

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

Regular Meeting Monday, June 12, 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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Phone: 561-530-5880
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June 8, 2017

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, June 12, 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 May 8, 2017 Meeting
6. Approval of Financial Statements as of April 31, 2017

FIRST READING OF ORDINANCE

7. Ordinance 2017-2, Amending the City's Interim Land Development Code for Design Criteria for Signs

SECOND READING OF ORDINANCE

8. Ordinance 2017-1, Amending the City's Interim Land Development Code for Setbacks

PUBLIC HEARING

9. Approval of Final Plat for Hammocks of Westlake, Resolution 2017-7 (Quasi Judicial)
10. Approval of Final Plat for Town Center East, Resolution 2017-8 (Quasi Judicial)
11. Request to add "City of Westlake" to the United States Postal Service Geographic Names Information System, Resolution 2017-9
12. City Manager
13. City Attorney
14. Audience Comments on Other Items (3) Minute Time Limit
15. 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, May 8, 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
Nilsa Zacarias	NZ Consultants
Don Hearing	Coutleur & Hearing
Kate DeWitt	Coutleur & Hearing
John Carter	Minto PBLH, LLC

The following is a summary of the minutes and actions taken during the May 8, 2017 City of Westlake Council Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order at 7:01 p.m. and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Councilman Everett seconded by Councilman Stanavitch with all in favor the agenda was approved.
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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 April 10, 2017 Meeting

On MOTION by Councilwoman Crump seconded by Vice Mayor Long Robinson with all in favor the minutes of the April 10, 2017 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of Financial Statements as of March 30, 2017

On MOTION by Councilman Everett seconded by councilwoman Crump with all in favor the financial statements as of March 30, 2017 were approved.

SEVENTH ORDER OF BUSINESS

Ordinance 2017-1, Amending the City’s Interim Land Development Code

Ms. Zacarias reviewed and provided a PowerPoint presentation with regard to an application to amend the Unified Land Development Code text for the City of Westlake for single-family residential parcels.

Mr. Hearing addressed the Board regarding the proposed amendment to the Unified Land Development Code.

Mr. Cassel read Ordinance 2017-1 by title only.

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the first reading of Ordinance 2017-1 was approved.

EIGHTH ORDER OF BUSINESS

City Manager

Mr. Cassel provided the Council with an improvement update on Seminole Improvement District. The lanes switch occurred May 4, 2017 and is running smoothly. The contractor is demolishing the east side so work can commence. Seminole Improvement District received the license agreement for the bridge expansion. High school students are parking at the Westlake Community Center during road construction for their safety.

NINTH ORDER OF BUSINESS

City Attorney

• **Legislative Update**

Ms. Booker discussed the following:

- She reviewed the legislative update. House Joint Resolution 7105, which proposes an additional Homestead Exemption, was approved and will be on the 2018 ballot.

Other proposed bills, which would have greatly impacted local governments' ability and authority to continue to govern as they have been, failed to pass.

- There have been positive meetings with the County and their staff. Two Interlocal agreements are being worked on: one for Persimmon Boulevard and the other for maintenance of the traffic signals on Seminole Pratt Whitney Road. They will be brought before the Council for consideration at either the June or July meeting.

Mayor Manning reported he attended the Town Hall meeting with Congressman Brian Mast and County Commissioner Melissa McKinlay. He was pleased by the bipartisan approach.

TENTH ORDER OF BUSINESS

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

The floor was opened to audience comments:

- Mr. James Parson addressed the Council and stated he is excited about the City of Westlake. He would like Seminole Ridge High School and the City to create a good working relationship.
- Lieutenant Combs provided an update on the Sheriff's Department. They have a summer traffic initiative called Blue Light Summer 17. This is to increase traffic contacts and not citations.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 7:34 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business

MEMORANDUM

TO: Members of the City Council
FROM: Tiziana Cessna, District Accountant, Alan Baldwin, Accounting Manager
CC: Ken Cassel, District Manager
DATE: May 25, 2017
SUBJECT: April Financial Report

Please find attached the April 2017 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the District is provided below. Should you have any questions or require additional information, please contact me at Tiziana.Cessna@STServices.com.

General Fund

- Total Revenue includes 2nd installment per funding agreement by Minto Community LLC. (Developer).
- Total expenditures through March were approximately 84% of the year-to-date budget.
 - Legal Advertising unfavorable variance due to ads for several public notices.
 - ProfServ-Planning/Zoning/Eng Services are over budget due to permitting work which was higher than expected. Budget will be adjusted for the fiscal year 2018.

City of Westlake



Financial Report

April 30, 2017

Prepared by



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City of Westlake

Financial Statements

(Unaudited)

Financial Report

Balance Sheet

April 30, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 349,063
Investments:	
Money Market Account	300,320
TOTAL ASSETS	\$ 649,383
<u>LIABILITIES</u>	
Accounts Payable	\$ 61,256
Accrued Expenses	20,758
TOTAL LIABILITIES	82,014
<u>FUND BALANCES</u>	
Unassigned:	567,369
TOTAL FUND BALANCES	\$ 567,369
TOTAL LIABILITIES & FUND BALANCES	\$ 649,383

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 321	\$ 321
Ad Valorem Taxes	72,000	-	-	-
Ad Valorem Taxes - Discounts	(4,000)	-	-	-
Occupational Licenses	-	-	3,414	3,414
Building Permits	156,000	91,000	112,906	21,906
Local Govt .05c Sales Tax	1,000	581	-	(581)
Other Impact Fees	-	-	769	769
Developer Contribution	1,118,197	782,965	782,965	-
Inspection Fees	-	-	500	500
TOTAL REVENUES	1,343,197	874,546	900,875	26,329
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	204,000	119,000	119,000	-
FICA Taxes	16,000	9,331	9,104	227
ProfServ-Legislative Expense	18,000	10,500	-	10,500
Council Expenses	10,000	5,831	-	5,831
Total Legislative	248,000	144,662	128,104	16,558
<u>Financial and Administrative</u>				
Management Services	249,101	145,309	145,309	-
Auditing Services	7,000	7,000	-	7,000
Communication - Telephone	3,600	2,100	1,675	425
Postage and Freight	1,500	875	159	716
Utility - General	4,500	2,625	-	2,625
Insurance - General Liability	5,040	5,040	5,000	40
Legal Advertising	4,500	2,625	6,217	(3,592)
General Government	79,360	46,291	2,478	43,813
Misc-Contingency	90,000	52,500	739	51,761
Office Supplies	2,500	1,456	5,573	(4,117)
Total Financial and Administrative	447,101	265,821	167,150	98,671

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Legal Counsel</u>				
ProfServ-Legal Services	276,000	161,000	161,000	-
Total Legal Counsel	276,000	161,000	161,000	-
<u>Comprehensive Planning</u>				
ProfServ-Planning/Zoning/Eng Services	97,096	56,637	206,200	(149,563)
Total Comprehensive Planning	97,096	56,637	206,200	(149,563)
<u>Other Public Safety</u>				
Contracts-Sheriff	275,000	160,419	736	159,683
Total Other Public Safety	275,000	160,419	736	159,683
TOTAL EXPENDITURES	1,343,197	788,539	663,190	125,349
Excess (deficiency) of revenues				
Over (under) expenditures	-	86,007	237,685	151,678
Net change in fund balance	\$ -	\$ 86,007	\$ 237,685	\$ 151,678
FUND BALANCE, BEGINNING (OCT 1, 2016)	329,684	329,684	329,684	
FUND BALANCE, ENDING	\$ 329,684	\$ 415,691	\$ 567,369	

City of Westlake

Supporting Schedules

Financial Report

Cash and Investment Report

April 30, 2017

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$349,063
Money Market Account	BankUnited	MMA	n/a	0.78%	\$300,320
				Total	<u><u>\$649,383</u></u>

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
 Statement No. 2017-04
 Statement Date 4/30/2017

G/L Balance (LCY)	349,062.95	Statement Balance	357,769.20
G/L Balance	349,062.95	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	349,062.95	Subtotal	357,769.20
Negative Adjustments	0.00	Outstanding Checks	8,706.25
	<hr/>	Differences	0.00
Ending G/L Balance	349,062.95	Ending Balance	349,062.95
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/4/2017	Payment	7136	GREAT WALL	35.00	0.00	35.00
4/4/2017	Payment	7137	LOXAHATCHEE NAIL & SPA	35.00	0.00	35.00
4/14/2017	Payment	7147	ROGER B MANNING	2,747.50	0.00	2,747.50
4/25/2017	Payment	7151	NZ CONSULTANTS, INC.	5,888.75	0.00	5,888.75
Total Outstanding Checks.....				8,706.25		8,706.25

City of Westlake

Check register

April 1 - April 30, 2017

CITY OF WESTLAKE
Payment Register by Bank Account
 For the Period from 4/1/17 to 4/30/17
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BANK UNITED - GF - (ACCT# XXXXX0300)									
Check	7134	04/04/17	Vendor	T-MOBILE USA, INC.	955763851-3/2017	SERVICE THRU 3/21/17	Communication - Telephone	001-541003-51301	\$180.88
Check	7135	04/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18447	MANAGEMENT FEE-3/2017	Postage and Freight	001-541006-51301	\$3.68
Check	7135	04/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18447	MANAGEMENT FEE-3/2017	Management Services	001-531093-51201	\$20,758.42
Check	7135	04/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18447	MANAGEMENT FEE-3/2017	Office Supplies	001-551002-51301	\$15.30
Check	7135	04/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18447	MANAGEMENT FEE-3/2017	General Government	001-549109-51301	\$450.00
Check	7136	04/04/17	Vendor	GREAT WALL	032917-GREATWALL	REFUND-FIRE INSPECTION-BTR	Misc-Contingency	001-549900-51301	\$35.00
Check	7137	04/04/17	Vendor	LOXAHATCHEE NAIL & SPA	032917-LOX NAIL	REFUND-FIRE INSPECTION-BTR	Misc-Contingency	001-549900-51301	\$35.00
Check	7138	04/04/17	Vendor	MAT FOOD STORE, INC.	032917-MAT FOOD	REFUND-FIRE INSPECTION-BTR	Misc-Contingency	001-549900-51301	\$35.00
Check	7139	04/04/17	Vendor	MINTO COMMUNITIES, LLC	032917-MINTO	REFUND-FIRE INSPECTION-BTR	Misc-Contingency	001-549900-51301	\$85.00
Check	7140	04/06/17	Vendor	D. GARY HUTTON	1704-103	WEBSITE HOIST/MAIN 04-06/2017	General Government	001-549109-51301	\$75.00
Check	7141	04/11/17	Vendor	NOVA ENGINEERING AND	0139973	SERVICE FOR 2/26/17-3/25/17	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$12,485.00
Check	7142	04/11/17	Vendor	OFFICE DEPOT	915910630001	MARKERS,FILE,MOUSEPAD	Office Supplies	001-551002-51301	\$114.01
Check	7142	04/11/17	Vendor	OFFICE DEPOT	915910859001	CENTER MOBILE PLAN	Office Supplies	001-551002-51301	\$808.97
Check	7143	04/11/17	Vendor	CENTRAL PALM BEACH COUNTY	113600	CHAMBER OF C ANNUAL DUES -2017	General Government	001-549109-51301	\$1,000.00
Check	7144	04/14/17	Employee	KARA S. CRUMP	PAYROLL	April 14, 2017 Payroll Posting			\$2,692.92
Check	7145	04/14/17	Employee	PHILLIP D EVERETT	PAYROLL	April 14, 2017 Payroll Posting			\$2,847.50
Check	7146	04/14/17	Employee	KATRINA L. LONG	PAYROLL	April 14, 2017 Payroll Posting			\$2,692.92
Check	7147	04/14/17	Employee	ROGER B MANNING	PAYROLL	April 14, 2017 Payroll Posting			\$2,747.50
Check	7148	04/14/17	Employee	JOHN A. STANAVITCH	PAYROLL	April 14, 2017 Payroll Posting			\$2,797.50
Check	7149	04/19/17	Vendor	MARK L. DUBOIS	17125	SERVICES-4/4/17-4/6/17	Office Supplies	001-551002-51301	\$625.00
Check	7150	04/25/17	Vendor	LAW OFFICES OF PAM E. BOOKER, ESQ	109	SERVICES FOR 4/2017	ProfServ-Legal Services	001-531023-51401	\$23,000.00
Check	7151	04/25/17	Vendor	NZ CONSULTANTS, INC.	WES-06	SERVICES FOR 3/2017	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$5,888.75
Account Total									\$79,373.35

Total Amount Paid	\$79,373.35
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	79,373.35
Total	79,373.35

Seventh Order of Business



City of Westlake
Planning and Zoning Department
Staff Report – 6/5/2017

1. PETITION DESCRIPTION

APPLICANT: Coteleur & Hearing

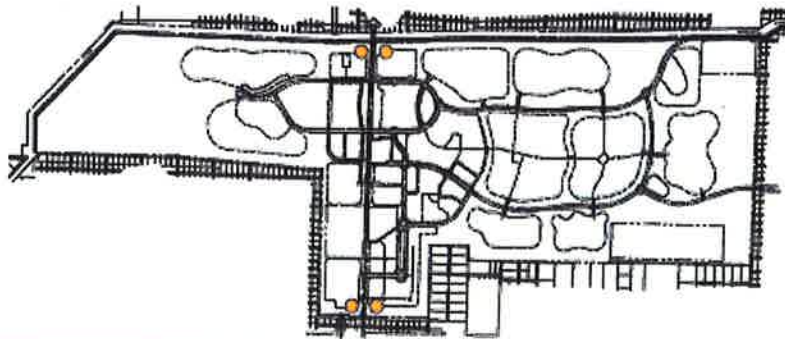
OWNER: Minto PBLH, LLC

APPLICATION #: DS-AMEND-2017-01

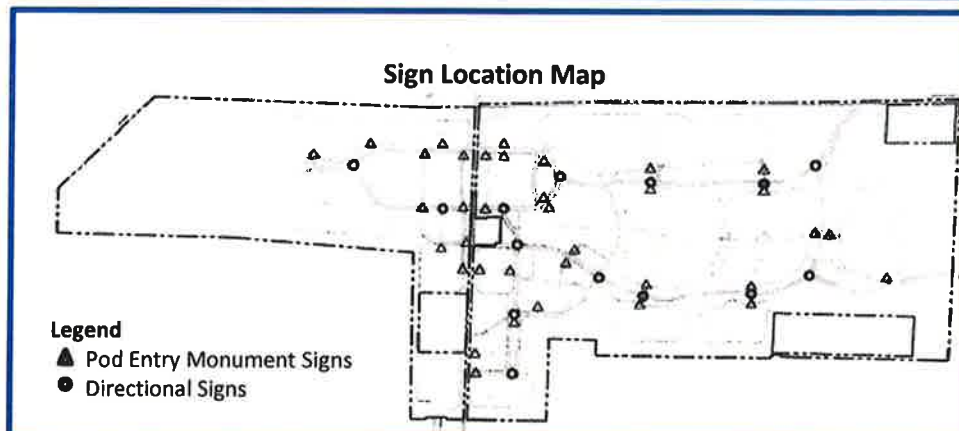
REQUEST: Amend the Westlake TTD Design Standards to reflect updated Context Sensitive Community Identification Monuments, updated Residential Pod Entry signs, updated Directional signs, and to add Non-Residential Pod Entry signs and residential Gate Totems.

LOCATION: Westlake, FL 33470

Context Sensitive Community Identification Monuments Location Map



Sign Location Map



2. PETITION FACTS

a. **Total Gross Site Area:** 3,788.60 acres

b. **General Site Area Information**

- a. Seminole Improvement District
- b. Rural Tier
- c. Limited Urban Service Area [per Policy 2.2.5-d, Objective 3.3 of the Future Land Use Element of the PBC 1989 Comprehensive Plan as revised 4/27/16]
- d. BCC Approval Date: 10/29/2014
- e. Resolution Numbers: TTD/R-2014-1646, R-2014-1647, R-2014-1648, Ordinance 2014-030
- f. DRO Approval Date: 7/8/2015

c. **Land Use and Zoning**

Existing Land Use Vacant and Agricultural

Future Land Use Agricultural Enclave (AGE)

Zoning Traditional Town Development (TTD)
Agricultural Enclave Overlay (AGEO)

3. BACKGROUND

The Traditional Town Development Master Plan for Westlake was approved by the Board of County Commissioners (BCC) on October 29, 2014. Included in that approval were Design Standards which identified focal points, exemplary features, public amenities, and signage for the community.

Per the Applicant, during the time since the original approval, the proposed signage has “evolved into a more solidified design that sets the theming of the community.” The applicant is requesting amendments to the Design Guidelines, specifically with reference to the Master Sign Plan as follows:

- Modify context sensitive community identification monuments
- Modify residential pod entry monuments
- Modify directional signs
- Add non-residential pod entry monuments
- Add residential gate totems
- Establish minimum address text size

On April 10, 2017, Tara Duhy, Esq., Legal Counsel for the Applicant submitted a letter supporting the amendment of the TTD Design Standards [See Appendix I].

4. PLANNING & ZONING REVIEW

This planning and zoning review was conducted based on documents submitted by applicant on April 10, 2017, as subsequently revised.

The submittal was reviewed for consistency with the City of Westlake’s Interim Unified Land Development Code (ULDC) and the Conditions of Approval for Resolution R-2014-1646 as amended [See Conditions Table Below].

Per the Conditions of Approval, the subject application requires an administrative approval per the Development Review Officer (DRO). The DRO includes planning and zoning, engineering, building and all other pertinent reviewers.

CONDITIONS TABLE

CONDITIONS	STATUS
ALL PETITIONS	
5. The Property Owner shall revise and update the Design Standards, where applicable, for all subsequent Development Orders of the Traditional Town Development, consistent with the relevant Comprehensive Plan Policies, adopted Implementing Principals, and other restrictions in the Development Order. (DRO/ONGOING: ZONING-Zoning)	ONGOING
PLANNING-LAND USE ORDINANCE	
16. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the Seminole Pratt Whitney Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
37. Prior to Final Master Plan approval by the DRO, the Property Owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the Persimmon Road Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
43. Prior to Final Master Plan approval by the DRO, the property owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the “Town Center Parkway” Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING- Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.

Please see following analysis for comparison between the approved Master Sign Plan and the proposed modifications.

The monument features initially shown in the TTD Design Standards document were 30 feet high by 40 feet long (390 SF overall). The proposed monuments are approximately 35 feet high by 52 feet long (824 SF overall). According to the Applicant, the overall size of the monuments was increased to ensure the proper scale was achieved.

The Applicant states that, it

has thoroughly studied the relationship between the approved monument height and the adjacent roadway, which has led to the need to increase the height and width of the structure. Seminole Pratt Whitney is a 140-foot wide right-of-way with 80-foot wide Rural Parkways on either side. In order for the entry structures to create the desired arrival experience, it is necessary for their size to be increased. The proposed change is a 16 percent increase in height and 30 percent increase in width. The monuments are the gateway feature of the City of Westlake and should provide a stately and welcoming experience for future residents and visitors. The design of the proposed monument design is consistent with the initial intent approved by the PBC DRO.

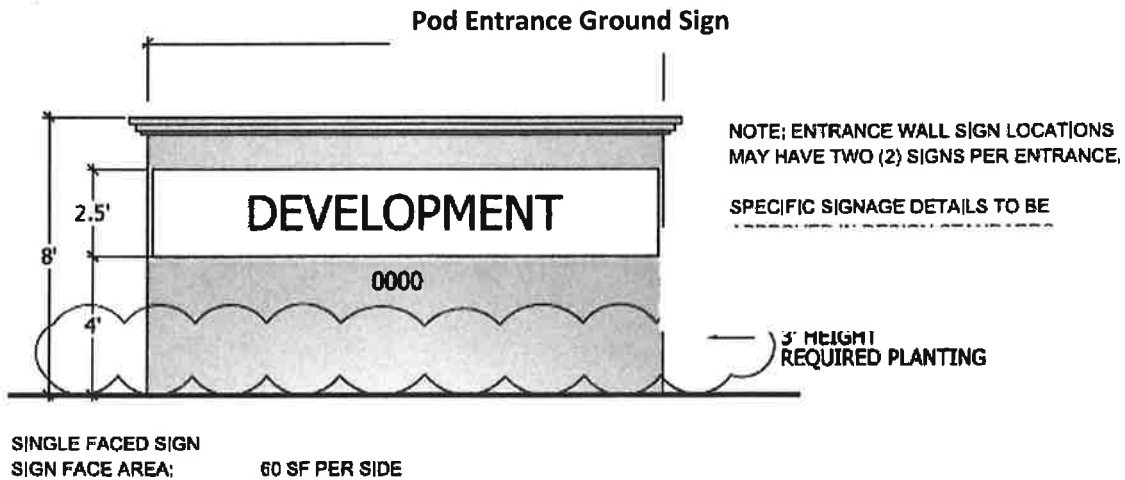
In addition to the scale of the signs, the increase in size was also necessitated by the construction and engineering aspects of the structure. The approved structures were conceptual in nature and were not engineered at the time of approval. Now that the structures have been engineered, it was determined that the proposed changes were necessary. No changes to the approved locations are proposed.

A comparison of the approved and proposed monuments is provided below.

MEASUREMENTS	APPROVED MONUMENTS	PROPOSED MONUMENT	PERCENTAGE OF CHANGE
HEIGHT	30 ft.	35 ft.	+ 16%
WIDTH	40 ft.	52ft.	+ 30%
OVERALL SF	390 SF	824 SF	+111%

POD ENTRANCE GROUND SIGN

APPROVED BY PBC



Palm Beach County approved a Pod Entrance Ground Sign in the Master Sign Plan as part of the Design Standards for the Community (see above). The approved Master Sign Plan does not differentiate between residential and non-residential Pod Entrance Ground signs. As illustrated below, the applicant proposes to modify the approved Pod Entrance Ground sign for the residential pods, and to add a Non-Residential Pod Entry sign to emphasize the distinction between residential pods and non-residential pods.

The proposed Residential and Non-Residential Pod Entry signs are larger than the approved Pod Entrance Ground Sign, and have been redesigned to mimic the Context Sensitive Community Identification Monuments.

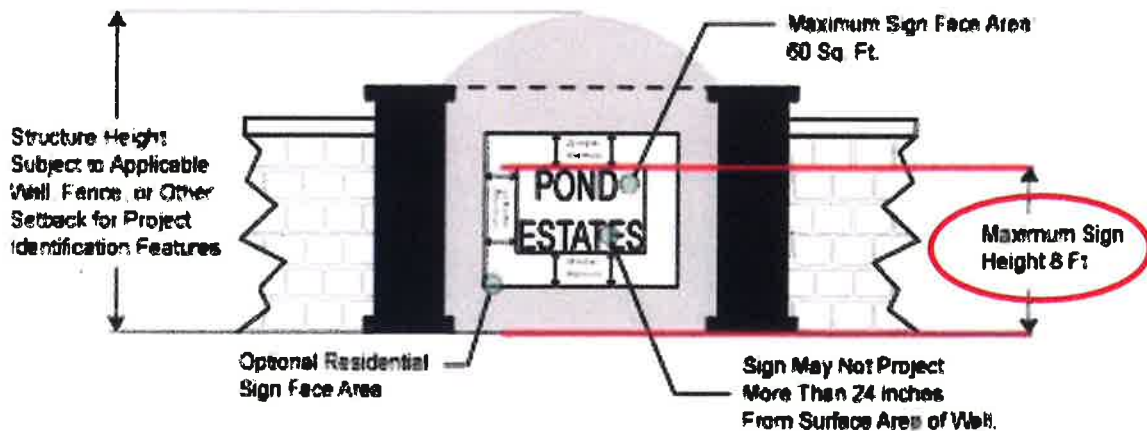
RESIDENTIAL POD ENTRY MONUMENT SIGN

The proposed Residential Pod Entry Monument sign meets the requirements for Entrance Sign Standards of the ULDC as indicated in Table 8.G.2.C below:

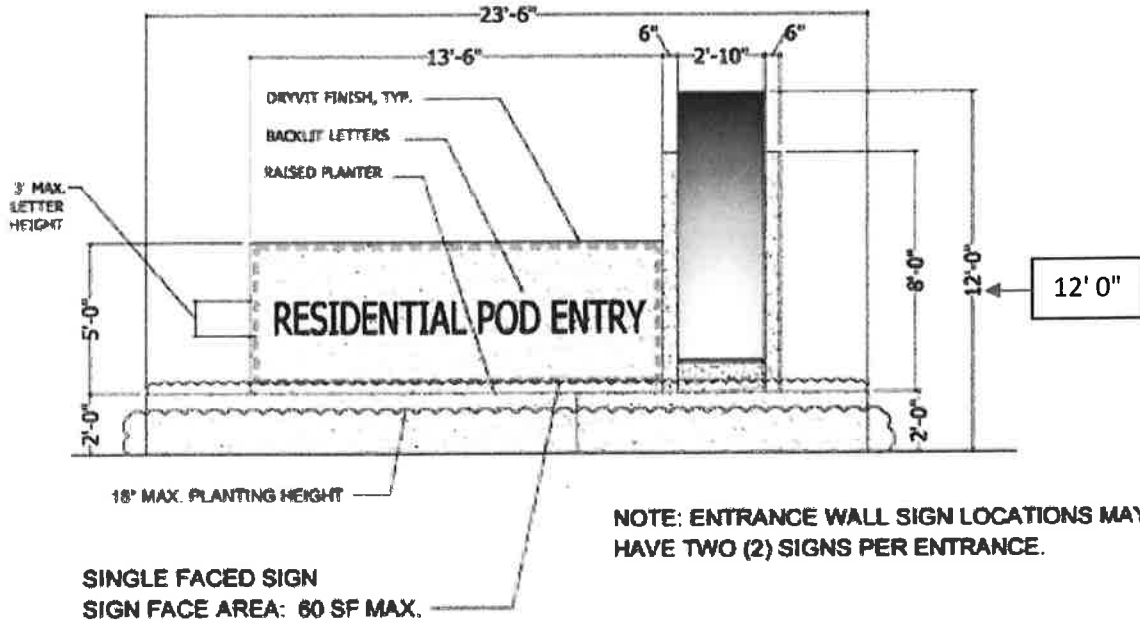
Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft.
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft.
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 100 feet of the entrance to a development.
Sign Copy and Graphics	Shall be limited to the name and address of the development.
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006- 036]

Figure 8.G.2.C - Entrance Signs



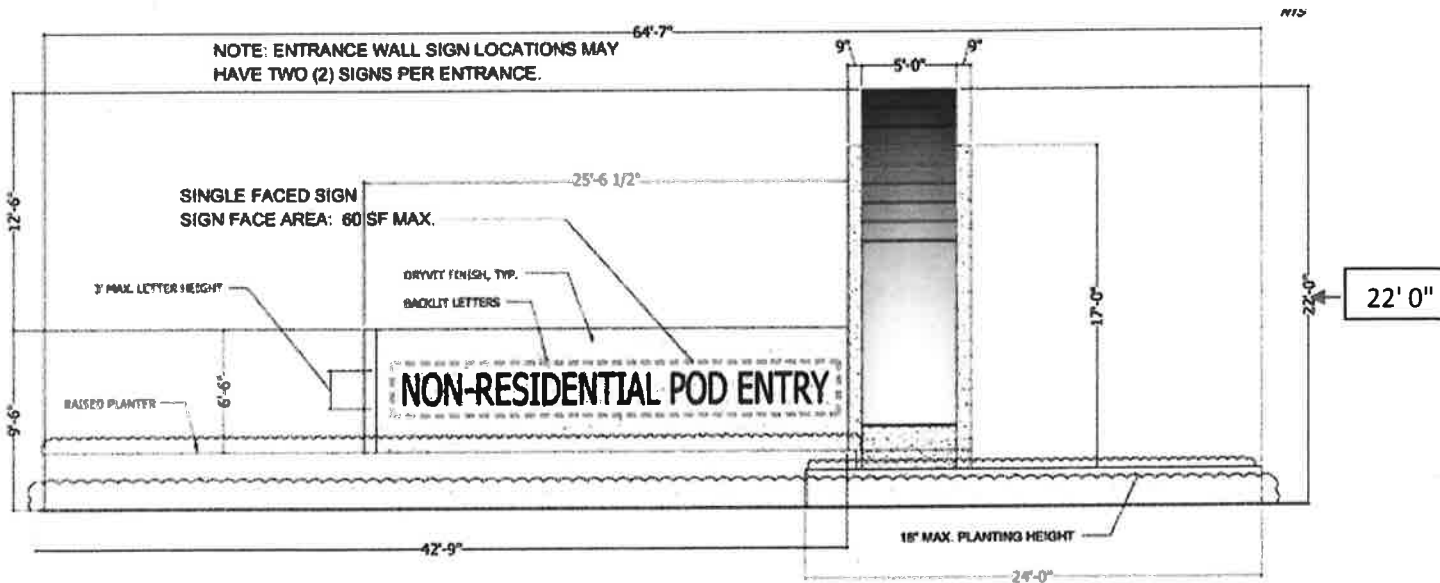
PROPOSED BY APPLICANT

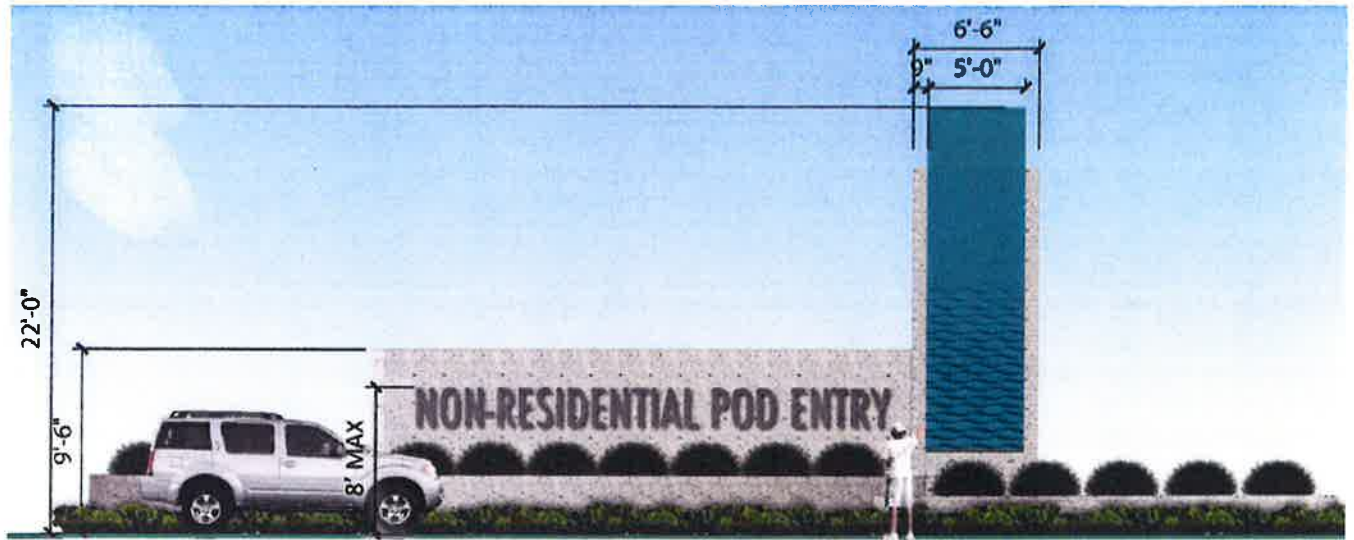


NON-RESIDENTIAL POD ENTRY MONUMENT SIGN

The newly proposed Non-Residential Pod Entry monument sign is larger than its Residential Pod counterpart, and includes an area on the totem element for tenant identification names. The addition of tenant names is inconsistent with Table 8.G.2.C - Entrance Sign Standards cited above, in that sign copy and graphics are limited to the name and address of the development, cannot exceed 60 sq. ft. of sign face, or exceed a maximum 8-foot sign height. The Applicant has submitted a request for a concurrent ULDC text amendment to address these discrepancies.

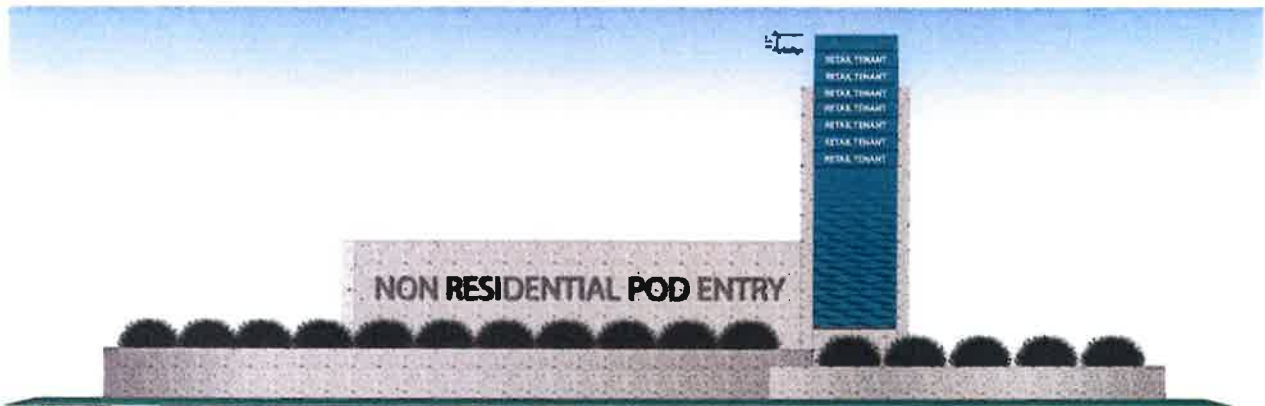
PROPOSED BY APPLICANT





Proposed by Staff

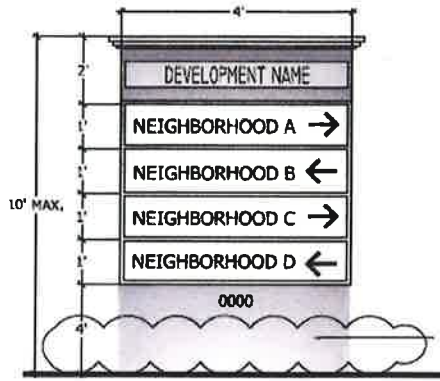
Staff recommends that the tenant identification names be uniform in font and color, the maximum letter height be 10.5 inches, and the tenant identification name area be no higher than 21 feet. *An amendment to Article 8 of the ULDC will be required to accommodate the addition of tenant identification names on the Non-Residential Pod Entry signs. Staff also recommends that a uniform sign plan specifying material, fonts, colors, sign type [hanging, cabinet, projecting, etc.] and location be required for each non-residential development.*



DIRECTIONAL SIGNS

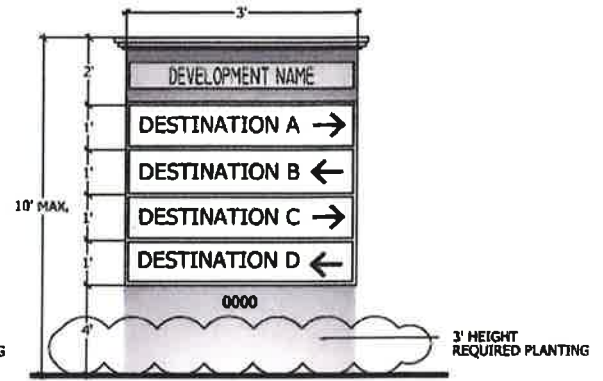
The Applicant proposes to modify the design of the approved Directional signs “to reflect the theming and design of the Westlake community.” The minimum and maximum dimensions of the proposed Directional signs will remain the same. The approved and proposed Directional signage is illustrated below.

APPROVED BY PBC



RESIDENTIAL

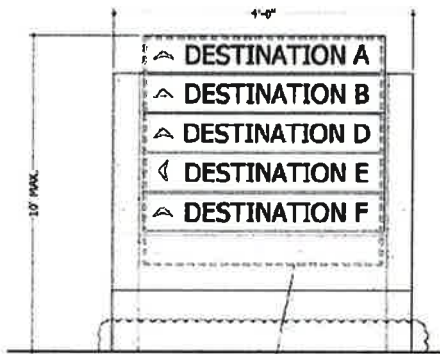
SINGLE FACED SIGN
SIGN FACE AREA: 24 SF PER SIDE



NON-RESIDENTIAL

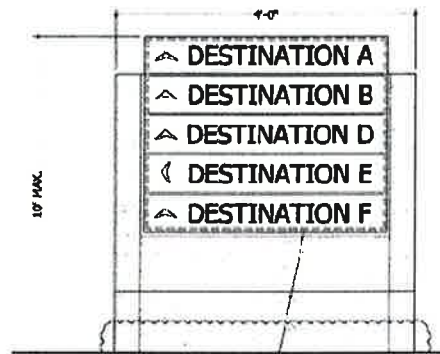
SINGLE FACED SIGN
SIGN FACE AREA: 20 SF

PROPOSED



RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 24 SF MAX.

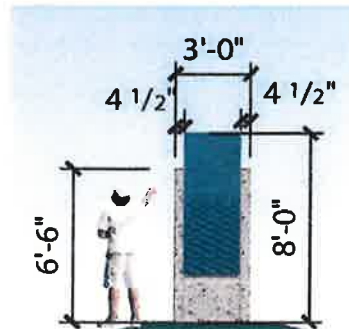
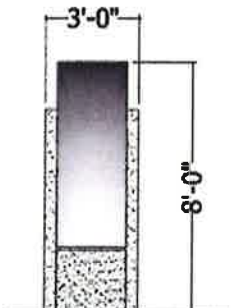


NON-RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 20 SF MAX.

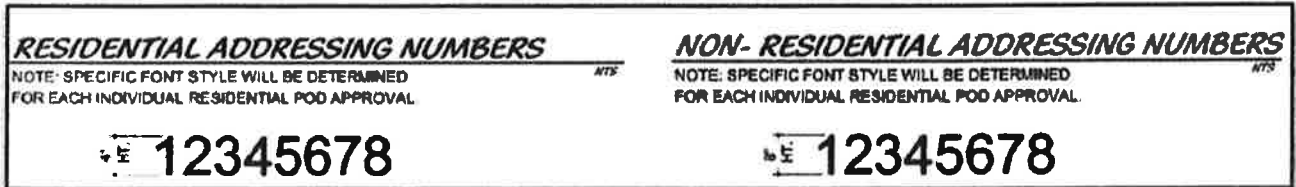
RESIDENTIAL GATE TOTEM

A residential Gate Totem is proposed to be added to the Design Standards for Pod Q to be used as entry gates. With regard to entry gates, the ULDC Article 3.F.2.c.(2) indicates *“The use of gates or other preventative barriers shall not be permitted on collector streets.”* Also, on the Development Order conditions of approval under Planning-General. Condition #46 *To ensure that the “appropriate new urbanism concepts” provision of the Agricultural Enclave statute is fulfilled, no Traditional Neighborhood Pod shall be gated or otherwise have restricted access.* The Gate Totems are in compliance with above regulations since they are not proposed to be located on a collector street and are not to be included on a Traditional Neighborhood Pod.



BUILDING ADDRESSING

The current Design Standards do not speak to the size of building addresses; therefore, minimum building addressing requirements have been proposed. Separate requirements are proposed for residential and non-residential buildings. The residential addressing text is proposed to be a minimum of four inches high and the non-residential addressing will be a minimum of eight inches high.



5. FINAL REMARKS

The Traditional Town Development Master Plan for Westlake was approved by the Board of County Commissioners (BCC) on October 29, 2014. Included in that approval were Design Standards which identified focal points, exemplary features, public amenities, and signage for the community.

The applicant is requesting amendments to the Design Guidelines, specifically with reference to the Master Sign Plan as follows:

- Modify context sensitive community identification monuments
- Modify residential pod entry monuments
- Modify directional signs
- Add non-residential pod entry monuments
- Add residential gate totems
- Establish minimum address text size

The Context Sensitive Community Identification monuments are the gateway features of the City of Westlake and are intended provide a welcoming experience for future residents and visitors; Pod Entry signs serve the same function for the various Pods within the City. The proposed overall increase of the size of the monuments is to ensure the proper scale is achieved at the community and neighborhood entrances. The Applicant proposes to update the approved directional signs to reflect the proposed theming and design of the Westlake community. A residential gate totem is proposed to be added to the Design. Since the current Design Standards do not speak to the size of building addresses, minimum requirements have been proposed. Separate requirements are proposed for residential and non-residential buildings.

The proposed TTD Design Standards amendment is in compliance the Westlake Conceptual Plan, and the Conditions of Approval for Development Order Resolution No. R-2014-1646 as amended. The submittal was reviewed for consistency with the City of Westlake's Interim Unified Land Development Code (ULDC) and the Conditions of Approval for Resolution R-2014-1646 as amended. Per the Conditions of Approval, the subject application requires an administrative approval per the Development Review Officer (DRO). The DRO includes planning and zoning, engineering, building and all other pertinent reviewers.

Finally, an amendment to Article 8 of the ULDC will be required to accommodate the addition of tenant identification names on the Non-Residential Pod Entry signs. Staff also recommends that a uniform sign plan specifying fonts, colors, sign type [hanging, cabinet, projecting, etc.] and location be required for each non-residential development at the time a site plan review is submitted.

Appendix I



Attorneys at Law
New York, NY

Reply To: West Palm Beach

April 10, 2017

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

Re: Minto PBLH Application for TTD Design Standards and Final Master Signage Plan Modification

Dear Mr. Cassel:

Please accept this letter in support of Minto PBLH's Application to update its TTD Design Standards and Final Master Signage Plan. As previously discussed, the Design Guidelines that were approved as part of Minto's Development Order, Palm Beach County Ordinance 2014-1646, as amended, at All Petitions Condition No. 5 requires that:

The Property Owner shall revise and update the Design Standards, where applicable, for all subsequent Development Orders of the Traditional Town Development, consistent with the relevant Comprehensive Plan Policies, adopted Implementing Principals, and other restricting in the Development Order.

Consistent with this requirement, Minto is requesting revisions to the adopted TTD Design Guidelines as part of its application for revisions to the Final Master Signage Plan to provide additional details regarding context sensitive monument, addressing and signage.

As noted in the language of the condition cited above, the Design Guidelines must be updated as part of the same approval process as any future development orders. Therefore,

JACKSONVILLE 245 Riverside Ave., Suite 1900 Jacksonville, Florida 32202 T 904.255.1100 F 904.255.1111	TALLAHASSEE 310 South Columbia St., Suite 500 Tallahassee, Florida 32301 T 904.222.4400 F 904.224.1642	TAMPA BAY 100 Beachfront Plaza, Suite 600 Bradenton, Florida 34205 T 941.708.4100 F 941.708.4024	WEST PALM BEACH 215 North Flagler Dr., Suite 1200 West Palm Beach, Florida 33401 T 561.644.4000 F 561.644.4000
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See Things Differently

4-10-17

Ken Cassel, City Manager
April 10, 2017
Page 2

just as the Design Guidelines were updated and adopted as part of the administrative approval of the Hammocks (Pod Q) Site Plan, so must they be updated and approved as part of the administrative approval of the Final Master Signage Plan.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Tara W. Duhy

TWD/lp
cc: Pam Booker
Nilsa Zacarias
John Carter

00707300-1

ORDINANCE NO. 2017-2

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 8, TABLE 8(G)(2)(C) ENTRANCE DESIGN STANDARDS, WHICH PROVIDES CRITERIA FOR ENTRY SIGNS, SAID AMENDMENT SHALL INCLUDE DESIGN CRITERIA FOR NON-RESIDENTIAL ENTRY SIGNS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding entrance signs for the non-residential developments within the City of Westlake, wherein the non-residential entry signs may include business entities names on the entry signs; and

WHEREAS, the entrance sign standards shall limit the maximum size of the business entities' names to sixty (60) square feet and eighteen (18) feet in height, and such names shall be of uniform color and font; and

WHEREAS, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of notes two and three, within Article 8, Table 8(G)(2)(C) of the City's interim land development code, which addition, will allow for the business entities' name to be included on the totem portion of the non-residential pod entry sign; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 8, Table 8(G)(2)(C), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

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

Section 2. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 8, Table 8(G)(2)(C), Entrance Sign Standards as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, said amendments are applicable to non-residential entrance signs within the jurisdictional boundaries of the City of Westlake.

Section 3. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of June, 2017, on first reading.

PASSED AND ADOPTED this _____ day of July, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

City Attorney
Pam E. Booker, Esq.

City of Westlake Amendment to Article 8, Table 8(G)(2)(C)

Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft. ²
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft. ²
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 100 feet of the entrance to a development.
Sign Copy and Graphics	Shall be limited to the name and address of the development. ^{2,3}
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006- 036]
2.	<u>Tenant identification names shall be permitted on the totem portion of non-residential entrance signs up to a maximum of 60 square feet and 22 feet in height.</u>
3.	<u>All tenant identification names shall maintain consistent colors and font styles. Logos are not permitted on the entrance monument signs.</u>

Graphic Depiction of Sign to Size and Scale:





Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane ◻ Suite 1 ◻ Jupiter, Florida ◻ 33458 ◻ Ph 561.747.6336 ◻ Fax 561.747.1377 ◻ www.cotleurhearing.com ◻ Lic # LC-C000239

Westlake TTD Design Standards

Administrative Amendment

Justification Statement

April 10, 2017

Revised April 24, 2017

Revised May 1, 2017

Revised May 8, 2017

Introduction

The subject application is a request for an amendment to the TTD Design Standards to reflect minor modifications to the context sensitive community identification monument features and the pod monument signage.

Background

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. The 3,788.60-acre property has a current FLUA designation of Agricultural Enclave. The subject property is currently in active agriculture, with built parcels including a utility site and a packing plant.

The subject property is roughly co-extensive with SID, a legislatively-created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan. The City of Westlake is obligated to follow Palm Beach County's Comprehensive Plan and Land Development Regulations (LDR) until such time the City formally adopts its own Comprehensive Plan and LDRs.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional

Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property. The following are the applicable conditions of approval.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

Following approval of the Preliminary Master Plan by the Board of County Commission, the Applicant submitted an off-the-board DRO application for the Final Master Plan. On July 8, 2015, the DRO approved the Final Master Plan, Final Phasing Plan, and Final Transect Plan. A copy of the Preliminary Master Plan and Final Master Plan have been included in this submittal for staff's reference.

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City of Westlake approved Resolution 2017-3 amending the Master Plan for Minto Westlake TTD. The amendment included minor reconfiguration of certain pod acreages and location of dwelling units, improved connectivity between Pod Q and Pod PC-1, increasing acreage of Pod PC-1, reconfiguring of Pod F and Pod Q to provide compactness, and modification of condition No. 15 of Resolution 2014-1646 (TTD Development Order).

Subject Request

The Applicant is requesting to update the DRO-approved TTD Design Standards and Final Master Signage Plan (FMSP). The initial FMSP included in the Design Standards document included generic pod entrance signs and directional signs. Since the time the initial FSMP was created, the signage has evolved into a more solidified design that sets the theming of the community. The TTD Design Standards also include the Context Sensitive Community Identification monument features, which are also proposed to be modified as part of this application.

Based on the FMSP and Design Standards approved by the Palm Beach County DRO, the Applicant is proposing to make the following modifications:

- Modify the design of the Context Sensitive Community Identification Monument features within the TTD Design Standards document.

- Provide differentiation between residential and non-residential entry monument signs.
- Modify the theming and design of the Pod Entry Monument Signs.
- Modify the Final Master Signage Plan to include residential and non-residential address standards.

Context Sensitive Community Identification Monuments

The Context Sensitive Community Identification Monuments are located in four locations on the property at the northern and southern boundaries. The monuments are required to be setback 400 feet from the TTD property line. The monument features initially shown in the TTD Design Standards document were roughly 30 feet high by 40 feet long (390 SF overall). The proposed monuments are approximately 35 feet high by 52 feet long (824 SF overall). The overall size of the monuments was increased to ensure the proper scale was achieved. The Applicant has thoroughly studied the relationship between the approved monument height and the adjacent roadway, which has led to the need to increase the height and width of the structure. Seminole Pratt Whitney is a 140-foot wide right-of-way with 80-foot wide Rural Parkways on either side. In order for the entry structures to create the desired arrival experience, it is necessary for their size to be increased. The proposed change is a 16 percent increase in height and 30 percent increase in width. The monuments are the gateway feature of the City of Westlake and should provide a stately and welcoming experience for future residents and visitors. The design of the proposed monument design is consistent with the initial intent approved by the PBC DRO.

In addition to the scale of the signs, the increase in size was also necessitated by the construction and engineering aspects of the structure. The approved structures were conceptual in nature and were not engineered at the time of approval. Now that the structures have been engineered, it was determined that the proposed changes were necessary. No changes to the approved locations are proposed. A comparison of the approved and proposed monuments is provided below.

MEASUREMENTS	APPROVED MONUMENTS	PROPOSED MONUMENT	PERCENTAGE OF CHANGE
HEIGHT	30'	35'	+ 16%
WIDTH	40'	52'	+ 30%
OVERALL SF	390 SF	824 SF	+211%



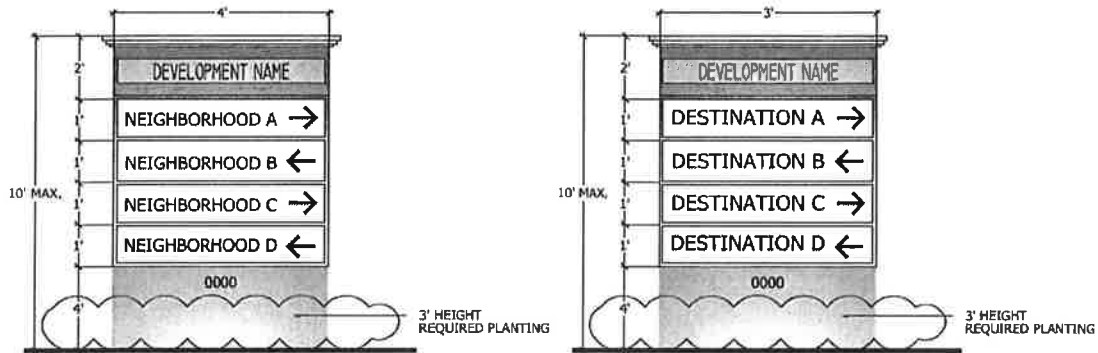
Final Master Signage Plan

The current Final Master Signage Plan (FMSP) is proposed to be amended to incorporate an updated design style, provide distinct standards for residential and non-residential signage, and establish addressing standards. The current FMSP provided generic styling and design for the directional signs and pod entry monument signs. The proposed design-related changes to the various sign types better portray the theming of the Westlake community.

The directional signs will be updated to reflect the theming and design of the Westlake community. The minimum and maximum dimensions of the approved directional signs will remain the same. Below is a comparison between the approved and proposed directional signage.

APPROVED

DIRECTIONAL SIGN



RESIDENTIAL

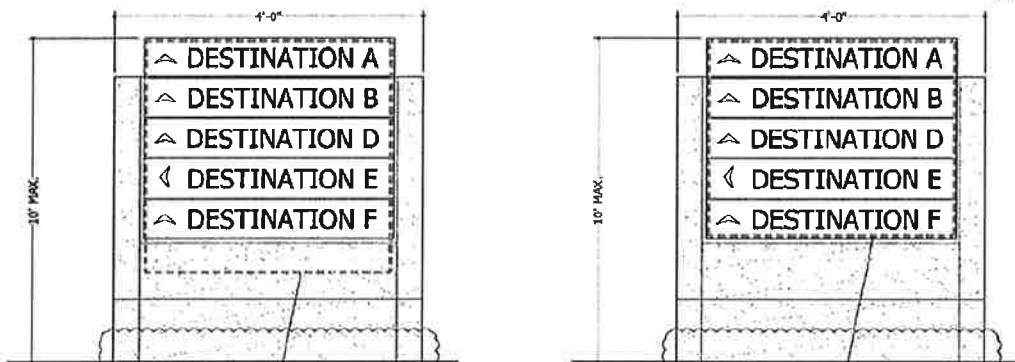
SINGLE FACED SIGN
 SIGN FACE AREA: 24 SF PER SIDE

NON-RESIDENTIAL

SINGLE FACED SIGN
 SIGN FACE AREA: 20 SF PER SIDE

PROPOSED

DIRECTIONAL SIGN



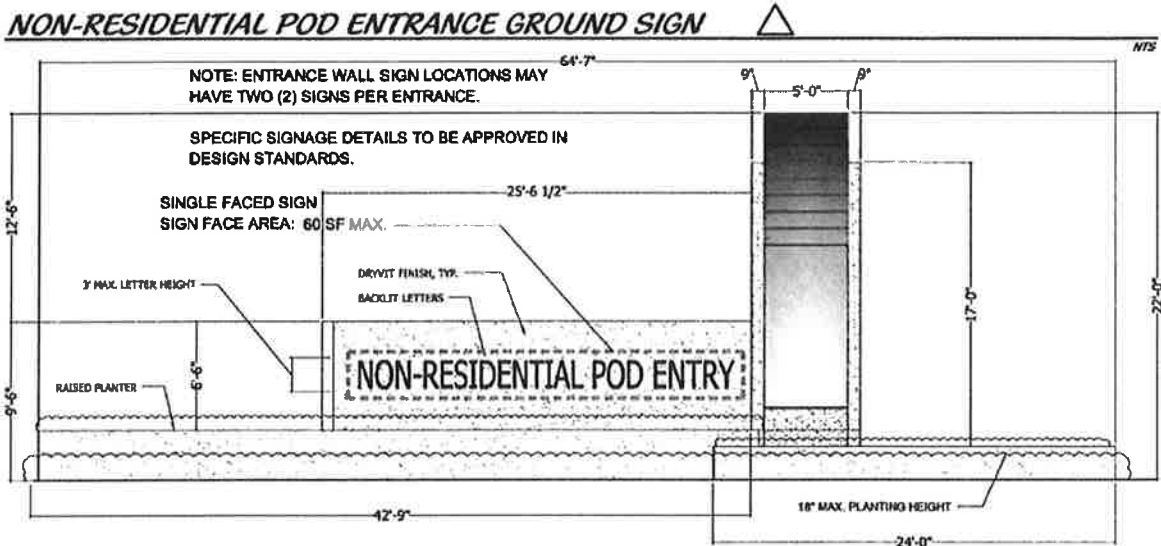
RESIDENTIAL

SINGLE FACED SIGN
 SIGN FACE AREA: 24 SF MAX.

NON-RESIDENTIAL

SINGLE FACED SIGN
 SIGN FACE AREA: 20 SF MAX.

The current FMSP does not differentiate between residential and non-residential pod entry monument signs. It is important that the pod entry signage relate to the type of pod it represents; therefore, the proposed request distinguishes between monument signs for residential pods and ones for the non-residential pods. Below is a comparison between the approved and proposed pod entry monument signage.



The current FMSP does not speak to building addressing; therefore, minimum requirements have been added to the FMSP. Separate requirements are proposed for residential and non-residential buildings. The residential addressing text is proposed to be a minimum of four inches high and the non-residential addressing will be a minimum of eight inches high.

RESIDENTIAL ADDRESSING NUMBERS *NTS*
 NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

4" H
 12345678

NON-RESIDENTIAL ADDRESSING NUMBERS *NTS*
 NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

8" H
 12345678

Consistency with Development Order Conditions of Approval

The proposed modifications the TTD Design Standards document bring more specificity to the previously approved monument features. All of the modification achieve the initial intent of the TTD Design Standards.

As part of the subject application, the Applicant would like to provide City staff with a status update of the applicable conditions of approval within Resolution 2014-1646. The following conditions are related to the "context-sensitive community identification monuments":

Planning – No. 16, 37, 43, 47

The table below demonstrates how the applicable conditions of approval have been previous satisfied by the certified TTD Design Guidelines and how the proposed amendment continues to be in compliance with the conditions.

CONDITIONS	STATUS
PLANNING-LAND USE ORDINANCE	
16. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Seminole Pratt Whitney Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING -Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
37. Prior to Final Master Plan approval by the DRO, the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Persimmon Road Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
43. Prior to Final Master Plan approval by the DRO, the property owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the "Town Center Parkway" Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING- Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.

Conclusion

The proposed TTD Design Standards amendment is in compliance with the Comprehensive Plan, Westlake Conceptual Plan, and conditions of approval of the Development Order. The Applicant looks forward to working with staff to address any questions that may arise as a result of your review.

PALM BEACH COUNTY, FLORIDA



2017



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Minto Westlake
Rezoning and Master Plan Submittal
Design Standards

April 27, 2015
 Revised May 22, 2015, Revised June 22, 2015, Revised July 9, 2015, Revised April 24, 2017
 CH #13-0518

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Florida
WEST FLORIDA
CIVIL SERVICE
STANDARDS





Minto West TTD Design Standards

...

Pursuant to section 2.A.1.G.3.g.3 Design Standard Alternative, TTD/R-2014-00094 and Ordinance 2014-030 approved on October 29, 2014, the applicant is providing Design Standards in place of a Preliminary Regulating Plan. The Zoning Director may grant this request at DRO. Design Standards have been provided in place of a Regulating Plan due to the scale of the Minto West project as well as the long term build out planned for the project. Each pod will be required to provide Design Standards when submitting for final site plan approval and these standards will be updated at that time if applicable. At that time, the details of the site elements will be defined for each pod. The TTD zoning designation provides the framework for applying these Design Standards to achieve the intent of the Agricultural Enclave statutory requirements, which require New Urbanism concepts. The Design Standards included herein identify the four elements typically required in Preliminary Regulating Plans and therefore meet the intent of the Regulating Plan: focal points, exemplary features, public amenities and signage.

TRADITIONAL TOWN DEVELOPMENT

INTRODUCTION

Minto West is a 3,788.60-acre parcel located east and west of Seminole Pratt Whitney Road, south of 60th Street North, and north of 50th Street N, east of Mead Hill Drive and 44th Street North, east of 190th Terrace North and west of 140th Avenue North. The property is currently in active agriculture, with built parcels including a utility site and a packing plant. The site is an Agricultural Enclave pursuant to Section 163.3162, Florida Statutes. The statute requires lands designated as Agricultural Enclaves to include appropriate new urbanism concepts such as clustering, mixed-use development, and the creation of rural village and city centers. The Design Standards are structured to achieve these principles.

Minto West has been given the zoning designation of Traditional Town Development (TTD). The regulations of the TTD are specifically designed to encourage mixed-use development, have residences in close proximity to shopping, employment, and recreational uses, provide a range of housing types, human-scale neighborhoods, and provide efficient circulation systems for vehicles, pedestrians, and non-motorized forms of transportation. The TTD zoning designation provides the framework for applying these Design Guidelines to achieve the intent of the Agricultural Enclave statutory requirements. The TTD is comprised of three transect zones, in accordance with the Comprehensive

Plan: Natural, Suburban, and Urban. The transect zones allow the clustering of density to promote a variety of neighborhoods and housing types and act as a transition area between the Agricultural Enclave and adjacent existing communities.

TRANSECTS

In accordance with the Comprehensive Plan, the various land areas within the project will be classified into three different Transects: Natural, Suburban, and Urban. The transect zones act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as a transition areas between the Enclave and adjacent existing communities.

NATURAL TRANSECT

The Natural Transect includes landscape buffers, landscaping, recreation, conservation, greenways, pastures, agriculture, preservation, wetlands, water management tracts, and well fields. The Natural Transect encompasses a minimum of 55 percent of the site. Additional open space and recreation areas will be located within the individual pods, putting the total natural area within the property at approximately 60 percent. The Natural Transect shall define the boundaries of the TTD, except where the property existing abuts schools or commercial areas. The Natural Transect may also be located throughout the TTD to provide open space and connectivity within and between neighborhoods.

SUBURBAN TRANSECT

The Suburban Transect includes all of the residential pods, both Traditional Neighborhood Development (TND) and Planned Unit Development (PUD). Approximately 30 percent of the TTD property will be located within the Suburban Transect. The allowable density range within the Suburban Transect is 0.5-6 dwelling units per acre. Each TND and PUD is designed to provide the highest concentration of residential density at its center surrounding a neighborhood park. Extending outward from the center, the densities decrease to the edges of the neighborhood. The lowest densities would occur at the perimeter of the neighborhood. This development pattern is achieved through the integration of three subzones within the Suburban Transect: Neighborhood Center, Neighborhood General, and Neighborhood Edge.

NEIGHBORHOOD CENTER ZONE

The Neighborhood Center Zone is concentrated around a central neighborhood square and along residential collector roadways. This area allows for the clustering of residential dwelling units at higher densities, as well as the inclusion of appropriate public and civic uses. The Neighborhood Center may include multi-family, townhomes, and zero-lot-line home products. The Neighborhood Center Zone may abut the Neighborhood General and Edge Zones, but should be separated by alleys or roadways to allow transitions.

NEIGHBORHOOD GENERAL ZONE

The Neighborhood General Zone is generally located to provide a transition between the Center and Edge Zones. The General Zone allows for zero-lot-line and single-family home products. The Neighborhood General Zone may abut the Neighborhood Edge and Neighborhood Center Zones.

NEIGHBORHOOD EDGE ZONE

The Neighborhood Edge Zone allows for lower density, large lot single-family homes and shall be located along the outer perimeter of the TND neighborhood. The Edge Zone is designed to abut waterways and open space areas. Cul-de-sac street configurations may only occur within the Edge Zone.

URBAN TRANSECT

The Urban Transect include the Traditional Marketplace Development (TMD) and Economic Development



Center (EDC)/Multiple Use Planned Development (MUPD) pods, which constitute approximately ten percent of the TTD land area. The Urban Transect contains the vast majority of the nonresidential uses permitted within the project, and has opportunity to include residential uses into the TMD as well. The TMD will include much of the retail and commercial uses and the EDC will contain the employment-oriented and R&D uses.

NATURAL TRANSECT

Minto West will utilize generous Natural Transect areas along all public interfaces, including adjacent property boundaries and public rights-of-way, as well as along all major thoroughfares that pass through the community, all of which will be linked to each other. The location of these areas can be found on the Conceptual Plan and the Transect Plan.

PERIMETER BUFFERS

The Natural Transect areas along the perimeter of the development will be a minimum of 400 feet wide, with some areas as wide as 1,000 feet. Illustrations of the perimeter buffers is included in Appendix 7. The perimeter buffers will incorporate naturalized landscape and waterways that are interwoven into the internal residential pods, as well as those for other land uses, including commercial, institutional, and recreation. Portions of the perimeter will also include multimodal pathways and bridle trails.

WATERWAYS

In addition to the land-based system of open spaces, the community will feature an extensive network of interconnecting waterways that will provide the aesthetic and thematic benefits of water, as well as the recreational benefit of getting around the community by kayak, paddleboard, or canoe. The locations of these areas have been shown on the Conceptual Plan and the Preliminary Master Plan. The waterways will be designed to beautify the interior and perimeter of the development, to separate land uses both internal and external to the community, and to reflect the soothing presence of water as a unifying design element throughout the site. Routes accommodating kayakers and canoeists will be measurable in miles, and special engineering measures have been incorporated into the design of the roadway system to allow these recreation routes to pass under bridges along key roads.

SUBURBAN TRANSECT

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

GENERAL

The purpose of the Traditional Neighborhood District (TND) is to offer an alternative to contemporary neighborhoods designed around the automobile. The TND's within Minto West strive to establish a specific neighborhood identity and focus with a pedestrian-oriented design. Each neighborhood will contain a range of housing types as well as residential, civic, and open space land uses in close proximity to one another. Intermingling residential areas with open space and recreational opportunities encourages walking and bicycling, which in turn reduces the need for local automobile trips. Multimodal pathways and vehicular streets will be bordered by natural waterway features and other scenic areas. Additionally, safe and efficient circulation systems for pedestrians, cyclist, golf carts, and automobiles will be implemented to emphasize connectivity within and to adjacent uses.

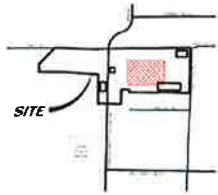
LAND USE DISTRIBUTION

Each TND will include a combination of diverse housing types, potential for civic opportunities, open space areas, and recreational parks.

BLOCK STRUCTURE

The street and sidewalk network within a TND shall be designed around a series of blocks, which provide visual and functional links within and between residential and open space areas. Ultimately, the blocks shall be connected to the exterior street network within the TTD. A block length shall adhere to the minimum and maximum thresholds listed within the County's ULDC.

LOCATION MAP

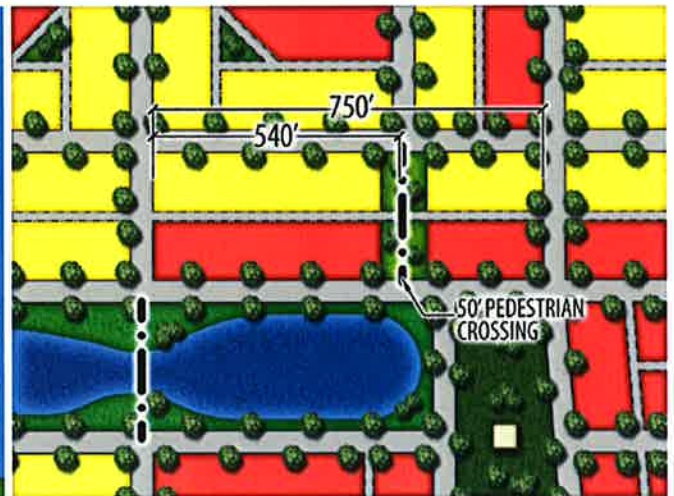


LEGEND

- NEIGHBORHOOD CENTRAL (1.0 DU/AC)
20% MIN. = 900 UNITS/NEIGHBORHOOD
- NEIGHBORHOOD GENERAL (1.5 DU/AC)
- NEIGHBORHOOD SQUARE (10,000-140,000 S.F.)
75% OF PERIMETER SHALL ADJUT
A STREET OR OTHER OPEN SPACE AREA
- NEIGHBORHOOD PARK (20,000 S.F. MIN.)
50% OF PERIMETER SHALL ADJUT
A STREET OR OTHER OPEN SPACE AREA
- COMMON USE AREA (5,000-20,000 S.F.)
- ARCHITECTURAL ELEMENT
- LAKE/BIOSWALE



Traditional Block Length



Traditional Block Length

STREET DESIGN

The residential roadways and alleys within the TNDs will be consistent with Table 3.F.2.A, TTD Street Design Standards by Tier. Variances may be requested from the table to allow for improved circulation and design. Each collector will contain two 11-foot travel lanes with sidewalks on both sides of the street. Local roadways will contain two 10-foot travel lanes with sidewalks on both sides of the street. Alley sections are 20-feet and 40-feet wide. The 20-foot section contains one 10-foot travel lane. The 40-foot section contains two 10-foot travel lanes with landscaped areas on either side. Portions or all of a TND may include alley-loaded



products, where the alley provides the main vehicular access to the dwelling unit. Roadway cross-sections will be provided at the submission of each TND pod Subdivision Plan.

Collectors or Local Residential Streets may be provided within the TND District. Collector roadways may be used to link to Thoroughfare roadways. Local Residential Streets will be located within the TND pod and used to connect dwelling units to Collectors and Thoroughfare roadways. Alleys or Residential Access Tracts may be provided to service rear-loaded lots.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways/sidewalks are provided throughout each TND neighborhood. Five-foot sidewalks are provided along both sides of the right-of-way. The walkways are lined with canopy trees and other vegetation to provide shade and shelter to pedestrians. All sidewalks within the TND will connect to the larger pedestrian network within the TTD.

BUILDING ORIENTATION & BUILD TO LINES

The homes within each TND shall front a street, neighborhood square, or neighborhood park to promote a traditional neighborhood design. Homes may include front porches and balconies to engage the pedestrian network, address the street, and keep "eyes on the street." Garages and accessory dwelling units will be set back sufficiently from the principle structure, as detailed in the County's ULDC. Garages may be accessed by rear alleys, where provided. To ensure the development of buildings oriented to the street, maximum and minimum setbacks set forth in the Agricultural Enclave Overlay (AGEO) will be adhered to.

LOT TYPES

Within the TNDs, the products will consist largely of detached zero-lot-line homes, townhomes, and some detached single family homes. This design is intended to contain higher densities as these pods are centered around the TTD urban core.

OPEN SPACE AND RECREATION

Every TND will include a mixture of community parks, neighborhood squares, neighborhood parks, and common use areas. A minimum of five percent of each TND pod will be dedicated to open space and recreation. All of the residential units within each TND will be located a 1,320-foot radius of accessible open space and recreation areas to allow residents to easily walk and bike to these areas. To further facilitate walkability within the TND, each open space and recreation area will be connected to the overall pedestrian network system. The open space and recreation areas will include passive and active uses, such as pedestrian benches, play equipment, and sports fields and courts.

PLANNED UNIT DEVELOPMENT

GENERAL

The purpose of the PUD is to provide opportunities for development patterns, which encourage creative architectural and site design. PUDs are also intended to incorporate logical street and transportation networks, large spans of open space and natural areas, and a variety of housing choices. The PUD pods within the Minto West TTD also provide a transition from the existing single-family product within the Acreage to the TTD urban core. For this reason, the PUD pods have been located around the perimeter of the TTD.

LAND USE DISTRIBUTION

The PUD pods will contain predominantly single-family housing types, as this pod is intended to act as a transition area within the TTD. Each pod will contain opportunities for civic uses, open space areas, and recreational parks.

STREET DESIGN

The local residential roadways within the PUDs will be consistent with PBC ULDC Table 3.F.2.A, TTD Street Design Standards by Tier. Where deviations occur, variances may be requested. The local residential roadways will contain two 10-foot travel lanes with sidewalks on both sides of the street. Roadway cross-sections will be

provided with the submission of each PUD pod Subdivision Plan. Collector and Local Streets may be provided within the PUD District. Collectors may be used to link to arterial roadways surrounding the neighborhood. A minimal number of cul-de-sacs will be incorporated into the street network, not to exceed the 20 percent threshold allowed within the TTD.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways are provided throughout each PUD neighborhood. Five-foot sidewalks are proposed along both sides of the roadway. The walkways are lined with canopy trees other and vegetation to provide shade and shelter to pedestrians. All sidewalks within the PUD will connect to the larger pedestrian network within the TTD.

LOT TYPES

Within the PUDs, the products will consist largely of detached single-family homes. This design is intended to create a transition between the existing residential product type and the TTD urban core.

OPEN SPACE AND RECREATION

Every PUD will include a mixture of community parks, neighborhood squares, neighborhood parks, and common use areas. A minimum of 40 percent of each PUD pod will be dedicated for open space. All of the residential units within each PUD will be within a 1,320-foot radius of accessible open space and recreation areas to allow residents to easily walk and bike to these areas. To further facilitate walkability within the PUD, each open space and recreation area will be connected to the overall pedestrian network system. The open space and recreation areas will include passive and active uses, such as pedestrian benches, play equipment, and sports fields and courts.

URBAN TRANSECT

TRADITIONAL MARKETPLACE DISTRICT

GENERAL

A unique aspect of the Minto West TMD is located east and west sides of Seminole Pratt Whitney Road. The TMD includes nonresidential uses. The thematic "Town Center" described in the community overview is a segment of the overall TMD and is located on the east side of Seminole Pratt Whitney Road. The Town Center will be the center of gravity for the TMD, embodying the spirit of traditional design principles specialized to reflect the historical character of small town Florida. The result will be a genuine "downtown" that will appear to have evolved over many decades. This theme will be reinforced by architectural features, historical atmosphere, and attention to design details that reflect the diversity of pattern, texture, form, and "aging" characteristic of a true, functioning small town commercial district.

PERMITTED USES

The TMD will include a mix of commercial, retail, office, and hotel uses. The specific uses permitted within Minto West are listed in PBC ULDC Section 3.B.17.E, Use Matrix.

BUILDING ORIENTATION & BUILD TO LINES

Buildings within the TMD will be designed to front on the street. Maximum setback requirements will be implemented to create buildings that engage the street, while allowing room for pedestrian elements, such as outdoor seating. Separations between buildings will be utilized to create interest and break up the façade.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways shall be located along both sides of the roadway. Sidewalks within the TMD will be connected to the overall TTD pedestrian network to allow residents from nearby neighborhoods to walk or bike to the commercial area. The buildings will be designed to incorporate arcades, awnings, and other architectural features designed to provide pedestrians protection from the elements. Outdoor seating areas



and plazas will also be an integral part of the pod to further engage pedestrians.

STREET DESIGN

The TMD will include a combination of Neighborhood Streets and Alleys, as well as “Main streets.” The roadways within the TMD will be designed in a block structure as prescribed in the County’s ULDC. Where deviations occur, variances may be requested. Roadway cross-section will be provided at the time the MUPD Subdivision Plan is submitted. Blocks will incorporate central plazas or squares to encourage a pedestrian environment within commercial areas. A minimum of two streets will be designated as Main streets. The Main streets will accommodate two-way traffic, include an intersection, and cross through the entire length or width of the TMD.

PARKING

In general, on-street parking will be provided on both sides of the street of two-way streets and on a minimum of one side of a one-way street. The Parking standards set forth in the County’s ULDC will be incorporated into the design of the TMD.

MULTIPLE USE DISTRICT/EMPLOYMENT CENTER

GENERAL

The MUPD or “Employment Center” area is located at the southern portion of the property on the east and west sides of Seminole Pratt Whitney Road. The Employment Center pod will include a mix of nonresidential uses. The uses will be those consistent with the Economic Development Center (EDC). The EDC includes office and research parks, manufacturing, assembly of products processing, research and development, and wholesale distribution and storage of products. The MUPD will also include educational facilities. The MUPD is intended to be a source of employment and educational opportunities aimed to serve the existing and future residents of the project and the western communities.

PERMITTED USES

The uses proposed to be located within the MUPD are those consistent with the EDC. Details of the specific uses are listed in PBC ULDC 3.B.17.E, Use Matrix.

BLOCK STRUCTURE

The street and sidewalk network within a MUPD shall be designed around a series of blocks, which provide visual and functional links within and between the nonresidential uses and open space areas. Ultimately, the blocks shall be connected to the exterior street network within the TTD.

BUILDING ORIENTATION & BUILD TO LINES

To the extent possible, the building within the MUPD will front a street, accessible open space, or recreation area. Building will include arcades, awnings, and balconies to engage the pedestrian network, address the street, and keep “eyes on the street.” To ensure the development of buildings oriented to the street, maximum and minimum setbacks set forth in the Agricultural Enclave Overlay (AGEO) will be adhered to.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways are provided throughout the MUPD. Sidewalks are proposed along both sides of the roadways to encourage a walkable EDC environment, where professionals and students can easily walk or bike around the pod. The walkways are lined with canopy trees, palms, and other vegetation to provide shade and shelter to pedestrians. All sidewalks within the MUPD will connect to the larger pedestrian network within the TTD.

STREET DESIGN

The collectors and roadways within the MUPD will be consistent with PBC ULDC Table 3.F.2.A, TTD Street Design Standards by Tier. Each collector will contain two 11-foot travel lanes with sidewalks on both sides of the street. Roadway cross-section will be provided at the time the MUPD Subdivision Plan is submitted.

Primary or Secondary Streets can be provided within the District. Primary streets may be used to link to Collector Streets and ultimately to the surrounding residential neighborhoods.

PARKING

Parking requirements shall be consistent with Section 3(A)(2)(e) of the County's ULDC. Each individual site plan shall demonstrate compliance with this requirement.

TTD PEDESTRIAN NETWORK

STREET/CIRCULATION SYSTEM

The TTD core roads will contain a range of street types to accommodate the needs of each residential and nonresidential pod. These streets can be identified on the Street Network Map (see Appendix 1) and the related street cross-sections are included in Appendix 2. Minto West shall be developed with enhanced vehicular connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Street Network reflects a hierarchy of streets that provide for circulation and access from the neighborhoods to the Thoroughfare Roads as well as between individual neighborhoods, civic uses, the Economic Development Center, and the Town Center. The thoroughfares shall be designed with opportunities for alternate modes of transportation such as multipurpose pathways, bike lanes, and bridle trails where appropriate. Open space areas along internal thoroughfares and rural parkways will range from a minimum of 30 to 80 feet in depth featuring waterways and landscape. Collector streets shall be designed in a pedestrian-friendly manner with significant landscape areas as well. Streets internal to the neighborhoods will be safe, comfortable, and interesting to the pedestrian.

MULTI PURPOSE PATHWAYS

Multi Purpose Pathways will be designed to accommodate walking, cycling, and golf carts, using a spacious 12-14-foot width, and sturdily constructed of seamless asphalt paving bounded by concrete ribbon curb. The locations of these pathways can be found in within the cross sections in Appendix 13. The intent is to present residents with opportunities to get from their homes to recreational, commercial, and institutional activities by methods other than driving their vehicles. Within the residential neighborhoods, as well as the Town Center and commercial areas where traffic speeds will be minimal, golf cart and automobile traffic will be intermixed. In areas where the multipurpose pathways run in the separate open space tracts, at-grade street crossings will be carefully designed for convenience and safety.

SIDEWALKS

Generous sidewalk systems will meander throughout the community. The location of the pathways is depicted in the Multimodal Network Plan (see Appendix 13). In certain cases, sidewalks will be located outside of the designated rights-of way (ROW). Sidewalks will be eight-feet in width. This sidewalk is in addition to the 10-foot multimodal path described above. The sidewalks will be lined with canopy trees to provide shade and shelter. All sidewalks within the TND and PUD will connect to the larger pedestrian network within the TTD. Sidewalks within the TMD and MUPD will be connected to the TTD pedestrian network to allow residents from nearby neighborhoods to walk or bike to the commercial areas. Buildings within the TMD will be designed to incorporate arcades, awnings, and other architectural features designed to provide pedestrians protection from the elements.

BRIDLE TRAILS

To preserve existing recreational pastimes of the surrounding area, bridle trails will be incorporated along portion of the perimeter Natural Transect open space areas of the property as depicted in in the Multimodal Network Plan (see



Appendix 13) and the Perimeter Buffer Cross-sections (see Appendix 7). The equestrian trails will run alongside scenic waterways and native vegetation. The external adjacent residential areas will benefit aesthetically from this amenity, as well as from the actual physical separation of several hundred feet from any residence within Minto West. The trail will be 8-feet wide and will be accessible to residents outside and within the Minto West community.

BICYCLE LANES

Bicycle lanes will also be provided on all collector roadways and within the Town Center. Within the Town Center, bicycle lanes will be five-foot wide and on collector roadways will contain five- and six-foot wide paths. All bicycle lanes have been incorporated within the right-of-way.

TTD TRANSPORTATION NETWORK

PALM TRAN

In coordination with Palm Tran, bus shelters will be provided along Seminole Pratt Whitney Road, the TTD Collector roads, and at the individual pod entrances. Additionally a Park-and-Ride lot will be located near the Economic Development Center as an additional means of fostering ridership within the western community.

COLLECTOR STREET CROSS-SECTIONS

The Minto West TTD will contain several street cross-sections based on the Collector streets outlined in *PBC ULDC* Table 3.F.2.A. The prescribed cross-sections have been modified based on two- and four-lane configurations and depending on whether on-street parking is provided (see Appendix 2).

The Town Center street cross-section (TC-1) will largely serve the area within and surrounding the Traditional Marketplace District (TMD). TC-1 is a 74-foot wide right-of-way with parallel parking on both sides of the street, five-foot bike lanes and six-foot sidewalks.



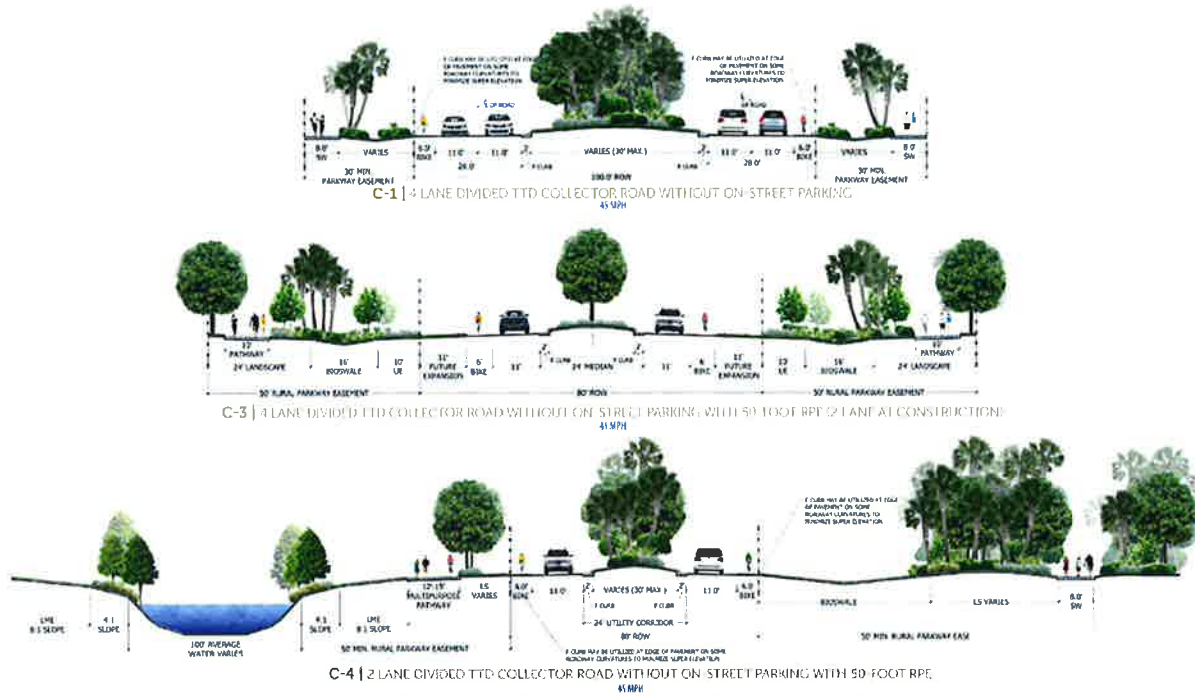
TC-1 | TTD COLLECTOR WITH ON STREET PARKING

30 MPH (LOW ROAD)

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

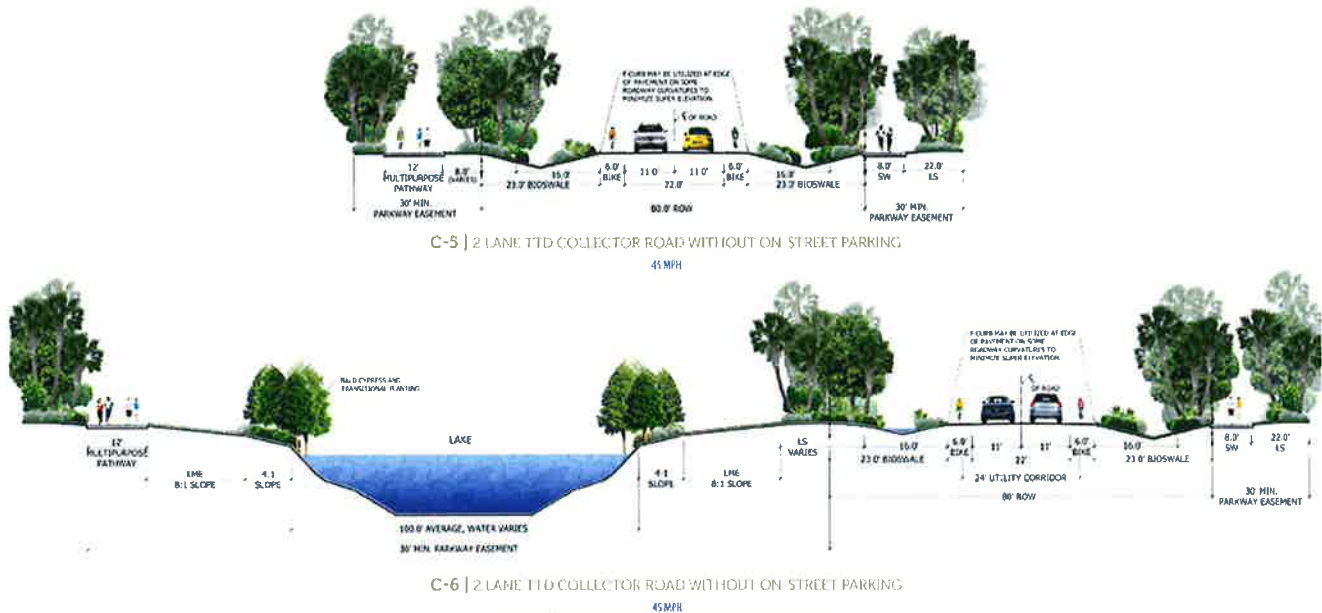
The Rural Parkway street cross-sections (C-1, C-3, and C-4) will serve the Rural Parkways, which are the main collector roads within the community. Cross-section C-1 is a 4-Lane divided collector road. C-1 is a 100-foot wide right-of-way with a parkway easement on either side. Cross-section C-3 is also a 4-Lane divided collector road. C-3 is

an 80-foot wide right-of-way with a parkway easement on either side. Cross-section C-4 is a 2-Lane divided collector road. C-4 is an 80-foot wide right-of-way with a parkway easement on either side.



NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

The Rural street cross-sections (C-5 and C-6) are located only on one roadway segment on the western portion of the property, west of Seminole Pratt Whitney Road. Cross-sections C-5 and C-6 are both 80-foot wide right-of-ways. Section C-6 is the same as section C-5, except C-6 has expanded parkway easement to include the lake.



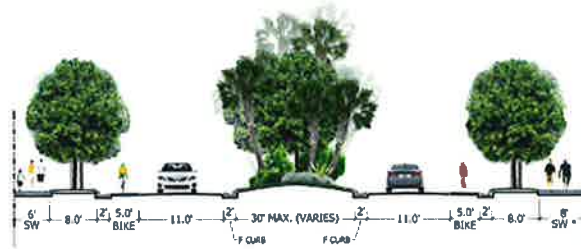
NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.



The Suburban street cross-sections (C-7 and C-9) will serve the roadways surrounding the MUPD or EDC and the roadway segment between Pods M and N. Cross-section C-7 is a 4-Lane divided collector road. C-7 is an 80-foot wide right-of-way with a parkway easement on either side. Cross-section C-3 is also a 4-Lane divided collector road. C-3 is an 80-foot wide right-of-way with a parkway easement on either side. The sidewalks are located outside of the right-of-way within the parkway easement. Cross-section C-9 is a 2-Lane divided collector road. C-9 is an 80-foot wide right-of-way with sidewalks within the right-of-way.



C-7 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON STREET PARKING
45 MPH



C-9 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON STREET PARKING
45 MPH
(* 8' SIDEWALK MAY MEANDER OUTSIDE OF ROW. SUBJECT TO PED EASEMENT.)

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

The Seminole Pratt Whitney street cross-section, T-1, will serve the Seminole Pratt Whitney Road corridor. Cross-section T-1 is a 4-Lane divided collector road. T-1 is a 120-foot wide right-of-way with an 80-foot wide rural parkway easement on either side. The 12-14-foot multipurpose pathways are located outside of the right-of-way within the parkway easement.



T-1 Seminole Pratt Whitney | ROAD SECTION EXHIBIT

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

RURAL PARKWAY EASEMENTS

Rural Parkways shall be required adjacent all roadways identified on the PBC Thoroughfare Right-of-Way Map and as outlined in Resolution 2014-1646. The greenspace portions of the rural parkways may contribute to the minimum Natural Transect requirements. The rural parkways shall include the following minimum quantities per segment, per side of the road, as outlined in Resolution 2014-1646:

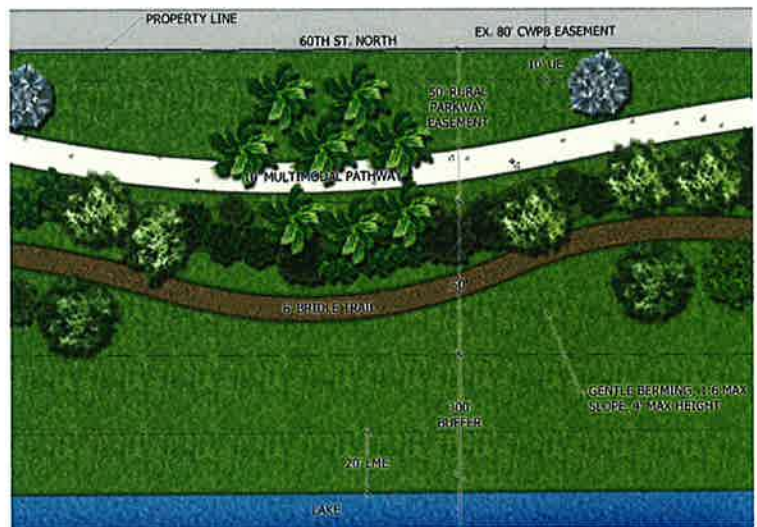
- Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
- Flowering, Trees, 1 per 2,000 square feet of Rural Parkway Easement;
- Palms, 1 per 1,800 square feet of Rural Parkway Easement;
- Pines, 1 per 4,000 square feet of Rural Parkway Easement;
- Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
- Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
- Small Shrubs, 1 per 200 square feet of Rural Parkway Easement;
- Turf grass and other groundcover as applicable for areas not planted with landscape material.

TTD BUFFERS

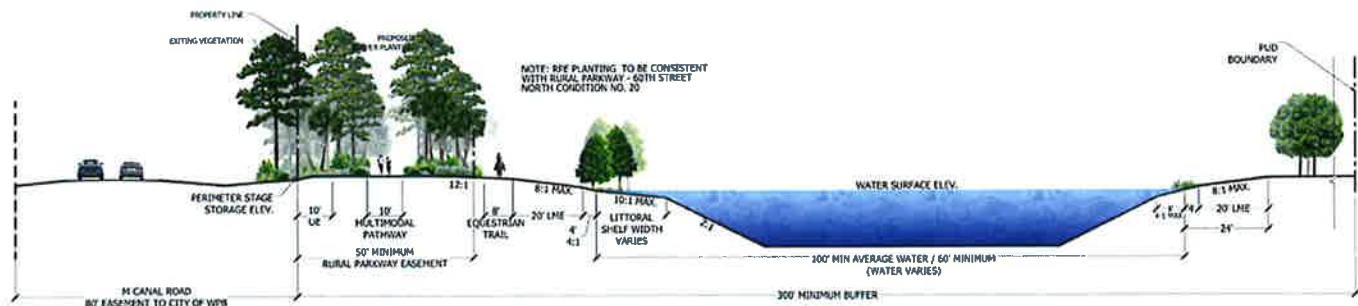
PERIMETER LANDSCAPE BUFFERS

In accordance with Landscape condition No. 2 in Resolution 2014-1646, portions of the south, east, and west property lines will include a 50-foot wide landscape buffer. The buffer shall have an approximate length of 22,230 linear feet and shall include:

- One canopy tree for each fifteen linear feet;
- One palm or pine for each twenty linear feet planted in clusters of five to seven palms or pines;
- Shrub requirements pursuant to a Type II Incompatibility Buffer. A minimum of ten percent of the required medium shrubs shall be Saw Palmetto;
- Buffer width may be reduced by twenty-five percent subject to requirements of Article 7.F.6. – Buffer Width Reduction; and,
- Implementation of the Landscape Buffers shall be in accordance with the Final Phasing Plan.



Cross-sections and plan views of typical perimeter buffer conditions are provided in Appendix 7.



CONTEXT SENSITIVE COMMUNITY IDENTIFICATION MONUMENTS

As outlined in the approving Resolution, the TTD is permitted to contain four Context Sensitive Community Identification Monuments. These monuments are to be located within the Seminole Pratt Whiney rural parkway. The purpose of the features is to iconically identify the entrances to the property and create a sense of place. See Appendix 14 for monument details and specifications.



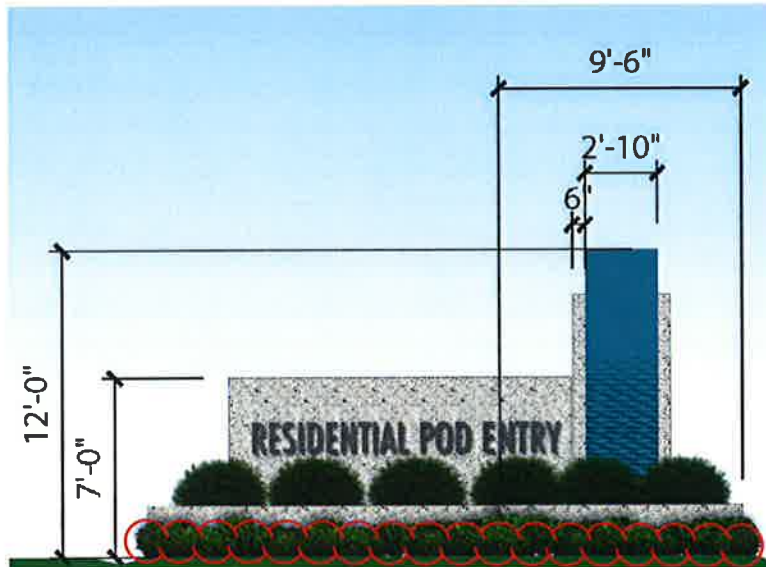
TTD SIGNAGE

All signage located within the TTD shall be in accordance with Section 3.F.2(A)(6), Signage, of the County's ULDC. The TTD shall be permitted three types of signs as outlined in Appendix 16; pod entrance monument signs, building mounted wall signs and directional signs. All three signs have been depicted on the Master Sign Plan included herein reflecting maximum dimensions and sign areas. Each pod shall provide a master sign plan for review and approval by the DRO as a part of the final site plan application.

NON-RESIDENTIAL POD ENTRY MONUMENT SIGN



RESIDENTIAL POD ENTRY MONUMENT SIGN



DIRECTIONAL SIGNAGE

NON-RESIDENTIAL DIRECTIONAL SIGNAGE



RESIDENTIAL DIRECTIONAL SIGNAGE



TTD ARCHITECTURE

Buildings within the TTD shall be designed to address human scale and include a range of architectural features to create an attractive and varied streetscape. Where applicable, building frontages shall adhere to maximum building setbacks to provide a sense of enclosure for the street. Architectural detailing shall be applied to enliven facades and break up blank walls. Building recesses and protrusions shall be incorporated into the design to avoid the appearance of large massing. Breaks in the structures to allow for seating areas, green space, or other pedestrian amenities are encouraged to create inviting pedestrian environments. The Design Standards shall be amended to include architectural details specific to each pod at the time of application submittal for a particular pod.

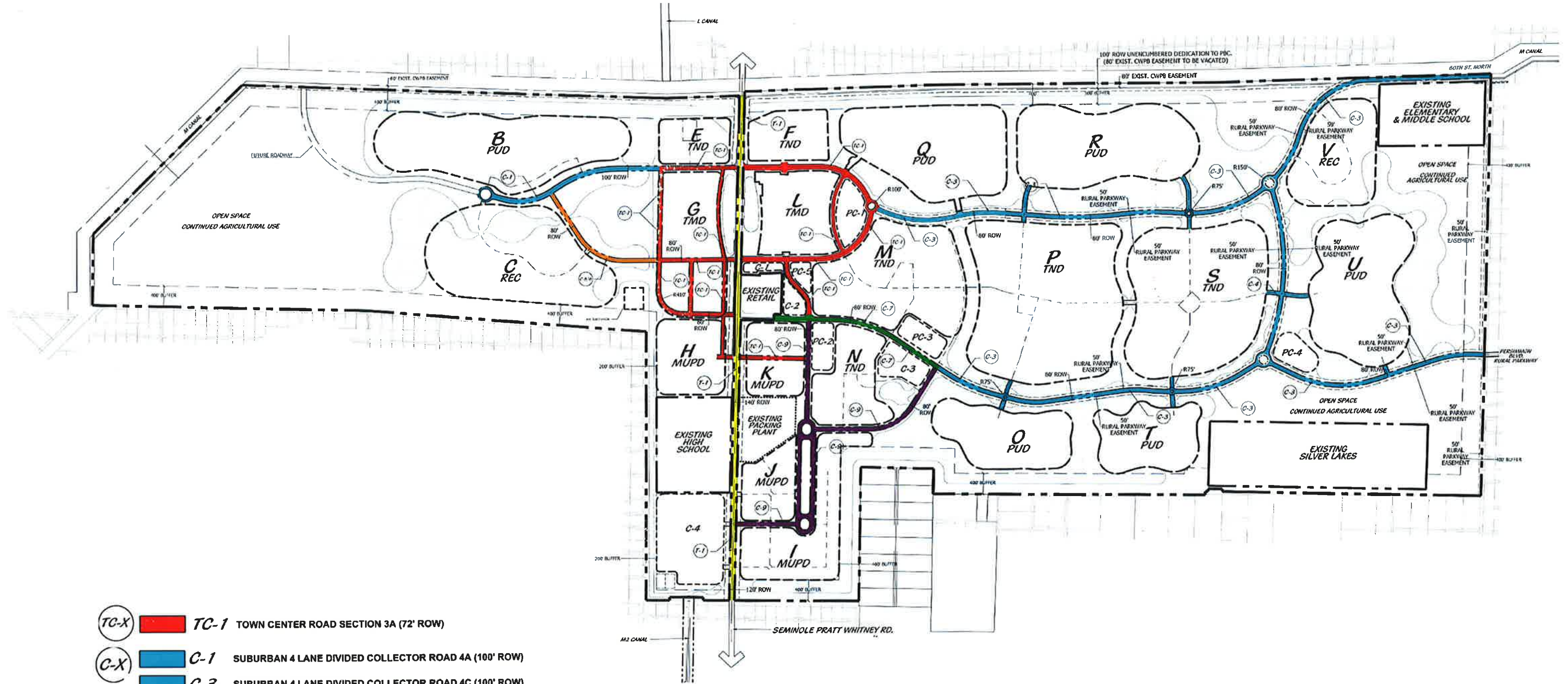
TTD LIGHTING

Lighting shall be implemented in accordance with Article 3 of the County's ULDC as it relates to AGE TTD. The subdivision application for each individual pod shall demonstrate compliance with this requirement.



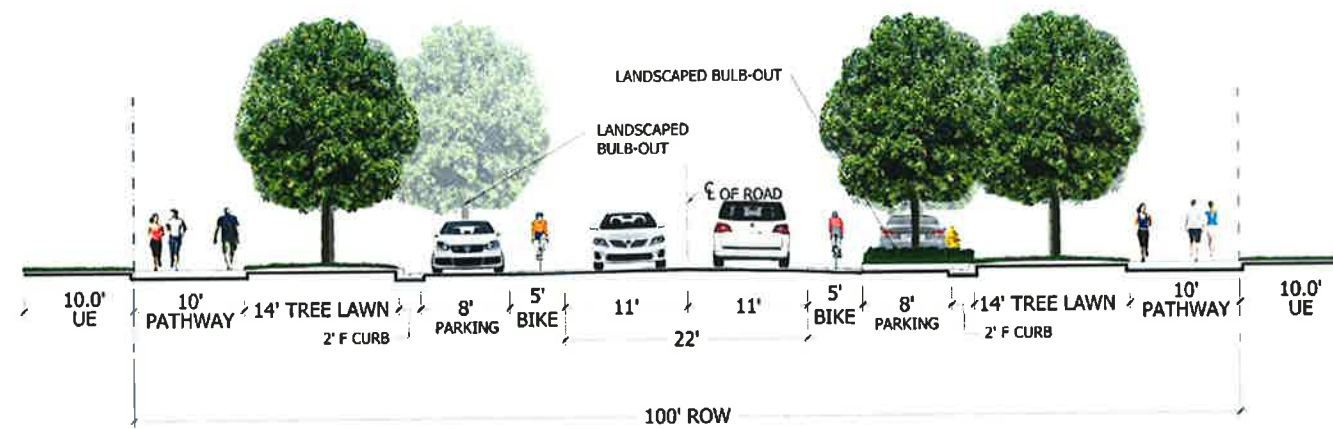
APPENDIX





- TC-X** █ **TC-1** TOWN CENTER ROAD SECTION 3A (72' ROW)
- C-X** █ **C-1** SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD 4A (100' ROW)
- █ **C-3** SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD 4C (100' ROW)
- █ **C-4** SUBURBAN 2 LANE DIVIDED COLLECTOR ROAD 5A (80' ROW)
- █ **C-5** RURAL 2 LANE COLLECTOR ROAD 6A (80' ROW)
- █ **C-6** RURAL 2 LANE COLLECTOR ROAD 6B (80' ROW)
- █ **C-7** URBAN 4 LANE DIVIDED COLLECTOR ROAD 7A (100' ROW)
- █ **C-9** URBAN 2 LANE DIVIDED COLLECTOR ROAD 8A (80' ROW)
- █ **T-1**

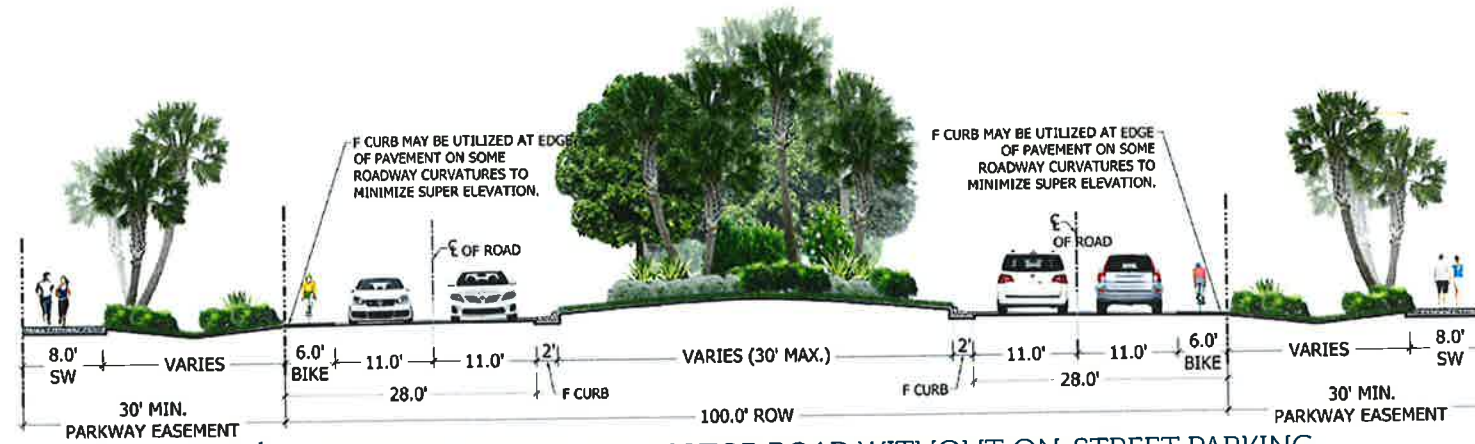




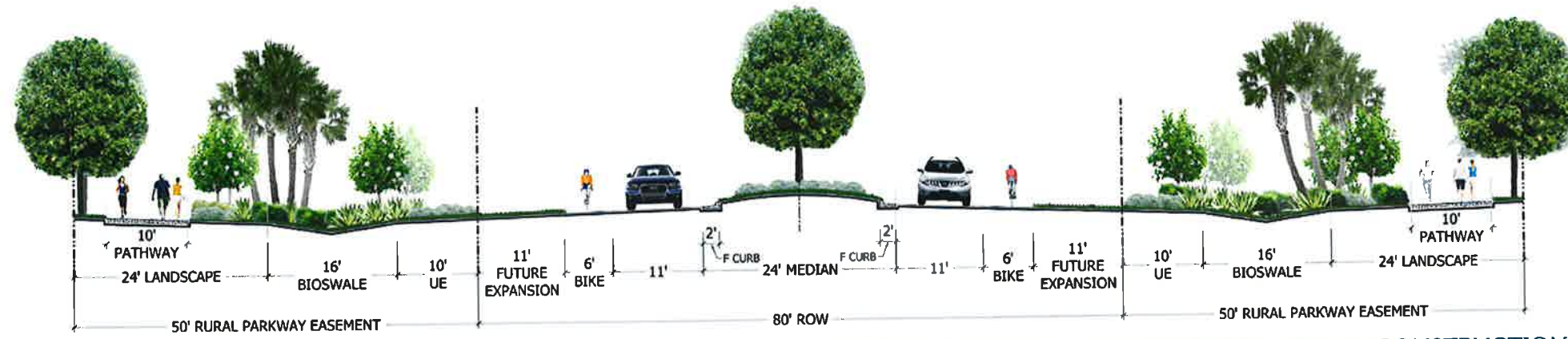
TC-1 | TTD COLLECTOR WITH ON STREET PARKING
30 MPH (LOW ROAD)

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.

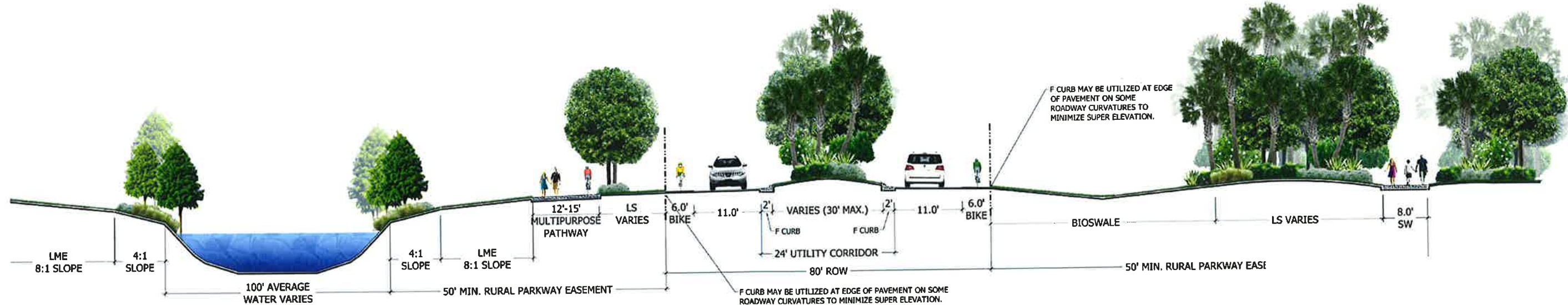




C-1 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

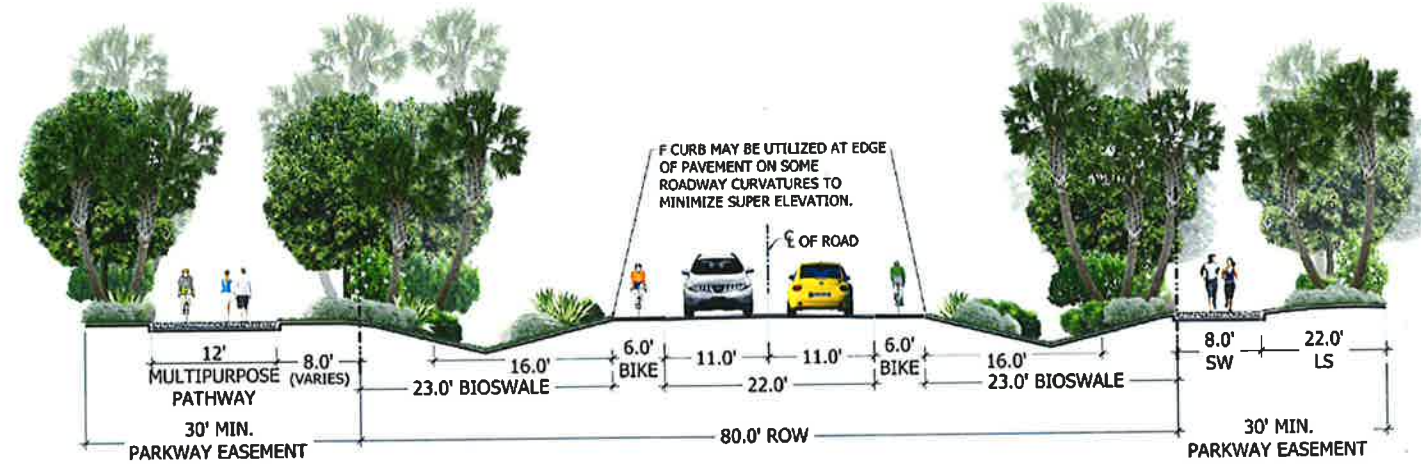


C-3 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE (2 LANE AT CONSTRUCTION)
45 MPH

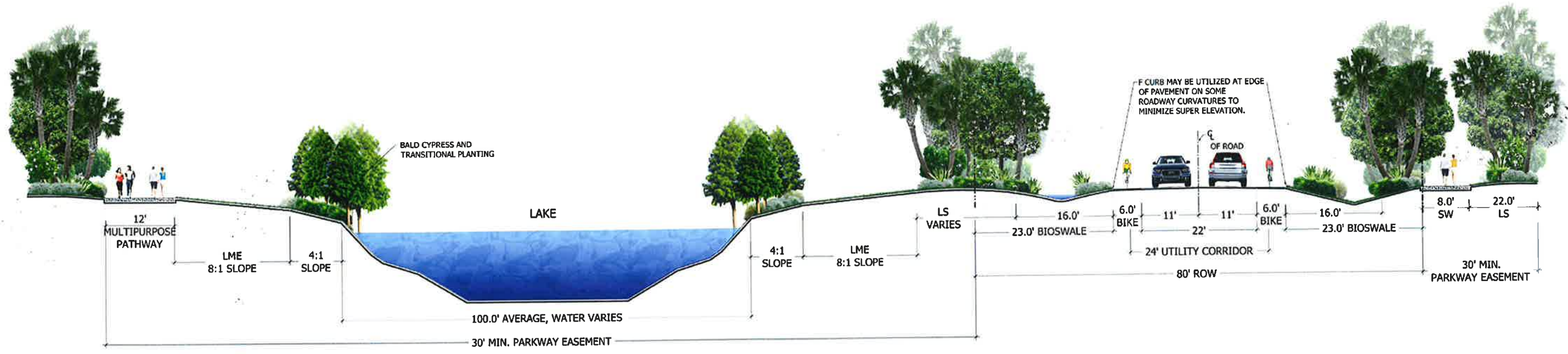


C-4 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE
45 MPH

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.



C-5 | 2 LANE TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

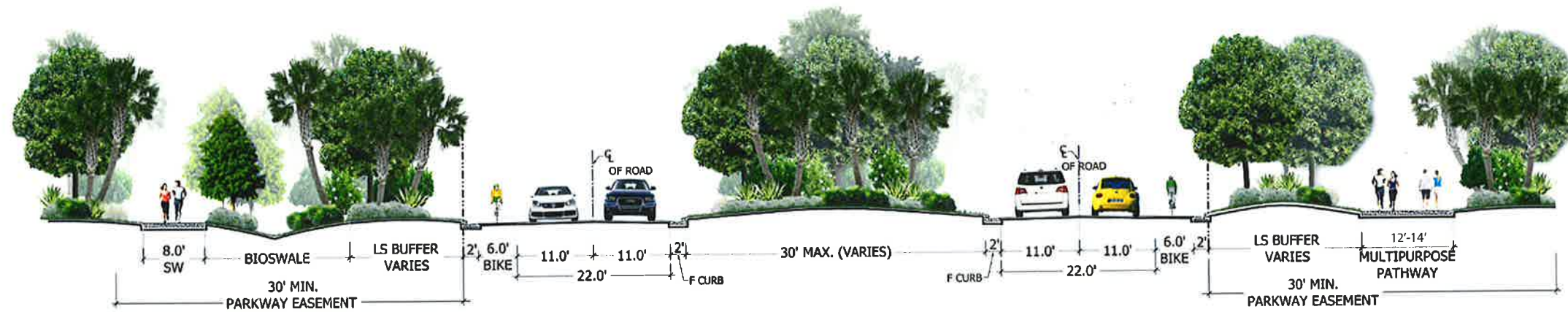


C-6 | 2 LANE TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

NOTE: SECTION C-6 IS THE SAME AS C-5 WITH EXPANDED PARKWAY EASEMENT TO INCLUDE LAKE

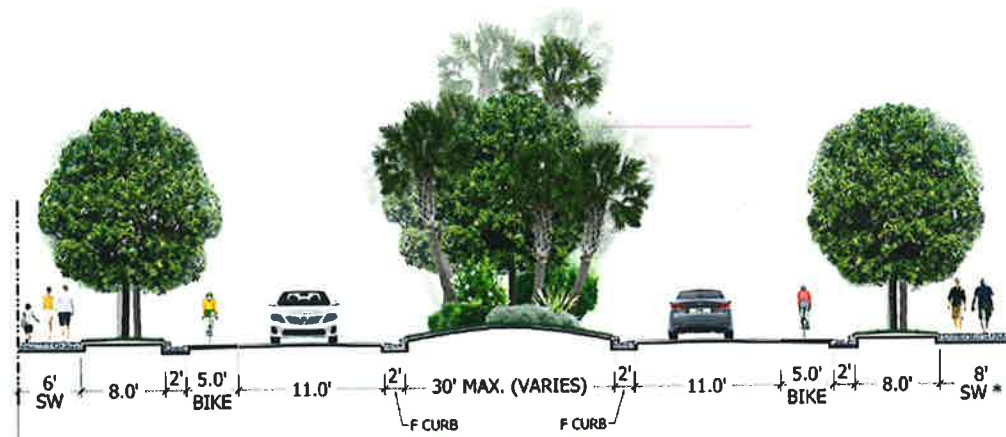
NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.





C-7 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT O-STREET PARKING

45 MPH



C-9 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING

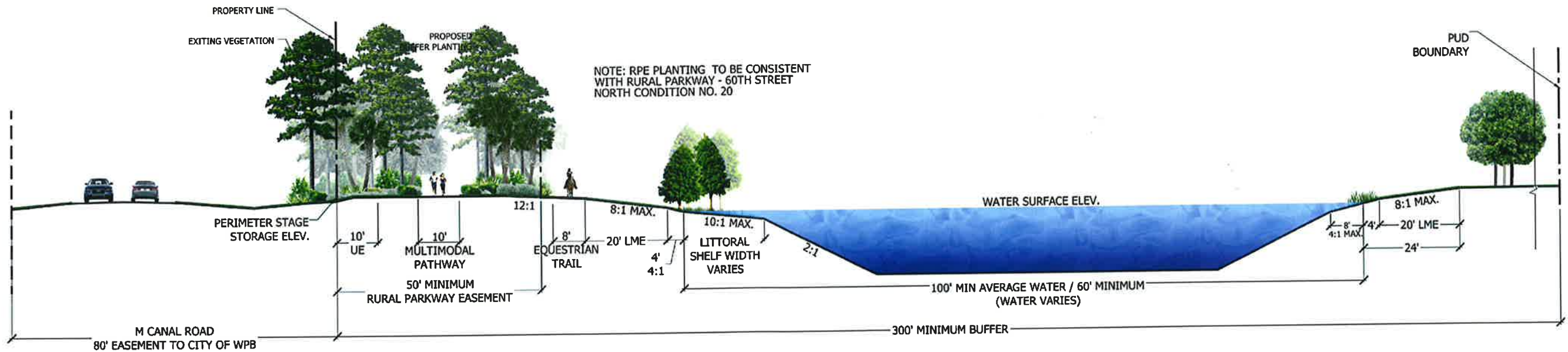
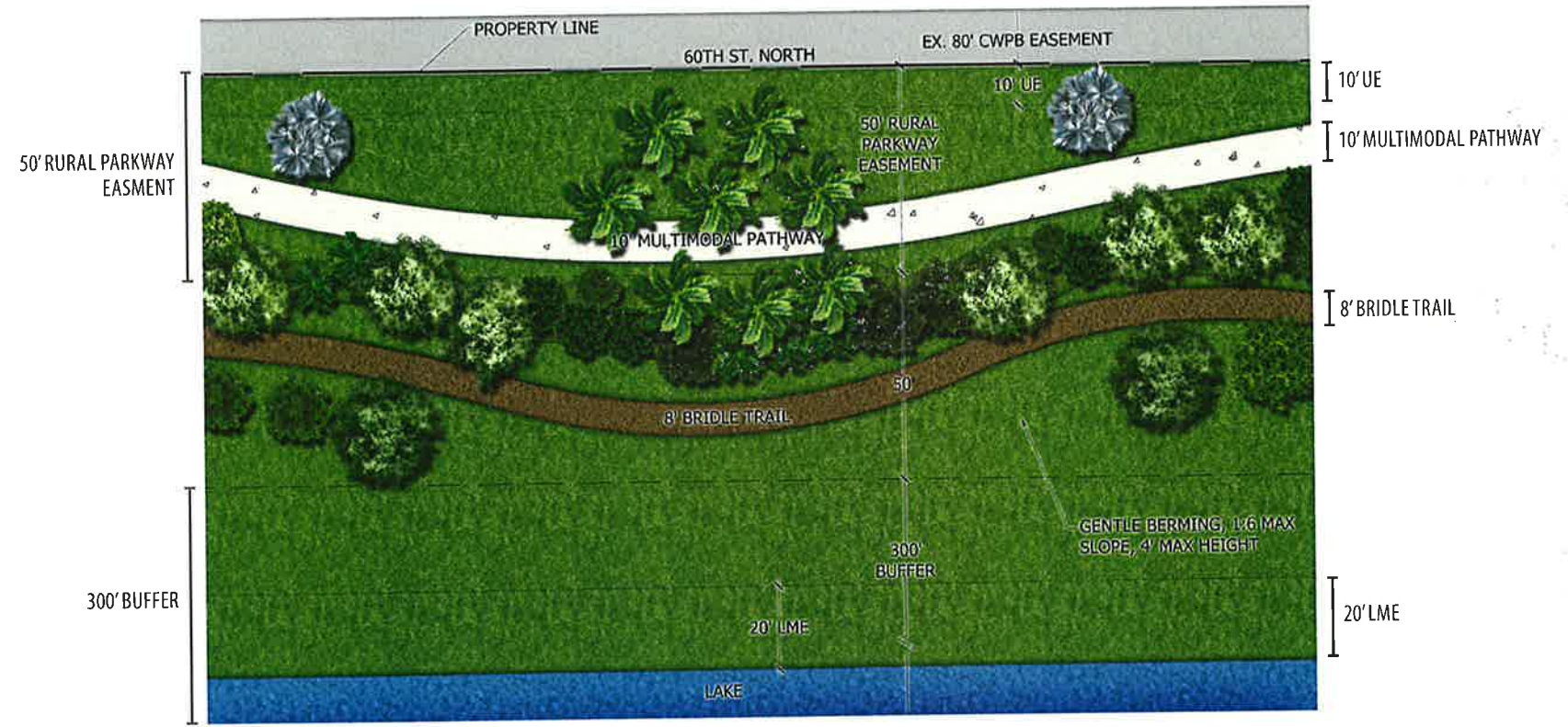
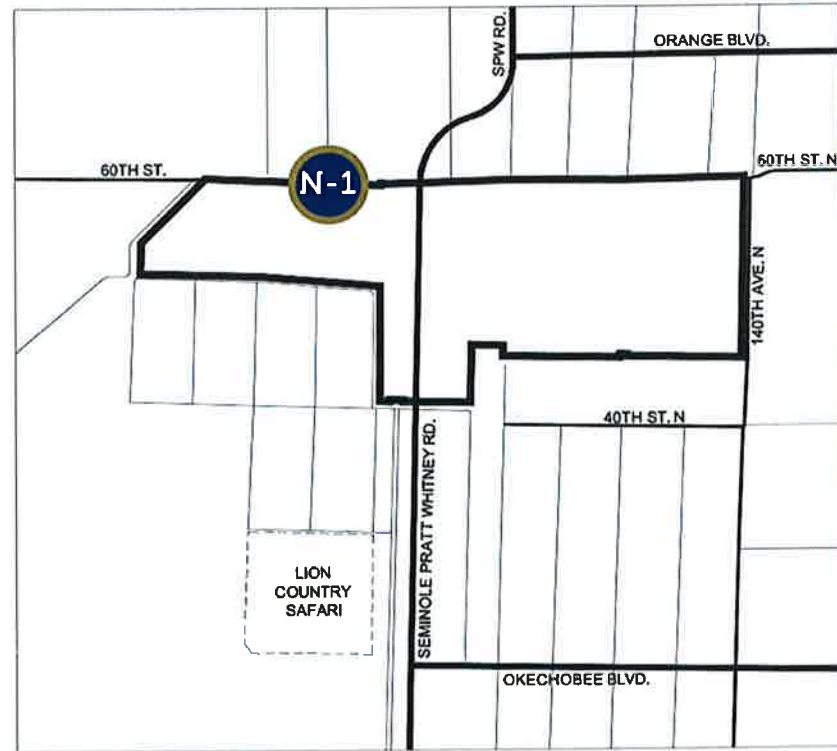
45 MPH

(*) 8' SIDEWALK MAY MEANDER OUTSIDE OF ROW. SUBJECT TO PED EASEMENT.

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.

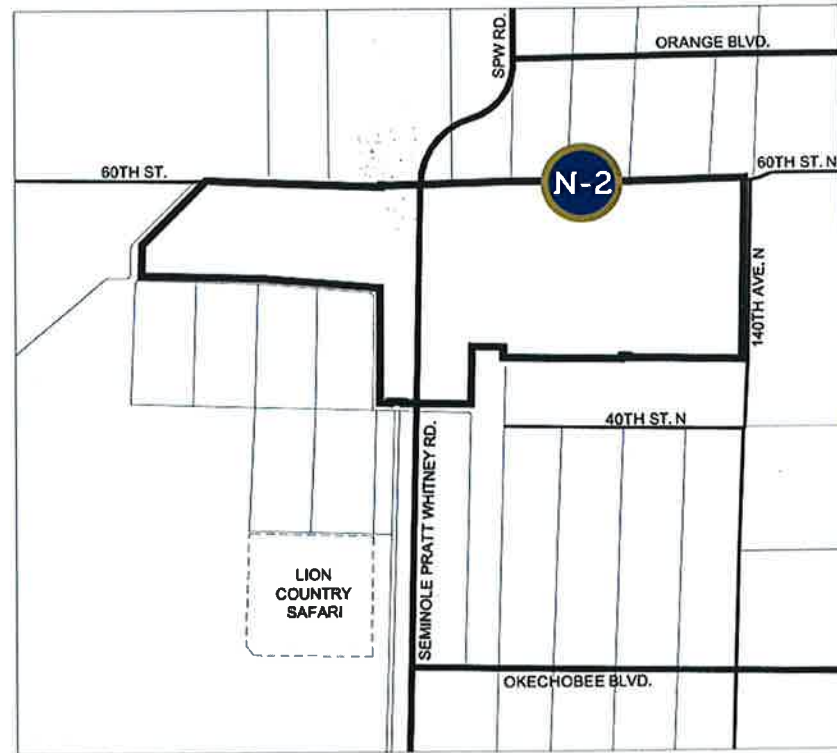
N-1 | TYPICAL NORTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



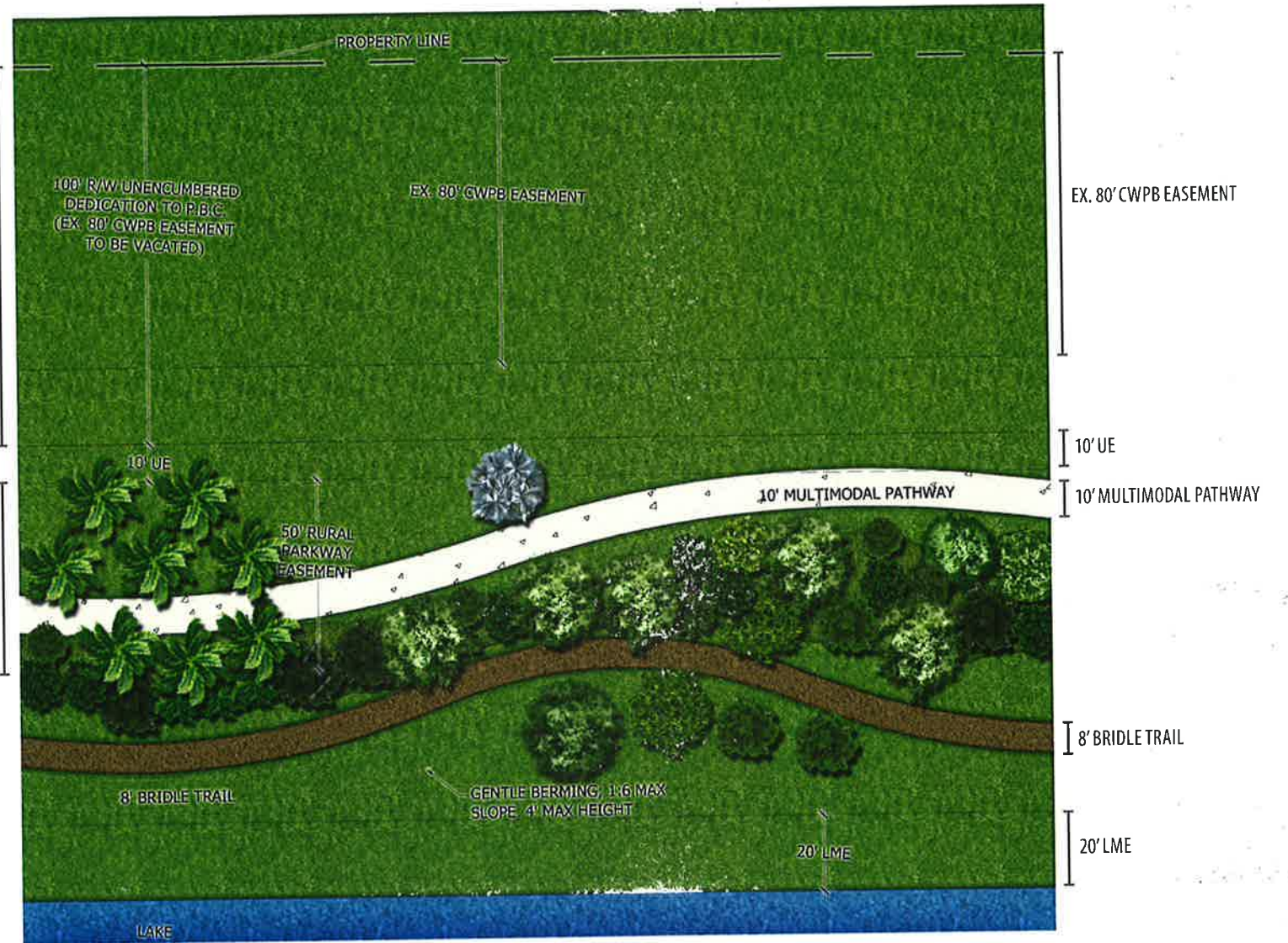
N-2 | TYPICAL NORTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



100' R/W UNENCUMBERED DEDICATION TO P.B.C. (EX. 80' CWPB EASEMENT TO BE VACATED)

50' RURAL PARKWAY EASEMENT



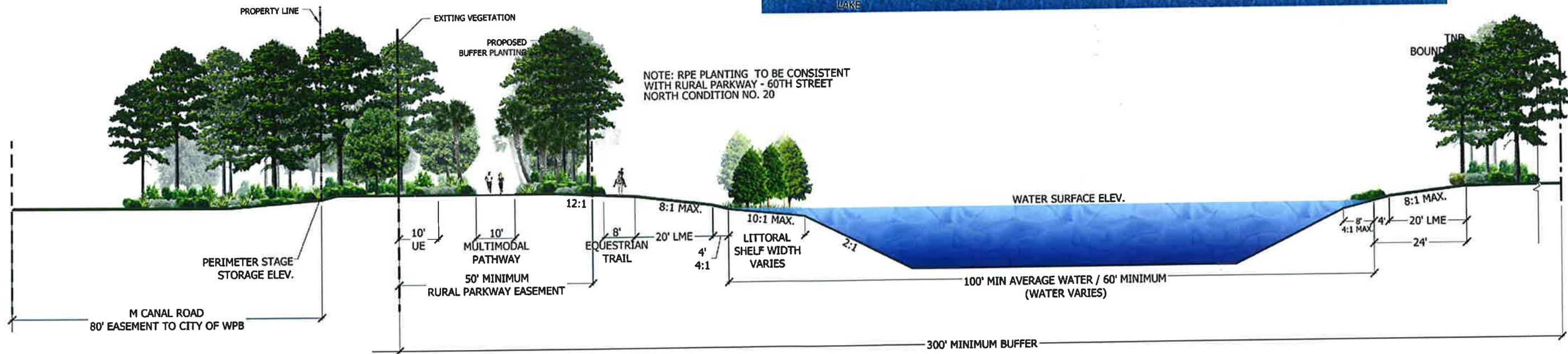
EX. 80' CWPB EASEMENT

10' UE

10' MULTIMODAL PATHWAY

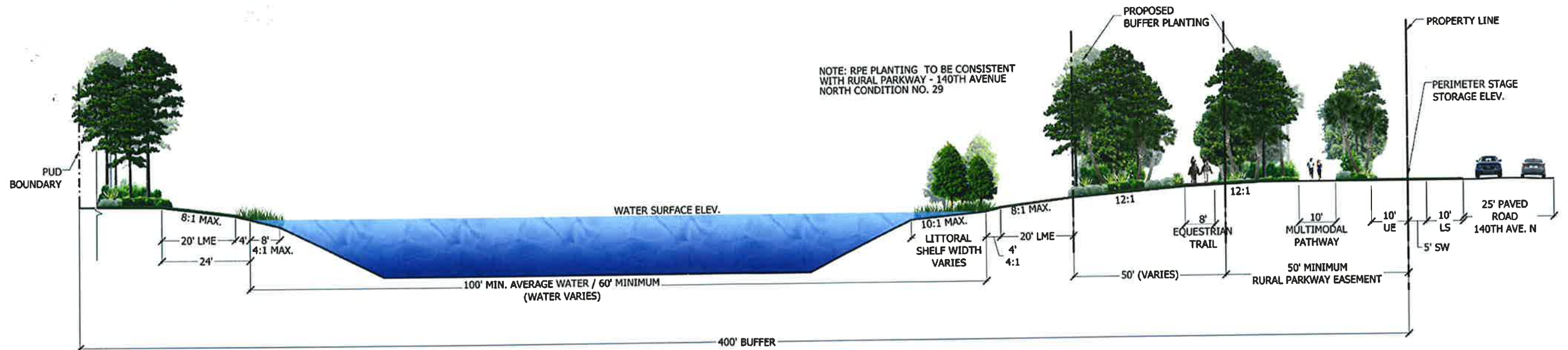
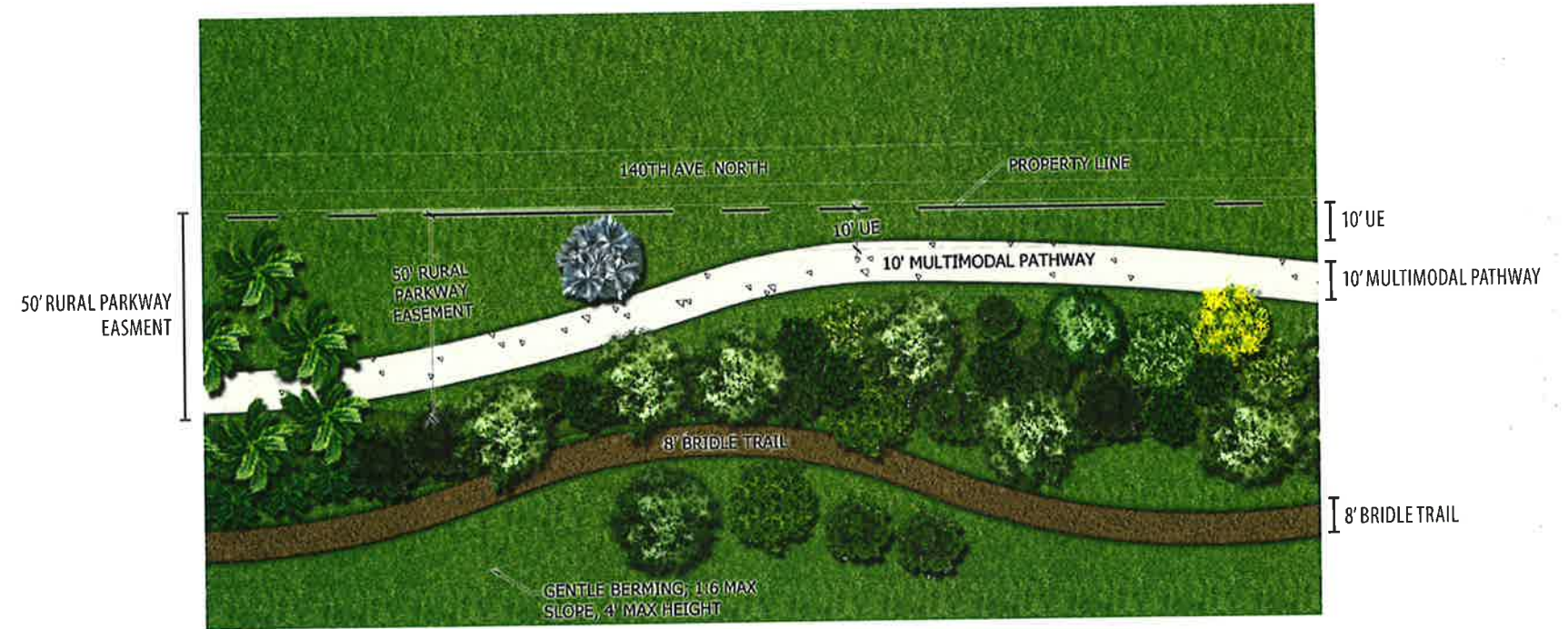
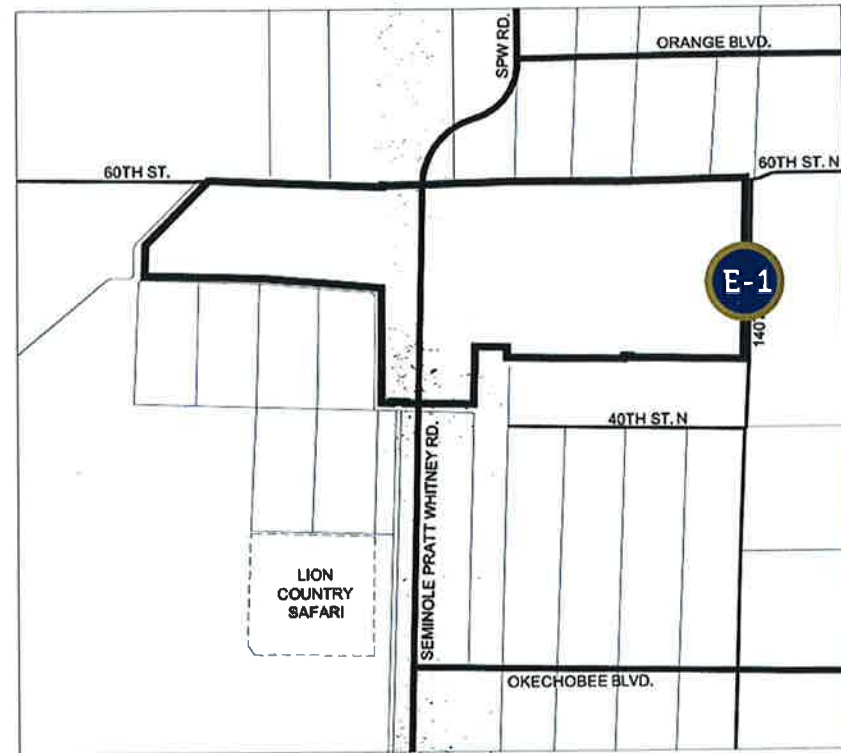
8' BRIDLE TRAIL

20' LME



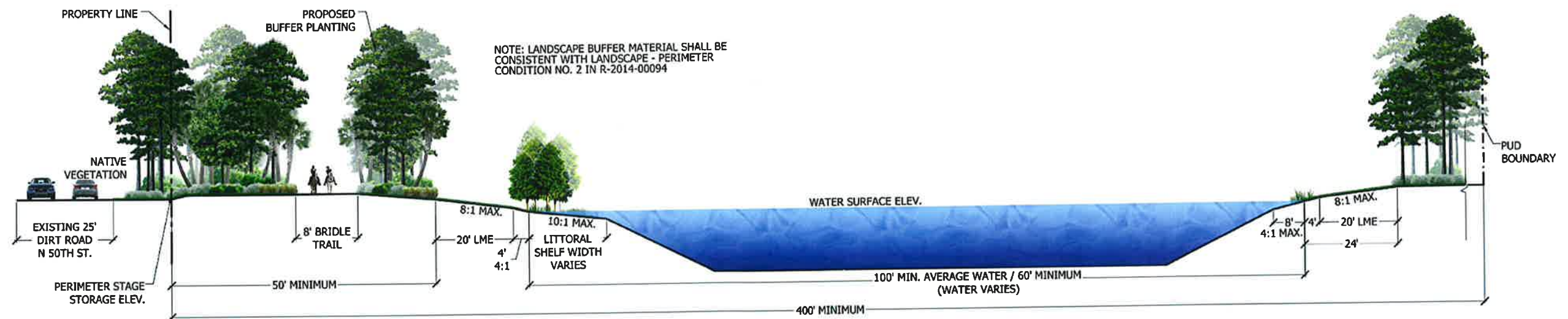
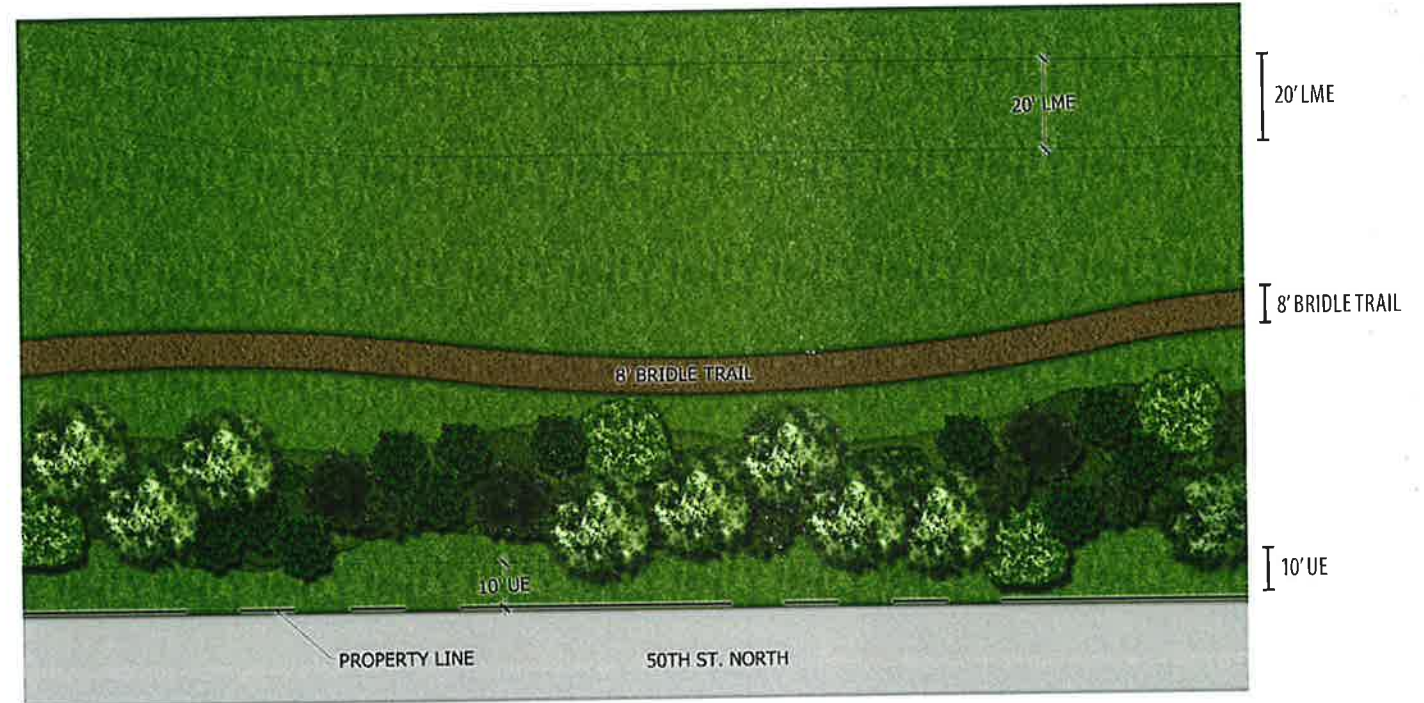
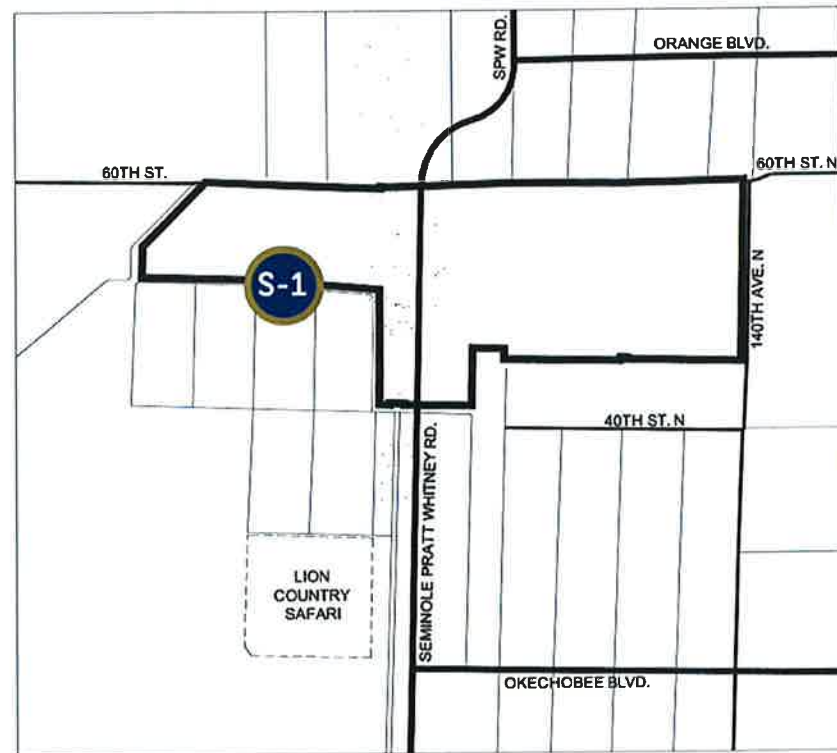
E-1 | TYPICAL EAST BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



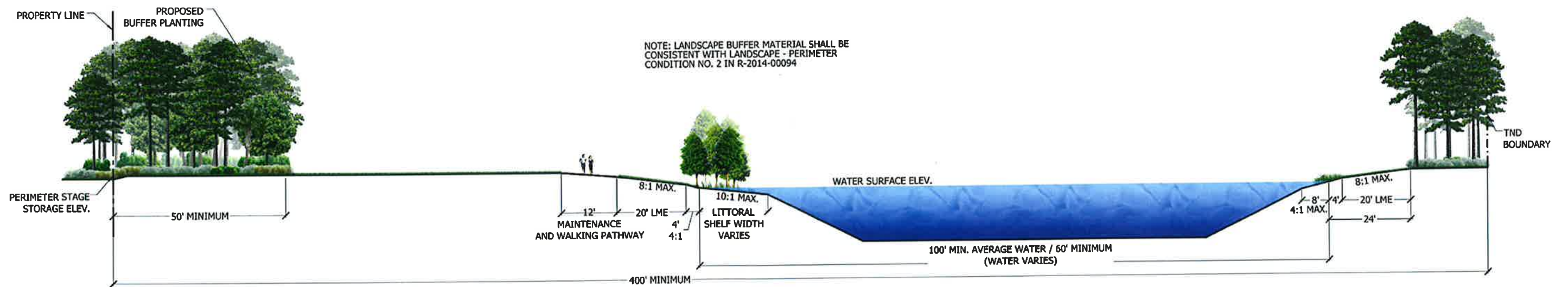
S-1 | TYPICAL SOUTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



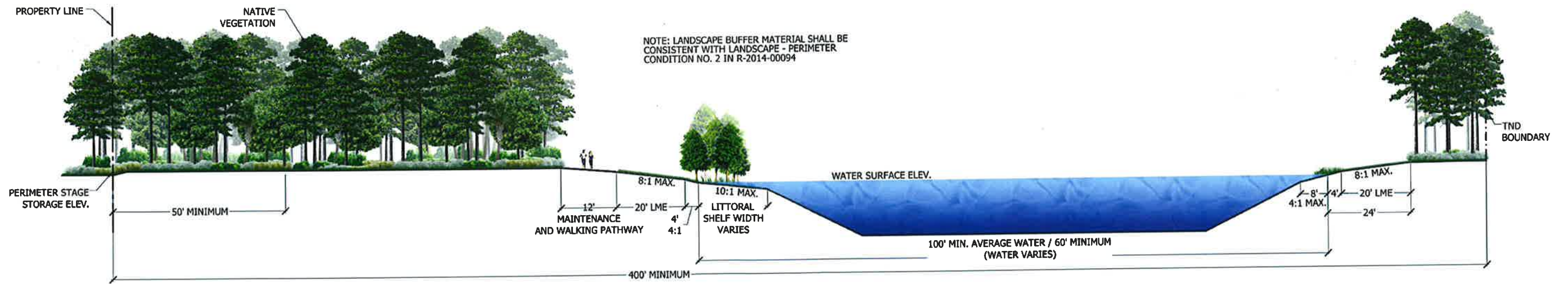
S-2a | TYPICAL SOUTH BOUNDARY CROSS SECTION WITHOUT EXISITING NATIVE VEGETATION

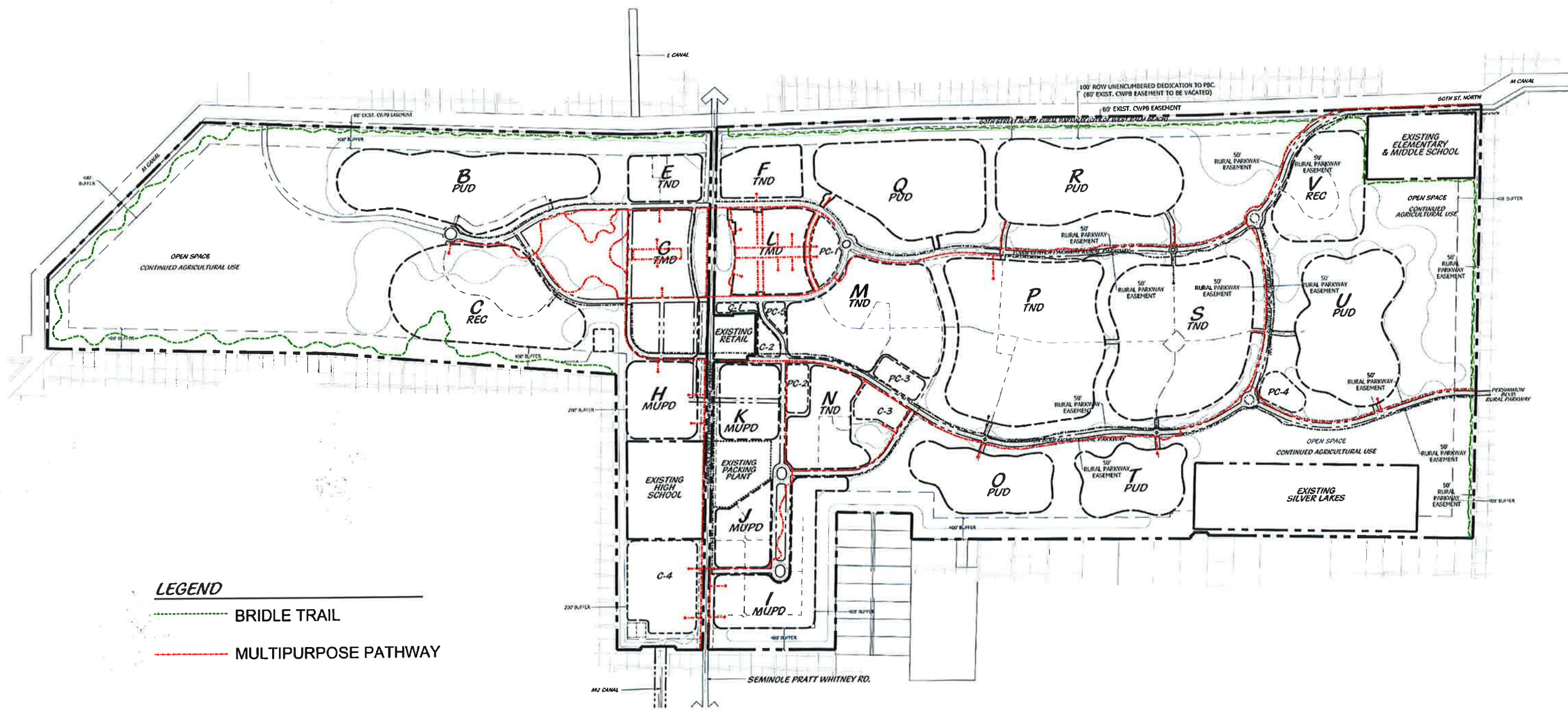
NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



S-2b | TYPICAL SOUTH BOUNDARY CROSS SECTION WITH EXISTING NATIVE VEGETATION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



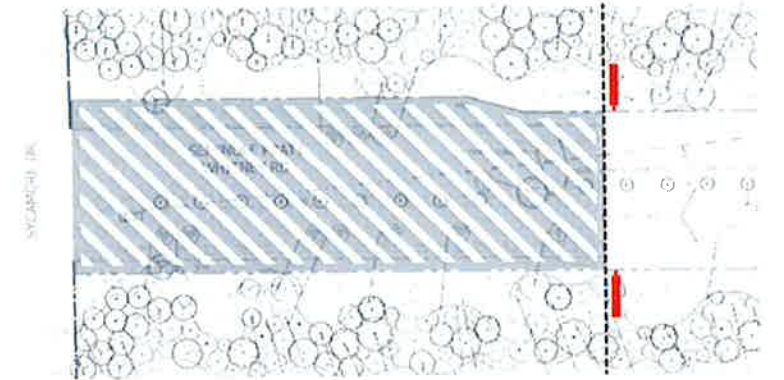
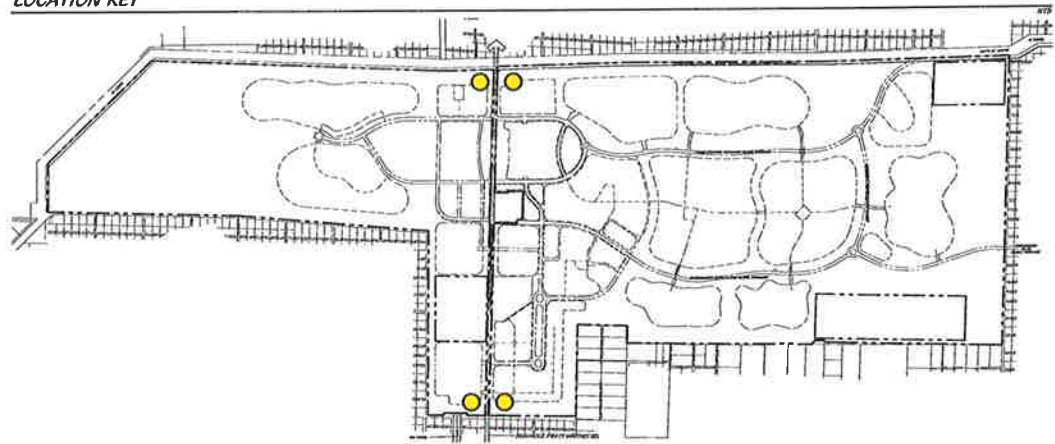


LEGEND

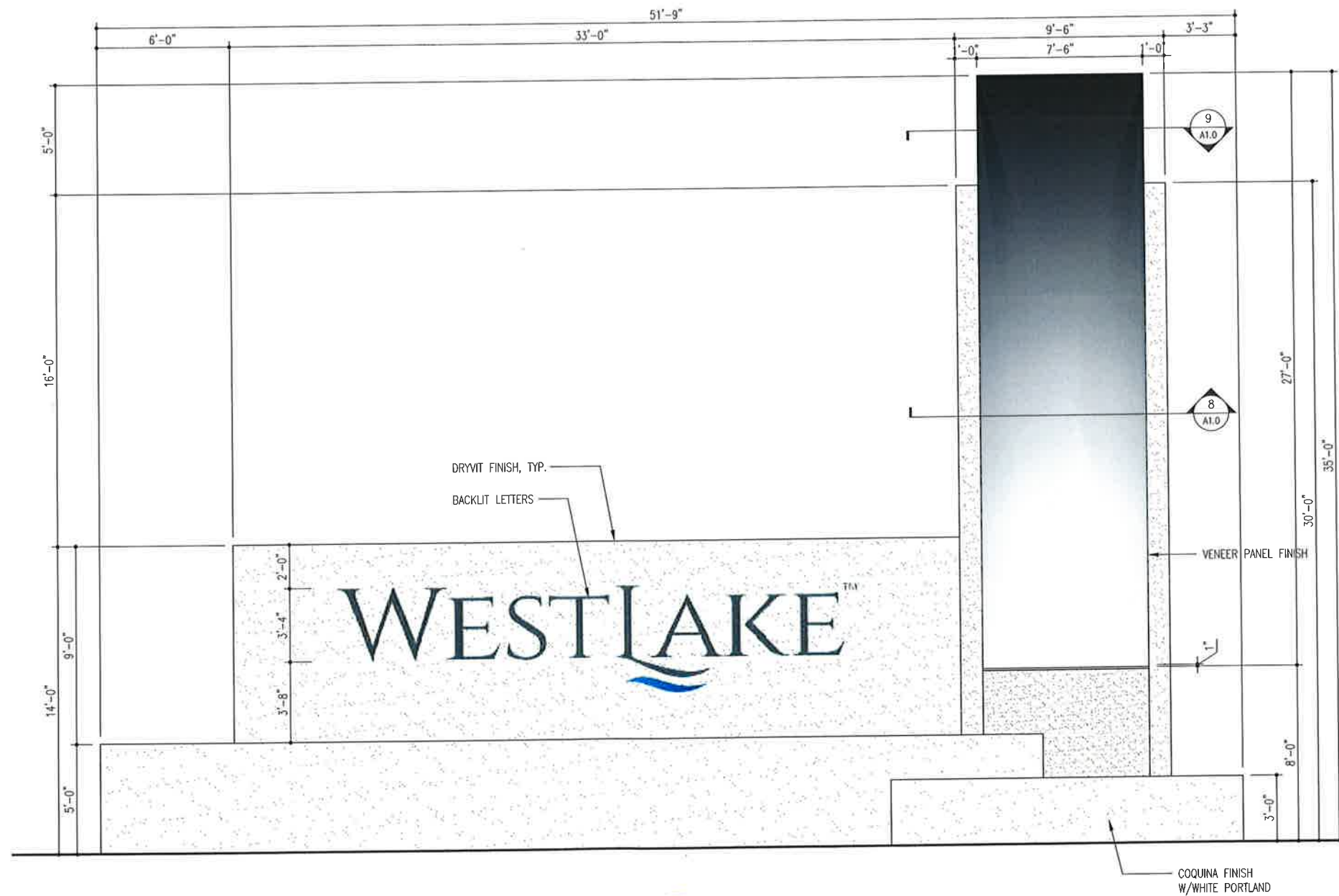
- - - BRIDLE TRAIL
- - - MULTIPURPOSE PATHWAY



LOCATION KEY

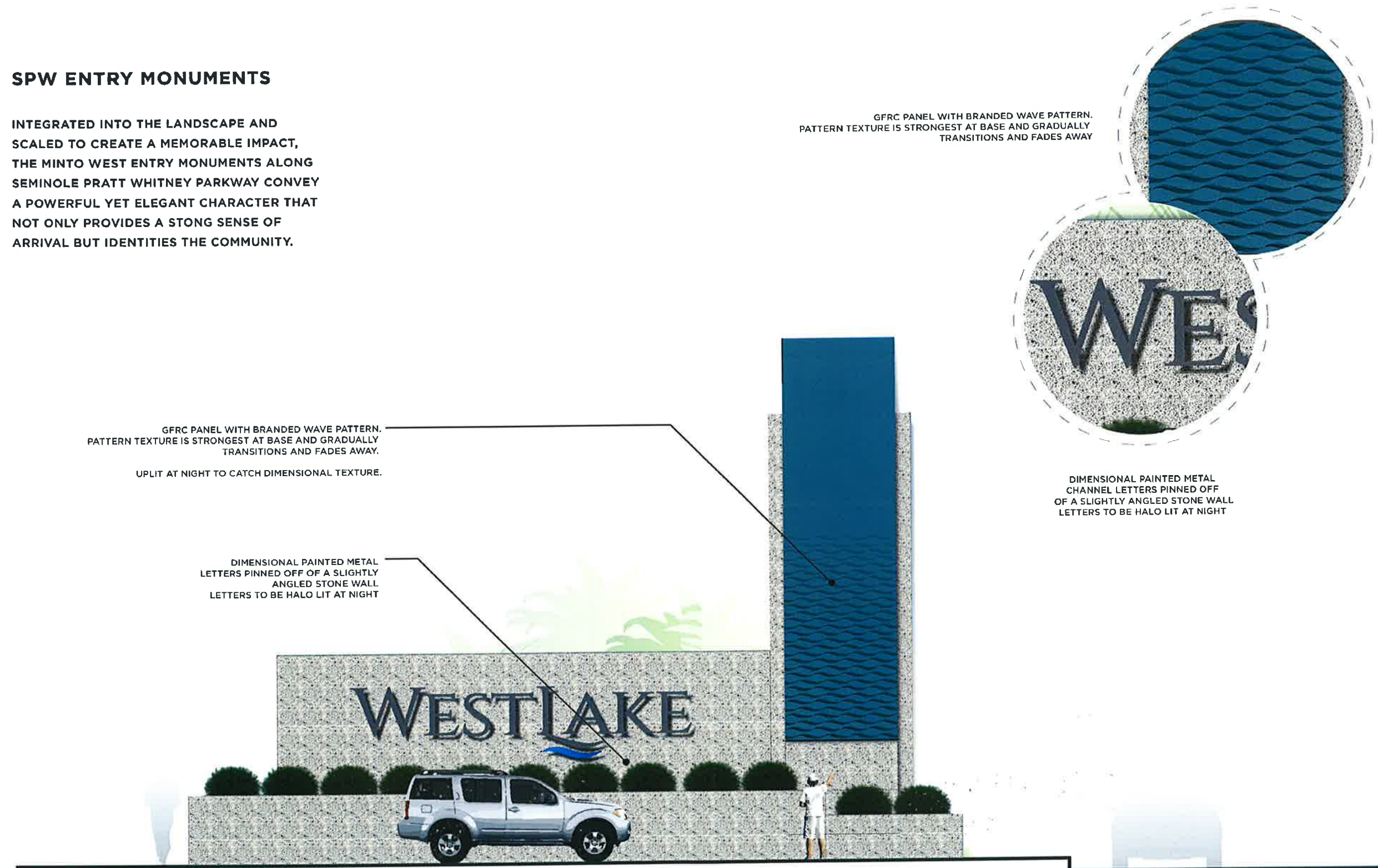


400' CODE REQUIRED SETBACK FROM THE SOUTHERN AND NORTHERN BORDERS



SPW ENTRY MONUMENTS

INTEGRATED INTO THE LANDSCAPE AND SCALED TO CREATE A MEMORABLE IMPACT, THE MINTO WEST ENTRY MONUMENTS ALONG SEMINOLE PRATT WHITNEY PARKWAY CONVEY A POWERFUL YET ELEGANT CHARACTER THAT NOT ONLY PROVIDES A STRONG SENSE OF ARRIVAL BUT IDENTITIES THE COMMUNITY.



GFR PANEL WITH BRANDED WAVE PATTERN. PATTERN TEXTURE IS STRONGEST AT BASE AND GRADUALLY TRANSITIONS AND FADES AWAY

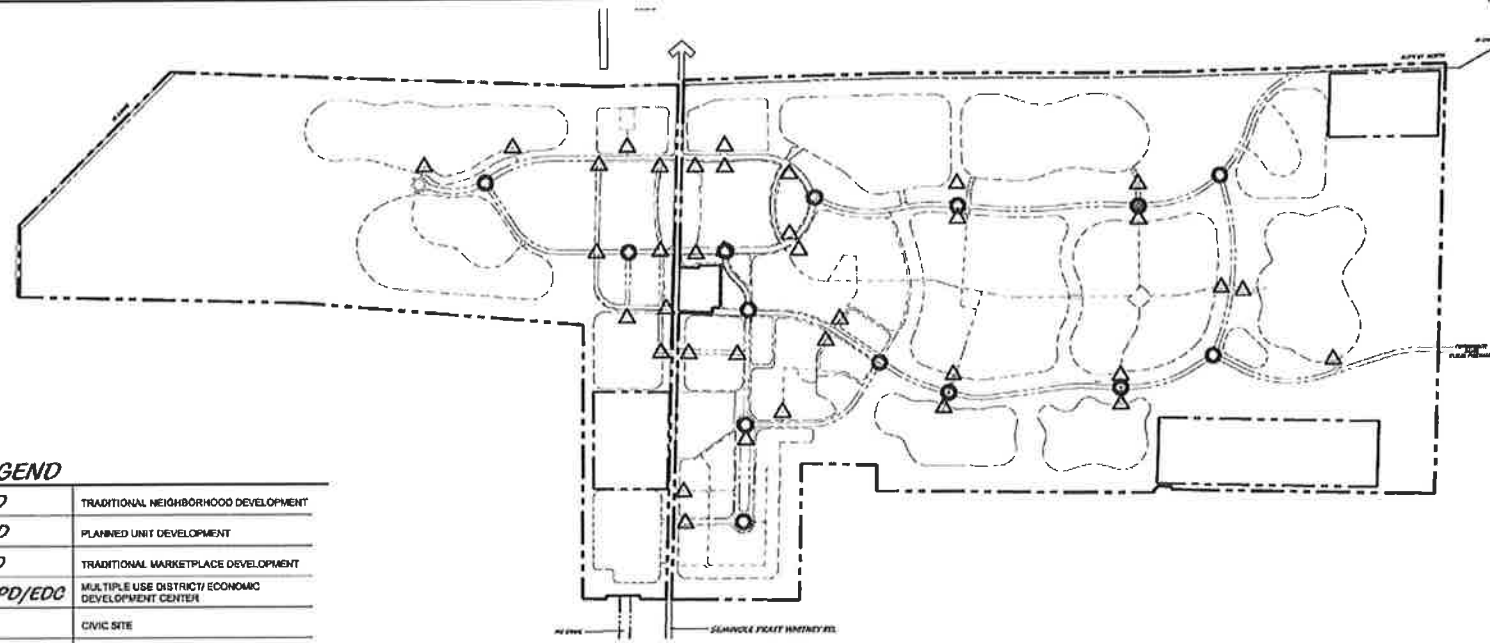
GFR PANEL WITH BRANDED WAVE PATTERN. PATTERN TEXTURE IS STRONGEST AT BASE AND GRADUALLY TRANSITIONS AND FADES AWAY.
UPLIT AT NIGHT TO CATCH DIMENSIONAL TEXTURE.

DIMENSIONAL PAINTED METAL LETTERS PINNED OFF OF A SLIGHTLY ANGLED STONE WALL. LETTERS TO BE HALO LIT AT NIGHT

DIMENSIONAL PAINTED METAL CHANNEL LETTERS PINNED OFF OF A SLIGHTLY ANGLED STONE WALL. LETTERS TO BE HALO LIT AT NIGHT

1 Front View
Scale: 3/16"=1"

LOCATION KEY



LEGEND

TND	TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PUD	PLANNED UNIT DEVELOPMENT
TMD	TRADITIONAL MARKETPLACE DEVELOPMENT
MUPD/EDC	MULTIPLE USE DISTRICT/ ECONOMIC DEVELOPMENT CENTER
C-#	CIVIC SITE
	LAKE/BIOSWALE
	INTERCONNECTED NEIGHBORHOOD STREET, SUBJECT TO ORD.
	ARTERIAL/COLLECTOR ROAD
	POD ENTRANCE SIGN LOCATION
	POD DIRECTIONAL SIGN LOCATION

NOTE: EACH POD WILL BE REQUIRED TO SUBMIT A MASTER SIGNAGE PLAN AT THE TIME OF FINAL DRO APPLICATION FOR FINAL SITE PLAN APPROVAL.

SIGNAGE DATA

ENTRANCE WALL SIGN	
MAXIMUM NUMBER PER ENTRANCE	2
MAXIMUM SIGN HEIGHT	8 FT
PROPOSED SIGN HEIGHT	8 FT
MAXIMUM SIGN AREA	60 SF
PROPOSED SIGN AREA	60 SF

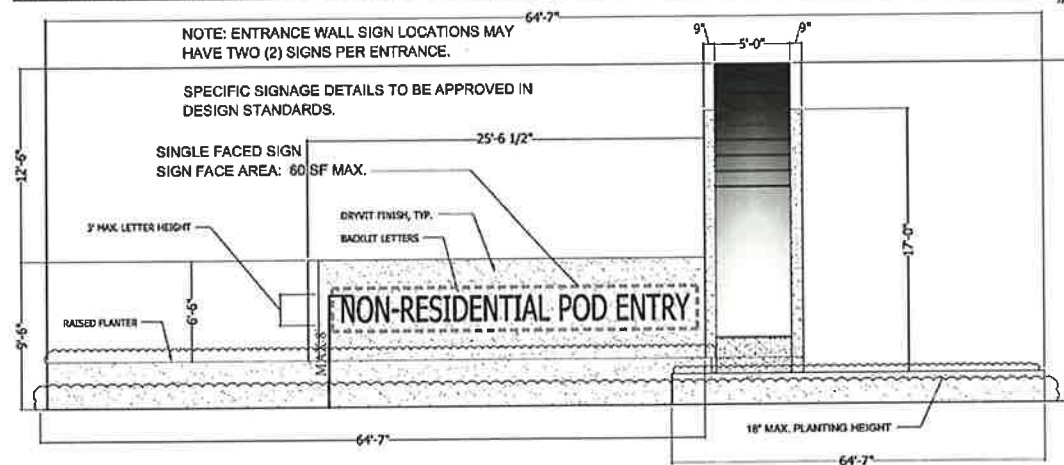
DIRECTIONAL SIGN	RESIDENTIAL	NON-RESIDENTIAL
MAXIMUM NUMBER	UNLIMITED *	UNLIMITED *
MAXIMUM SIGN AREA PER SIGN	24 SF	20 SF
PROPOSED SIGN AREA PER SIGN	24 SF	20 SF
MAXIMUM SIGN HEIGHT	10 FT *	10 FT
PROPOSED SIGN HEIGHT	10 FT *	10 FT

* DEVELOPMENTS WITH MORE THAN 1,500 DWELING UNITS MAY BE ALLOWED AN UNLIMITED NUMBER OF DIRECTIONAL SIGNS UP TO 10 FT IN HEIGHT, PROVIDED ALL SIGNS ARE A MINIMUM OF 200 FT FROM PERIMETER BOUNDARY.

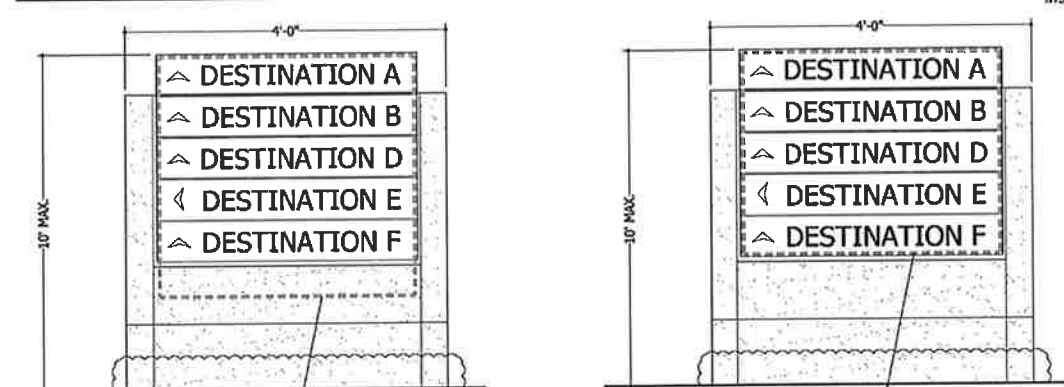
BUILDING MOUNTED SIGN	
MAXIMUM NUMBER PER LF OF TENANT SPACE	0.75 LF
MAXIMUM SIGN AREA	64 SF
PROPOSED SIGN AREA	64 SF

NOTE: LANDSCAPING HEIGHT FOR DIRECTIONAL SIGNS TO BE DETERMINED BY STAFF WITH EACH INDIVIDUAL POD APPROVAL.

NON-RESIDENTIAL POD ENTRANCE GROUND SIGN



DIRECTIONAL SIGN



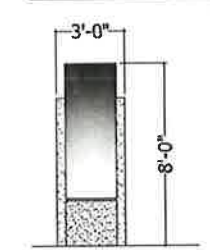
RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 24 SF MAX.

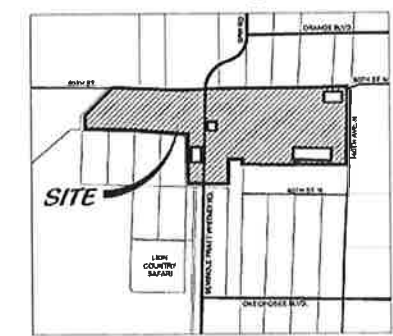
NON-RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 20 SF MAX.

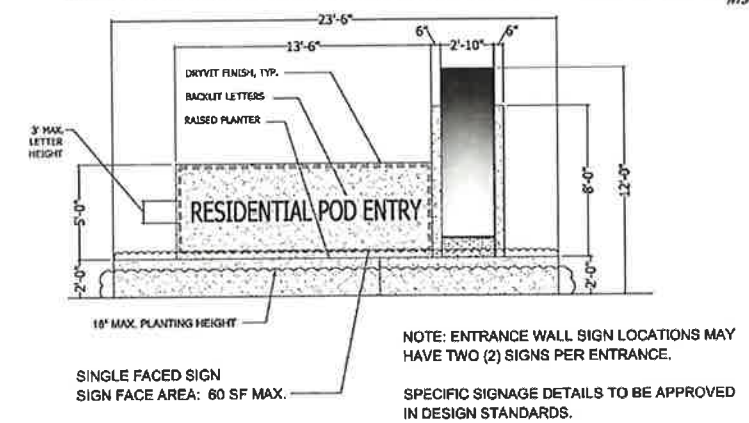
RESIDENTIAL GATE TOTEM



LOCATION MAP



RESIDENTIAL POD ENTRANCE GROUND SIGN



SINGLE FACED SIGN
SIGN FACE AREA: 60 SF MAX.

NOTE: ENTRANCE WALL SIGN LOCATIONS MAY HAVE TWO (2) SIGNS PER ENTRANCE.
SPECIFIC SIGNAGE DETAILS TO BE APPROVED IN DESIGN STANDARDS.

RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

4" MIN. HT. 12345678

NON-RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL NON-RESIDENTIAL POD APPROVAL.

8" MIN. HT. 12345678



Eighth Order of Business



CITY OF WESTLAKE

Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

PETITION DESCRIPTION

DATE: May 4, 2017

PETITION NUMBER: TEXT-2017-01

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: Amend the ULDC Text for single-family residential parcels to include in the setback exceptions the following:

- a. Pool Equipment, pumps, heating units, and related equipment in the side yard setback
- b. Utility, Electric, and Gas transmission lines, distribution lines, meters, and associated structures

ANALYSIS

The subject application is a request for an amendment to the City of Westlake Unified Land Development Code (ULDC) to address setbacks. The proposed changes affect Article 3. The Applicant is proposing to modify Section 3.D.1.D.5, which provides setback exceptions.

The purpose of the requested text amendment to Article 3 is to clarify the applicability of setback standards to pool pump equipment and utilities for single-family homes within the City of Westlake.

Article 3.D.1.D.5.a. lists several setback exceptions. Item number 11 in the list provides an exemption for "Heating, ventilation, and air conditioning units (including compressors and condensers)." It is the applicant's position that since 3.D.1.D.5.a.11 does not contain the full scope of the language provided for in the definition of Mechanical Equipment, some amount of uncertainty may exist as it relates pool equipment. *The applicant proposes that Section 3.D.1.D.5.a. be amended to specifically include pool equipment and further clarification regarding permitted utilities.*

The proposed language is provided below in ~~strike-through~~ and underline format.

D. Setbacks

5. Setback Exceptions

The following structures, projections, and improvements shall be allowed within required setbacks:

a. Structures Projections and Improvements Permitted in Setbacks

- 1) Arbors and trellises less than ten feet in height, subject to a minimum three foot setback;
- 2) Balconies projecting a maximum of three feet into the front setback of a SFD or ZLL home, subject to the following limitations:
 - (a) Limited to the front setback only, not including reduced setbacks allowed for side loading garages;
 - (b) Total combined width of balconies projecting into front setback shall not exceed 25 percent of the total width of the front façade;
 - (c) ZLL homes with balconies projecting into the front setback shall have a minimum ten foot side setback from the ZLL; and
 - (d) Excluding side loading garages.
- 3) Permanent/retractable awnings, canopies or Bahama shutters projecting a maximum of three feet into a setback, and having no support other than provided by the wall or structure to which it is attached;
- 4) Bay windows projecting a maximum of three feet into a setback;
- 5) Chimneys projecting a maximum of three feet into a setback
- 6) Clothes poles or clothes lines in rear yard setbacks;
- 7) Driveways, subject to Art. 6.C.1.A, Driveways;
- 8) Fire escapes projecting a maximum of three feet into a setback, provided the riser is retractable and at least 50 percent open;
- 9) Flagpoles, subject to Article 8, Signage
- 10) Fountains
- 11) Heating, ventilation and air conditioning units (including compressors and condensers);
- 12) Pool Equipment, pumps, heating units, and related equipment in the side yard setback
- 13) Mailboxes
- 14) Open terraces and patios, including walkways and ground level decks;
- 15) Open, uncovered stoops;
- 16) Recreational equipment and structures in the rear setback of residential districts;
- 17) Roof overhands projecting into the required setback a maximum of two and one-half feet;
- 18) Sculpture and other similar objects of art;
- 19) Signs, subject to Article 8, Signage;
- 20) Off-street parking areas, unless otherwise specifically prohibited; Art. 5.B.1.A.2, Fences and Walls (excluding corner clips for intersections);
- 21) Landscaping planted in the ground or in planters;

- 22) Wells;
- 23) Utility, Electric, and Gas transmission lines, distribution lines, meters, and associated structures;
- 24) Basketball goals, provided there is a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines;
- 25) Light poles having only one structural ground member;
- 26) An accessory residential dock, shared by abutting residential parcels only, subject to the submittal of an executed construction and maintenance agreement, prepared in a manner and form acceptable to the ~~County~~ City Attorney and the Zoning Director;
- 27) Bus shelters and bus benches;
- 28) Fire hydrants and other government service/utility structures required to be in certain locations by applicable Codes and ordinances;
- 29) Impact shutter projecting a maximum of 18 inches into the setback.
- 30) Decorative architectural treatment such as lintels, stone veneer or stucco banding, projecting a maximum of six inches into a setback.

FINAL REMARKS

The subject application proposes minor modification to the City of Westlake Unified Land Development Code (ULDC) to address setback exceptions. The subject text modification will provide clarification regarding location of pool equipment and utilities in setbacks of single-family residential parcels. *Please see attached a copy of the proposed Ordinance.*

ORDINANCE NO. 2017-1

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 3, CHAPTER D, SECTION 1(D)(5), WHICH PROVIDES EXCEPTIONS IN THE SETBACKS, SAID AMENDMENT SHALL INCLUDE POOL EQUIPMENT AND UTILITIES AS A SETBACK EXCEPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the county's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding permitted exceptions allowed within the side yard setback; and

WHEREAS, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of paragraphs 12 and 23, to the Article 3, Chapter D, Section 1(D)(5), of the City's interim land development code, which addition, will allow for the installation of pool equipment and utilities into the side yard setbacks for residential construction; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 3, Chapter D, Section 1(D)(5), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Exhibit "A"

City of Westlake Amendment to Article 3, Chapter D, Section 1(D)(5)

Section 1. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 3, Chapter D, Section 1(D)(5) Setback Exceptions as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, said amendments are applicable to single family residential properties within the jurisdictional boundaries of the City of Westlake.

Section 2. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 3. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of May, 2017, on first reading.

PASSED AND ADOPTED this _____ day of June, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

City Attorney
Pam E. Booker, Esq.

Exhibit "A"

City of Westlake Amendment to Article 3, Chapter D, Section 1(D)(5)

D. Setbacks

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 - (a) Limited to the front setback only, not including reduced setbacks allowed for side loading garages;
 - (b) Total combined width of balconies projecting into front setback shall not exceed 25 percent of the total width of the front façade;
 - (c) ZLL homes with balconies projecting into the front setback shall have a minimum ten foot side setback from the ZLL; and
 - (d) Excluding side loading garages.
- 3) Permanent/retractable awnings, canopies or Bahama shutters projecting a maximum of three feet into a setback, and having no support other than provided by the wall or structure to which it is attached;
- 4) Bay windows projecting a maximum of three feet into a setback;
- 5) Chimneys projecting a maximum of three feet into a setback
- 6) Clothes poles or clothes lines in rear yard setbacks;
- 7) Driveways, subject to Art. 6.C.1.A, Driveways;
- 8) Fire escapes projecting a maximum of three feet into a setback, provided the riser is retractable and at least 50 percent open;
- 9) Flagpoles, subject to Article 8, Signage
- 10) Fountains
- 11) Heating, ventilation and air conditioning units (including compressors and condensers);
- 12) Pool Equipment, pumps, heating units, and related equipment in the side yard setback
- 13) Mailboxes
- 14) Open terraces and patios, including walkways and ground level decks;
- 15) Open, uncovered stoops;
- 16) Recreational equipment and structures in the rear setback of residential districts;
- 17) Roof overhands projecting into the required setback a maximum of two and one-half feet;

- 18) Sculpture and other similar objects of art;
- 19) Signs, subject to Article 8, Signage;
- 20) Off-street parking areas, unless otherwise specifically prohibited; Art. 5.B.1.A.2, Fences and Walls (excluding corner clips for intersections);
- 21) Landscaping planted in the ground or in planters;
- 22) Wells;
- 23) Utility, Electric, and Gas transmission lines, distribution lines, meters, and associated structures;
- 24) Basketball goals, provided there is a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines;
- 25) Light poles having only one structural ground member;
- 26) An accessory residential dock, shared by abutting residential parcels only, subject to the submittal of an executed construction and maintenance agreement, prepared in a manner and form acceptable to the County City Attorney and the Zoning Director;
- 27) Bus shelters and bus benches;
- 28) Fire hydrants and other government service/utility structures required to be in certain locations by applicable Codes and ordinances;
- 29) Impact shutter projecting a maximum of 18 inches into the setback.
- 30) Decorative architectural treatment such as lintels, stone veneer or stucco banding, projecting a maximum of six inches into a setback.

POOL SPECIFICATIONS

Dimensions:	14' X 27'-6"	Depth:	3' TO 4'-11"
Perimeter:	75' L.F.	Area:	338 Sq-ft.
Volume:	9,694 Gals.	Turnover:	-
Pump Size:	INTELLI-FLO 1.0 H.P.	Pump GPM:	36
Pool Heater:	N/A	Filter:	CC-100
Light:	(1) GLO-BRITE LED	Inlets:	3
Vacuum Line:	YES	HandRail:	NO
Tile Step:	NO	Pool Finish:	STANDARD
Beach/Sunshelf:	NO	Bench:	NO
Bullnose Brck:	STANDARD	Deck Type:	STANDARD
Deck Area:	640 S.F.	Cover Patio:	290 S.F.
Swim Out:	5' L.F.	Planters:	
Controller:	NO	Intelli-Chlor:	NO
Auto Water Fill:	NO	Chlorinator:	
Columns:	NO	Columns:	
Bowls:	NO	HandHolds:	N/A

- ADD OVER-FLOW LINE
- ADD 5' SWIM-OUT WITH TILED EDGE
- ADD 1'00' L.F. OF FOOTER FOR SCREEN ENCLOSURE



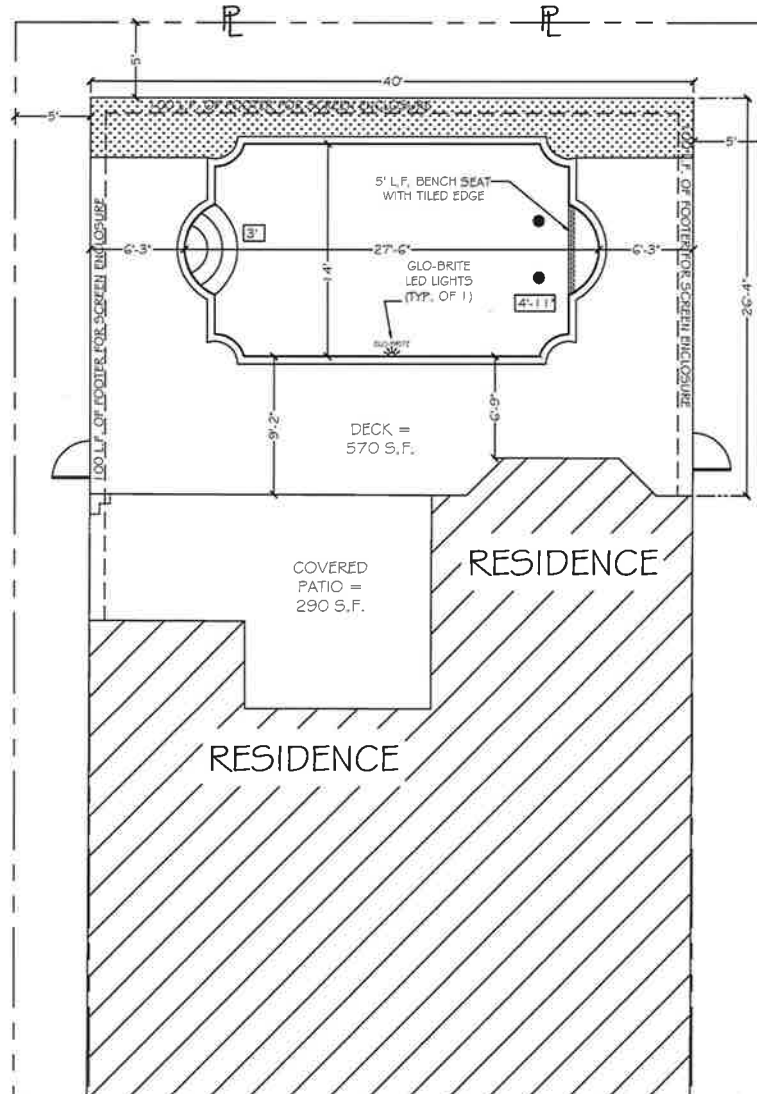
Fountain Blue Pools, Inc.
 2731 VISTA PKWY. D1 & D2
 WEST PALM BEACH, FL 33411
 Ph. (561) 969-2299 Fax (561) 969-0667

-DESIGNED FOR-

MODEL HOME
 MINTO HOMES
 LOT 100

The following location points, dimensions, and construction items have been discussed with me and I approve them for plans. Every thing we have discussed is shown and there are no verbal agreements. It is understood that any additions or changes will necessitate an extra charge.

right from 1/17/2017



THIS DRAWING IS AN INSTRUMENT OF SERVICE COPYRIGHT © 2016 BY FOUNTAIN BLUE POOLS, INC. ALL RIGHTS RESERVED. IT IS NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION.



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MEMORANDUM

Date: April 13, 2017
To: Pamela Booker, City Attorney – City of Westlake
Kenneth Cassel, City Manager – City of Westlake
Re: Pool Equipment Setbacks
From: Kathryn DeWitt, Land Planner – Cotleur & Hearing
CH Project: 13-0518.19

The purpose of this memorandum is to address the applicability of setback standards to pool pump equipment for single-family homes within the City of Westlake. It has come to our attention that there is a need to clarify the applicable setback standards for pool equipment.

The City of Westlake's ULDC contains a definition of *mechanical equipment*, which is defined as follows:

Mechanical Equipment – For the purposes of Article 5, equipment and accessories, that relate to water supply, drainage, heating, ventilating, air condition and similar purposes.

Based on this definition, it is our opinion that pool equipment is very reasonably included within the scope of *mechanical equipment*. Pool equipment is related to water supply to the pool and serves a similar mechanical role for a home as does the air condition unit, heating systems, or ventilating systems. The definition references, "*for the purposes of Article 5.*" The mechanical equipment provisions in Article 5 read as follows:

Section 5.B.1.A.19

19. Mechanical Equipment

a. Applicability

This section shall apply to the installation of improvements associated with mechanical equipment. [Ord. 2008-037]

1) Location and Setbacks

a) Setback Exceptions

Setback exceptions shall be applied pursuant to Article 3.D.1.D.5, Setback Exceptions. [Ord. 2008-037]

As shown above, Article 5 provides exemptions for Mechanical Equipment pursuant to Article 3.D.1.D.5. Article 3 lists several setback exceptions. Item number 11 in the list provides an exemption for "*Heating, ventilation, and air conditioning units (including compressors and condensers).*" The equipment listed in item no. 11 is consistent with the items contained within the *mechanical equipment* definition. While an exhaustive list of different types of equipment was not provided within item no. 11, by referencing types of mechanical equipment, it is clearly the intent of this provision to be applied to mechanical items.

Notwithstanding the above justification, it is reasonable that some amount of uncertainty may exist as it related to the applicability of Section 3.D.1.D.5.a, Setback Exceptions. Since Section 3.D.1.D.5.a.11 does not contain the full scope of the language provided for in the definition of *Mechanical Equipment*, it is our opinion that this constitutes an inconsistency in the code. Based on this inconsistency, we propose that staff utilize the Administrative Inquiry (AI) process outlined in Section 2.D.4. The purpose of the AI process is to allow the City Council to provide resolution to an inconsistency in the ULDC.

Should you have any questions as you consider the provided information, please do not hesitate to reach out to John Carter, Tara Duhy, or myself. We look forward to speaking with you soon.

Very truly yours,
Cotleur & Hearing



Kathryn DeWitt, AICP
Land Planner

CC: John Carter – Minto Communities, Inc. jcarter@mintofla.com
Donaldson Hearing – Cotleur & Hearing dhearing@cotleur-hearing.com
Tara Duhy – Lewis Longman and Walker tduhy@llw-law.com

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 3, CHAPTER D, SECTION 1(D)(5), WHICH PROVIDES EXCEPTIONS IN THE SETBACKS, SAID AMENDMENT SHALL INCLUDE POOL EQUIPMENT AND UTILITIES AS A SETBACK EXCEPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the county's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding permitted exceptions allowed within the side yard setback; and

WHEREAS, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of paragraphs 12 and 23, to the Article 3, Chapter D, Section 1(D)(5), of the City's interim land development code, which addition, will allow for the installation of pool equipment and utilities into the side yard setbacks for residential construction; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 3, Chapter D, Section 1(D)(5), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 3, Chapter D, Section 1(D)(5) Setback Exceptions as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, as applicable to single family residential properties within the jurisdictional boundaries of the City of Westlake.

Section 2. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall

for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 3. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of May, 2017, on first reading.

PASSED AND ADOPTED this _____ day of June, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

City Attorney
Pam E. Booker, Esq.

City of Westlake Amendment to Article 3, Chapter D, Section 1(D)(5)

D. Setbacks

5. Setback Exceptions

The following structures, projections, and improvements shall be allowed within required setbacks:

a. Structures Projections and Improvements Permitted in Setbacks

- 1) Arbors and trellises less than ten feet in height, subject to a minimum three foot setback;
- 2) Balconies projecting a maximum of three feet into the front setback of a SFD or ZLL home, subject to the following limitations:
 - (a) Limited to the front setback only, not including reduced setbacks allowed for side loading garages;
 - (b) Total combined width of balconies projecting into front setback shall not exceed 25 percent of the total width of the front façade;
 - (c) ZLL homes with balconies projecting into the front setback shall have a minimum ten foot side setback from the ZLL; and
 - (d) Excluding side loading garages.
- 3) Permanent/retractable awnings, canopies or Bahama shutters projecting a maximum of three feet into a setback, and having no support other than provided by the wall or structure to which it is attached;
- 4) Bay windows projecting a maximum of three feet into a setback;
- 5) Chimneys projecting a maximum of three feet into a setback
- 6) Clothes poles or clothes lines in rear yard setbacks;
- 7) Driveways, subject to Art. 6.C.1.A, Driveways;
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- 10) Fountains
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- 13) Mailboxes
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MEMORANDUM

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Kenneth Cassel, City Manager – City of Westlake
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From: Kathryn DeWitt, Land Planner – Cotleur & Hearing
CH Project: 13-0518.19

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Should you have any questions as you consider the provided information, please do not hesitate to reach out to John Carter, Tara Duhy, or myself. We look forward to speaking with you soon.

Very truly yours,
Cotleur & Hearing




Kathryn DeWitt, AICP
Land Planner

CC: John Carter – Minto Communities, Inc. jcarter@mintofla.com
Donaldson Hearing – Cotleur & Hearing dhearing@cotleur-hearing.com
Tara Duhy – Lewis Longman and Walker tduhy@llw-law.com

Ninth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney 

Date: June 7, 2017

Subject: Resolution for Final Plat the Hammocks of Westlake

Please find a resolution for approval of the Final Plat for the Hammocks of Westlake, a Planned Unit Development (P.U.D.). This plat was previously before the City Council in January of 2017, as Pod Q. The plat has been re-named as the Hammocks of Westlake. The acreage for this plat is approximately one hundred and eleven (111.82) acres of land. This acreage contained within this plat is the same size as the Pod Q, plat. The property is located east of Seminole Pratt Whitney road and north of Town Center Parkway. This is the first phase of development for construction of residential units within the City of Westlake.

One of the changes to this plat from the prior Pod Q plat is the addition of a dedication provision to the homeowner's association for the Hammocks of Westlake. The Hammocks homeowner's association shall be responsible for the maintenance of the open space tracts and the recreation tracts contained within the plat. The City's staff has reviewed the homeowner's association documents for the Hammocks of Westlake and the City Attorney approves the final version of said documents.

There is a dedication on the plat to the City of Westlake for a limited access easement, to control traffic access along Kingfisher Boulevard. The remaining 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 applicant provided a boundary survey which corresponds to the plat boundaries. The plat and the boundary survey have 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 the Hammocks of Westlake. Should you have any questions, or need any additional information, please do not hesitate to contact staff.

RESOLUTION 2017-7

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF HAMMOCKS OF WESTLAKE, 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, containing approximately 111.819 acres, 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 the Hammocks of Westlake, 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 _____ day

of June 12, 2017.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit "A"

HAMMOCKS OF WESTLAKE

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.



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

1. DATE: June 7, 2017

2. PETITION NUMBER: ENG-2017-05

3. DESCRIPTION

APPLICANT: Kate Dewitt
Cotleur & Hearing, Inc.

OWNER: Minto PBLH, LLC

REQUEST: Plat Review

LOCATION: Hammocks at Westlake (Formerly Pod Q Phase 1)

4. STAFF REVIEW:

The plat is in compliance with Chapter 177, Florida Statutes. Staff recommends approval of the plat.

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

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

Suzanne Dombrowski, P.E.

Chen Moore and Associates


Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

Tenth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney 

Date: June 7, 2017

Subject: Resolution for Final Plat for Town Center East

Please find a resolution for approval of the Final Plat for Town Center East. This plat is for approximately sixty-seven (67) acres of land abutting Seminole Pratt Whitney road and Town Center Parkway road right-of-way, which is south of the M-Canal. This plat was previously before the City Council in November of 2016, as Pod L. The plat for Pod L, was not recorded and this plat for Town Center East is back before the City Council with a name which corresponds to the location of the property contained within the plat.

A signature block and a seal circle was added for the City of Westlake's approval and signature thereon. There are no dedications on the plat to the City of Westlake. The dedications on the plat for water, sewer and drainage easements are being dedicated to the Seminole Improvement District as the party responsible for the maintenance of water, sewer and drainage facilities for the City of Westlake. A boundary survey was also provided by the applicant along with the plat. The plat and the boundary survey have 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 Town Center East. Should you have any questions, or need any additional information, please do not hesitate to call.

RESOLUTION 2017-8

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF TOWN CENTER EAST, TTD (TRADITIONAL TOWN DEVELOPMENT), 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, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBHL, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Town Center East, TTD (Traditional Town Development), 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, containing approximately 66.939 acres, 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:

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 submitted by Minto PBHL, LLC, for Town Center East, TTD (Traditional Town Development), containing approximately 66.939 acres, as described in the attached Exhibit "A".

Section 3. The applicant shall provide a certified copy of the final 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, Florida on this

_____ day of June, 2017.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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

Exhibit "A"

TOWN CENTER EAST LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 1934.43 FEET TO THE SOUTHERLY 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 AND THE POINT OF BEGINNING; THENCE N.15°43'43"E. ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 41.29 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 336.53 FEET; THENCE N.46°50'26"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE S.88°15'02"E., A DISTANCE OF 135.95 FEET; THENCE S.90°00'00"E., A DISTANCE OF 216.45 FEET; THENCE S.80°12'54"E., A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"E., A DISTANCE OF 271.54 FEET; THENCE S.80°06'47"E., A DISTANCE OF 2.56 FEET; THENCE S.37°33'20"E., A DISTANCE OF 39.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.88°37'05"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-RADIAL INTERSECTION; THENCE S.86°40'21"E., A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N.86°03'48"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N.37°54'45"E., A DISTANCE OF 39.60 FEET; THENCE N.76°32'40"E., A DISTANCE OF 11.82 FEET; THENCE N.90°00'00"E., A DISTANCE OF 73.87 FEET; THENCE N.85°30'18"E., A DISTANCE OF 172.26 FEET; THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; THENCE S.12°19'26"E., A DISTANCE OF 55.23 FEET; THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO THE POINT OF TANGENCY; THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A

CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO THE POINT OF TANGENCY; THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET; THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF N.22°43'32"W AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO THE POINT OF TANGENCY; THENCE S.90°00'00"W., A DISTANCE OF 590.49 FEET; THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; THENCE N.00°00'00"E., A DISTANCE OF 25.00 FEET; THENCE N.90°00'00"W., A DISTANCE OF 74.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 25.00 FEET; THENCE S.45°00'00"W., A DISTANCE OF 35.36 FEET; THENCE N.90°00'00"W., A DISTANCE OF 363.82 FEET; THENCE N.77°35'32"W., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"W., A DISTANCE OF 266.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2842.00 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'52", A DISTANCE OF 85.04 FEET TO THE POINT OF TANGENCY; THENCE N.88°17'08"W. ALONG SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3.70 FEET; THENCE N.43°02'39"W. ALONG THE NORTHEAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.81 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 1208.94 FEET; TO THE POINT OF BEGINNING.

CONTAINING: 2,915,873 SQUARE FEET OR 66.939 ACRES MORE OR LESS.



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** May 8, 2017
 2. **PETITION NUMBER:** ENG-2017-04
 3. **DESCRIPTION**
 - APPLICANT:** Kate Dewitt
Cotleur & Hearing, Inc.
 - OWNER:** Minto PBLH, LLC
 - REQUEST:** Plat Review
 - LOCATION:** Town Center East, Westlake, Fl.
 4. **STAFF REVIEW:**

The plat is in compliance with Chapter 177, Florida Statutes. Staff recommends approval of the plat.

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

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

Suzanne Dombrowski, P.E.

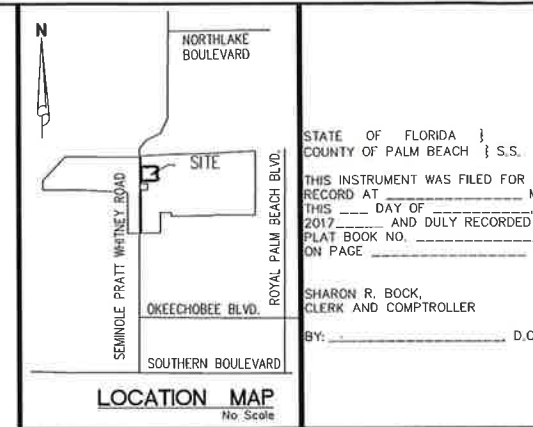
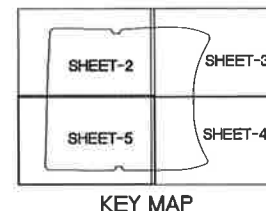
Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

TOWN CENTER EAST

BEING A PLAT OF A PORTION OF 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 HEREON AS TOWN CENTER EAST BEING A PLAT OF A PORTION OF 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 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 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 CANAL EASEMENT, A DISTANCE OF 376.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1584, PAGE 378 AND OFFICIAL RECORD BOOK 1690, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S 01°42'52" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1934.43 FEET TO THE SOUTHERLY 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 AND THE POINT OF BEGINNING; THENCE N 15°43'41" E ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 41.29 FEET; THENCE N 01°42'52" E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 336.53 FEET; THENCE N 46°50'26" E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE S 88°15'02" E, A DISTANCE OF 135.95 FEET; THENCE S 90°00'00" E, A DISTANCE OF 216.45 FEET; THENCE S 80°12'54" E, A DISTANCE OF 47.07 FEET; THENCE N 90°00'00" E, A DISTANCE OF 271.54 FEET; THENCE S 89°06'47" E, A DISTANCE OF 7.56 FEET; THENCE S 27°33'00" E, A DISTANCE OF 39.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N 88°37'05" W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-RADIAL INTERSECTION; THENCE S 86°40'21" E, A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N 86°03'48" W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'09", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N 37°43'45" E, A DISTANCE OF 39.60 FEET; THENCE N 76°32'40" E, A DISTANCE OF 11.82 FEET; THENCE N 90°00'00" E, A DISTANCE OF 73.87 FEET; THENCE N 85°30'18" E, A DISTANCE OF 172.26 FEET; THENCE N 90°00'00" E, A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; THENCE S 12°19'26" E, A DISTANCE OF 55.23 FEET; THENCE S 28°42'51" W, A DISTANCE OF 131.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 114.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO THE POINT OF TANGENCY; THENCE S 00°00'01" E, A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO THE POINT OF TANGENCY; THENCE S 26°06'12" E, A DISTANCE OF 119.15 FEET; THENCE S 20°12'31" W, A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF N 22°43'32" W AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO THE POINT OF TANGENCY; THENCE S 90°00'00" W, A DISTANCE OF 250.00 FEET; THENCE N 45°00'00" W, A DISTANCE OF 35.36 FEET; THENCE N 00°00'00" E, A DISTANCE OF 25.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 71.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 25.00 FEET; THENCE S 00°00'00" W, A DISTANCE OF 35.36 FEET; THENCE N 90°00'00" W, A DISTANCE OF 363.82 FEET; THENCE N 77°35'32" W, A DISTANCE OF 37.23 FEET; THENCE N 90°00'00" W, A DISTANCE OF 266.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2842.00 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'52", A DISTANCE OF 83.04 FEET TO THE POINT OF TANGENCY; THENCE N 88°17'08" W ALONG SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3.70 FEET; THENCE N 49°02'39" W ALONG THE NORTHEAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.81 FEET; THENCE N 01°42'52" E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 1208.94 FEET, TO THE POINT OF BEGINNING.

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

CONTAINING: 2,915,873 SQUARE FEET OR 66.939 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 CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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 PROVISIONS 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 THE SEMINOLE IMPROVEMENT DISTRICT FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS, 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 CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

35 FOOT SIDEWALK EASEMENT

THE 35 FOOT SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PUBLIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

LAKE EASEMENTS

THE LAKE EASEMENT, 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 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.

WATER AND SEWER EASEMENTS

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER AND SEWER PURPOSES. THE MAINTENANCE OF ALL WATER AND SEWER 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 CONSTRUCT AND MAINTAIN ANY PORTION OF THE WATER AND SEWER SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE WATER AND SEWER OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL WATER AND SEWER, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID WATER AND SEWER SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED 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: _____

JOHN F. CARTER, MANAGER

PRINT NAME: _____

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 SHE 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.

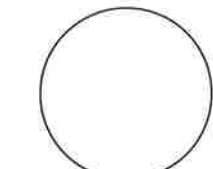
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

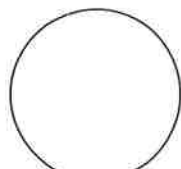
PRINT NAME: _____

COMMISSION NO. _____

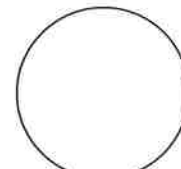
(SEAL)



MINTO PBLH, LLC



SEMINOLE IMPROVEMENT DISTRICT



CITY OF WESTLAKE

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28281 AT PAGE(S) 1060 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 VICE PRESIDENT THIS _____ DAY OF _____, 2017.

WELLS FARGO BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

WITNESS: _____ BY: _____

VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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 WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

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 PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: _____

HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "M" = 1/2" BRASS DISK STAMPED "FRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT.
- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 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 DEFINITION 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 THE CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

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



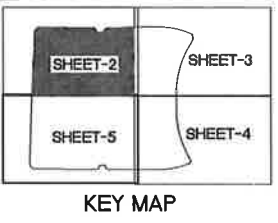
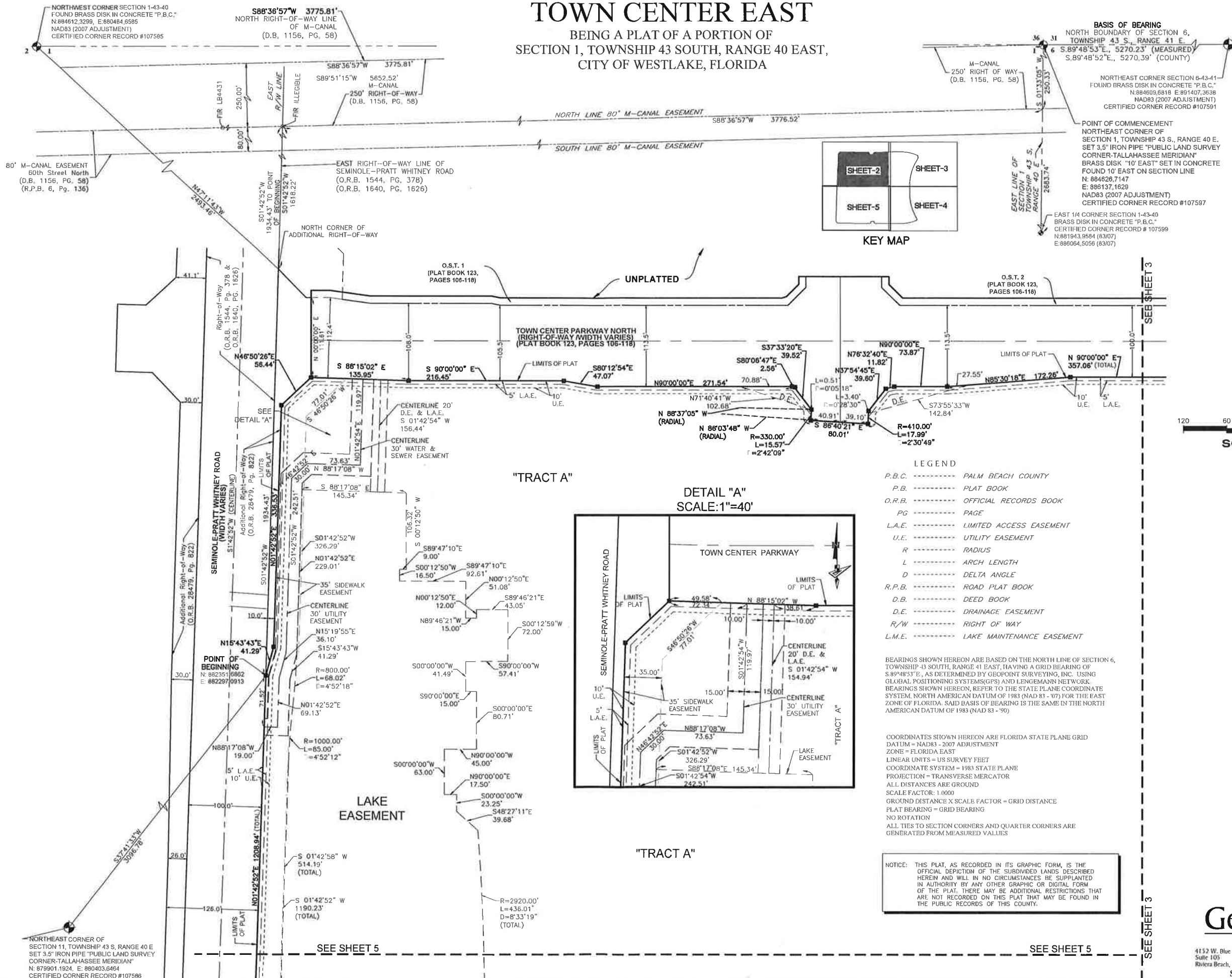
SURVEYOR'S SEAL



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

TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

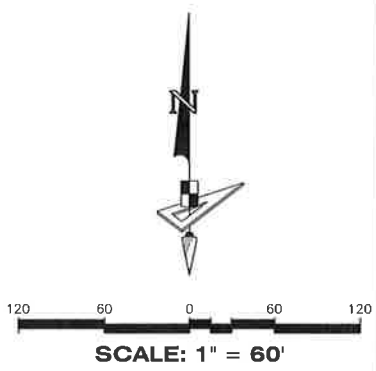


BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.,
S.89°48'53"E., 5270.23' (MEASURED)
S.89°48'52"E., 5270.39' (COUNTY)

NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N.884609.6818 E.891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

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

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.889064.5056 (83/07)



- LEGEND**
- P.B.C. ----- PALM BEACH COUNTY
 - P.B. ----- PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG ----- PAGE
 - L.A.E. ----- LIMITED ACCESS EASEMENT
 - U.E. ----- UTILITY EASEMENT
 - R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - R.P.B. ----- ROAD PLAT BOOK
 - D.B. ----- DEED BOOK
 - D.E. ----- DRAINAGE EASEMENT
 - R/W ----- RIGHT OF WAY
 - L.M.E. ----- LAKE MAINTENANCE EASEMENT

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF
S.89°48'53"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING
GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK.
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)

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.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Professional Surveyor No. 187768

Sheet No. 2 of 5 Sheets

NORTHEAST CORNER OF
SECTION 11, TOWNSHIP 43 S., RANGE 40 E
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
N: 879901.1924, E: 880403.6464
CERTIFIED CORNER RECORD #107598

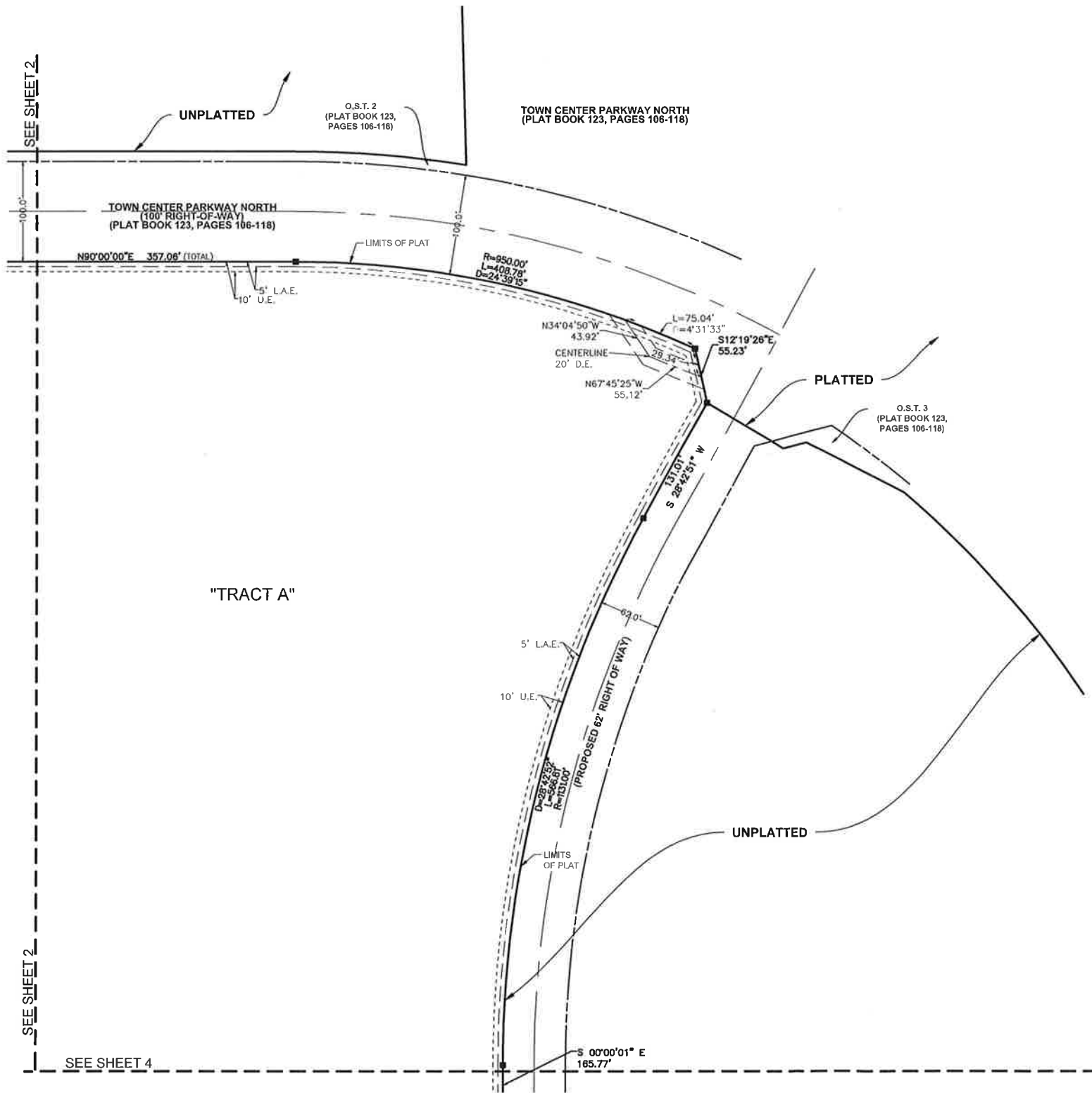
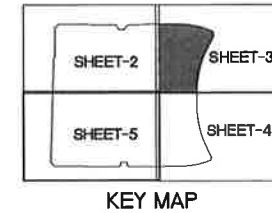
SEE SHEET 5

SEE SHEET 5

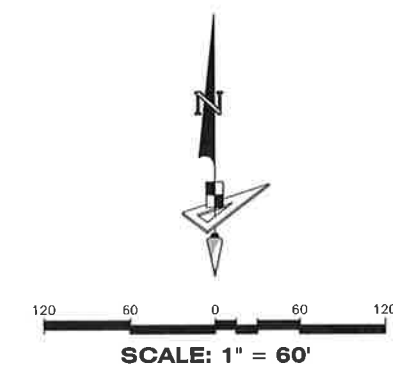
SEE SHEET 3

TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



- LEGEND**
- P.B.C. ----- PALM BEACH COUNTY
 - P.B. ----- PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG ----- PAGE
 - L.A.E. ----- LIMITED ACCESS EASEMENT
 - U.E. ----- UTILITY EASEMENT
 - R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - R.P.B. ----- ROAD PLAT BOOK
 - D.B. ----- DEED BOOK
 - D.E. ----- DRAINAGE EASEMENT
 - R/W ----- RIGHT OF WAY
 - L.M.E. ----- LAKE MAINTENANCE EASEMENT



BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°48'53" E, AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LEICEMANN NETWORK. 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).

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.

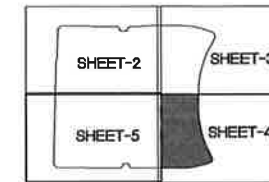
SEE SHEET 2

SEE SHEET 4

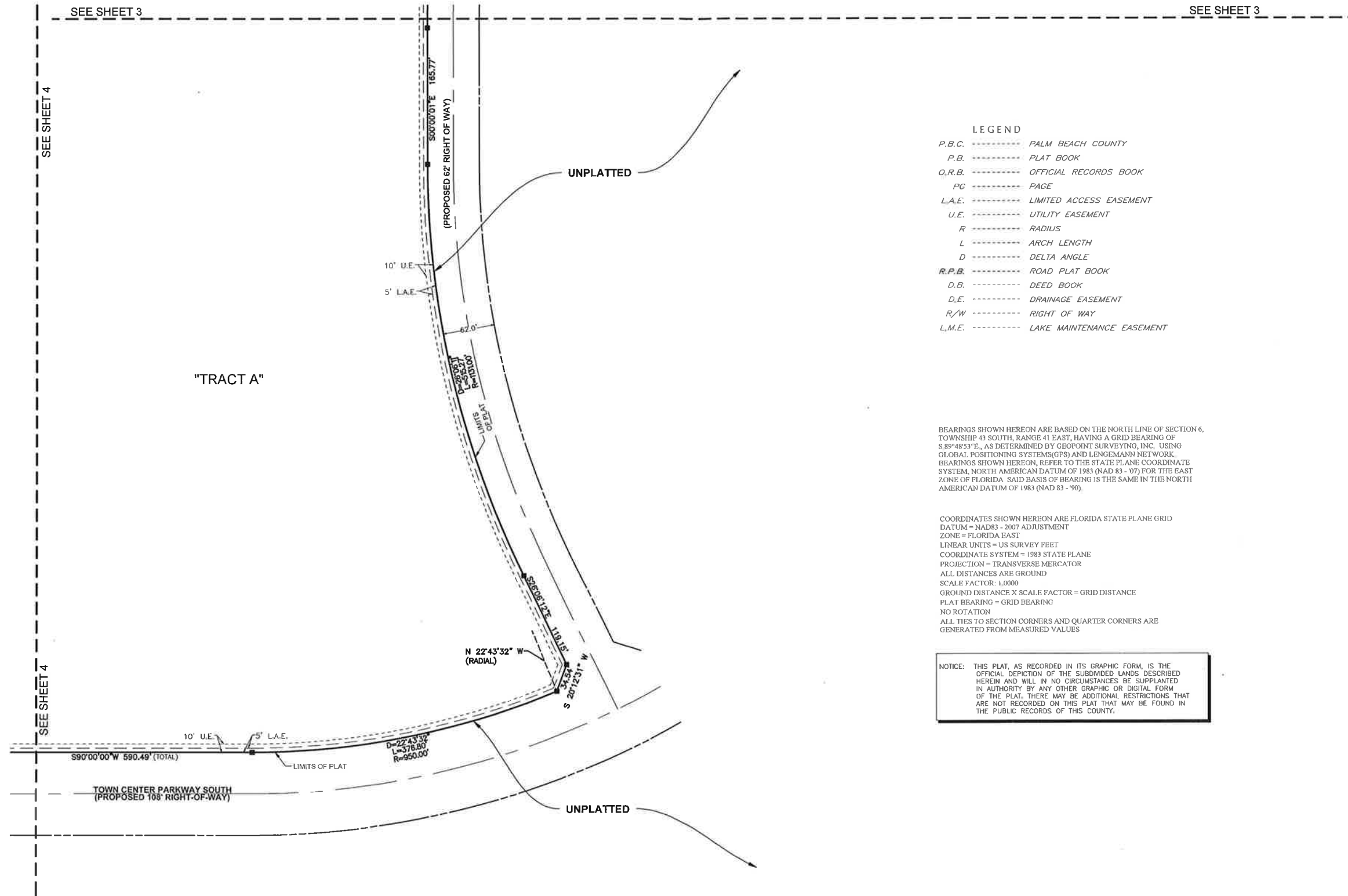
SEE SHEET 4

TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

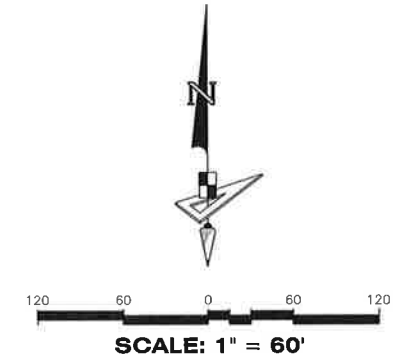


KEY MAP



LEGEND

P.B.C. -----	PALM BEACH COUNTY
P.B. -----	PLAT BOOK
O.R.B. -----	OFFICIAL RECORDS BOOK
PG -----	PAGE
L.A.E. -----	LIMITED ACCESS EASEMENT
U.E. -----	UTILITY EASEMENT
R -----	RADIUS
L -----	ARCH LENGTH
D -----	DELTA ANGLE
R.P.B. -----	ROAD PLAT BOOK
D.B. -----	DEED BOOK
D.E. -----	DRAINAGE EASEMENT
R/W -----	RIGHT OF WAY
L.M.E. -----	LAKE MAINTENANCE EASEMENT



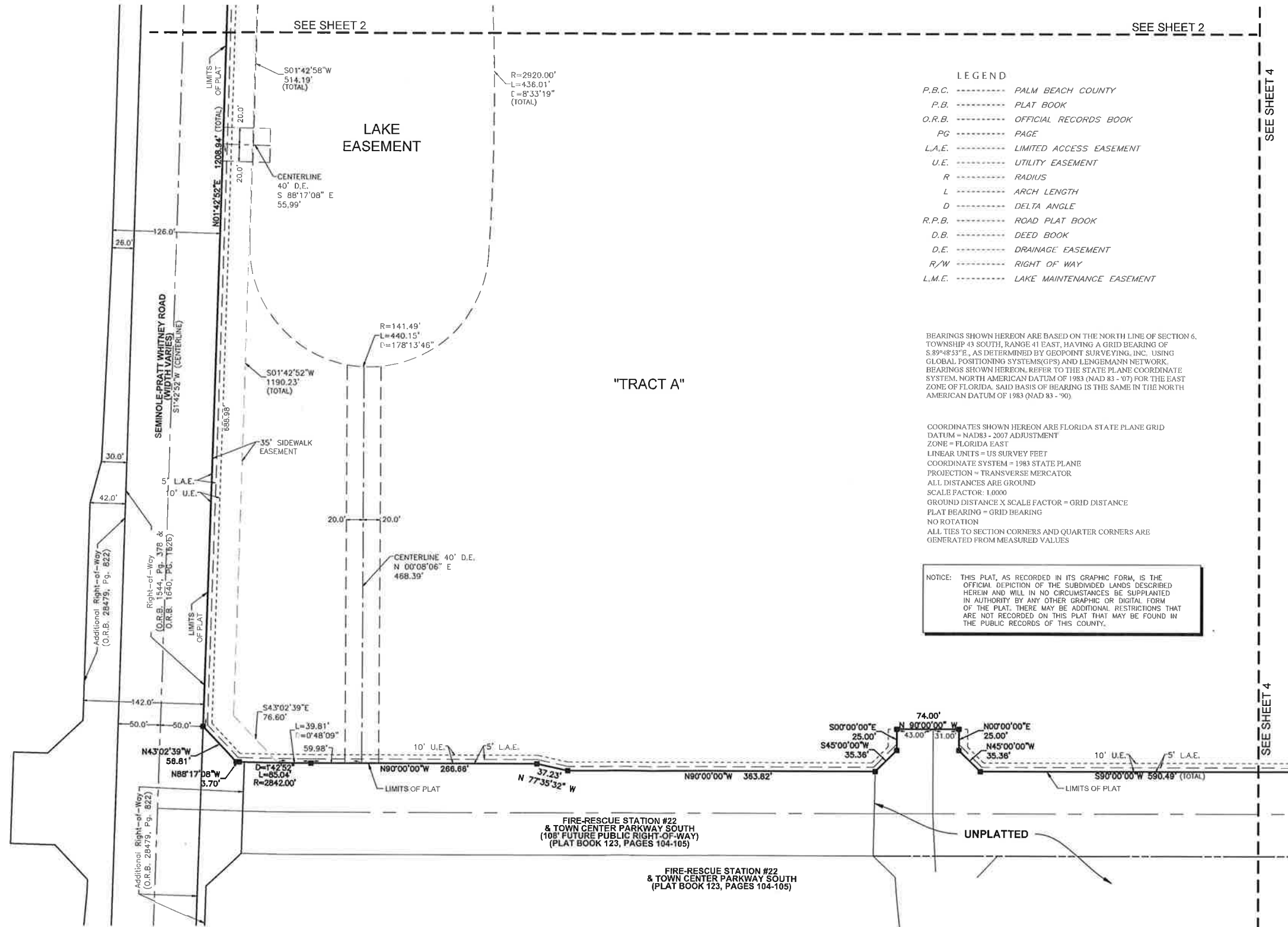
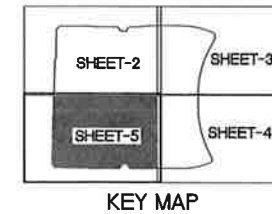
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COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 - 2007 ADJUSTMENT
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TOWN CENTER EAST

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

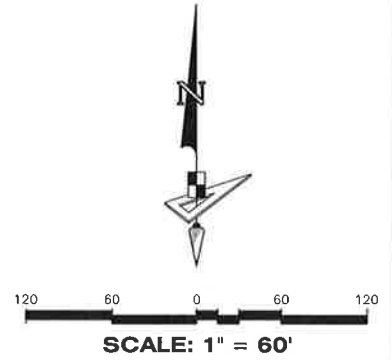


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BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°48'53"E, AS DETERMINED BY GEOPPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK. BEARINGS 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).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 - 2007 ADJUSTMENT
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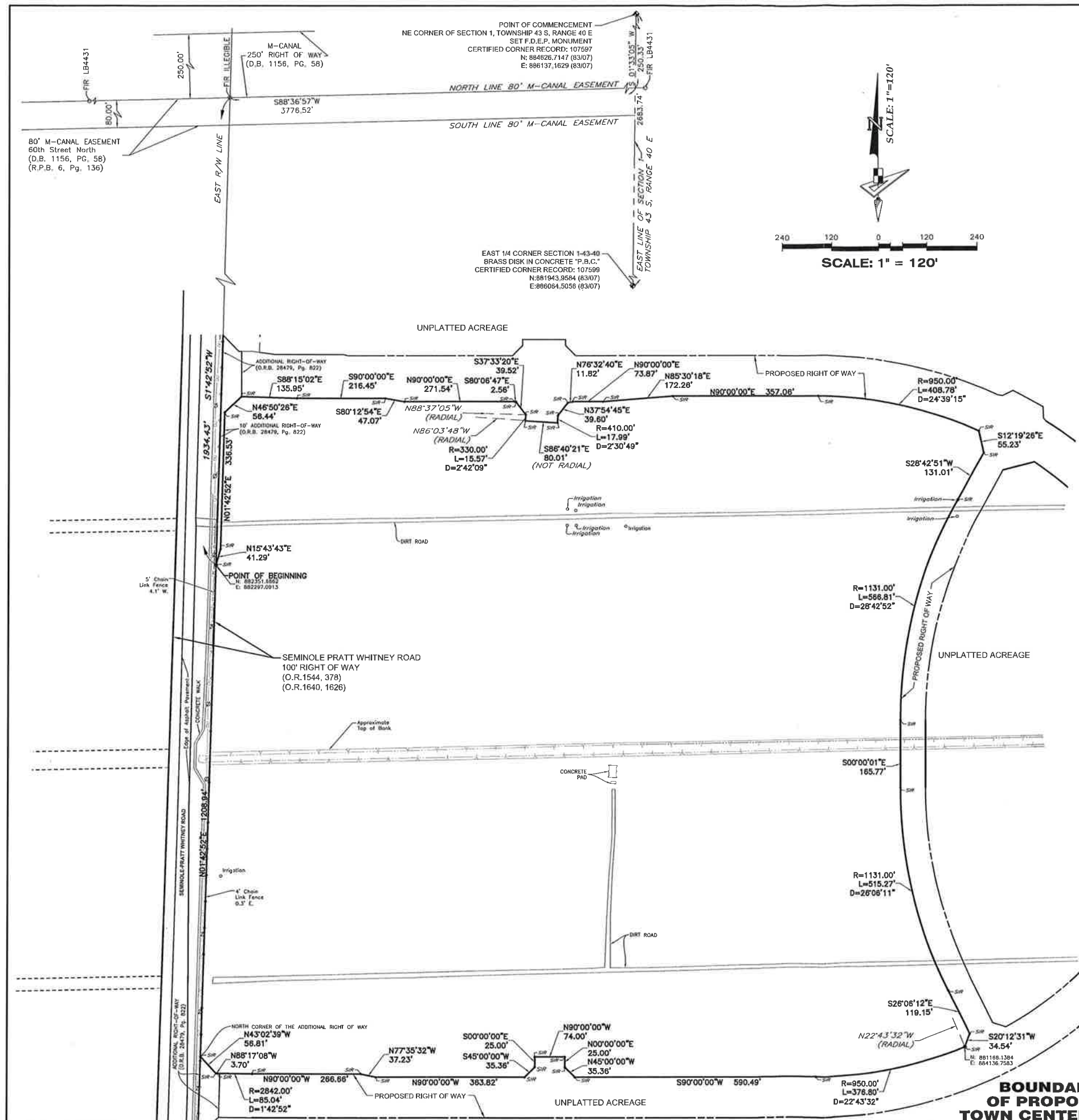
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SEE SHEET 2

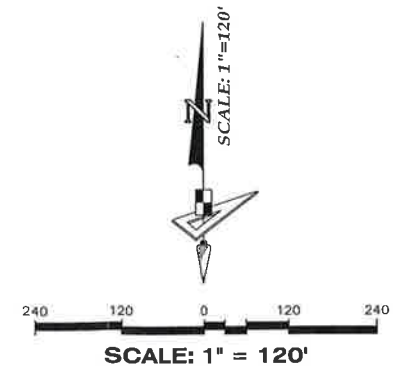
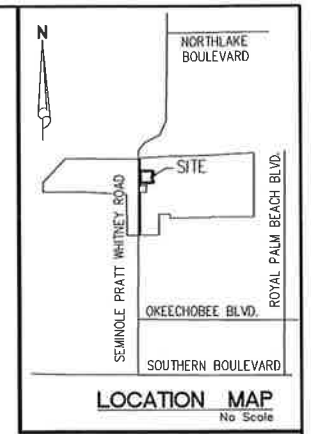
SEE SHEET 4

SEE SHEET 4



LEGEND

D.B.	Deed Book
O.R.B./O.R.	Official Records Book
P.B.	Plat Book
R.P.B.	Road Plat Book
Pg(s).	Page(s)
SIR	Set 1/2" Iron Rod LB7768
FIP	Found Iron Pipe
FIR	Found Iron Rod
R/W	Right of Way
Ø	Utility Pole
⊠	Telephone Pedestal
⊠	Buried Telephone Warning Marker
⊠	Gas Gate Valve
⊠	Fire Hydrant
⊠	Overhead Utility Lines
⊠	Water Manhole
F.D.E.P.	Florida Department of Environmental Protection
R	Radius
L	Length
D	Delta Angle



- SURVEYORS NOTES:**
- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MARCH 16, 2015.
 - THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CENTERLINE OF SEMINOLE PRATT-WHITNEY ROAD, HAVING A GRID BEARING OF 5.01°42'52"W. THE GRID BEARINGS, AS 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).
 - THE SUBJECT PROPERTY LIES IN FLOOD ZONE 'B1' 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.
 - THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (LOG NO.: 04-105-010), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1985.
 - ALL BEARINGS AND DISTANCES AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 5R 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 1594, 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 1934.43 FEET TO THE SOUTHERLY 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 AND THE POINT OF BEGINNING; THENCE N.15°43'43"E. ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 41.29 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 336.53 FEET; THENCE N.65°50'26"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE S.88°15'02"E. A DISTANCE OF 135.95 FEET; THENCE S.90°00'00"E. A DISTANCE OF 216.45 FEET; THENCE S.80°12'54"E. A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"E. A DISTANCE OF 271.54 FEET; THENCE S.80°06'47"E. A DISTANCE OF 2.56 FEET; THENCE S.37°33'20"E. A DISTANCE OF 39.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.88°37'05"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-RADIAL INTERSECTION; THENCE S.86°40'21"E. A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N.85°30'18"E AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N.37°54'45"E. A DISTANCE OF 39.60 FEET AND A RADIAL BEARING OF N.85°30'18"E, A DISTANCE OF 73.87 FEET; THENCE N.85°30'18"E. A DISTANCE OF 172.28 FEET; THENCE N.90°00'00"E. A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; THENCE S.12°19'26"E. A DISTANCE OF 55.23 FEET; THENCE S.28°42'51"W. A DISTANCE OF 131.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°28'21", A DISTANCE OF 165.77 FEET TO THE POINT OF TANGENCY; THENCE S.00°00'01"E. A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO THE POINT OF TANGENCY; THENCE S.26°06'12"E. A DISTANCE OF 119.15 FEET; THENCE S.20°12'31"W. A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF N.22°43'32"W AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO THE POINT OF TANGENCY; THENCE S.90°00'00"W. A DISTANCE OF 590.49 FEET; THENCE N.90°00'00"W. A DISTANCE OF 35.36 FEET; THENCE N.00°00'00"W. A DISTANCE OF 25.00 FEET; THENCE N.00°00'00"W. A DISTANCE OF 35.36 FEET; THENCE N.90°00'00"W. A DISTANCE OF 35.36 FEET; THENCE N.90°00'00"W. A DISTANCE OF 266.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2842.00 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'52", A DISTANCE OF 85.04 FEET TO THE POINT OF TANGENCY; THENCE N.88°17'08"W. ALONG SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3.70 FEET; THENCE N.43°02'39"W. ALONG THE NORTHEAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.81 FEET; THENCE N.01°42'52"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 1208.94 FEET; TO THE POINT OF BEGINNING.

CONTAINING: 2,915,873 SQUARE FEET OR 66,939 ACRES MORE OR LESS.

BOUNDARY OF PROPOSED TOWN CENTER EAST

REVISIONS			
No.	Date	Description	Drawn
1	07/23/15	COUNTY COMMENTS	KAR
2	08/18/15	REVEAL BOUNDARY AND DESCRIPTION	KRM
3	08/21/15	REVEAL BOUNDARY AND DESCRIPTION	KRM
4	09/28/15	REVEAL BOUNDARY AND DESCRIPTION	KRM
5	10/10/16	REVEAL BOUNDARY AND DESCRIPTION	GAR

WESTLAKE BOUNDARY SURVEY

Prepared For: MINTO COMMUNITIES
 Date of Field Survey: 10/10/16
 SURVEYOR'S CERTIFICATE
 This certificate is a survey of the nature described properly made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
 I HEREBY WITHHOLD THE SIGNATURE AND THE ORIGINAL REVEAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Taxed Business Number 18 7768

Drawn: KRM Date: 09/01/15
 Check: GAR P.C.: GRS
 Section: 1 Twp. 43 Rng. 40 Job #: WESTLAKE

Eleventh Order of Business

RESOLUTION 2017-9

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, REQUESTING THAT THE UNITED STATES POSTAL SERVICE (USPS) ADD THE “CITY OF WESTLAKE” LOCATED IN PALM BEACH COUNTY, FLORIDA, AS AN ALTERNATIVE CITY NAME WITHIN THE EXISTING 33470 ZIP CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake was incorporated on or about June 20, 2016, as Palm Beach County’s thirty-ninth municipality, which jurisdiction encompasses the area as more particularly described in Exhibit “A”, attached hereto; and

WHEREAS, the City of Westlake submitted a request and the request was accepted on April 14, 2017 by the U.S. Board on Geographic Names, through the Geographic Names Information System (“GNIS”), to be recognized as the “City of Westlake” for utilization of said name in the postal system; and.

WHEREAS, Palm Beach County currently contains thirty-nine municipalities with the City of Westlake being the eleventh (11th) largest City in land area within Palm Beach County; and

WHEREAS, of the thirty-eight other municipalities within Palm Beach County, no other municipality in Palm Beach County is recognized by the name “City of Westlake”; and

WHEREAS, the City of Westlake is currently under the United States Postal Service (“USPS”) zip code of 33470, which default name is Loxahatchee, Florida, a neighboring community within the unincorporated areas of Palm Beach County; and

WHEREAS, the USPS recognizes other municipality and unincorporated area names within the 33470, zip code, such as Loxahatchee, Florida; Loxahatchee Groves, Florida; Village of Wellington, Florida; and Wellington, Florida; and

WHEREAS, the City Council for the City of Westlake would like to be recognized within the USPS system as the “City of Westlake”, a unique community identity for the newly incorporated municipality; and

WHEREAS, in an effort to avoid confusion, the misdirection of mail service, business delivery and delivery of emergency services, it would be in the best interest of the future residents and business owners within the “City of Westlake” to obtain a separate name recognition for identification purposes within the USPS system; and

WHEREAS, the recognition of the “City of Westlake” within the USPS system will not create any undue cost of efficiency or other burdens to the USPS.

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 request that the United States Postal Service implement an administrative solution for the utilization of the "City of Westlake" as an alternative name for property addresses located within the jurisdictional boundaries of the City of Westlake, e as described in the attached Exhibit "A", containing approximately 4,032 acres, which is located in Palm Beach County, Florida.

Section 3: This resolution shall take effect immediately upon its adoption.

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

of June 12, 2017.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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