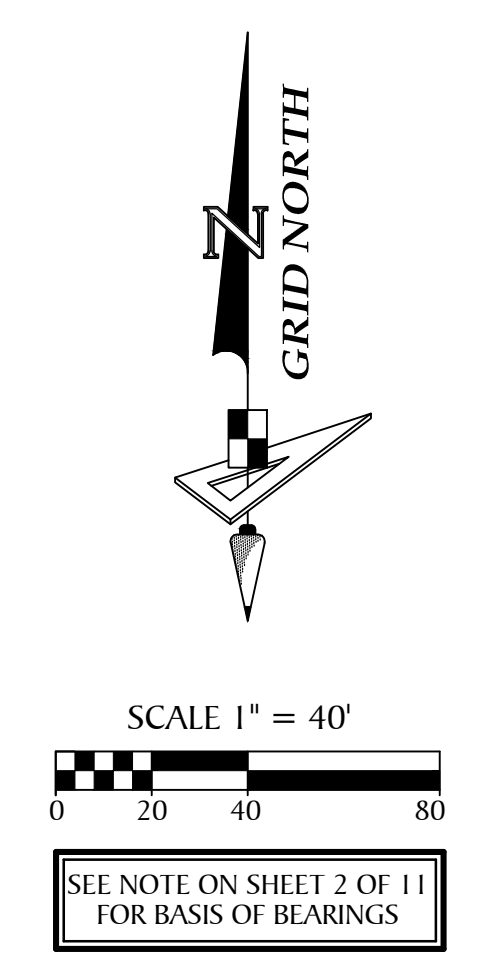
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GeoPoint
Surveying, Inc.

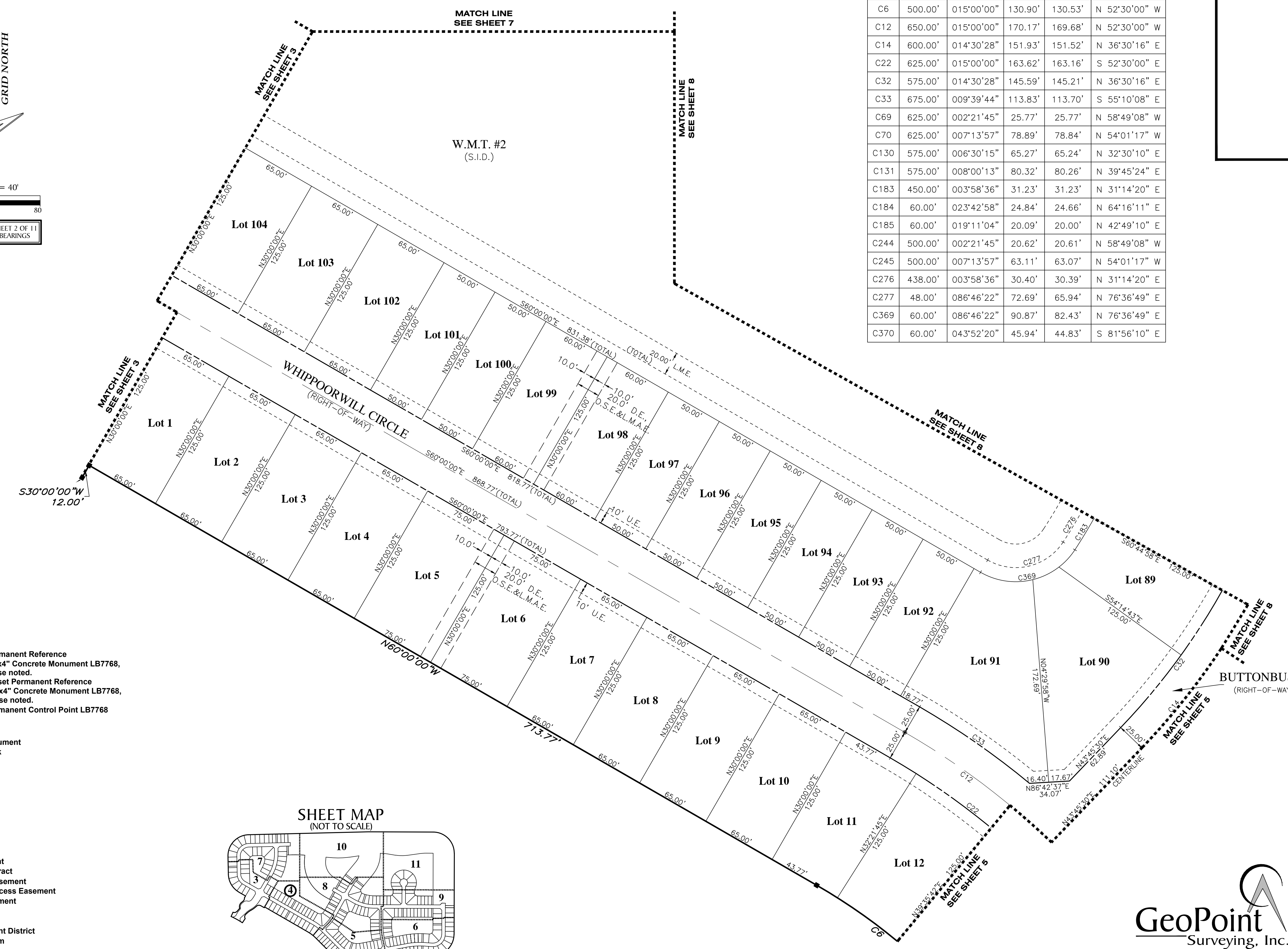
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HAMMOCKS OF WESTLAKE

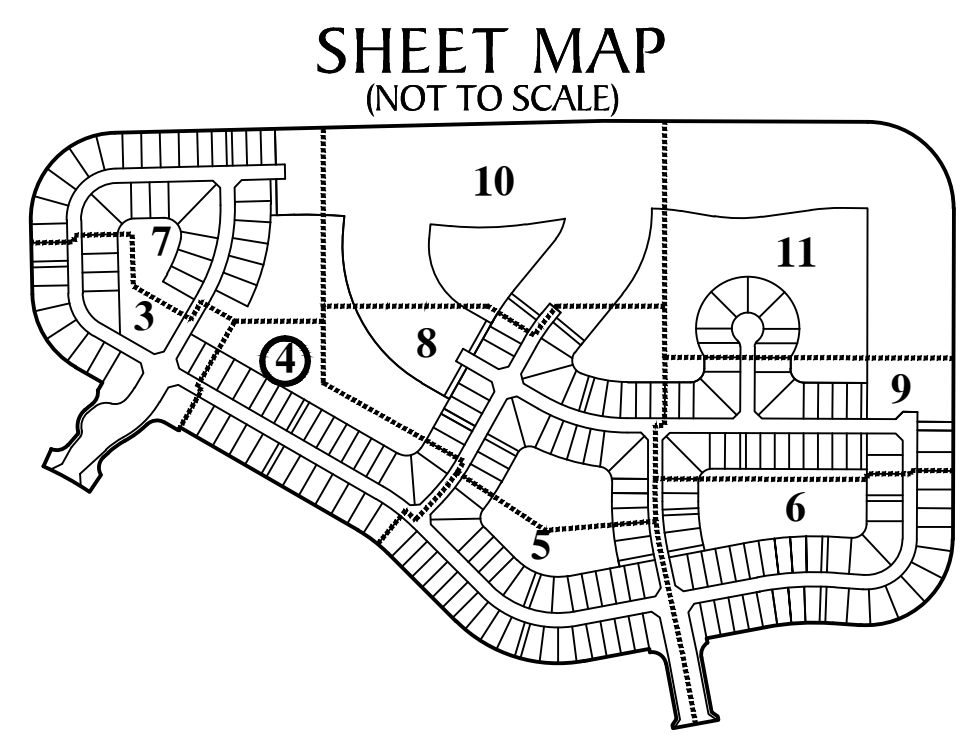
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NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	500.00'	015°00'00"	130.90'	130.53'	N 52°30'00" W
C12	650.00'	015°00'00"	170.17'	169.68'	N 52°30'00" W
C14	600.00'	014°30'28"	151.93'	151.52'	N 36°30'16" E
C22	625.00'	015°00'00"	163.62'	163.16'	S 52°30'00" E
C32	575.00'	014°30'28"	145.59'	145.21'	N 36°30'16" E
C33	675.00'	009°39'44"	113.83'	113.70'	S 55°10'08" E
C69	625.00'	002°21'45"	25.77'	25.77'	N 58°49'08" W
C70	625.00'	007°13'57"	78.89'	78.84'	N 54°01'17" W
C130	575.00'	006°30'15"	65.27'	65.24'	N 32°30'10" E
C131	575.00'	008°00'13"	80.32'	80.26'	N 39°45'24" E
C183	450.00'	003°58'36"	31.23'	31.23'	N 31°14'20" E
C184	60.00'	023°42'58"	24.84'	24.66'	N 64°16'11" E
C185	60.00'	019°11'04"	20.09'	20.00'	N 42°49'10" E
C244	500.00'	002°21'45"	20.62'	20.61'	N 58°49'08" W
C245	500.00'	007°13'57"	63.11'	63.07'	N 54°01'17" W
C276	438.00'	003°58'36"	30.40'	30.39'	N 31°14'20" E
C277	48.00'	086°46'22"	72.69'	65.94'	N 76°36'49" E
C369	60.00'	086°46'22"	90.87'	82.43'	N 76°36'49" E
C370	60.00'	043°52'20"	45.94'	44.83'	S 81°56'10" E



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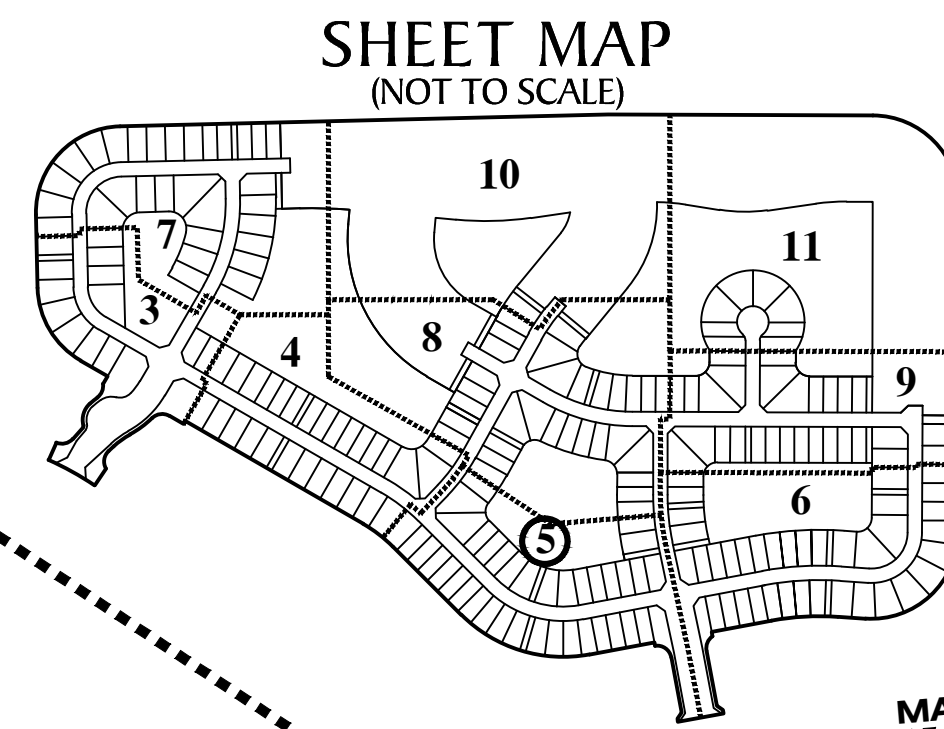
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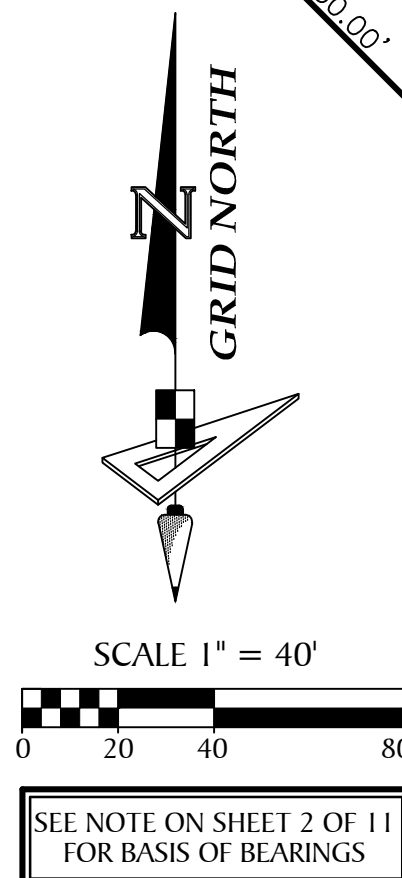
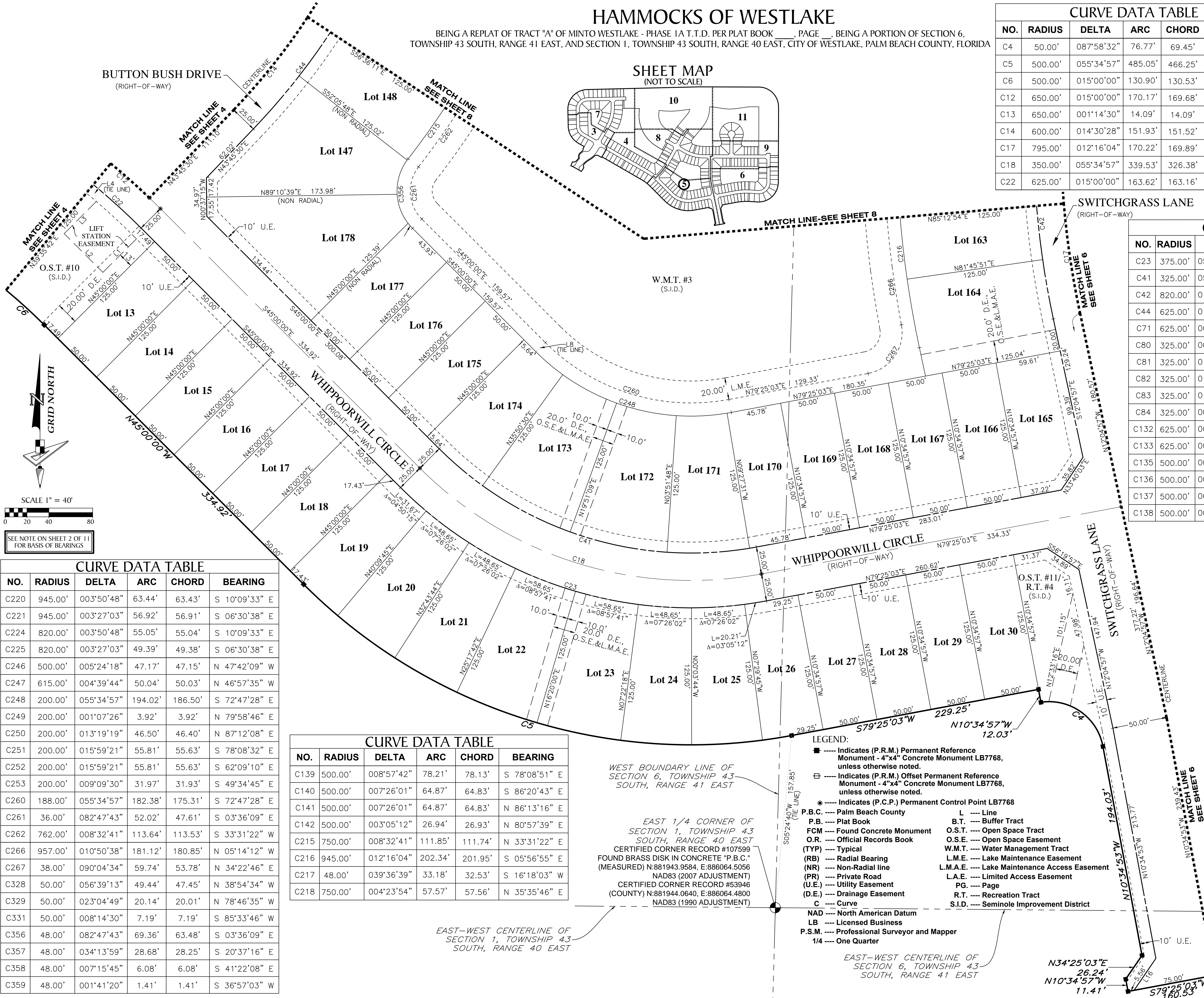
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BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	50.00'	087°58'32"	76.77'	69.45'	N 54°34'13" W
C5	500.00'	055°34'57"	485.05'	466.25'	N 72°47'28" W
C6	500.00'	015°00'00"	130.90'	130.53'	N 52°30'00" W
C12	650.00'	015°00'00"	170.17'	169.68'	N 52°30'00" W
C13	650.00'	001°14'30"	14.09'	14.09'	N 45°37'15" W
C14	600.00'	014°30'28"	151.93'	151.52'	N 36°30'16" E
C17	795.00'	012°16'04"	170.22'	169.89'	S 05°56'55" E
C18	350.00'	055°34'57"	339.53'	326.38'	S 72°47'28" E
C22	625.00'	015°00'00"	163.62'	163.16'	S 52°30'00" E

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C23	375.00'	055°34'57"	363.78'	349.69'	S 72°47'28" E
C41	325.00'	055°34'57"	315.28'	303.06'	S 72°47'28" E
C42	820.00'	012°16'04"	175.57'	175.24'	N 05°56'55" W
C44	625.00'	014°30'28"	158.26'	157.83'	N 36°30'16" E
C71	625.00'	005°24'18"	58.96'	58.94'	N 47°42'09" W
C80	325.00'	009°09'30"	51.95'	51.89'	S 49°34'45" E
C81	325.00'	015°59'21"	90.70'	90.40'	S 62°09'10" E
C82	325.00'	015°59'21"	90.70'	90.40'	S 78°08'32" E
C83	325.00'	013°19'19"	75.57'	75.40'	N 87°12'08" E
C84	325.00'	001°07'26"	6.37'	6.37'	N 79°58'46" E
C132	625.00'	005°51'18"	63.87'	63.84'	N 40°49'51" E
C133	625.00'	004°30'23"	49.16'	49.14'	N 35°39'00" E
C135	500.00'	004°50'15"	42.22'	42.20'	S 47°25'07" E
C136	500.00'	007°26'01"	64.87'	64.83'	S 53°33'16" E
C137	500.00'	007°26'01"	64.87'	64.83'	S 60°59'17" E
C138	500.00'	008°57'42"	78.21'	78.13'	S 69°11'09" E



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C220	945.00'	003°50'48"	63.44'	63.43'	S 10°09'33" E
C221	945.00'	003°27'03"	56.92'	56.91'	S 06°30'38" E
C224	820.00'	003°50'48"	55.05'	55.04'	S 10°09'33" E
C225	820.00'	003°27'03"	49.39'	49.38'	S 06°30'38" E
C246	500.00'	005°24'18"	47.17'	47.15'	N 47°42'09" W
C247	615.00'	004°39'44"	50.04'	50.03'	N 46°57'35" W
C248	200.00'	055°34'57"	194.02'	186.50'	S 72°47'28" E
C249	200.00'	001°07'26"	3.92'	3.92'	N 79°58'46" E
C250	200.00'	013°19'19"	46.50'	46.40'	N 87°12'08" E
C251	200.00'	015°59'21"	55.81'	55.63'	S 78°08'32" E
C252	200.00'	015°59'21"	55.81'	55.63'	S 62°09'10" E
C253	200.00'	009°09'30"	31.97'	31.93'	S 49°34'45" E
C260	188.00'	055°34'57"	182.38'	175.31'	S 72°47'28" E
C261	36.00'	082°47'43"	52.02'	47.61'	S 03°36'09" E
C262	762.00'	008°32'41"	113.64'	113.53'	S 33°31'22" W
C266	957.00'	010°50'38"	181.12'	180.85'	N 05°14'12" W
C267	38.00'	090°04'34"	59.74'	53.78'	N 34°22'46" E
C328	50.00'	056°39'13"	49.44'	47.45'	N 38°54'34" W
C329	50.00'	023°04'49"	20.14'	20.01'	N 78°46'35" W
C331	50.00'	008°14'30"	7.19'	7.19'	S 85°33'46" W
C356	48.00'	082°47'43"	69.36'	63.48'	S 03°36'09" E
C357	48.00'	034°13'59"	28.68'	28.25'	S 20°37'16" E
C358	48.00'	007°15'45"	6.08'	6.08'	S 41°22'08" E
C359	48.00'	001°41'20"	1.41'	1.41'	S 36°57'03" W

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C139	500.00'	008°57'42"	78.21'	78.13'	S 78°08'51" E
C140	500.00'	007°26'01"	64.87'	64.83'	S 86°20'43" E
C141	500.00'	007°26'01"	64.87'	64.83'	N 86°13'16" E
C142	500.00'	003°05'12"	26.94'	26.93'	N 80°57'39" E
C215	750.00'	008°32'41"	111.85'	111.74'	N 33°31'22" E
C216	945.00'	012°16'04"	202.34'	201.95'	S 05°56'55" E
C217	48.00'	039°36'39"	33.18'	32.53'	S 16°18'03" W
C218	750.00'	004°23'54"	57.57'	57.56'	N 35°35'46" E

WEST BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST

EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
 CERTIFIED CORNER RECORD #107599
 FOUND BRASS DISK IN CONCRETE "P.B.C." (MEASURED) N:881943.9584, E:886064.5056
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #53946
 (COUNTY) N:881944.0640, E:886064.4800
 NAD83 (1990 ADJUSTMENT)

EAST-WEST CENTERLINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point LB7768
 - P.B.C. --- Palm Beach County
 - P.B. --- Plat Book
 - FCM --- Found Concrete Monument
 - O.R. --- Official Records Book
 - (TYP) --- Typical
 - (RB) --- Radial Bearing
 - (NR) --- Non-Radial line
 - (PR) --- Private Road
 - (U.E.) --- Utility Easement
 - (D.E.) --- Drainage Easement
 - C --- Curve
 - NAD --- North American Datum
 - LB --- Licensed Business
 - P.S.M. --- Professional Surveyor and Mapper
 - 1/4 --- One Quarter
 - L --- Line
 - B.T. --- Buffer Tract
 - O.S.T. --- Open Space Tract
 - O.S.E. --- Open Space Easement
 - W.M.T. --- Water Management Tract
 - L.M.E. --- Lake Maintenance Easement
 - L.M.A.E. --- Lake Maintenance Access Easement
 - L.A.E. --- Limited Access Easement
 - PG --- Page
 - R.T. --- Recreation Tract
 - S.I.D. --- Seminole Improvement District

EAST-WEST CENTERLINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST

NO.	BEARING	LENGTH
L1	S 45°00'00" W	43.26'
L2	N 45°00'00" W	50.00'
L3	N 45°00'00" E	41.55'
L4	N 10°10'24" W	15.66'
L8	N 45°00'00" E	12.00'
L16	S 34°25'03" W	35.36'
L17	N 12°04'57" W	26.59'

GeoPoint
 Surveying, Inc.

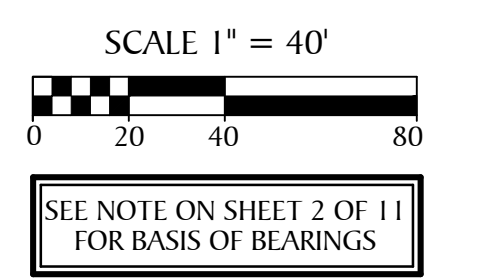
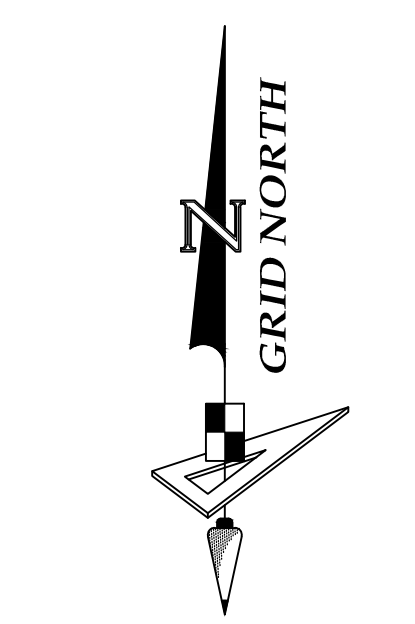
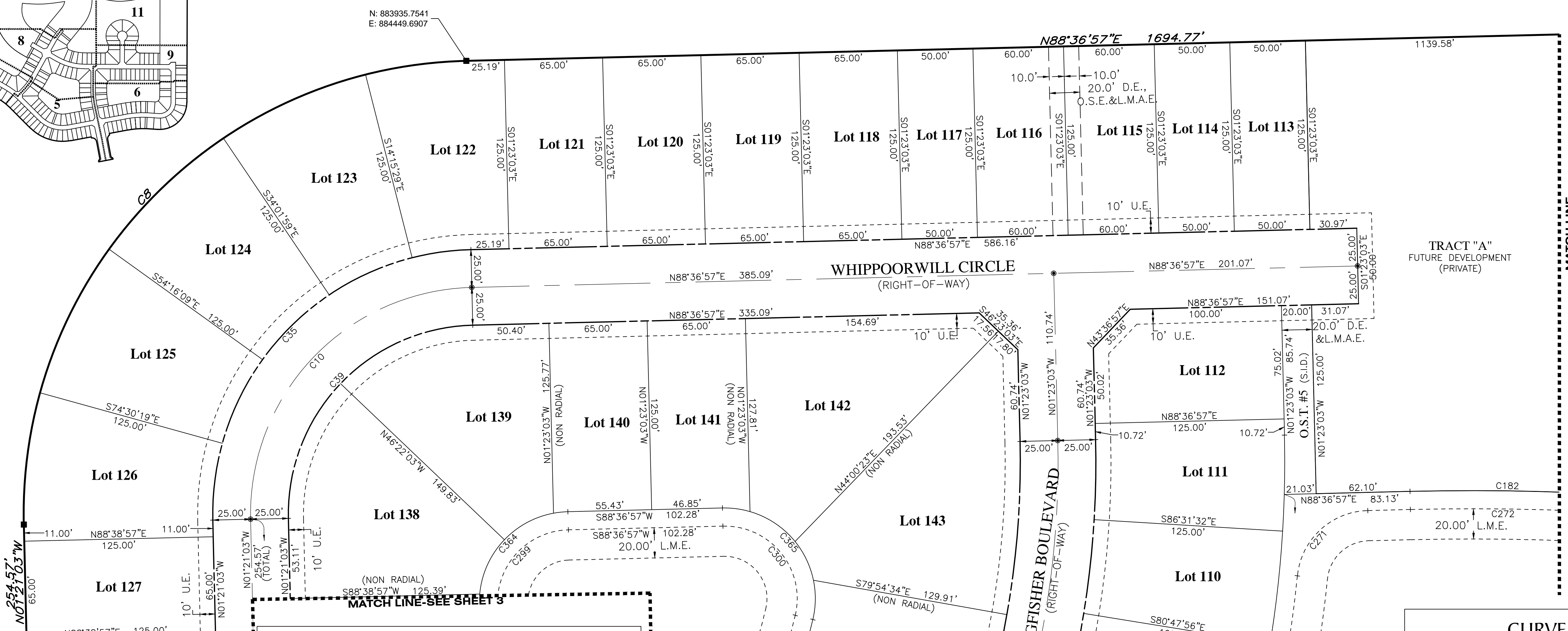
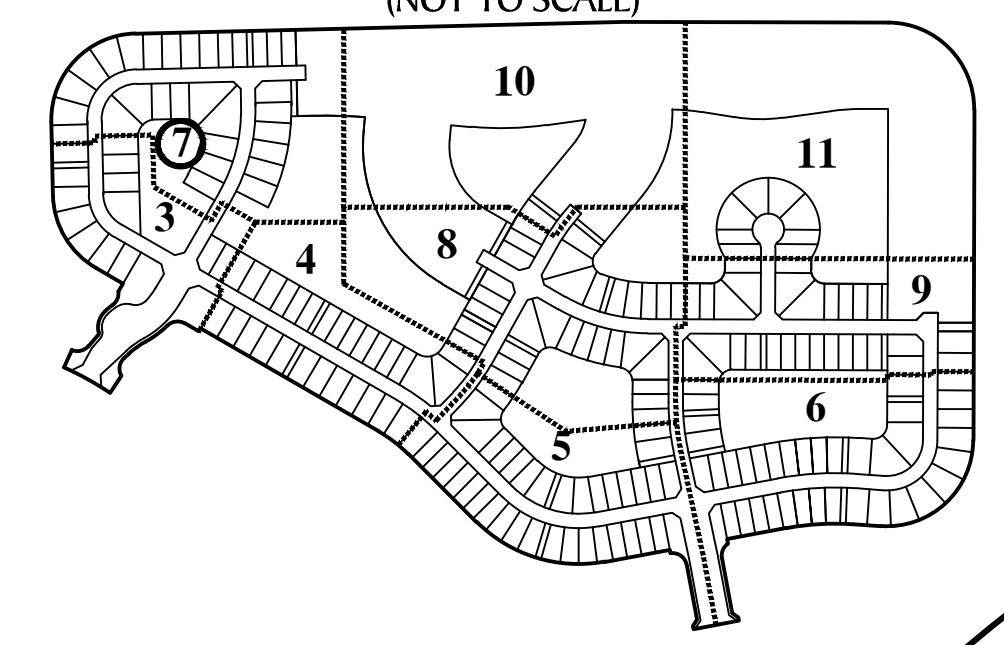
4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

SHEET 5 OF 11 SHEETS

HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET MAP
(NOT TO SCALE)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C8	300.00'	089°58'00"	471.06'	424.14'	N 43°37'57" E
C9	600.00'	031°23'03"	328.65'	324.56'	N 14°18'28" E
C10	150.00'	089°58'00"	235.53'	212.07'	S 43°37'57" W
C34	625.00'	031°23'03"	342.35'	338.08'	S 14°18'29" W
C35	175.00'	089°58'00"	274.79'	247.42'	S 43°37'57" W
C39	125.00'	089°58'00"	196.28'	176.73'	S 43°37'57" W
C40	575.00'	031°23'03"	314.96'	311.04'	N 14°18'29" E
C48	625.00'	003°14'17"	35.32'	35.32'	N 28°22'52" E
C49	625.00'	006°06'29"	66.62'	66.60'	N 23°42'29" E
C50	625.00'	005°43'35"	62.47'	62.44'	N 17°47'27" E
C51	625.00'	005°43'35"	62.47'	62.44'	N 12°03'51" E
C52	625.00'	005°43'35"	62.47'	62.44'	N 06°20'16" E
C53	625.00'	004°51'31"	53.00'	52.98'	N 01°02'43" E
C54	575.00'	011°28'29"	115.16'	114.97'	N 04°21'12" E
C55	574.97'	008°00'49"	80.42'	80.35'	N 14°05'51" E
C56	574.99'	008°00'57"	80.44'	80.38'	N 22°06'44" E
C57	575.00'	003°52'47"	38.94'	38.93'	N 28°03'36" E
C58	125.00'	044°59'00"	98.14'	95.64'	S 21°08'27" W
C59	125.00'	044°59'00"	98.14'	95.64'	S 66°07'27" W
C60	175.00'	012°52'26"	39.32'	39.24'	S 82°10'44" W
C61	175.00'	019°46'30"	60.40'	60.10'	S 65°51'16" W
C62	175.00'	020°14'10"	61.81'	61.49'	S 45°50'56" W
C63	175.00'	020°14'10"	61.81'	61.49'	S 25°36'46" W
C64	175.00'	016°50'44"	51.45'	51.27'	S 07°04'19" W
C182	1700.00'	005°48'43"	172.44'	172.37'	S 88°28'42" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C186	750.00'	028°08'46"	368.43'	364.74'	N 12°41'20" E
C187	750.00'	006°06'29"	79.95'	79.92'	N 23°42'29" E
C188	750.00'	005°43'35"	74.96'	74.93'	N 17°47'27" E
C189	750.00'	005°43'35"	74.96'	74.93'	N 12°03'51" E
C190	750.00'	005°43'35"	74.96'	74.93'	N 06°20'16" E
C191	750.00'	004°51'31"	63.60'	63.58'	N 01°02'43" E
C192	750.00'	025°08'44"	329.15'	326.52'	N 14°11'21" E
C193	750.00'	003°00'02"	39.28'	39.27'	N 00°06'58" E
C194	450.00'	016°38'22"	130.69'	130.23'	N 21°40'49" E
C195	450.00'	003°52'47"	30.47'	30.47'	N 28°03'36" E
C196	450.00'	008°00'57"	62.96'	62.91'	N 22°06'44" E
C197	450.99'	004°44'00"	37.26'	37.25'	N 15°43'57" E
C198	60.00'	025°01'58"	26.21'	26.01'	N 00°50'39" E
C199	300.00'	012°52'26"	67.40'	67.27'	S 82°10'44" W
C200	300.00'	019°46'30"	103.54'	103.03'	S 65°51'16" W
C201	300.00'	020°14'10"	105.96'	105.41'	S 45°50'56" W
C202	300.00'	020°14'10"	105.96'	105.41'	S 25°36'46" W
C203	300.00'	016°50'44"	88.20'	87.89'	S 07°04'19" W
C269	48.00'	086°45'43"	72.69'	65.94'	S 73°22'52" W
C270	762.00'	022°00'34"	292.71'	290.92'	S 16°39'34" W
C271	48.00'	082°57'40"	69.50'	63.59'	S 47°08'07" W
C272	1688.00'	003°40'47"	108.41'	108.39'	N 89°32'39" W
C299	48.00'	089°58'00"	75.37'	67.86'	S 43°37'57" W
C300	48.00'	104°44'41"	87.75'	76.03'	N 39°00'42" W
C301	438.00'	016°38'22"	127.20'	126.75'	N 21°40'49" E
C302	48.00'	090°00'00"	75.40'	67.88'	N 15°00'00" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L14	N 60°00'00" W	12.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C360	60.00'	009°10'21"	9.61'	9.60'	S 84°01'47" W
C361	60.00'	035°48'39"	37.50'	36.89'	S 61°32'17" W
C362	60.00'	038°25'30"	40.24'	39.49'	S 24°25'12" W
C364	60.00'	089°58'00"	94.21'	84.83'	S 43°37'57" W
C365	60.00'	104°44'41"	109.69'	95.04'	N 39°00'42" W
C366	60.00'	017°36'41"	18.45'	18.37'	N 82°34'43" W
C367	60.00'	034°42'21"	36.34'	35.79'	N 56°25'12" W
C368	60.00'	027°23'42"	28.69'	28.42'	N 25°22'10" W

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point LB7768
- P.B.C. --- Palm Beach County
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- (D.E.) --- Drainage Easement

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- PG. --- Page
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- S.I.D. --- Seminole Improvement District
- NAD --- North American Datum
- LB --- Licensed Business
- P.S.M. --- Professional Surveyor and Mapper
- 1/4 --- One Quarter



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Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

N88°36'57"E 1694.77'

1139.58'

S89°48'53"E 919.94'

LEGEND:

- ---- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ---- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ---- Indicates (P.C.P.) Permanent Control Point LB7768
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- NAD ---- North American Datum
- LB ---- Licensed Business
- P.S.M. ---- Professional Surveyor and Mapper
- 1/4 ---- One Quarter

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C15	600.00'	010°10'27"	106.54'	106.40'	S 34°20'16" W
C31	625.00'	010°10'27"	110.98'	110.84'	S 34°20'16" W
C127	625.00'	001°50'02"	20.01'	20.00'	S 38°30'28" W
C128	625.00'	004°29'42"	49.03'	49.02'	S 34°25'35" W
C170	450.00'	040°56'06"	321.50'	314.71'	N 18°57'26" E
C171	650.00'	008°50'31"	100.31'	100.21'	N 85°09'22" W
C174	750.00'	010°10'27"	133.18'	133.00'	S 34°20'16" W
C176	750.00'	004°38'52"	60.84'	60.82'	S 34°30'10" W
C177	750.00'	001°50'02"	24.01'	24.01'	S 38°30'28" W
C178	250.00'	065°27'55"	285.65'	270.36'	S 27°16'01" E
C179	1100.00'	013°35'39"	260.99'	260.38'	N 88°40'08" E
C180	150.00'	030°14'26"	79.17'	78.25'	N 24°18'16" E
C181	550.00'	065°27'55"	628.42'	594.79'	S 27°16'01" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C182	1700.00'	005°48'43"	172.44'	172.37'	S 88°28'42" E
C272	1688.00'	003°40'47"	108.41'	108.39'	N 89°32'39" W
C273	48.00'	092°06'52"	77.17'	69.12'	N 41°38'50" W
C274	562.00'	064°24'34"	631.78'	599.03'	N 27°47'41" W
C278	238.00'	065°27'55"	271.94'	257.38'	S 27°16'01" E
C279	36.00'	090°00'00"	56.55'	50.91'	S 50°27'57" W
C280	1112.00'	013°35'39"	263.84'	263.22'	S 88°40'08" W
C281	36.00'	137°33'11"	86.43'	67.12'	N 29°21'07" W
C282	762.00'	007°09'30"	95.20'	95.14'	N 35°50'44" E
C292	462.00'	035°00'39"	282.31'	277.93'	S 21°55'10" W
C293	36.00'	090°29'29"	56.86'	51.13'	S 49°39'35" W
C346	625.00'	000°55'00"	10.00'	10.00'	S 37°07'56" W
C347	750.00'	000°45'50"	10.00'	10.00'	S 37°12'31" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L9	S 54°26'42" W	15.78'
L11	S 64°25'15" W	28.40'
L13	S 50°34'31" E	12.00'

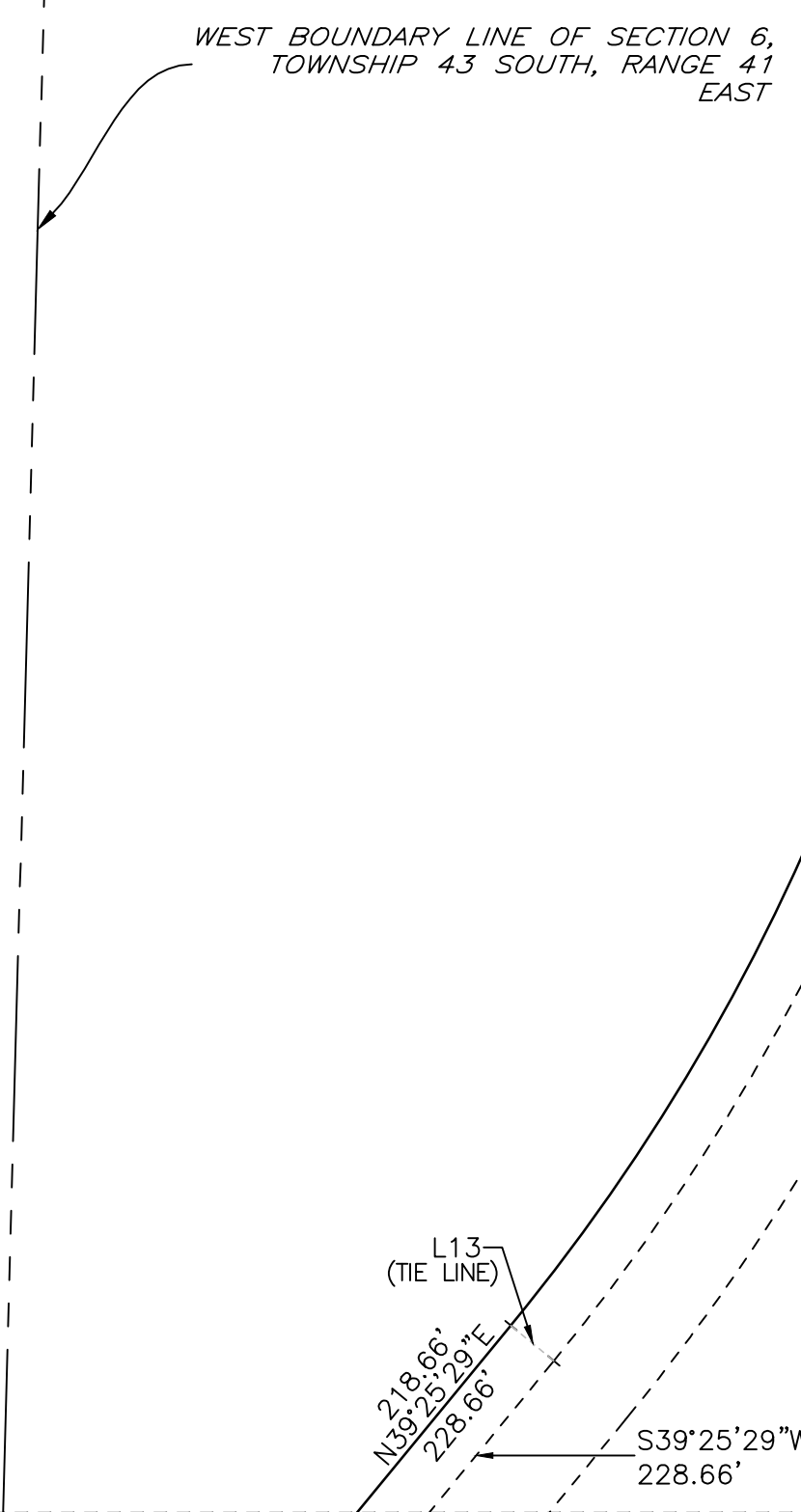
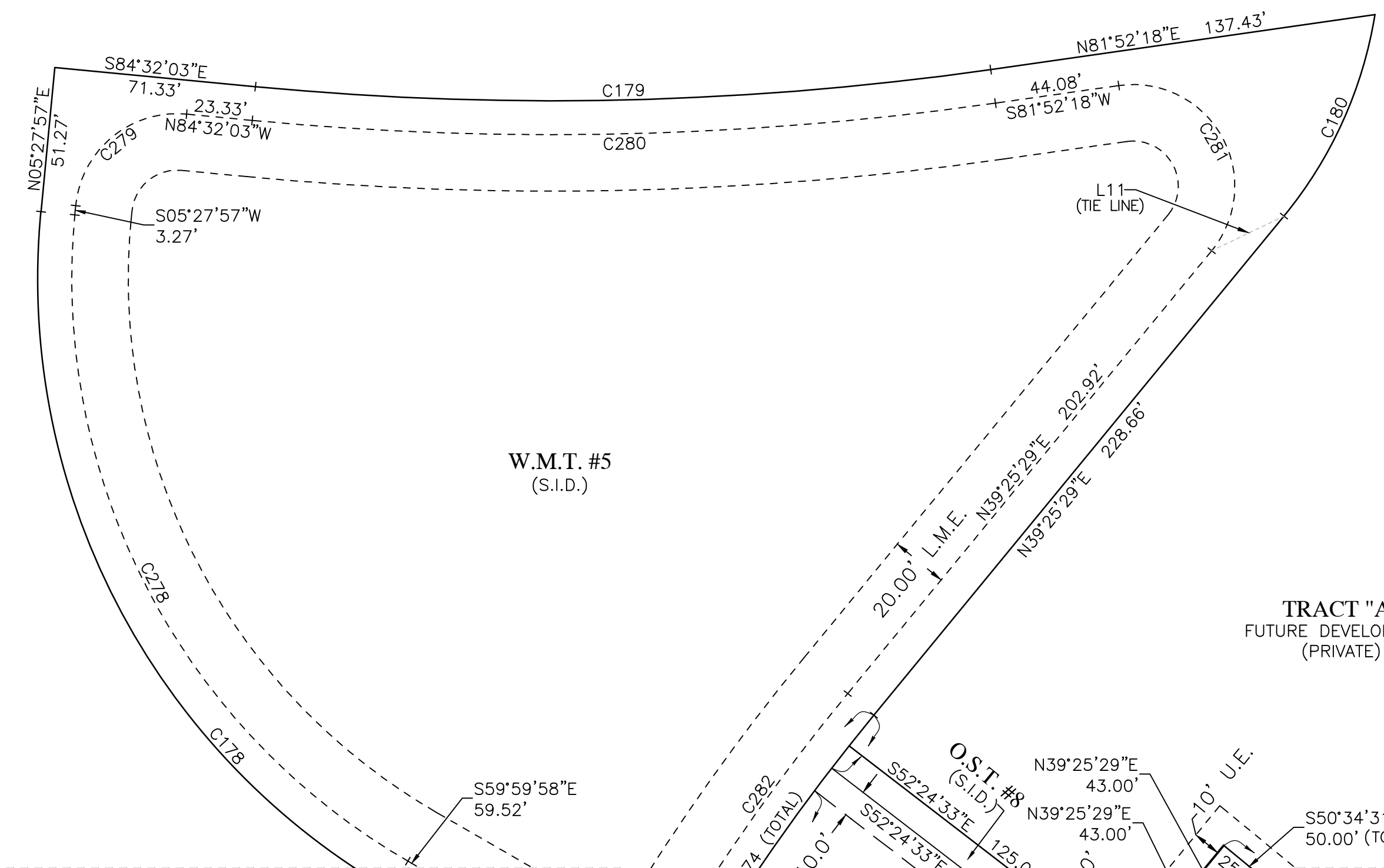
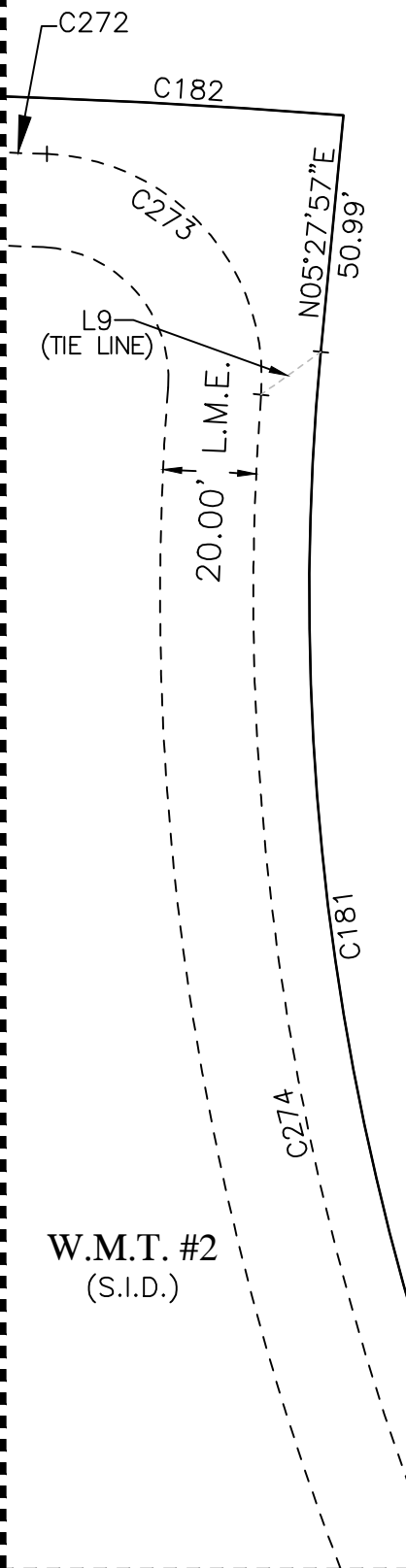
TRACT "A"
FUTURE DEVELOPMENT
(PRIVATE)

TRACT "A"
FUTURE DEVELOPMENT
(PRIVATE)

W.M.T. #5
(S.I.D.)

TRACT "A"
FUTURE DEVELOPMENT
(PRIVATE)

W.M.T. #6
(S.I.D.)



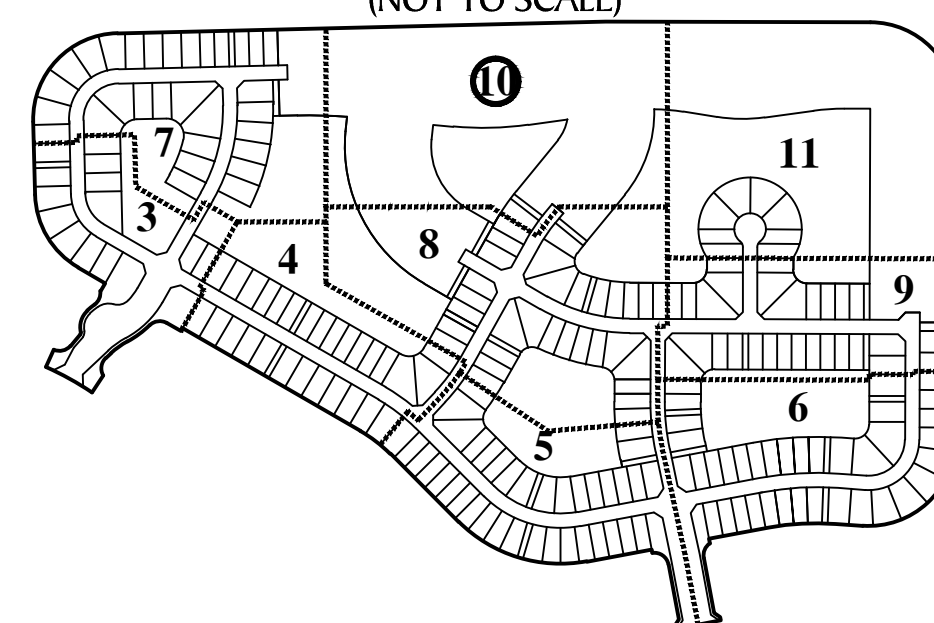
MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 11

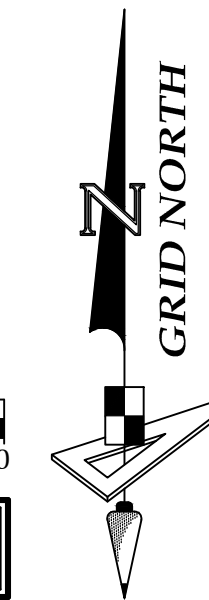
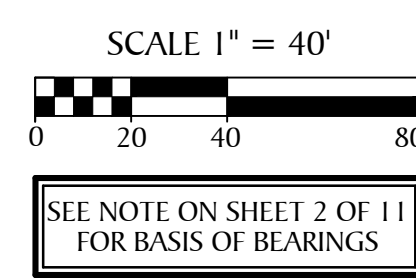
MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 8

SHEET MAP
(NOT TO SCALE)



BUTTON BUSH DRIVE
(PRIVATE RIGHT-OF-WAY)



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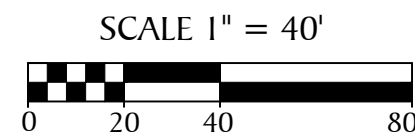
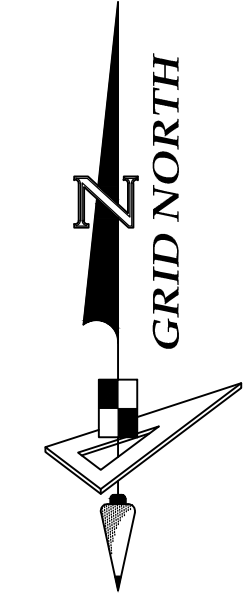
SHEET 10 OF 11 SHEETS

HAMMOCKS OF WESTLAKE

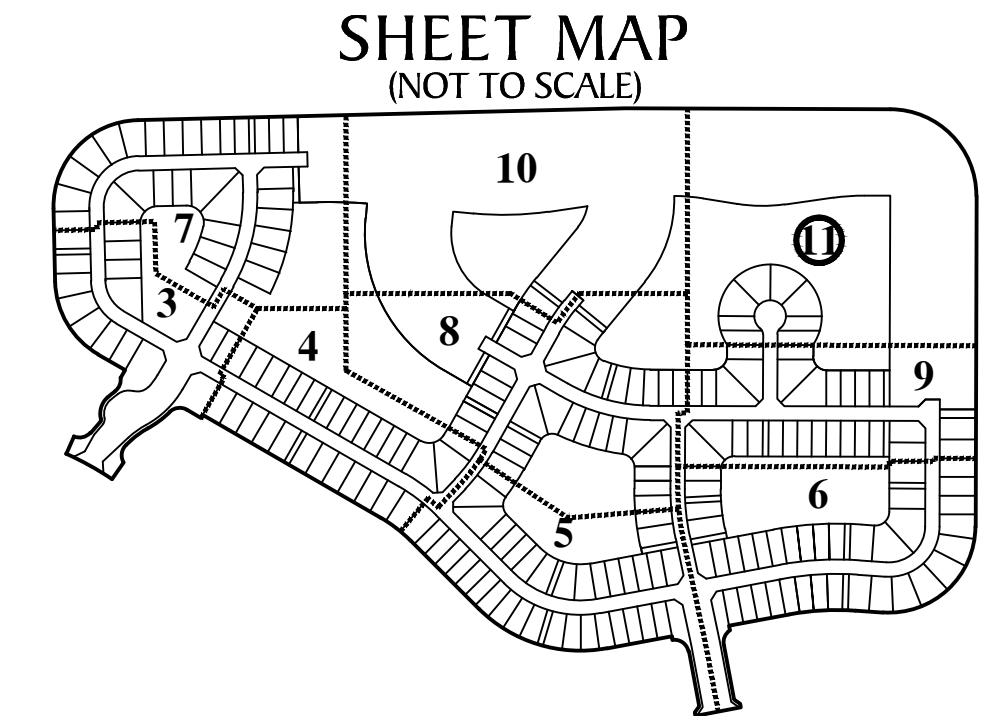
BEING A REPLAT OF TRACT "A" OF MINTO WESTLAKE - PHASE 1A T.T.D. PER PLAT BOOK _____, PAGE _____, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

S89°48'53"E 919.94'

N: 883973.7180
E: 887063.9013



SEE NOTE ON SHEET 2 OF 11 FOR BASIS OF BEARINGS



TRACT "A"
FUTURE DEVELOPMENT
(PRIVATE)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	S 09°15'54" W	12.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C26	25.00'	051°19'02"	22.39'	21.65'	N 25°50'38" E
C27	55.00'	282°38'08"	271.31'	68.75'	N 89°48'55" W
C28	25.00'	051°19'06"	22.39'	21.65'	S 25°28'26" E
C104	25.00'	029°12'39"	12.75'	12.61'	S 14°47'26" W
C105	25.00'	022°06'24"	9.65'	9.59'	S 40°26'57" W
C106	55.00'	051°03'29"	49.01'	47.41'	N 25°58'25" E
C107	55.00'	045°14'01"	43.42'	42.30'	N 22°10'20" W
C108	55.00'	045°01'32"	43.22'	42.12'	N 67°18'06" W
C109	55.00'	045°01'33"	43.22'	42.12'	S 67°40'21" W
C110	55.00'	045°14'01"	43.42'	42.30'	S 22°32'34" W
C111	55.00'	051°03'32"	49.01'	47.41'	S 25°36'13" E
C112	25.00'	022°06'19"	9.65'	9.59'	N 40°04'50" W
C113	25.00'	029°12'47"	12.75'	12.61'	N 14°25'17" W
C155	180.00'	017°20'49"	54.50'	54.29'	N 25°04'08" E
C156	180.00'	016°07'51"	50.68'	50.51'	N 08°19'48" E
C157	180.00'	045°03'12"	141.54'	137.92'	N 22°15'44" W
C158	180.00'	045°01'32"	141.45'	137.84'	N 67°18'06" W
C159	180.00'	045°01'33"	141.45'	137.84'	S 67°40'21" W
C160	180.00'	045°03'13"	141.54'	137.92'	S 22°37'58" W
C161	180.00'	016°07'51"	50.68'	50.51'	S 07°57'34" E
C162	180.00'	017°20'51"	54.50'	54.29'	S 24°41'55" E
C171	650.00'	008°50'31"	100.31'	100.21'	N 85°09'22" W
C172	550.00'	017°15'42"	165.70'	165.07'	S 89°21'57" E
C173	750.00'	008°10'55"	107.10'	107.01'	S 86°05'39" W
C285	36.00'	029°43'27"	18.68'	18.47'	S 15°02'50" W
C286	192.00'	239°26'55"	802.40'	333.47'	S 89°48'54" E
C287	36.00'	029°43'29"	18.68'	18.47'	N 14°40'37" W
C293	36.00'	090°29'29"	56.86'	51.13'	S 49°39'35" W
C294	638.00'	004°21'34"	48.54'	48.53'	N 82°54'53" W
C295	562.00'	017°15'42"	169.32'	168.68'	N 89°21'57" W
C296	738.00'	008°10'55"	105.39'	105.30'	S 86°05'39" W
C297	36.00'	090°00'00"	56.55'	50.91'	N 44°48'53" W
C310	300.00'	090°00'00"	471.24'	424.26'	S 44°48'53" E
C401	180.00'	247°06'53"	776.34'	300.00'	N 89°48'54" W

POINT OF BEGINNING
N: 883672.7494
E: 887362.9296

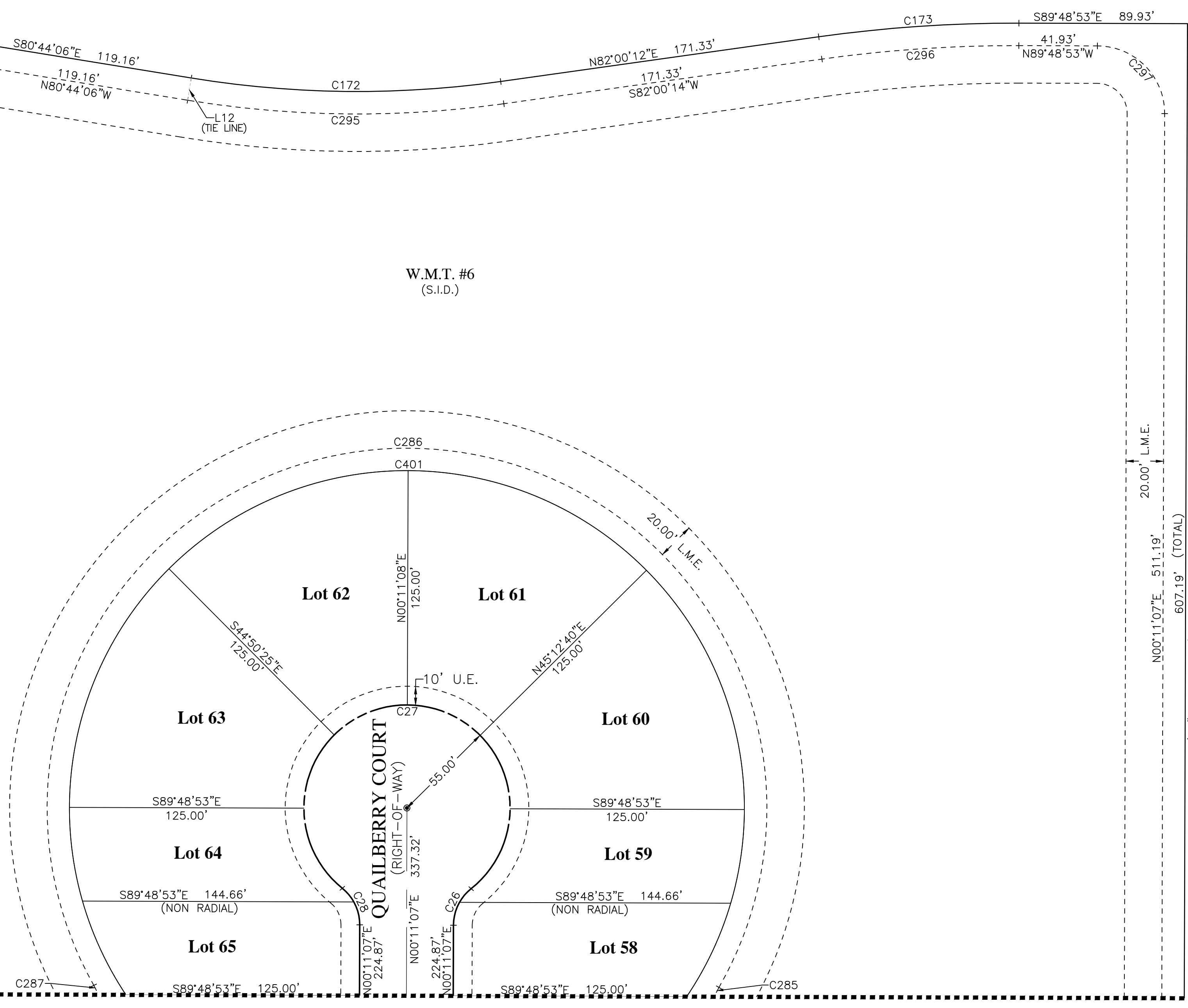
- LEGEND:**
- --- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - --- Indicates (P.C.P.) Permanent Control Point LB7768
 - P.B.C. --- Palm Beach County
 - P.B. --- Plat Book
 - FCM --- Found Concrete Monument
 - O.R. --- Official Records Book
 - (TYP) --- Typical
 - (RB) --- Radial Bearing
 - (NR) --- Non-Radial line
 - (PR) --- Private Road
 - (U.E.) --- Utility Easement
 - (D.E.) --- Drainage Easement
 - C --- Curve
 - L --- Line
 - B.T. --- Buffer Tract
 - O.S.T. --- Open Space Tract
 - O.S.E. --- Open Space Easement
 - W.M.T. --- Water Management Tract
 - L.M.E. --- Lake Maintenance Easement
 - L.M.A.E. --- Lake Maintenance Access Easement
 - L.A.E. --- Limited Access Easement
 - PG. --- Page
 - R.T. --- Recreation Tract
 - S.I.D. --- Seminole Improvement District
 - NAD --- North American Datum
 - LB --- Licensed Business
 - P.S.M. --- Professional Surveyor and Mapper
 - 1/4 --- One Quarter

MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 9

MATCH LINE
SEE SHEET 9



950.00'
S00°11'07"W
741.19'




4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Eighth Order of Business

MEMORANDUM

To: Mayor Roger Manning, Chair
Planning & Zoning Board Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: January 3, 2017

Subject: Master Plan Amendment

Please find a resolution for approval by the City Council for the Master Plan Amendment application. The Planning and Zoning Board will make a recommendation to the City Council to approve, approve with conditions or to deny the application. Nilsa Zacarias, of NZ Consultants, the City's Planner will make a presentation to the Board and the representative for the Applicant, Don Hearing of Coteleur & Hearing, has a presentation for the Board's consideration. A copy of the courtesy notice which was provided to property owner's within 1,000 feet of the property is provided for informational purposes.

The resolution which will be presented to the City Council on January 23, 2017, is being provided for informational purposes. The Planner has recommended approval of the application with conditions as set forth in the staff report. Should you have any questions, or need any additional information, please do not hesitate to call.

January 23, 2017

RESOLUTION 2017-3

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER PLAN AMENDMENT FOR MINTO WESTLAKE, TRADITIONAL TOWN DEVELOPMENT (TTD), IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for a Master Plan Amendment for Minto Westlake, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has jurisdiction to consider applications for planning and zoning related purposes; and

WHEREAS, the notice and public hearing requirements as set for in Palm Beach County's Unified Land Development regulations have been satisfied; and

WHEREAS, the application has been reviewed and recommendations have been made by the Planning and Zoning Board on or about January 9, 2017 at a public hearing; and

WHEREAS, the City Council has considered the evidence and testimony presented by the applicant, interested parties, and the staff report with recommendations to the Planning and Zoning Board; and

WHEREAS, the City Council has the authority to approve, approve with conditions or to deny the requested changes to the Master Plan Amendment; and

WHEREAS, Palm Beach County issued an approval of a Final Master Plan on or about November 3, 2014, via Resolution No. R-2014-1646 containing conditions of approval, and subsequently approved a corrected resolution via Resolution R-2014-1892; and

WHEREAS, the Master Plan Amendment seeks to modify certain conditions of approval as set forth in Resolution No. R-2014-1646.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The City Council for the City of Westlake hereby approves the Master Plan Amendment, for property as described in the attached Exhibit "A", containing

approximately 3,788.60 acres, which is located in the City of Westlake, and in Palm Beach County, Florida. The Master Plan Amendment is subject to conditions contained within the staff report, attached hereto and made a part hereof.

Section 3: All conditions of approval not changed by this Amendment as set forth in Palm Beach County's Resolution No. R-2014-1646 and Resolution No. R-2014-1892, remain as conditions of approval.

Section 4: This resolution shall take effect immediately upon its adoption.

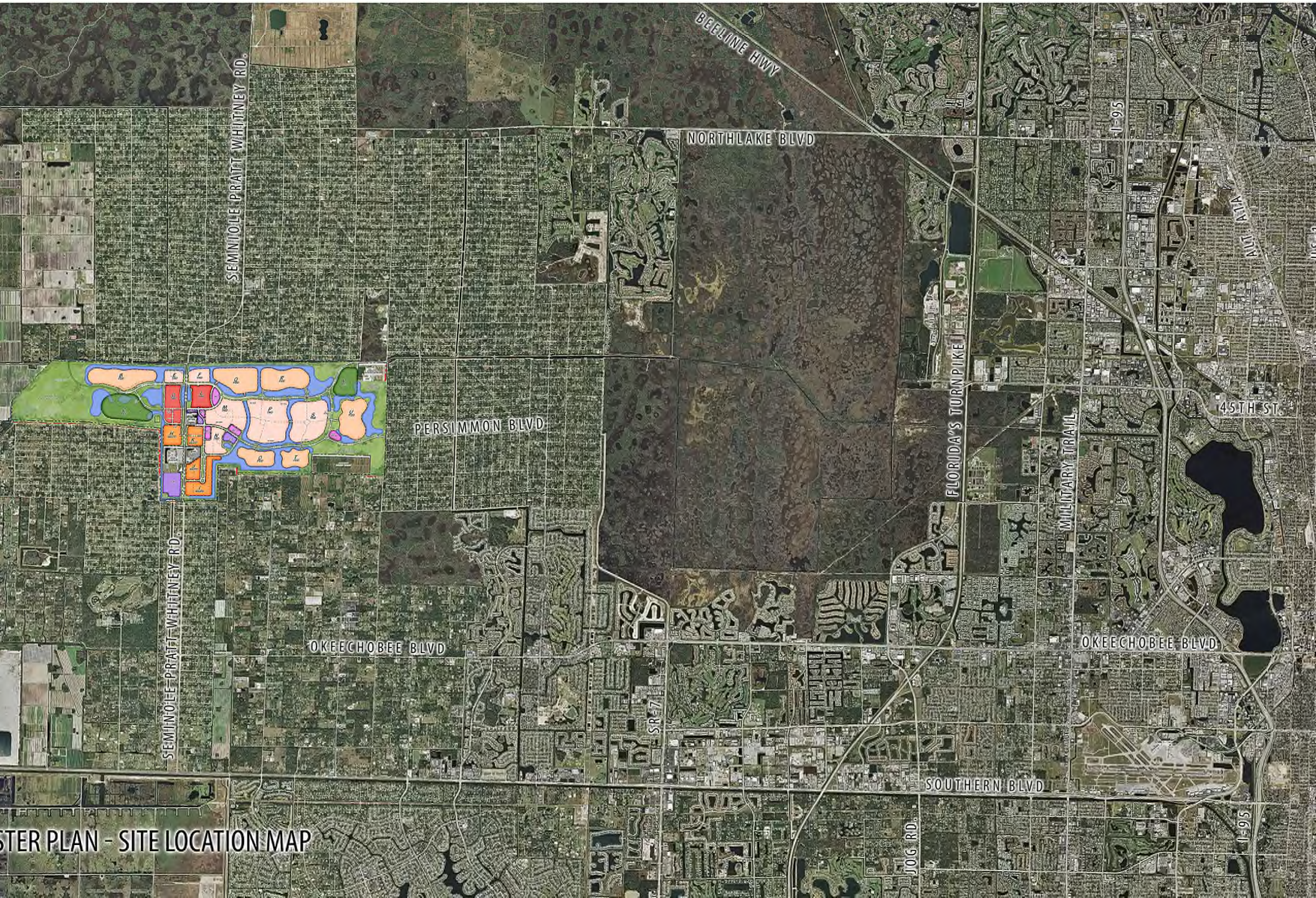
PASSED AND APPROVED by City Council for the City of Westlake, on this 23rd day

January, 2017.

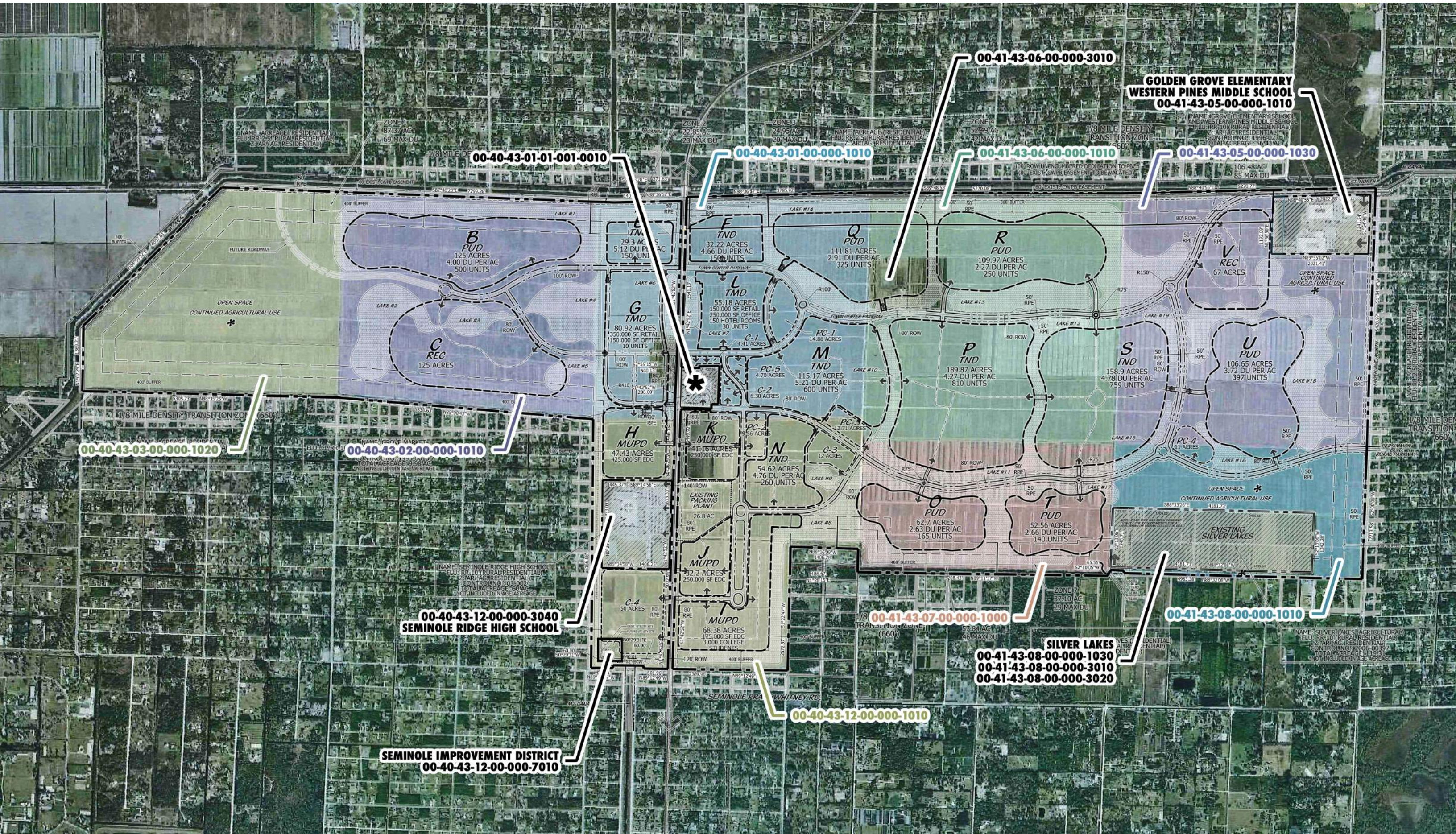
City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney



MASTER PLAN - SITE LOCATION MAP



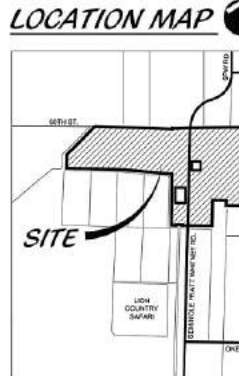


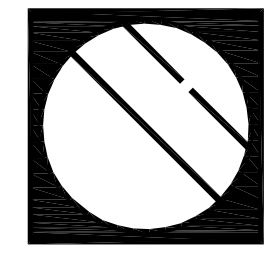
- END**
- MULTIPLE USE DISTRICT/ ECONOMIC DEVELOPMENT CENTER (EDC)
 - TRADITIONAL MARKETPLACE DEVELOPMENT
 - PLANNED UNIT DEVELOPMENT
 - TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 - CIVIC
 - PRIVATE CIVIC
 - COMMERCIAL RECREATION
 - LAKE/BIOSWALE

TTD LAND USE BREAKDOWN

LAND USE TYPE	Min % Req	Max % Req	Prop. AC	Prop. %
TND	30	90	590.08	15.31%
TMD	2	8	130.13	3.43%
MUPD	-	5	182.44	4.82%
PUD	-	10	568.64	15.01%
CIVIC DEDICATION	-	20	125.56	3.31%
NATURAL AREA*	50	-	2,035.35	53.72%
WATERWAYS / BIOSWALES			656.20	-
GREENWAYS / PATHWAYS			1,187.16	-
RECREATION			192.00	-
PACKING PLANT			26.80	0.71%
ROW WITHIN COMMON AREAS			139.60	3.68%
TOTAL			3,788.60	100.00%

* DOES NOT INCLUDE OPEN SPACE INTERIOR TO EACH INDIVIDUAL RESIDENTIAL COMMUNITY
** PERCENTAGE DOES NOT INCLUDE OPEN SPACE AREA OF POD C-4 IN NATURAL AREA
CALCULATIONS (ADDITIONAL 1%) SEE TRANSECTS TABLE FOR DETAILS.



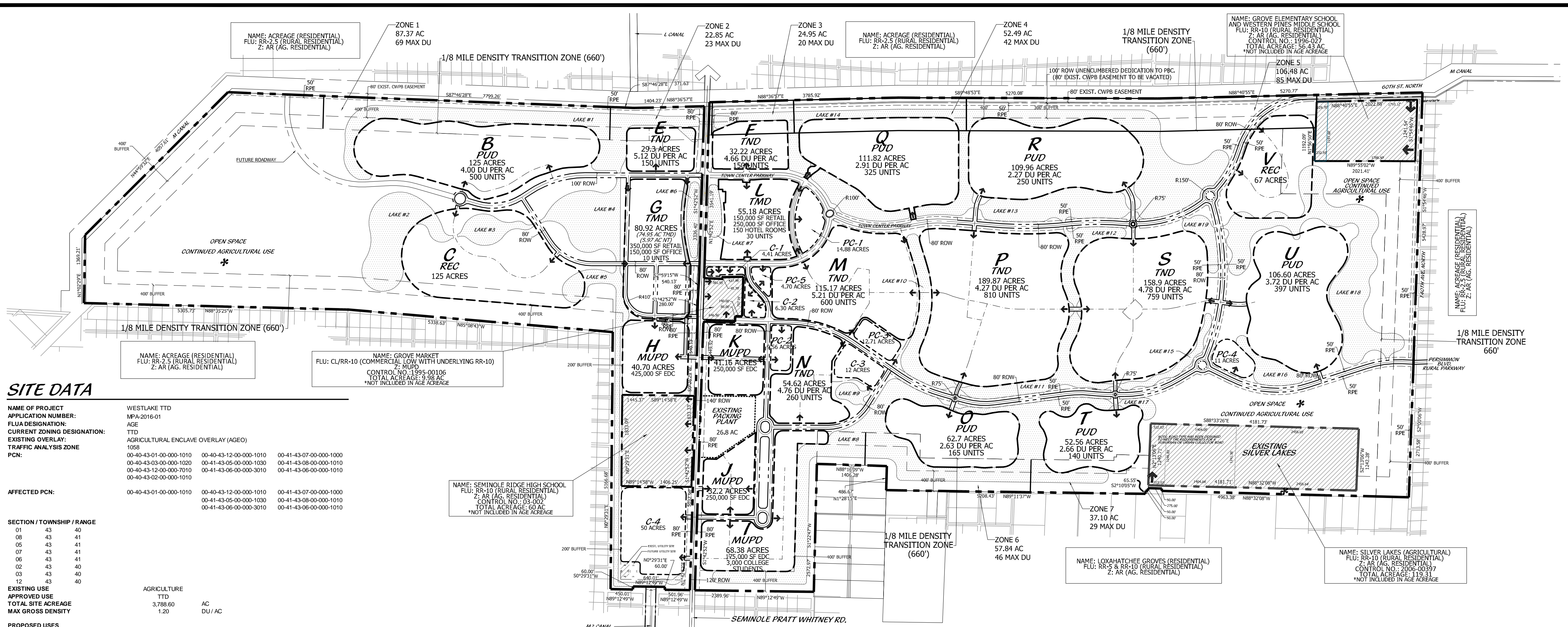


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MINTO WEST

FINAL MASTER PLAN
PALM BEACH COUNTY, FL



SITE DATA

NAME OF PROJECT: WESTLAKE TTD
APPLICATION NUMBER: MPA-2016-01
AGE: AGE
CURRENT ZONING DESIGNATION: TTD
EXISTING OVERLAY: AGRICULTURAL ENCLAVE OVERLAY (AGEO)
TRAFFIC ANALYSIS ZONE: 1058
PCN: 00-40-43-01-00-000-1010 00-40-43-12-00-000-1010 00-41-43-07-00-000-1000
 00-40-43-03-00-000-1020 00-41-43-05-00-000-1030 00-41-43-08-00-000-1010
 00-40-43-12-00-000-1010 00-41-43-05-00-000-1030 00-41-43-08-00-000-1010
 00-40-43-02-00-000-1010

AFFECTED PCN:

00-40-43-01-00-000-1010	00-40-43-12-00-000-1010	00-41-43-07-00-000-1000
00-40-43-03-00-000-1020	00-41-43-05-00-000-1030	00-41-43-08-00-000-1010
00-40-43-12-00-000-1010	00-41-43-05-00-000-1030	00-41-43-08-00-000-1010

SECTION / TOWNSHIP / RANGE

01	43	40
08	43	41
05	43	41
07	43	41
06	43	41
02	43	40
03	43	40
12	43	40

EXISTING USE

TTD	AC
3,788.60	AC
1.20	DU / AC

PROPOSED USES

RESIDENTIAL	3,746	DU
DETACHED - SINGLE FAMILY (SF)		
- ZERO LOT LINE HOMES (ZLL)		
ATTACHED	800	DU
- TOWNHOME (TH)		
- MULTIFAMILY (MF)		

NON-RESIDENTIAL

COMMERCIAL / RETAIL	500,000	SF
ECONOMIC DEVELOPMENT CENTER	1.5 M	SF
PRIVATE CIVIC	150,000	SF
COLLEGE / UNIVERSITY	3,000	STUDENTS
HOTEL	150	ROOMS

CIVIC USES

REQUIRED CIVIC ACREAGE	75.77	2%
PROPOSED CIVIC ACREAGE	125.56	3%
PUBLIC CIVIC ACREAGE	72.71	
PRIVATE CIVIC ACREAGE	52.85	

NATURAL TRANSECT

REQUIRED	55.00%
PROVIDED	55.04%

CONCURRENCY

CONCURRENCY BASED ON THE DENSITY AND INTENSITY APPROVED ON THE CONCEPTUAL PLAN.

RESIDENTIAL	
ATTACHED - TH/MF	600 DU
ATTACHED - TH/MF 55+	200 DU
DETACHED - SF/ZLL	3,446 DU
DETACHED - SF/ZLL 55+	300 DU
TOTAL = 4,546 DU	
NON-RESIDENTIAL	
EXISTING PACKING PLANT	26.80 AC
REQUESTED USES - COLLEGE	3,000 STUDENTS
HOTEL	150 ROOM

CONCURRENCY FOR CIVIC USES SUBJECT TO FUTURE REVIEW AND APPLICABLE ZONING APPROVAL.

OFFICE	450,000 SF
RESEARCH AND DEVELOPMENT	600,000 SF
LIGHT INDUSTRIAL (I)	450,000 SF
RETAIL	500,000 SF
TOTAL = 2,000,000 SF	
CIVIC - PRIVATE	150,000 SF
CIVIC - PUBLIC	50,000 SF
TOTAL = 200,000 SF	

FOOTNOTE:
 (1) LIGHT INDUSTRIAL USES TBD AT TIME OF FINAL SITE PLAN REVIEW APPROVAL.
 (2) RECREATION USE TBD AT TIME OF FINAL SITE PLAN REVIEW APPROVAL.
 (3) NOT PART OF THE 2.2 MILLION NON-RESIDENTIAL SQUARE FOOTAGE.

TABULAR DATA

POD(1)	ACREAGE				DU - RESIDENTIAL				DENSITY				NONRESIDENTIAL
	DRO APPROVAL	PROPOSED	% Change	% OF TOTAL	PROPOSED DETACHED	PROPOSED ATTACHED	DRO APPROVED TOTAL	% Change	% Change	DRO APPROVAL	PROPOSED	NONRESIDENTIAL	
C REC	125.00	125.00	0%	3.30%	-	-	-	-	-	-	-	-	-
B PUD	125.00	125.00	0%	3.30%	300	200	500	0	0%	4.00	4.00	-	-
E TND	29.30	29.30	0%	0.77%	-	150	150	150	0	0%	5.12	5.12	-
F TND	74.63	32.22	-57%	1.97%	-	150	150	350	-200	-57%	4.69	4.66	-
G TMD	80.92	74.95	-7%	2.13%	-	10	10	10	0	0%	-	350,000 SF RETAIL	-
H MUPD	43.94	40.70	-7%	1.16%	-	-	-	-	-	-	-	425,000 SF EDC	-
I MUPD	68.38	68.38	0%	1.80%	-	-	-	-	-	-	-	175,000 SF EDC	3,000 STDNT COLLEGE
J MUPD	32.20	32.20	0%	0.85%	-	-	-	-	-	-	-	250,000 SF EDC	-
K MUPD	41.16	41.16	0%	1.09%	-	-	-	-	-	-	-	250,000 SF EDC	-
L TMD	60.09	55.18	-8%	1.59%	-	30	30	30	0	0%	-	150,000 SF RETAIL	250,000 SF OFFICE
M TND	115.17	115.17	0%	3.04%	450	150	600	600	0	0%	5.21	5.21	-
N TND	54.62	54.62	0%	1.44%	150	110	260	260	0	0%	4.76	4.76	-
O PUD	62.70	62.70	0%	1.65%	165	-	165	165	0	0%	2.63	2.63	-
P TND	147.46	189.87	29%	5.39%	810	-	810	610	200	33%	4.14	4.27	-
Q PUD	133.00	111.82	-16%	3.51%	325	-	325	308	17	6%	2.32	2.91	-
R PUD	88.78	109.96	24%	2.34%	250	-	250	250	0	0%	2.82	2.27	-
S TND	158.90	158.90	0%	4.19%	759	-	759	759	0	0%	4.78	4.78	-
T PUD	52.56	52.56	0%	1.39%	140	-	140	140	0	0%	2.66	2.66	-
U PUD	106.60	106.60	0%	2.81%	397	-	397	414	-17	-4%	3.88	3.72	-
V REC	67.00	67.00	0%	1.77%	-	-	-	-	-	-	-	-	-
PACKING PLANT	26.80	26.80	0%	0.71%	-	-	-	-	-	-	-	PACKING PLANT	-
C-1 CIVIC	4.40	4.41	0%	0.12%	-	-	-	-	-	-	-	FIRE STATION	-
C-2 CIVIC	6.30	6.30	0%	0.17%	-	-	-	-	-	-	-	GOVERNMENT USE	-
C-3 CIVIC	12.00	12.00	0%	0.32%	-	-	-	-	-	-	-	ELEM. SCHOOL	-
C-4 CIVIC	50.00	50.00	0%	1.32%	-	-	-	-	-	-	-	DISTRICT PARK	-
PC-1 PRVT CIVIC	10.21	14.88	46%	0.27%	-	-	-	-	-	-	-	PRIVATE CIVIC	-
PC-2 PRVT CIVIC	9.56	9.56	0%	0.25%	-	-	-	-	-	-	-	PRIVATE CIVIC	-
PC-3 PRVT CIVIC	12.71	12.71	0%	0.34%	-	-	-	-	-	-	-	PRIVATE CIVIC	-
PC-4 PRVT CIVIC	11.00	11.00	0%	0.29%	-	-	-	-	-	-	-	PRIVATE CIVIC	-
PC-5 PRVT CIVIC	4.70	4.70	0%	0.12%	-	-	-	-	-	-	-	PRIVATE CIVIC	-
TOTAL	1815.09	1805.65	0%	3.74%	3,746	800	4,546	4,546					

Notes:
 (1) Each pod will comply with appropriate district regulations.
 (2) Maximum FAR for each pod shall be in accordance with the overall intensities shown on the PMP.
 (3) Minimum 2 Acre Park and Ride Lot Per Palm Tran Condition No. 3 TTD/R-2014-00094

PROJECT TEAM

PROPERTY OWNER
 MINTO COMMUNITIES
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 813-973-4400
 FAX: 954-978-5330

SITE PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377

SITE PLANNER
 MICHAEL PAPE & ASSOCIATES
 2341 SE 17TH STREET
 OCALA, FLORIDA 34471
 PHONE: 352-351-3500
 FAX: 352-351-0594

CIVIL ENGINEER
 HIGGINS ENGINEERING, INC.
 4623 FOREST HILL BLVD, SUITE 113
 WEST PALM BEACH, FLORIDA 33415
 PHONE: 561-439-7807
 FAX: 561-439-0026

SURVEYOR
 GEOPINT SURVEYING INC.
 1403 E. 5TH AVENUE
 TAMPA, FLORIDA 33605
 PHONE: 813-248-6888
 FAX: 813-248-2266

TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-286-6698
 FAX: 561-684-6336

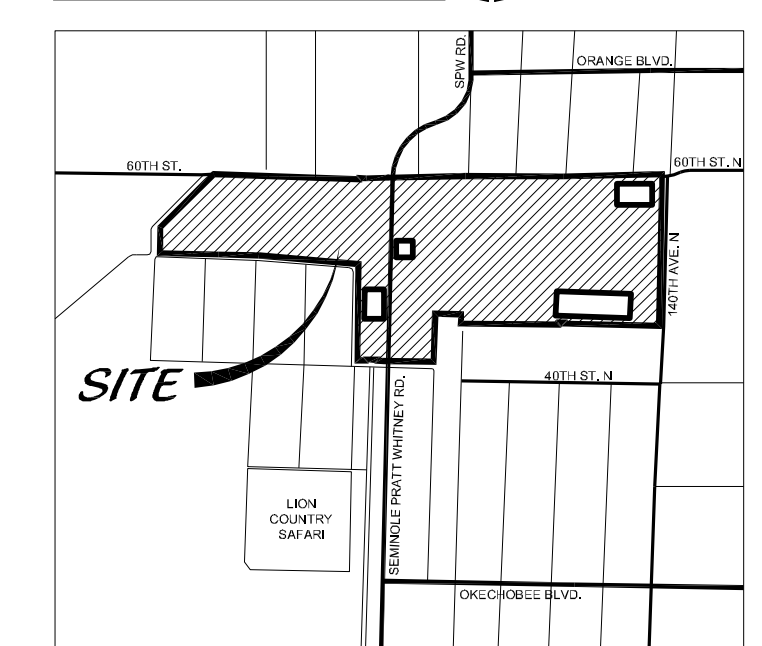
ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 772-287-8771
 MOBILE: 772-485-1700

CIVIL ENGINEER
 SIMMONS & WHITE
 5601 CORPORATE WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-478-7948
 FAX: 561-478-3738

LEGEND

TND	TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PUD	PLANNED UNIT DEVELOPMENT
TMD	TRADITIONAL MARKETPLACE DEVELOPMENT
MUPD/EDC	MULTIPLE USE DISTRICT/ ECONOMIC DEVELOPMENT CENTER
REC	RECREATION
CWPB	CITY OF WEST PALM BEACH
LAKES/BIOSWALE	LAKES/BIOSWALE
NOT INCLUDED	NOT INCLUDED
RPE	RURAL PARKWAY EASEMENT
INTERCONNECTED NEIGHBORHOOD STREET, SUBJECT TO DRO.	INTERCONNECTED NEIGHBORHOOD STREET, SUBJECT TO DRO.
ARTERIAL/COLLECTOR ROAD	ARTERIAL/COLLECTOR ROAD
EXTERNAL ACCESS POINT	EXTERNAL ACCESS POINT
OPEN SPACE CONTINUED AGRICULTURAL USE BASED UPON CONCEPTUAL PLAN	OPEN SPACE CONTINUED AGRICULTURAL USE BASED UPON CONCEPTUAL PLAN

LOCATION MAP



DRO AMENDMENTS
10.10.16 FMP

ZONING STAMP

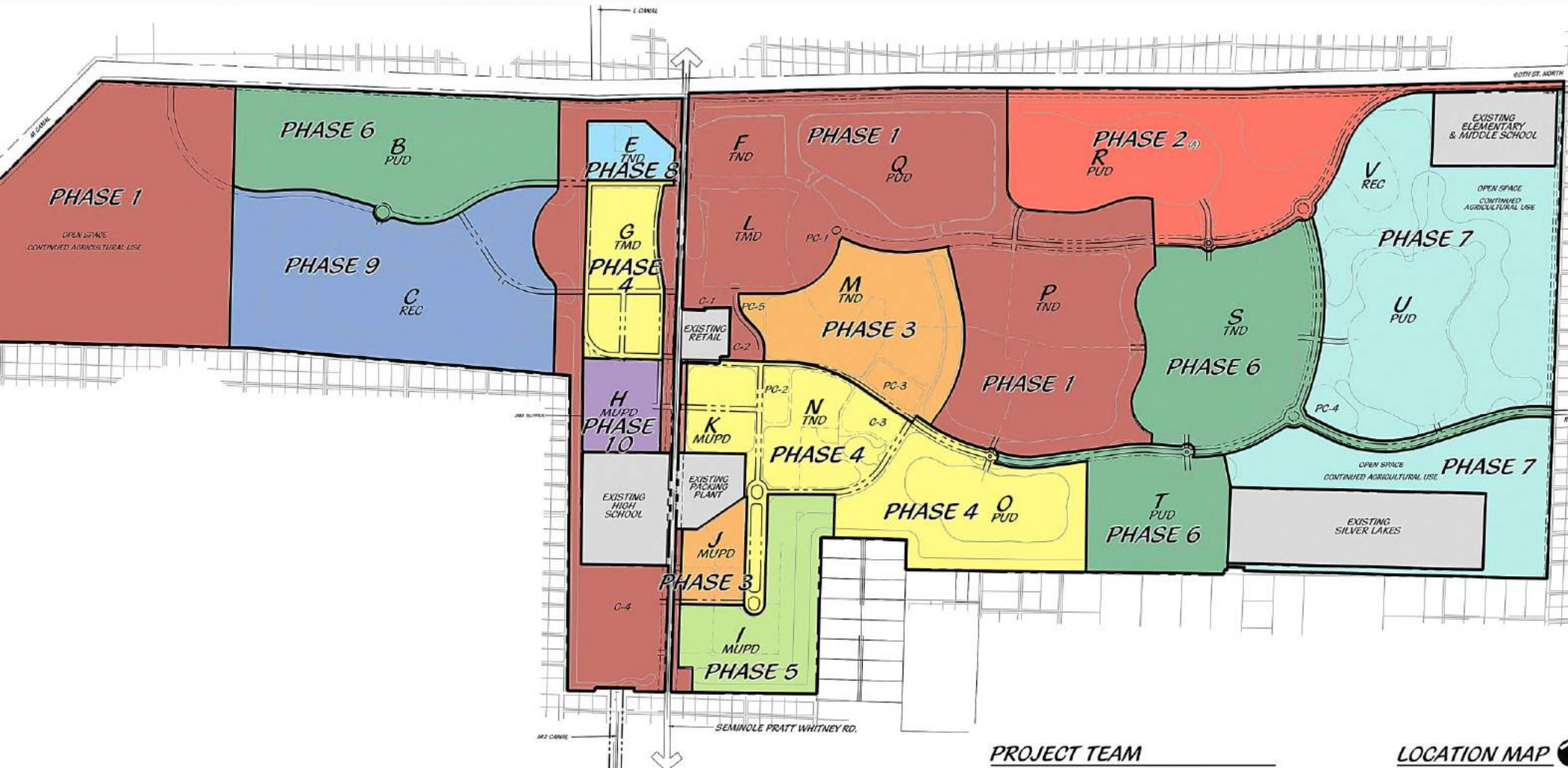


Scale: 1" = 1,000'

December 16, 2016 4:09:13 p.m.
 Drawing: 13-0518 PMP.DWG

SHEET FMP-1 OF 1

COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



TTD PHASING TABLE

PHASE	PARCEL	ACRES	%	CUMULATIVE ACRES	DWELLING UNITS	%	CUMULATIVE DU	NON RES. ACRES	%	NON RES. CUMULATIVE ACRES
1	F,L,P,Q	1243.05	32.81%	1243.05	1,315	28.93%	1,315	61.71	18.74%	61.71
2	R	292.89	7.73%	1535.74	250	5.50%	1,565	0.00%	61.71	61.71
3	J,M	101.22	5.05%	1726.96	600	13.20%	2,165	32.2	9.78%	93.91
4	G,K,N,O	403.21	10.64%	2130.17	435	9.57%	2,600	116.11	35.25%	210.02
5	I	113.27	2.99%	2243.44		0.00%	2,600	68.38	20.76%	278.4
6	B,S,T	566.35	14.95%	2809.79	1,399	30.77%	3,999		0.00%	278.4
7	U,V	593.44	15.66%	3403.23	397	8.73%	4,396		0.00%	278.4
8	E	29.28	0.77%	3432.51	150	3.30%	4,546		0.00%	278.4
9	C	310.74	8.20%	3743.25		0.00%	4,546		0.00%	278.4
10	H	45.35	1.20%	3788.60		0.00%	4,546	40.7	12.36%	319.1
TOTAL		3788.60	100.00%	3788.60	4,546	100.00%	4,546	319.1	96.88%	319.1

PROJECT TEAM

PROPERTY OWNER
MINTO COMMUNITIES
4400 WEST SAMPLE RD. SUITE 200
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4480
FAX: 954-978-9330

SURVEYOR
GEOPPOINT SURVEYING INC.
1403 E 5TH AVENUE
TAMPA, FLORIDA 33605
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FAX: 813-248-2298

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2005 VISTA PARKWAY, SUITE 111
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PHONE: 561-235-9039
FAX: 561-864-8238

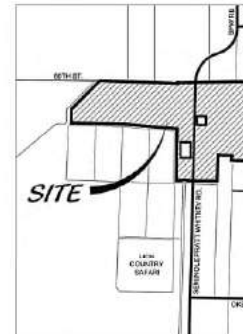
SITE PLANNER
MICHAEL PAPE & ASSOCIATES
2341 SE 17TH STREET
OCALA, FLORIDA 34471
PHONE: 352-351-3660
FAX: 352-35108994

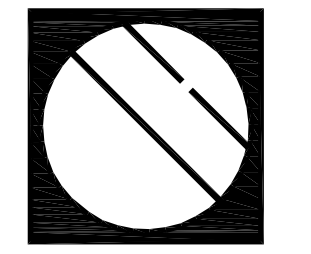
ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1030 SE MONTEREY COMMONS BLVD, SUITE 208
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MOBILE: 772-455-1700

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FAX: 561-439-1926

CIVIL ENGINEER
SIMMONS & WHITE
5601 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7888
FAX: 561-478-2738

LOCATION MAP



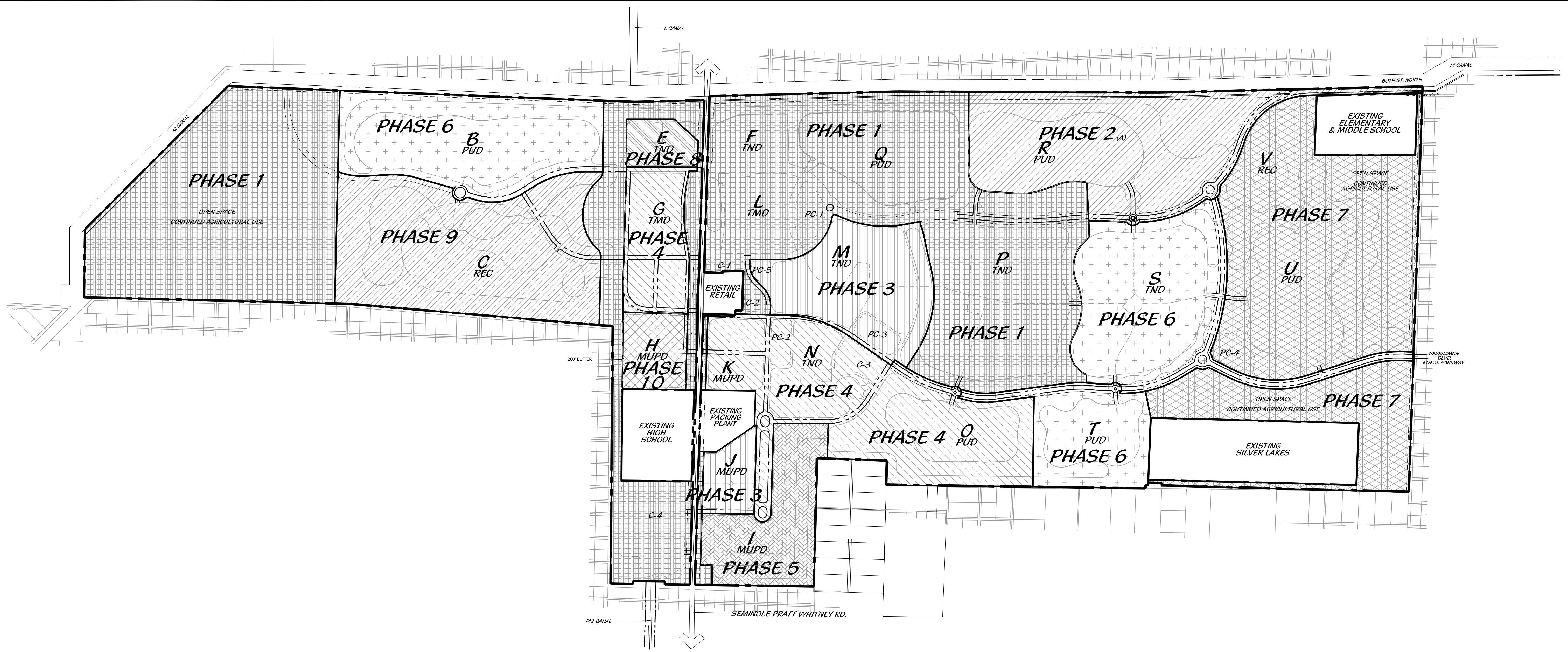


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MINTO WEST

FINAL PHASING PLAN
PALM BEACH COUNTY, FL



PHASE	PARCEL	ACRES	%	CUMULATIVE ACRES	DWELLING UNITS	%	CUMULATIVE DU	NON RES. ACRES	%	NON RES. CUMULATIVE ACRES
1	F,L,P,Q	1243.05	32.81%	1243.05	1,315	28.93%	1,315	61.71	18.74%	61.71
2	R	292.69	7.73%	1535.74	250	5.50%	1,565		0.00%	61.71
3	J,M	191.22	5.05%	1726.96	600	13.20%	2,165	32.2	9.78%	93.91
4	G,K,N,O	403.21	10.64%	2130.17	435	9.57%	2,600	116.11	35.25%	210.02
5	I	113.27	2.99%	2243.44		0.00%	2,600	68.38	20.76%	278.4
6	B,S,T	566.35	14.95%	2809.79	1,399	30.77%	3,999		0.00%	278.4
7	U,V	593.44	15.66%	3403.23	397	8.73%	4,396		0.00%	278.4
8	E	29.28	0.77%	3432.51	150	3.30%	4,546		0.00%	278.4
9	C	310.74	8.20%	3743.25		0.00%	4,546		0.00%	278.4
10	H	45.35	1.20%	3788.60		0.00%	4,546	40.7	12.36%	319.1
TOTAL		3788.60	100.00%	3788.60	4,546	100.00%	4,546	319.1	96.88%	319.1

PROJECT TEAM

PROPERTY OWNER
MINTO COMMUNITIES
4400 WEST SAMPLE RD, SUITE 200
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FAX: 561-684-6336

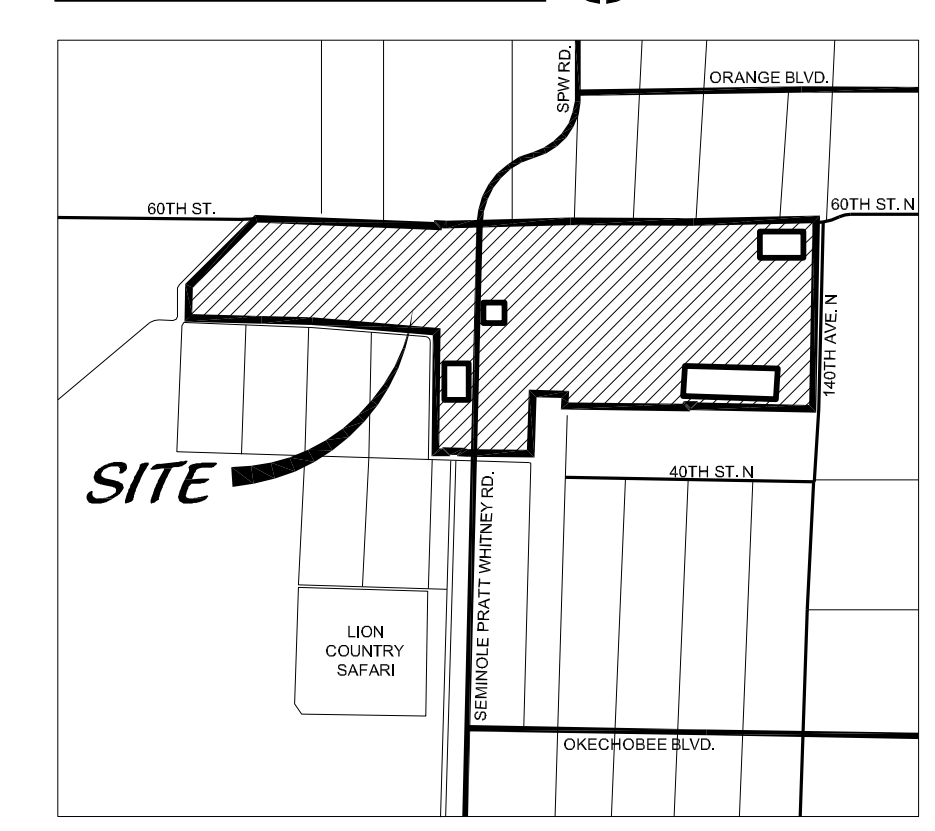
SITE PLANNER
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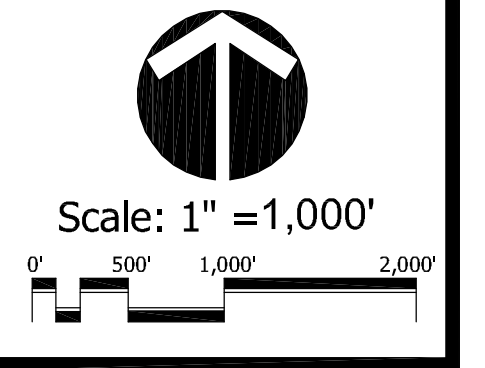
CIVIL ENGINEER
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SIMMONS & WHITE
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WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848
FAX: 561-478-3738

LOCATION MAP



DESIGNED	DEH
DRAWN	JB
APPROVED	DEH
JOB NUMBER	13-0518
REVISIONS	01-15-14
	03-24-14
	06-23-14
	07-28-14
	08-14-14
	10-14-14
	10-15-14
	04-27-15
	10-24-16
	11-28-16
	12-02-16



December 16, 2016 4:09:13 p.m.
Drawing: 13-0518 PMP.DWG

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TRANSECTS									
MIN %	MAX %	PROP. ACREAGE	PROP. %	MIN REQ. DENSITY (DU / AC)	MAX REQ. DENSITY (DU / AC)	MIN # OF DU	MIN %	MAX # OF DU	MAX %
55	-	2,085.35	55.04%	-	-	-	-	-	-
-	-	50.00	1.32%	-	-	-	-	-	-
-	-	192.00	5.07%	-	-	-	-	-	-
-	-	1,843.35	48.66%	-	-	-	-	-	-
-	40	1,349.24	35.61%	0.5	6	4,446	98%	4,546	100%
15	-	580.08	15.31%	-	-	2,000	44%	3,000	68%
-	15	568.64	15.01%	-	-	1,000	22%	2,000	44%
-	-	14.88	0.39%	-	-	-	-	-	-
-	-	9.56	0.26%	-	-	-	-	-	-
-	-	12.71	0.34%	-	-	-	-	-	-
-	-	11.00	0.29%	-	-	-	-	-	-
-	-	4.70	0.12%	-	-	-	-	-	-
-	-	4.41	0.12%	-	-	-	-	-	-
-	-	6.30	0.17%	-	-	-	-	-	-
-	-	12.00	0.32%	-	-	-	-	-	-
-	-	124.96	3.30%	-	-	-	-	-	-
-	10	354.01	9.34%	-	12	0	0%	100	2%
-	5	130.13	3.43%	-	-	0	0%	100	2%
-	5	162.44	4.82%	-	-	-	-	-	-
-	-	26.80	0.71%	-	-	-	-	-	-
-	-	14.64	0.39%	-	-	-	-	-	-
-	-	3,788.60	100.00%	-	-	-	-	-	-

OPEN SPACE AREAS INTERIOR TO EACH INDIVIDUAL RESIDENTIAL COMMUNITY. ADDITIONAL 8% OF OPEN SPACE IS PROVIDED IN OPEN SPACE PODS. SEE "OPEN SPACE" TABLE.

OPEN SPACE IN PODS						
POD	AC	MIN. OS REQ. (%)	PROP. OS (AC)	MIN. REC REQ. (AC)	PROP. REC (AC)	TOTAL AGE %
TND	580.08	5%	29.00	N/A	N/A	0.77%
PUD	568.64	40%	227.46	.006 / DU	10.662	6.00%
TMD	130.13	10%	13.01	N/A	N/A	0.34%
MUPD	182.44	10%	18.24	N/A	N/A	0.48%
CMC (1)	75.56	10%	7.56	N/A	N/A	0.20%

SUBTOTAL POD OPEN SPACE	7.79%
SUBTOTAL NATURAL TRANSECT	55.04%
GRAND TOTAL	62.84%

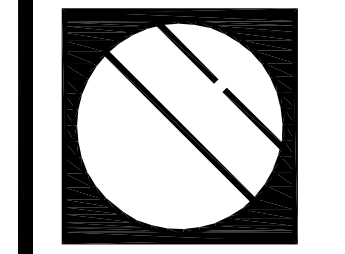
NOTE:
(1) ACREAGE EXCLUDES THE DISTRICT PARK, SINCE THE 50 ACRES HAS BEEN INCLUDED IN THE NATURAL TRANSECT SUBTOTAL.

LEGEND

- URBAN TRANSECT
- SUBURBAN TRANSECT - (NEIGHBORHOOD CENTER)
- SUBURBAN TRANSECT - (NEIGHBORHOOD GENERAL)
- NATURAL TRANSECT
- NOT INCLUDED

* SUB-URBAN TRANSECT SUBZONE REQUIREMENTS:
NEIGHBORHOOD CENTER - (4 DU/AC MIN.) 20%
NEIGHBORHOOD GENERAL - (1-5 DU/AC)

NOTE: TRANSECT PLAN IS INTENDED FOR COMPLIANCE WITH THE CITY OF WESTLAKE SUBDIVISION MAP ACT.

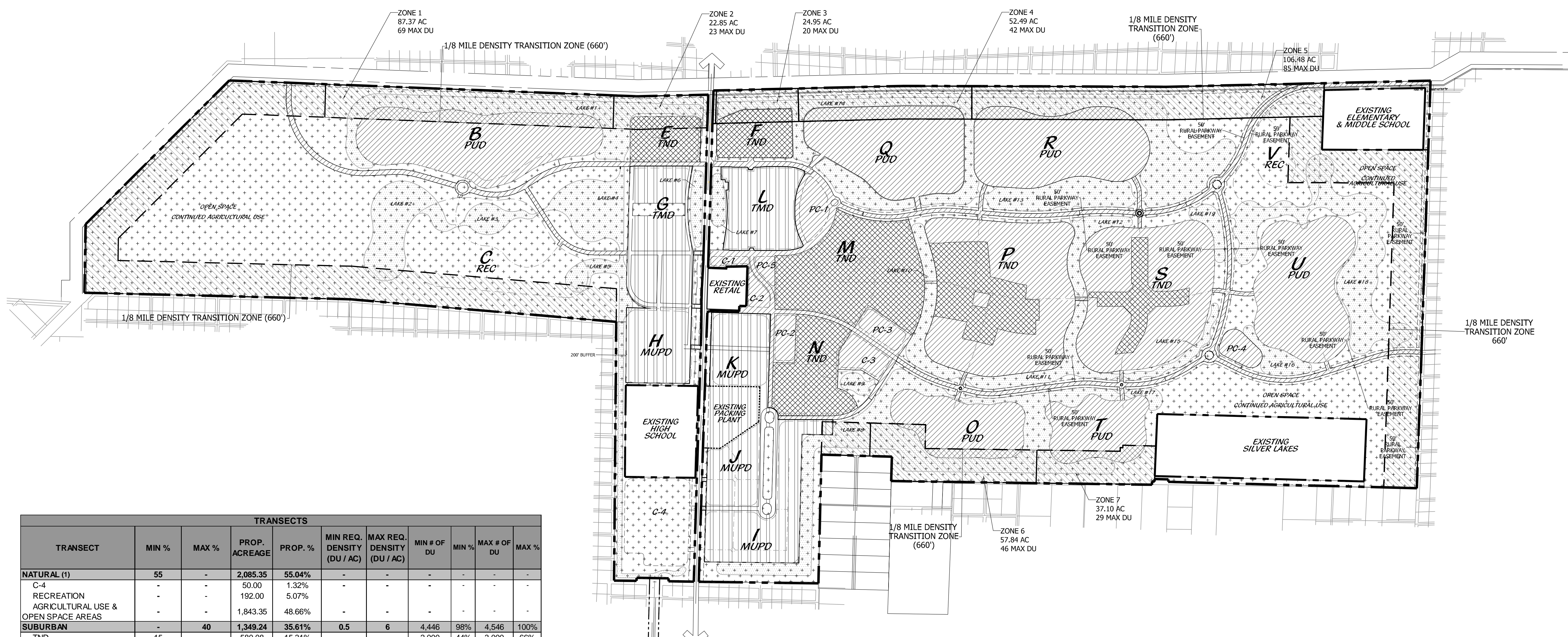


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MINTO WEST

FINAL TRANSECT PLAN
PALM BEACH COUNTY, FL

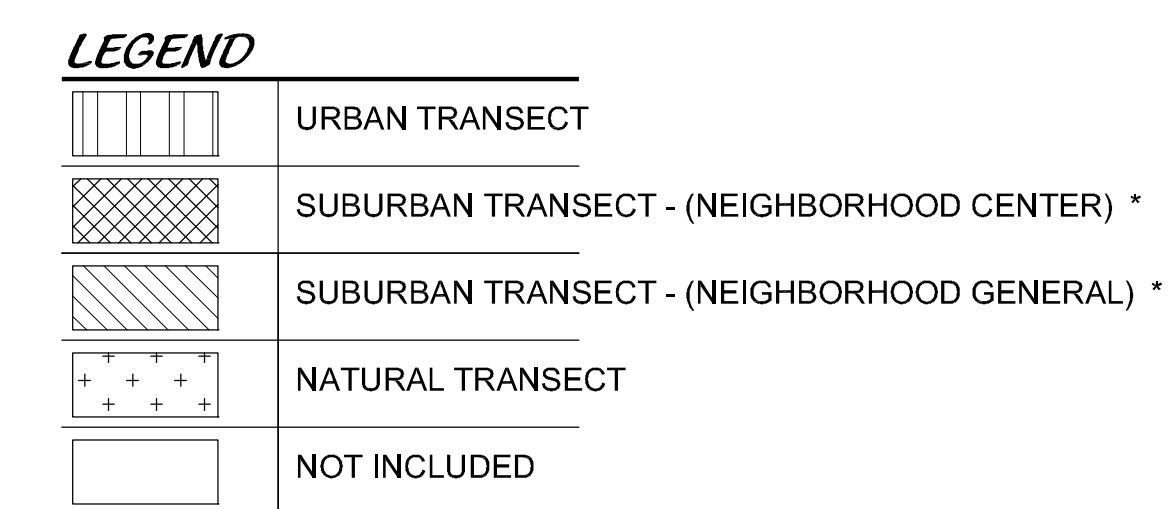


TRANSECTS										
TRANSECT	MIN %	MAX %	PROP. ACREAGE	PROP. %	MIN REQ. DENSITY (DU / AC)	MAX REQ. DENSITY (DU / AC)	MIN # OF DU	MIN %	MAX # OF DU	MAX %
NATURAL (1)	55	-	2,085.35	55.04%	-	-	-	-	-	-
C-4 RECREATION	-	-	50.00	1.32%	-	-	-	-	-	-
AGRICULTURAL USE & OPEN SPACE AREAS	-	-	1,843.35	48.66%	-	-	-	-	-	-
SUBURBAN	-	40	1,349.24	35.61%	0.5	6	4,446	98%	4,546	100%
TND	15	-	580.08	15.31%	-	-	2,000	44%	3,000	66%
PUD	-	15	568.64	15.01%	-	-	1,000	22%	2,000	44%
PC-1	-	-	14.88	0.39%	-	-	-	-	-	-
PC-2	-	-	9.56	0.25%	-	-	-	-	-	-
PC-3	-	-	12.71	0.34%	-	-	-	-	-	-
PC-4	-	-	11.00	0.29%	-	-	-	-	-	-
PC-5	-	-	4.70	0.12%	-	-	-	-	-	-
C-1	-	-	4.41	0.12%	-	-	-	-	-	-
C-2	-	-	6.30	0.17%	-	-	-	-	-	-
C-3	-	-	12.00	0.32%	-	-	-	-	-	-
ROW	-	-	124.96	3.30%	-	-	-	-	-	-
URBAN	-	10	354.01	9.34%	-	12	0	0%	100	2%
TMD	-	5	130.13	3.43%	-	-	0	0%	100	2%
MUPD / EDC	-	5	182.44	4.82%	-	-	-	-	-	-
PACKING PLANT	-	-	26.80	0.71%	-	-	-	-	-	-
ROW	-	-	14.64	0.39%	-	-	-	-	-	-
TOTALS			3,788.60	100.00%						

NOTE:
(1) DOES NOT INCLUDE OPEN SPACE AREAS INTERIOR TO EACH INDIVIDUAL RESIDENTIAL COMMUNITY. ADDITIONAL 8% OF OPEN SPACE IS PROVIDED WITHIN INDIVIDUAL DEVELOPMENT PODS. SEE "OPEN SPACE" TABLE.

SUBURBAN TRANSECT POD/SUBZONE TABLE																		
POD	TYPE	TOTAL ACRES	TOTAL DU	CORE						GENERAL						EDGE		
				ACREAGE		NO. OF DU		DENSITY (%)		ACREAGE		NO. OF DU		DENSITY (%)		ACREAGE	NO. OF DU	DENSITY (%)
				Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	
B	PUD	125	500	-	-	-	-	-	-	125	125	500	500	4.0	4.0	-	-	-
O	PUD	62.70	165	-	-	-	-	-	-	62.7	62.7	165	165	2.6	2.6	-	-	-
Q	PUD	111.82	325	-	-	-	-	-	-	111.82	111.82	325	325	2.9	2.9	-	-	-
R	PUD	109.96	250	-	-	-	-	-	-	109.96	109.96	250	250	2.3	2.3	-	-	-
T	PUD	52.56	140	-	-	-	-	-	-	52.56	52.56	140	140	2.7	2.7	-	-	-
U	PUD	106.60	397	-	-	-	-	-	-	106.6	106.6	397	397	3.7	3.7	-	-	-
E	TND	29.30	150	29.30	29.30	150	150	5.1	5.1	-	-	-	-	-	-	-	-	-
F	TND	32.22	150	32.22	32.22	150	150	4.7	4.7	-	-	-	-	-	-	-	-	-
M	TND	115.17	600	115.17	115.17	600	600	5.2	5.2	-	-	-	-	-	-	-	-	-
N	TND	54.62	260	54.62	54.62	260	260	4.8	4.8	-	-	-	-	-	-	-	-	-
P	TND	189.87	810	60.00	65.00	250	470	4.2	7.2	124.9	129.9	340	560	2.7	4.3	-	-	-
S	TND	158.90	759	25.00	35.00	130	150	5.2	4.3	123.9	133.9	609	629	4.9	4.7	-	-	-
TOTALS		1149	4506	316	331	1540	1780	4.869	5.3726	817.41	832.41	2726	2966	3.3349	3.5631	-	-	-
PERCENT		30%	99%	8%	9%	34%	39%	4.869	5.3726	22%	22%	60%	65%	3.3349	3.5631	-	-	-

NOTE: There are 30 DU allocated to Pod L and 10 DU allocated to Pod G, which are not included in the table above. These DU are located in the Urban Transect.



* SUB-URBAN TRANSECT SUBZONE REQUIREMENTS:
NEIGHBORHOOD CENTER - (4 DU/AC MIN.) 20% MIN. UNITS (909 UNITS)
NEIGHBORHOOD GENERAL - (1-5 DU/AC)

NOTE: TRANSECT PLAN IS INTENDED FOR COMPLIANCE PURPOSES.

OPEN SPACE IN PODS						
POD	AC	MIN. OS REQ. (%)	PROP. OS (AC)	MIN. REC REQ. (AC)	PROP. REC (AC)	TOTAL AGE %
TND	580.08	5%	29.00	N/A	N/A	0.77%
PUD	568.64	40%	227.46	.006 / DU	10.662	6.00%
TMD	130.13	10%	13.01	N/A	N/A	0.34%
MUPD	182.44	10%	18.24	N/A	N/A	0.48%
CIVIC (1)	75.56	10%	7.56	N/A	N/A	0.20%
SUBTOTAL POD OPEN SPACE						7.79%
SUBTOTAL NATURAL TRANSECT						55.04%
GRAND TOTAL						62.84%

NOTE:
(1) ACREAGE EXCLUDES THE DISTRICT PARK, SINCE THE 50 ACRES HAS BEEN INCLUDED IN THE NATURAL TRANSECT SUBTOTAL.

AGE NATURAL TRANSECT ZONING WIDTH REQUIREMENTS	
NATURAL TRANSECT	MINIMUM WIDTH
AGEO Perimeter Boundary	200 FEET
Landscape Buffer adjacent to arterial street or Rural Parkway, or a street shown on the County's Thoroughfare Identification Map	50 feet measured from the edge of the ultimate ROW which shall include a pedestrian pathway, bike lane or equestrian trail (1)(2)(3)
Landscape areas internal to Right-Of-Way	Landscape areas not less than 50 feet in width and containing at least 3,000 square feet.
Landscaping, Landscape Buffer adjacent to streets other than identified above and outside the residential pods	In accordance with approved roadway cross-sections
Recreation	75 feet by 100 feet in length
Agriculture, Conservation, Greenways, Pastures, Preservation, Wetlands, Water Management Tracts, Well fields	100 feet minimum average

Notes:
(1) Rural Parkways are identified by the Transportation Element of the Plan
(2) A minimum of eight feet in width for a single pedestrian pathway, four-six feet for a bike lane, 15 feet for an equestrian trail, or a minimum of 12-14 feet in width where a pedestrian pathway or bike lane is combined.
(3) Streets shall not be included in the Natural Transect, except for any unimproved portions dedicated as a parkway easement for non-vehicular pathways and landscaping.

DRO AMENDMENTS

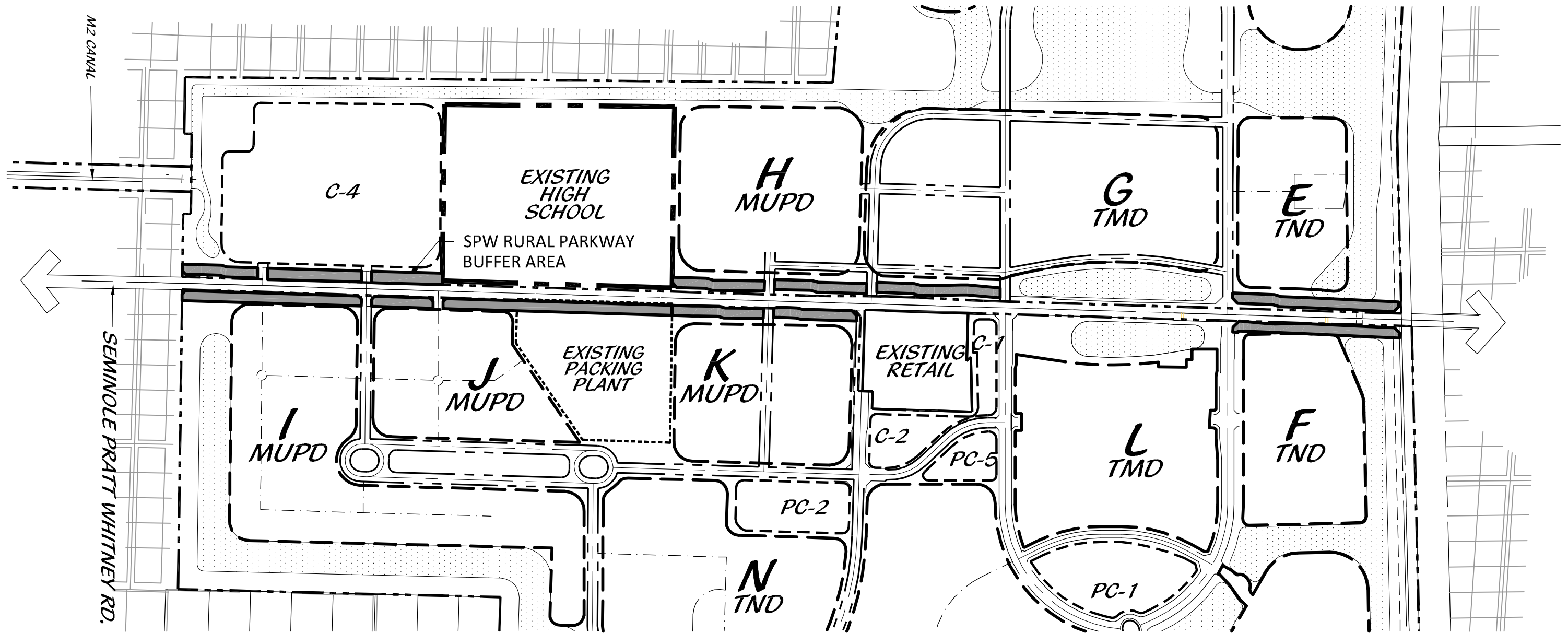
ZONING STAMP

Scale: 1" = 1,000'

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Drawing: 13-0518 PMP.DWG

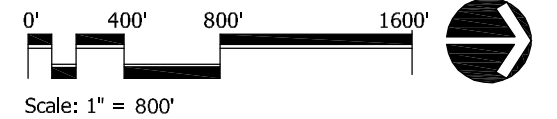
SHEET 1 OF 1

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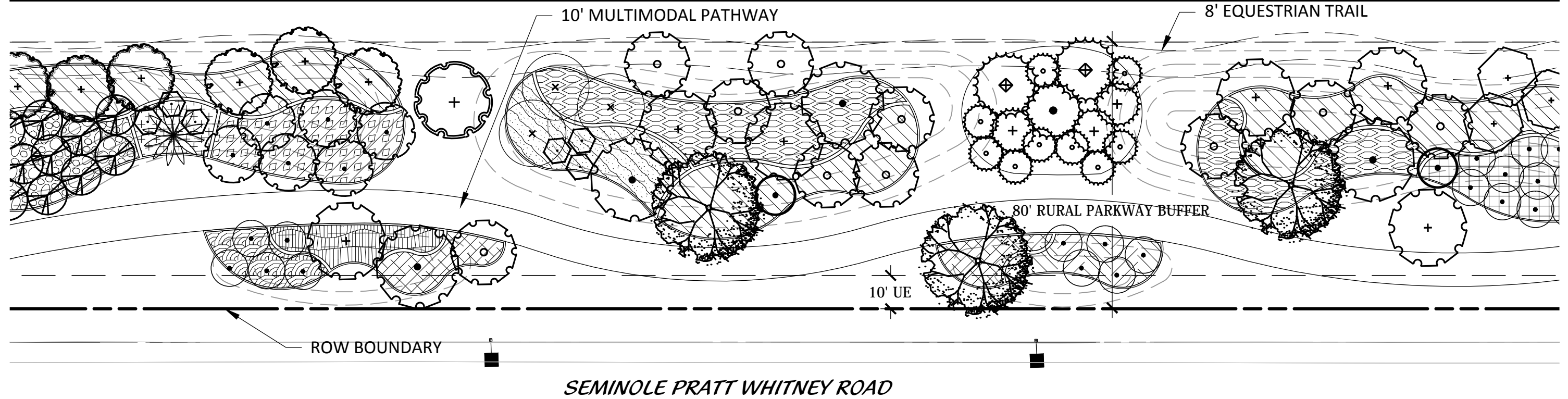
LEGEND

 SPW RURAL PARKWAY BUFFER AREA

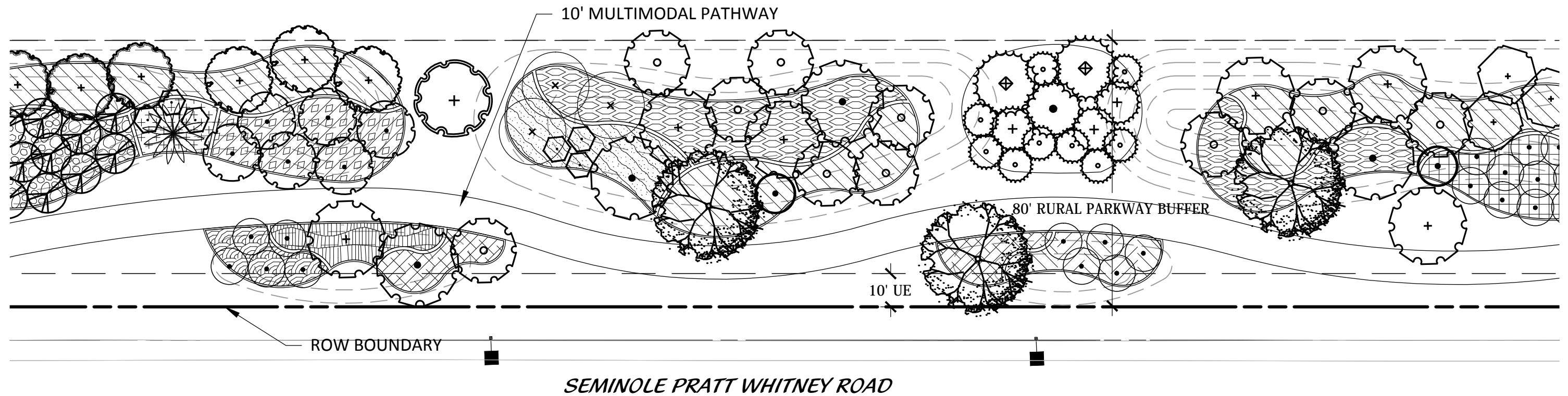


WESTLAKE - SPW RURAL PARKWAY BUFFER LOCATION EXHIBIT

TYPICAL RURAL PARKWAY BUFFER LANDSCAPING WITH 8' EQUESTRIAN TRAIL



TYPICAL RURAL PARKWAY BUFFER LANDSCAPING WITHOUT 8' EQUESTRIAN TRAIL



WESTLAKE - TYPICAL RURAL PARKWAY BUFFER LANDSCAPE

