

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, July 10, 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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City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
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July 5, 2017

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting on Monday, July 10, 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 June 12, 2017 Meeting
6. Approval of Financial Statements for May 2017
7. Distribution of the Preliminary Budget and Setting the Preliminary Millage Rate
8. Acceptance of Financial Audit for Fiscal Year 2016
9. Comprehensive Plan Overview Presentation – Nilsa Zacarias

APPROVAL OF RESOLUTION

10. Resolution 2017-10, Approving the Final Plat of the Westlake Amenity Parcel

FIRST READING OF ORDINANCE

11. Ordinance 2017-3, Communications Services Tax

SECOND READING OF ORDINANCE

12. Ordinance 2017-2, Amending the City's Interim Land Development Code for Design Criteria for Signs
13. City Manager
14. City Attorney
15. Audience Comments on Other Items (3) Minute Time Limit
16. 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, June 12, 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
John Carter	Minto PBLH, LLC

The following is a summary of the minutes and actions taken during the June 12, 2017 City of Westlake Council Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order at 7:10 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 Councilwoman Crump with all in favor the agenda was approved.

FOURTH ORDER OF BUSINESS

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

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the May 8, 2017 Meeting

On MOTION by Vice Mayor Long Robinson seconded by Councilman Everett with all in favor the minutes of the May 8, 2017 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of Financial Statements as of April 31, 2017

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor the financial statements as of April 31, 2017 were approved.

FIRST READING OF ORDINANCE

SEVENTH ORDER OF BUSINESS

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

Ms. Booker noted a correction on the fourth *whereas* clause, *18 feet* needs to be *22 feet*.

Mr. Cassel read Ordinance 2017-2 by title only.

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the first reading of Ordinance 2017-2, amending the City's Interim Land Development Code for Design Criteria for Signs, was approved as amended to indicate 22 feet.

SECOND READING OF ORDINANCE

EIGHTH ORDER OF BUSINESS

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

Ms. Booker noted that since the first reading it was brought to their attention that Palm Beach County has a different provision with specific regulations for screen enclosures. There was a change to line 12, under setback exceptions, adding screen enclosures.

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

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor the second reading of Ordinance 2017-1, amending the City's Interim Land Development Code for setbacks, was approved.

PUBLIC HEARING

NINTH ORDER OF BUSINESS

Approval of Final Plat for Hammocks of Westlake, Resolution 2017-7 (Quasi Judicial)

Mr. Cassel read Resolution 2017-7 by title only.

Ms. Booker provided a brief PowerPoint Presentation, which includes information on the HOA.

On MOTION by Councilman Everett seconded by Councilmen Stanavitch with all in favor Resolution 2017-7, approving the final plat for Hammocks of Westlake, was adopted.

TENTH ORDER OF BUSINESS

Approval of Final Plat for Town Center East, Resolution 2017-8 (Quasi Judicial)

Mr. Cassel read Resolution 2017-8 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor Resolution 2017-8, approving final plat for Town Center East, was adopted.

ELEVENTH ORDER OF BUSINESS

Request to Add “City of Westlake” to the United States Postal Service Geographical Names Information System, Resolution 2017-9

Mr. Cassel read Resolution 2017-9 by title only.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Stanavitch with all in favor Resolution 2017-9, requesting to add the City of Westlake to the USPS geographical names information system, was adopted.

TWELFTH ORDER OF BUSINESS

City Manager

Mr. Cassel provided the Council with a State of the City update as the City nears its one year anniversary. He reviewed a timeline of milestones for the City throughout the year.

THIRTEENTH ORDER OF BUSINESS

City Attorney

Ms. Booker discussed the dates for the Comprehensive Plan discussion workshops, which are July 24, 2017 and August 28, 2017 at 6:30 p.m.

FOURTEENTH ORDER OF BUSINESS

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

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 7:50 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: June 28, 2017
SUBJECT: May Financial Report

Please find attached the May 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 with Minto Community LLC. (Developer).
- Total expenditures through March were approximately 83% of the year-to-date budget.
 - Lease – Building represents lease agreement with Minto for office space and parking.
 - 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.
 - Office Supplies purchase of new office supplies.

City of Westlake



Financial Report

May 31, 2017

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balance General Fund	2 - 3
 <u>SUPPORTING SCHEDULES</u>	
Cash and Investment Report	4
Bank Reconciliation	5
Check Register	6 - 7

City of Westlake

Financial Statements

(Unaudited)

May 31, 2017

Balance Sheet
May 31, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 220,095
Accounts Receivable	36,602
Investments:	
Money Market Account	300,517
TOTAL ASSETS	\$ 557,214
<u>LIABILITIES</u>	
Accounts Payable	\$ 8,649
Other Current Liabilities	20,094
TOTAL LIABILITIES	28,743
<u>FUND BALANCES</u>	
Unassigned:	528,471
TOTAL FUND BALANCES	\$ 528,471
TOTAL LIABILITIES & FUND BALANCES	\$ 557,214

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 517	\$ 517
Ad Valorem Taxes	72,000	-	-	-
Ad Valorem Taxes - Discounts	(4,000)	-	-	-
Occupational Licenses	-	-	5,130	5,130
Building Permits	156,000	104,000	151,223	47,223
Building Permits - Surcharge	-	-	63	63
Local Govt .05c Sales Tax	1,000	-	-	-
Other Impact Fees	-	-	769	769
Developer Contribution	1,118,197	782,965	782,965	-
Inspection Fees	-	-	620	620
TOTAL REVENUES	1,343,197	886,965	941,287	54,322
EXPENDITURES				
Legislative				
Mayor/Council Stipend	204,000	136,000	136,000	-
FICA Taxes	16,000	10,664	10,404	260
ProfServ-Legislative Expense	18,000	12,000	-	12,000
Council Expenses	10,000	6,664	-	6,664
Total Legislative	248,000	165,328	146,404	18,924
Financial and Administrative				
Management Services	249,101	166,067	166,067	-
Auditing Services	7,000	7,000	3,085	3,915
Communication - Telephone	3,600	2,400	1,898	502
Postage and Freight	1,500	1,000	171	829
Utility - General	4,500	3,000	-	3,000
Lease - Building	-	-	500	(500)
Insurance - General Liability	5,040	5,040	5,000	40
Legal Advertising	4,500	3,000	6,217	(3,217)
General Government	79,360	52,904	7,480	45,424
Misc-Contingency	90,000	60,000	740	59,260
Office Supplies	2,500	1,664	3,794	(2,130)
Total Financial and Administrative	447,101	302,075	194,952	107,123
Legal Counsel				
ProfServ-Legal Services	276,000	184,000	190,000	(6,000)
Total Legal Counsel	276,000	184,000	190,000	(6,000)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Comprehensive Planning</u>				
ProfServ-Planning/Zoning/Eng Services	97,096	64,728	210,224	(145,496)
Total Comprehensive Planning	97,096	64,728	210,224	(145,496)
<u>Other Public Safety</u>				
Contracts-Sheriff	275,000	183,336	920	182,416
Total Other Public Safety	275,000	183,336	920	182,416
TOTAL EXPENDITURES	1,343,197	899,467	742,500	156,967
Excess (deficiency) of revenues				
Over (under) expenditures	-	(12,502)	198,787	211,289
Net change in fund balance	\$ -	\$ (12,502)	\$ 198,787	\$ 211,289
FUND BALANCE, BEGINNING (OCT 1, 2016)	329,684	329,684	329,684	
FUND BALANCE, ENDING	\$ 329,684	\$ 317,182	\$ 528,471	

City of Westlake

Supporting Schedules

May 31, 2017

Cash and Investment Report

May 31, 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	\$220,095
Money Market Account	BankUnited	MMA	n/a	0.78%	\$300,517
				Total	<u><u>\$520,612</u></u>

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
Statement No. 2017-05
Statement Date 5/31/2017

G/L Balance (LCY)	220,095.36	Statement Balance	306,033.54
G/L Balance	220,095.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	306,033.54
Subtotal	220,095.36	Outstanding Checks	85,938.18
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	220,095.36	Ending Balance	220,095.36
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
5/10/2017	Payment	7158	MINTO PBLH, LLC	500.00	0.00	500.00
5/11/2017	Payment	7162	ROGER B MANNING	2,747.50	0.00	2,747.50
5/19/2017	Payment	7166	NZ CONSULTANTS, INC.	11,285.00	0.00	11,285.00
5/22/2017	Payment	DD102	Payment of Invoice 000243	250.49	0.00	250.49
5/23/2017	Payment	DD101	Payment of Invoice 000242	28.74	0.00	28.74
5/30/2017	Payment	7170	NANCY BLACK STEWART, P.A.	6,000.00	0.00	6,000.00
5/31/2017	Payment	7171	LAW OFFICES OF PAM E. BOOKER, ESQ	23,000.00	0.00	23,000.00
5/31/2017	Payment	7172	SEVERN TRENT ENVIRONMENTAL SERVIC	41,566.75	0.00	41,566.75
5/31/2017	Payment	7173	PALM BEACH COUNTY	70.00	0.00	70.00
5/31/2017	Payment	7174	OFFICE DEPOT	140.47	0.00	140.47
5/31/2017	Payment	7175	DBPR/BCAIB	279.23	0.00	279.23
Total Outstanding Checks.....				85,938.18		85,938.18

City of Westlake

Check register

May 1 - May 31, 2017

CITY OF WESTLAKE
Payment Register by Bank Account
 For the Period from 5/1/17 to 5/31/17
 (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	7152	05/02/17	Vendor	CHEN MOORE & ASSOCIATES, INC.	0133976	service for 3/1/17-3/31/17	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$3,847.75
Check	7153	05/02/17	Vendor	OFFICE DEPOT	CM920086507001	RETURN ARCHBOARD	Office Supplies	001-551002-51301	(\$15.38)
Check	7153	05/02/17	Vendor	OFFICE DEPOT	920002628001	CLIPBOARDS	Office Supplies	001-551002-51301	\$28.58
Check	7153	05/02/17	Vendor	OFFICE DEPOT	920673451001	OF RED TOP/PAPER/REMOVERS	Office Supplies	001-551002-51301	\$109.72
Check	7153	05/02/17	Vendor	OFFICE DEPOT	920674181001	MAGNETS,ARCHBOARD	Office Supplies	001-551002-51301	\$26.37
Check	7153	05/02/17	Vendor	OFFICE DEPOT	920762246001	PEN, TABLE, RUBBERBANDS/TAPE	Office Supplies	001-551002-51301	\$127.61
Check	7153	05/02/17	Vendor	OFFICE DEPOT	921762386001	MAGNET DATA	Office Supplies	001-551002-51301	\$21.98
Check	7153	05/02/17	Vendor	OFFICE DEPOT	921762667001	POCKET LEAGAL	Office Supplies	001-551002-51301	\$99.99
Check	7153	05/02/17	Vendor	OFFICE DEPOT	922113560001	PAPER	Office Supplies	001-551002-51301	\$7.85
Check	7153	05/02/17	Vendor	OFFICE DEPOT	922113303001	VINYL LETTERS & NUMBERS	Office Supplies	001-551002-51301	\$9.95
Check	7154	05/02/17	Vendor	MARK L. DUBOIS	17126	SERVICES 4/10/17-4/19/17	Office Supplies	001-551002-51301	\$1,450.00
Check	7155	05/08/17	Vendor	T-MOBILE USA, INC.	955763851-4/2017	SERVICE THROUGH 4/21/17	Communication - Telephone	001-541003-51301	\$222.74
Check	7156	05/08/17	Vendor	CMG-PB REMITTANCE ADDRESS	77867-042617	P&Z MEETING NOTICE 5/8/17	Legal Advertising	001-548002-51301	\$700.00
Check	7157	05/08/17	Vendor	PALM BEACH COUNTY	043017-IMPACT	IMPACT FEES-04/2017	Other Current Liabilities	229000	\$19,072.67
Check	7158	05/10/17	Vendor	MINTO PBLH, LLC	2016-PROPERTY LEASE	2016-BUILDING LEASE	Lease - Building	001-544031-51301	\$500.00
Check	7159	05/11/17	Employee	KARA S. CRUMP	PAYROLL	May 11, 2017 Payroll Posting			\$2,692.92
Check	7160	05/11/17	Employee	PHILLIP D EVERETT	PAYROLL	May 11, 2017 Payroll Posting			\$2,847.50
Check	7161	05/11/17	Employee	KATRINA L. LONG	PAYROLL	May 11, 2017 Payroll Posting			\$2,692.92
Check	7162	05/11/17	Employee	ROGER B MANNING	PAYROLL	May 11, 2017 Payroll Posting			\$2,747.50
Check	7163	05/11/17	Employee	JOHN A. STANAVITCH	PAYROLL	May 11, 2017 Payroll Posting			\$2,797.50
Check	7164	05/10/17	Vendor	SUN BOLT, INC.	9913-17	LOGO AND SHIRTS	General Government	001-549109-51301	\$331.76
Check	7165	05/19/17	Vendor	CHEN MOORE & ASSOCIATES, INC.	0134045	SERVICES FOR 4/1/17-4/30/17	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$5,136.25
Check	7166	05/19/17	Vendor	NZ CONSULTANTS, INC.	WES-07	SERVICES FOR 4/1/17-4/30/17	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$11,285.00
Check	7167	05/19/17	Vendor	NOVA ENGINEERING AND	142200	SERVICES FOR 3/26/17-4/29/17	ProfServ-Planning/Zoning/Eng Services	001-531100-51501	\$19,125.00
Check	7168	05/19/17	Vendor	PALM BEACH COUNTY	56175	OFF DUTY-MEETING-05/08/17	Contracts-Sheriff	001-534100-52901	\$184.00
Check	7169	05/19/17	Vendor	MARK L. DUBOIS	17128	SERVICES FOR 5/1/17-5/11/17	Office Supplies	001-551002-51301	\$1,325.00
Check	7170	05/30/17	Vendor	NANCY BLACK STEWART, P.A.	03-2017-STEWART	LEGISLATIVE CONSULTANT 3/2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	7170	05/30/17	Vendor	NANCY BLACK STEWART, P.A.	02-2017-STEWART	LEGISLATIVE CONSULTANT 2/2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	7170	05/30/17	Vendor	NANCY BLACK STEWART, P.A.	01-2017-STEWART	LEGISLATIVE CONSULTANT 1/2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	7171	05/31/17	Vendor	LAW OFFICES OF PAM E. BOOKER, ESQ	110	LEGAL SERVICES-MAY 2017	ProfServ-Legal Services	001-531023-51401	\$23,000.00
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20260	MANAGEMENT FEE-MAY 2017	Postage and Freight	001-541006-51301	\$5.98
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20260	MANAGEMENT FEE-MAY 2017	Management Services	001-531093-51301	\$20,758.42
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20260	MANAGEMENT FEE-MAY 2017	Office Supplies	001-551002-51301	\$11.70
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19283	MANAGEMENT SERVICE MAY 2017	Postage and Freight	001-541006-51301	\$5.98
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19283	MANAGEMENT SERVICE MAY 2017	Management Services	001-531093-51301	\$20,758.42
Check	7172	05/31/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19283	MANAGEMENT SERVICE MAY 2017	Office Supplies	001-551002-51301	\$26.25
Check	7173	05/31/17	Vendor	PALM BEACH COUNTY	751	LUNCHEON SEAT-MAYOR MANNING	General Government	001-549109-51301	\$70.00

CITY OF WESTLAKE
Payment Register by Bank Account
 For the Period from 5/1/17 to 5/31/17
 (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
Check	7174	05/31/17	Vendor	OFFICE DEPOT	927805850001	FOLDERS,MOUSE,PENS	Office Supplies	001-551002-51301	\$92.90
Check	7174	05/31/17	Vendor	OFFICE DEPOT	927805935001	WRISTREST	Office Supplies	001-551002-51301	\$12.00
Check	7174	05/31/17	Vendor	OFFICE DEPOT	927805934001	PAPER, MAGNETS	Office Supplies	001-551002-51301	\$35.57
Check	7175	05/31/17	Vendor	DBPR/BCAIB	033117-CK-SURCG	3RD QTR-CHECK-SURCHARGE	Building Permits - Surcharge	322100	\$28.74
Check	7175	05/31/17	Vendor	DBPR/BCAIB	123116-CK-SURCG	2RD QTR-CHECK-SURCHARGE	Building Permits - Surcharge	322100	\$250.49
ACH	DD101	05/23/17	Vendor	FBC'S BUILDING CODE	033117-ACH-SURCG	3RD QTR-ONLINE-SURCHARGE	Building Permits - Surcharge	322100	\$28.74
ACH	DD102	05/22/17	Vendor	FBC'S BUILDING CODE	123116-ACH-SURCG	2ND QTR-ONLINE-SURCHARGE	Building Permits - Surcharge	322100	\$250.49
Account Total									\$148,710.86

Total Amount Paid	\$148,710.86
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	148,710.86
Total	148,710.86

Seventh Order of Business

CITY OF WESTLAKE



Annual Operating Budget **Fiscal Year 2018**

Version 1 - Proposed Budget:
(Printed 6/27/17)

Table of Contents

	<u>Page #</u>
Public Officials	i
Administrative Staff	i
Budget Changes	
General Fund	1 - 2
2018 Proposed Budget	
Summary Budget	3
Detailed Budget	4 - 5
Narratives	6 - 8

City of Westlake

Operating Budget Fiscal Year 2018

CITY OF WESTLAKE

Public Officials

Mayor

Roger Manning

Vice Mayor

Katrina Long Robinson

Councilmann

Philip Everett

Councilman

John Stanavitch

Councilwoman

Kara Crump

Administrative Staff

Ken Cassel, City Manager

Pam Booker, Attorney

Severn Trent, Financial Services

Budget Comparison - General Fund

#	Budget Item	Expenditures	Revenue	Notes
FY2017 Budget		\$ 1,343,197	\$ 1,343,197	
Increases (+)				
1	Increase in interest income / related fees	-	2,000	Increase in budget due to anticipated investment activities.
2	Increase in Ad Valorem Taxes	-	64,509	Based on Property Values
3	Increase in Occupational Licenses		5,000	New line item
4	Increase in Building Permits		4,000	Increase due to growth within City
5	Increase in Other Impact Fees		1,500	New line item due to new business
6	Developer Contribution		462,770	General increase which developer will fund
7	Inspection Fees		1,000	New line item due to new business
8	Increase in Management cost for Administrative Department	34,729	-	Additional management services to handle the increasing workload.
9	Increase in Web Site Maintenance in Administrative Department	5,900	-	New City website
10	Increase in Communication Telephone for Administrative Department	3,900	-	Addition of cell phones package for tablets
	Lease - Building	500		Lease with Minto to use structures and parking spaces.
11	Increase in Insurance for Administrative Department	9,960	-	Increase due to based on Municipal index and new road rights of way
12	Increase in Printing & Binding for Administrative Department	1,000	-	Moved from General Government line item
13	Increase in Legal advertising for Administrative Department	5,500	-	Increase due to Trim process
14	New line item Dues, Licenses, Subscriptions for Administrative Department	9,000	-	Moved from General Government budget line item
15	New line item Capital Outlay - Software	120,000	-	New building department software
16	New line item Capital Outlay - Computers	20,000	-	New hardware (computers)
17	Increase Legal Services for Legal Counsel Department	8,280	-	Annual increase of 3%
18	Increase Engineering/Building Permits/Panning/Zoning for Engineering Department	332,904	-	Increase due to growth within City
Subtotal		551,673	540,779	

Budget Comparison - General Fund

#	Budget Item	Expenditures	Revenue	Notes
Decreases (-)				
19	Reduction in General Government	(6,000)	-	Moved to other budget line items
20	Reduction in Salary Taxes	(394)		Adjustment of last year's amount
21	Utility - General	(4,500)		Not required - included in lease agreement
	Subtotal	(10,894)	-	
	Total Budget Adjustments	540,779	540,779	
	Net Increase in Property Tax Revenue			
	FY2018 Budget	\$ 1,883,976	\$ 1,883,976	
	% Change		40.3%	

Annual Budget - General Fund
Fiscal Year 2018 Proposed Budget
Summary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 321	\$ 1,000	\$ 1,321	\$ 2,000
Ad Valorem Taxes (Millage Rate - 5.125)	-	72,000	-	-	-	138,030
Tax Receipts - (Discounts)	-	(4,000)	-	-	-	(5,521)
Permits and Fees (Cost Recovery)	2,128	156,000	117,589	99,094	216,683	167,500
Local Govt .05c Sales Tax	-	1,000	-	-	-	1,000
Guaranteed Deficit Contribution	535,966	1,118,197	782,965	335,232	1,118,197	1,580,967
TOTAL REVENUES	538,094	1,343,197	900,875	435,326	1,336,201	1,883,976
EXPENDITURES						
<i>Legislative</i>						
Legislative Salaries	51,000	204,000	119,000	204,000	323,000	204,000
Legislative Salaries - Payroll Taxes	3,902	16,000	9,104	15,606	24,710	15,606
Other Legislative / Council Expenses	-	28,000	-	-	-	28,000
Total Legislative	54,902	248,000	128,104	219,606	347,710	247,606
<i>Administrative</i>						
Executive / City Clerk	58,473	249,101	145,309	103,792	249,101	283,830
Auditing Services	-	7,000	-	3,085	3,085	7,000
General Government	14,215	101,000	21,102	85,956	107,058	126,260
Misc-Contingency	30	90,000	739	89,261	90,000	90,000
Cap Outlay	-	-	-	-	-	140,000
Total Administrative	72,718	447,101	167,150	282,094	449,244	647,090
<i>Legal Counsel</i>						
ProfServ-Legal Services	69,213	276,000	161,000	115,000	276,000	284,280
Total Legal Counsel	69,213	276,000	161,000	115,000	276,000	284,280
<i>Comprehensive</i>						
ProfServ-Planning/Zoning/Eng Services	11,577	97,096	206,200	147,286	353,485	430,000
Total Comprehensive	11,577	97,096	206,200	147,286	353,485	430,000
<i>Public Safety</i>						
Law Enforcement (PBCSO)	-	275,000	736	764	1,500	275,000
Total Public Safety	-	275,000	736	764	1,500	275,000
TOTAL EXPENDITURES	208,410	1,343,197	663,189	764,749	1,427,939	1,883,976
Excess (deficiency) of revenues Over (under) expenditures	329,684	-	237,686	(329,423)	(91,738)	-
Net change in fund balance	329,684	-	237,686	(329,423)	(91,738)	-
FUND BALANCE, BEGINNING	-	329,684	329,684	-	329,684	237,946
FUND BALANCE, ENDING	\$ 329,684	\$ 329,684	\$ 567,370	\$ (329,423)	\$ 237,946	\$ 237,946

Annual Budget - General Fund
 Fiscal Year 2018 Proposed Budget
Detailed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 321	\$ 1,000	\$ 1,321	\$ 2,000
Ad Valorem Taxes	-	72,000	-	-	-	138,030
Ad Valorem Taxes - Discounts	-	(4,000)	-	-	-	(5,521)
Occupational Licenses	-	-	3,414	1,000	4,414	5,000
Building Permits	2,128	156,000	112,906	97,094	210,000	160,000
Local Govt .05c Sales Tax	-	1,000	-	-	-	1,000
Other Impact Fees	-	-	769	500	1,269	1,500
Developer Contribution	535,966	1,118,197	782,965	335,232	1,118,197	1,580,967
Inspection Fees	-	-	500	500	1,000	1,000
TOTAL REVENUES	538,094	1,343,197	900,875	435,326	1,336,201	1,883,976
EXPENDITURES						
<i>Legislative</i>						
Mayor/Council Stipend	51,000	204,000	119,000	204,000	323,000	204,000
FICA Taxes	3,902	16,000	9,104	15,606	24,710	15,606
ProfServ-Legislative Expense	-	18,000	-	-	-	18,000
Council Expenses	-	10,000	-	-	-	10,000
Total Legislative	54,902	248,000	128,104	219,606	347,710	247,606
<i>Administrative</i>						
Management Services	58,473	249,101	145,309	103,792	249,101	283,830
ProfServ-Web Site Maintenance	-	-	-	-	-	5,900
Auditing Services	-	7,000	-	3,085	3,085	7,000
Communication - Telephone	536	3,600	1,675	1,196	2,871	7,500
Postage and Freight	40	1,500	159	114	273	1,500
Lease - Building	-	-	-	-	-	500
Utility - General	-	4,500	-	-	-	-
Insurance - General Liability	1,260	5,040	5,000	-	5,000	15,000
Printing & Binding	-	-	-	-	-	1,000
Legal Advertising	475	4,500	6,217	3,783	10,000	10,000
Start-up Costs	5,000	-	-	-	-	-
General Government	6,305	79,360	2,478	76,882	79,360	73,360
Misc-Contingency	30	90,000	739	89,261	90,000	90,000
Office Supplies	599	2,500	5,573	3,981	9,554	2,500
Dues, Licenses, Subscriptions	-	-	-	-	-	9,000
Cap Outlay - Software	-	-	-	-	-	120,000
Cap Outlay - Computers	-	-	-	-	-	20,000
Total Administrative	72,718	447,101	167,150	282,094	449,244	647,090
<i>Legal Counsel</i>						
ProfServ-Legal Services	69,213	276,000	161,000	115,000	276,000	284,280
Total Legal Counsel	69,213	276,000	161,000	115,000	276,000	284,280

Annual Budget - General Fund
 Fiscal Year 2018 Proposed Budget
Detailed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
Comprehensive						
ProfServ-Planning/Zoning/Eng Services	11,577	97,096	-	-	-	-
ProfServ-Engineering			47,181	33,701	80,882	100,000
ProfServ-Building Permits			75,073	53,623	128,696	160,000
ProfServ-Planning/Zoning Board			83,946	59,962	143,908	170,000
Total Comprehensive	11,577	97,096	206,200	147,286	353,485	430,000
Other Public Safety						
Contracts-Sheriff	-	275,000	736	764	1,500	275,000
Total Other Public Safety	-	275,000	736	764	1,500	275,000
TOTAL EXPENDITURES	208,410	1,343,197	663,189	764,749	1,427,939	1,883,976
Excess (deficiency) of revenues Over (under) expenditures	329,684	-	237,686	(329,423)	(91,738)	-
Net change in fund balance	329,684	-	237,686	(329,423)	(91,738)	-
FUND BALANCE, BEGINNING	-	329,684	329,684	-	329,684	237,946
FUND BALANCE, ENDING	\$ 329,684	\$ 329,684	\$ 567,370	\$ (329,423)	\$ 237,946	\$ 237,946

Budget Narrative
Fiscal Year 2018

Revenue

Interest - Investments

The City earns interest income from investments in Money Market account.

Ad Valorem Taxes

The City will levy an Ad Valorem assessment on all parcels within the City to pay for the operating expenditures during the Fiscal Year.

Ad Valorem Taxes - Discounts

In accordance with applicable Florida Statutes, property owners within the City limits are entitled to a discount providing their Ad Valorem taxes are paid by specific dates. The discount is calculated as if all residents took full advantage of the early pay process.

Occupational Licenses

The City collects a business tax on all businesses operating within the City limits. This is an annual fee and is collected October 1st each year or when a new business opens within the City limits.

Building Permit

The City collects building permit fees in accordance with applicable statutes to cover the cost of plan review and inspection services. This revenue will vary from year to year depending upon the volume of permit activity.

Local Govt .05 Sales Tax

The City participates in the County's half-cent local sales tax.

Other Impact Fees

The City collects all applicable impact fees from new construction in accordance with applicable laws, codes and statutes. The City remits those fees to the applicable agency and keeps a portion for administrative cost in accordance with applicable statutes.

Developer Contribution

The City has a deficit funding agreement in place with the main developer Minto PBLH, LLC.

Inspection Fees

Inspection fees collected from property owners or businesses for change of use, occupational licenses, etc.

Expenditures

Expenditures – Legislative

Mayor/Council Stipend

The City Charter specifies the Mayor and City Council receive compensation for their service to the community.

FICA Taxes

Payroll taxes on City Council stipend. The budgeted amount for the fiscal year is calculated at 7.65% of the total payroll expenditure.

Professional Services - Legislative Expense

The legislative expense is to cover the cost of a firm to represent the City during the legislative session.

Council Expense

The council expense is to cover the cost of the city council attending various meetings and trainings throughout the year.

Budget Narrative

Fiscal Year 2018

Expenditures – Administrative**Management Services**

The City receives the City Manager, City Clerk, Administrative, Accounting and Accounts Payable services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the current and projected staffing needs for the City in the coming year.

Prof Service - Web Site Maintenance

This line includes funds for the website hosting and posting of information to meet current Florida Statutes. Also included is the annual domain name fees and any modifications to the web site.

Auditing Services

The City is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on a projection of prior years' expenditures.

Communication - Telephone

Telephone T-Mobile USA Inc.

Postage and Freight

Postage and/or freight used for City mailings, vendor checks and other correspondence.

Lease – Building

The City leases from Minto PBLH< LLC two structures and associated parking spaces to hold meetings of the City Council and to conduct other City business.

Insurance – General Liability

The City's General Liability & Public Officials Liability Insurance policy is currently with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The City's is required to advertise various notices for monthly council meetings, planning & zoning meetings and other public hearings in a newspaper of general circulation.

Misc-Bank Charges

This includes bank charges and any other miscellaneous bank expenses that incurred during the year.

General Governmental

This line is for cost associated various expenses not covered in specific line items within the budget but are recurring expenses.

Misc-Contingency

This includes any other miscellaneous expenses that incurred during the year. During the initial setup of the City there are miscellaneous items that are unforeseen that need to be covered.

Office Supplies

Supplies used in the preparation of required mailings, and other special projects. Also in this line item is the cost for supplies in the City's office.

Budget Narrative

Fiscal Year 2018

Expenditures – Administrative (continued)

Dues, Licenses, Subscriptions

This line includes funds for membership fees and dues to including but not limited to the Chamber of Commerce, Fla League of Cities, FL League of Mayors and Western Communities Counsel.

Capital Outlay - Software

This line includes funding for setting up the building department software to process building permits and inspections.

Capital Outlay - Computers

This line includes funding for the computers to operate the building department software and other programs not supplied by contract.

Expenditures – Legal Counsel

Professional Services - Legal Services

The City's legal counsel will provide general legal services to the City in accordance with the contract between the City and the Attorney.

Expenditures – Comprehensive

Professional Services – Engineering

The City's engineer provides services to the City in accordance with their respective contracts. i.e. Plan review, attendance at meetings, and other services within their scope. These services are covered by the permit fees of the applicant as part of the building permit process.

Professional Services – Building Permits

The City contracts the Building department services to provide plan review permit issuance and inspections services. The service is funded by the permit fees of the applicant as part of the building permit process.

Professional Services – Planning/Zoning Board

The City contracts the Planning & Zoning department services to provide site plan review, comprehensive master planning, zoning review for permit issuance. These services are funded by the permit fees of the applicant as part of the building permit review process.

Expenditures – Other Public Safety

Contracts-Sheriff

The City contracts for police services through the Palm Beach County Sheriff within the City limits. Initially on a permit basis until sufficient residents within the City limits.

Eighth Order of Business

City of Westlake, Florida
ANNUAL FINANCIAL REPORT
September 30, 2016

City of Westlake, Florida

ANNUAL FINANCIAL REPORT

Period Ended September 30, 2016

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – General Fund	9
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	11
Notes to Financial Statements	12-17
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	18-19
MANAGEMENT LETTER	20-21



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Honorable Mayor and Members of the City Council
City of Westlake, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the City of Westlake, Florida (the "City") as of and for the period ended September 30, 2016, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Honorable Mayor and Members of the City Council
City of Westlake, Florida

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of City of Westlake, Florida, as of September 30, 2016, and the respective changes in financial position and the budgetary comparison for the General Fund for the period then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 23, 2017 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 23, 2017

City of Westlake, Florida
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2016

Management's discussion and analysis of the City of Westlake, Florida (the "City") financial performance provides an analysis of the City's financial activities. The analysis provides summary financial information for the City and should be read in conjunction with the City's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the City's financial position and results of operations. The *Fund financial statements* present financial information for the City's major funds. The *Notes to financial statements* provide additional information concerning the City's finances.

The *Government-wide financial statements* include the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the City, with the difference between assets and liabilities reported as net position. Net position is reported in one category; 1) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The statement of activities presents information on all revenues and expenses of the City and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the City. To assist in understanding the City's operations, expenses have been reported as governmental activities. Governmental activities funded by the City include general government.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the City. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

City of Westlake, Florida
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2016

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the City's General Fund. *Fund financial statements* provide more detailed information about the City's activities. Individual funds are established by the City to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* are designed to provide the reader with a broad overview of the City's finances, in a manner similar to a private sector business. In the government-wide **statement of net position**, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations. The effect of interfund activity has been eliminated from the *government-wide financial statements*. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The *fund financial statements* are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the *government-wide statements* versus the current financial resources focus of the *fund financial statements*. A reconciliation of the *government-wide* and the *fund financial statement* is provided to illustrate these differences.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the City. Additional information about the accounting practices of the City are included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the period ended September 30, 2016.

- ◆ The City's total assets exceeded total liabilities by \$329,685 (net position).
- ◆ Governmental activities revenues totaled \$538,094 while governmental activities expenses totaled \$208,409.

**City of Westlake, Florida
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the City

The following schedule provides a summary of the assets, liabilities and net position of the City and is presented by category. The City was incorporated on June 20, 2016; so this is the first reporting period.

	Net Position	Governmental Activities
		<u>2016</u>
Current assets	\$	815,351
Current liabilities		<u>485,666</u>
Net Position - Unrestricted	\$	<u><u>329,685</u></u>

The following schedule provides a summary of the changes in net position of the City and is presented by category.

	Change In Net Position	Governmental Activities
		<u>2016</u>
Program Revenues		
Charges for services	\$	2,128
Operating contributions		<u>535,966</u>
Total Revenues		<u>538,094</u>
Expenses		
General government		<u>208,409</u>
Changes in Net Position		329,685
Net Position - June 20, 2016		-
Net Position - September 30, 2016	\$	<u><u>329,685</u></u>

**City of Westlake, Florida
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The City does not have any capital assets as of September 30, 2016.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily because of lower professional and contractual services than were anticipated.

There were no amendments to the September 30, 2016 budget.

Economic Factors and Next Year's Budget

The City will begin the first fiscal year of operations in 2017 and therefore, it is expected revenues and expenditures will increase as the City expands.

Request for Information

The financial report is designed to provide a general overview of the City's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Westlake, Florida, Severn Trent Management Services, Inc., 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

City of Westlake, Florida
STATEMENT OF NET POSITION
September 30, 2016

	<u>Governmental Activities</u>
ASSETS	
Current Assets:	
Cash and cash equivalents	<u>\$ 815,351</u>
 LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	37,933
Unearned revenues	<u>447,733</u>
Total Liabilities	<u>485,666</u>
 NET POSITION	
Unrestricted	<u><u>\$ 329,685</u></u>

See accompanying notes to financial statements.

City of Westlake, Florida
STATEMENT OF ACTIVITIES
For the Period Ended September 30, 2016

Functions/Programs	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
Governmental Activities:		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
General government	<u>\$ (208,409)</u>	<u>\$ 2,128</u>	<u>\$ 535,966</u>	<u>\$ 329,685</u>
Change in Net Position				329,685
Net Position - June 20, 2016				-
Net Position - September 30, 2016				<u>\$ 329,685</u>

See accompanying note to financial statements.

City of Westlake, Florida
BALANCE SHEET
GENERAL FUND
September 30, 2016

	General Fund
ASSETS	
Cash and cash equivalents	\$ 815,351
 LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued expenses	\$ 37,933
Unearned revenue	447,733
Total Liabilities	485,666
 Fund balance:	
Unassigned	329,685
Total Liabilities and Fund Balances	\$ 815,351

There are no reconciling items from fund balance to net position.

See accompanying notes to financial statements.

City of Westlake, Florida
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GENERAL FUND
For the Period Ended September 30, 2016

Revenues	
Licenses and permits	\$ 2,128
Developer contributions	535,966
Total Revenues	538,094
Expenditures	
Current:	
General government	208,409
Net change in fund balances	329,685
Fund Balances - June 20, 2016	-
Fund Balances - September 30, 2016	\$ 329,685

There are no reconciling items from net change in fund balances to changes in net position.

See accompanying notes to financial statements.

City of Westlake, Florida
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
For the Period Ended September 30, 2016

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Licenses and permits	\$ -	\$ -	\$ 2,128	\$ 2,128
Developer contributions	535,966	535,966	535,966	-
Total Revenues	<u>535,966</u>	<u>535,966</u>	<u>538,094</u>	<u>2,128</u>
Expenditures				
Current:				
General government	385,966	385,966	208,409	177,557
Public safety	<u>150,000</u>	<u>150,000</u>	-	<u>150,000</u>
Total Expenditures	<u>535,966</u>	<u>535,966</u>	<u>208,409</u>	<u>327,557</u>
Net change in fund balances	-	-	329,685	329,685
Fund Balances - June 20, 2016	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances - September 30, 2016	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 329,685</u></u>	<u><u>\$ 329,685</u></u>

See accompanying notes to financial statements.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Westlake, Florida (the "City") have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City's more significant accounting policies are described below.

1. Reporting Entity

The City was incorporated on June 20, 2016 under the authority of Chapter 165, Florida Statutes. The City has a Council-Manager form of government and operates under the City of Westlake Charter. The governing body of the City is the City Council, which is comprised of a mayor and four council members, the first city council serves until the first election in March, 2020. In the March, 2020 election, seats 1 and 3 will be elected to a four year term. In March, 2022, the Mayor and seats 2 and 4 will be elected to a four year term.

As required by GAAP, these financial statements present the City of Westlake, Florida (the primary government) as a stand-alone government. The reporting entity for the City includes all functions of government in which the City Council exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the City has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the City are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities normally are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

b. Fund Financial Statements

The underlying accounting system of the City is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

The City classifies fund balance according to Governmental Accounting Standards Board Statement 54 - Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The City has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Assigned Fund Balance – This classification consists of the City Councils' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the City's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned Fund Balance is considered to be utilized first.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Fund Balance Spending Hierarchy - For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current position. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current position, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

3. Basis of Presentation

Governmental Major Funds

General Fund - The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The City is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Capital Assets

The City defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis is historical cost or estimated historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

The City has no capital assets as of September 30, 2016.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 166, Florida Statutes. The City utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general fund. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned. The investment policy of the City follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2016, the City's bank balance was \$839,464 and carrying value was \$815,351. The City controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

The City's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Concentration of Credit Risk

The City places no limit on the amount it may invest in any one issuer.

The types of deposits and investments and their level of risk exposure as of September 30, 2016 were typical of these items during the period then ended. The City considers any decline in fair value for certain investments to be temporary. In addition, the City has the ability to hold investments that have fair values less than cost until maturity. The City did not hold any investments as of September 30, 2016.

City of Westlake, Florida
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE C - RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

NOTE D – RELATED PARTY TRANSACTION

In August 2016, the City entered into a lease agreement with the Developer for the use of certain facilities within the City. The City agreed to pay the Developer \$500 per year for a lease term of five years with the option to renew for additional terms.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and Members of the City Council
City of Westlake, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Westlake, Florida (the "City"), as of and for the period ended September 30, 2016, and the related notes to the financial statements, and have issued our report thereon dated May 23, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Honorable Mayor and Members of the City Council
City of Westlake, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

May 23, 2017



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Honorable Mayor and Members of the City Council
City of Westlake, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Westlake, Florida (the "City") as of and for the period ended September 30, 2016, and have issued our report thereon dated May 23, 2017.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, Section 601 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated May 23, 2017, should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. This is the initial period of operations.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether or not City of Westlake, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Westlake, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Honorable Mayor and Members of the City Council
City of Westlake, Florida, Florida

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor the City's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the City of Westlake, Florida for the period ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the period ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,
Gaines & Frank*


Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 23, 2017

Tenth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney 

Date: June 30, 2017

Subject: Resolution for Final Plat Westlake Amenity Parcel

Please find a resolution for approval of the Final Plat for Westlake Amenity Parcel, formerly known as POD PC-1. This plat is for approximately fifteen acres (14.880) of land abutting Town Center Parkway north and Kingfisher Boulevard. The purpose of this plat is for Minto to construct an amenity parcel for the residents within the Hammocks plat and potential future development pods.

The amenity parcel is being dedicated to the Westlake Master Homeowner's Association for perpetual maintenance responsibilities. There are no dedications on the plat to the City of Westlake. The dedications on the plat are being dedicated to the Seminole Improvement District as the party responsible for utility and drainage easements facilities for the City of Westlake.

The plat has been reviewed by the City Engineer and a mapper/surveyor for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. The boundary survey associated with this plat has also been reviewed and approved by the City Engineer. We would recommend approval of the resolution, approving the Final Plat for the Westlake Amenity parcel. Should you have any questions, or need any additional information, please do not hesitate to call.



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

1. DATE: June 23, 2017

2. PETITION NUMBER: ENG-2017-06

3. DESCRIPTION

APPLICANT: Don Hearing
Cotleur & Hearing, Inc.

OWNER: Minto PBLH, LLC

REQUEST: Plat Reviews

LOCATION: POD C-1; Westlake Amenity Parcel, Westlake, Florida

4. STAFF REVIEW:

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

1. All missing public record references shall be added prior to final plat approval.

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

Suzanne Dombrowski, P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com



CITY OF WESTLAKE

Planning and Zoning Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: June 24, 2017

PETITION NO: FSBP-2017-02

APPLICANT: Coteleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: Final Subdivision Plan for Pod PC-1

LOCATION: City of Westlake

FINAL REMARKS

Application FSBP-2017-02 is hereby approved without conditions.

APPROVED BY: Nilsa Zacarias, AICP

6/24/2017

RESOLUTION 2017-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF THE WESTLAKE AMENITY PARCEL, BEING DESCRIBED AS A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE TOGETHER WITH A PORTION OF LAND DESCRIBED BY METES AND BOUNDS AS A PORTION OF 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 the Westlake Amenity Parcel, Final Plat, described as a re-plat of O.S.T. 3 as shown on the Town Center Parkway North, recorded in plat book 123, at pages 106 through 118, inclusive together with a parcel of land described by metes and bounds as a portion of Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", attached hereto; and

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

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

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

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

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat for the Westlake Amenity Parcel, as described in the attached Exhibit "A", containing approximately 14.880 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 July 10, 2017.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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

Exhibit "A"

Legal Description

Westlake Amenity Parcel (PC-1)

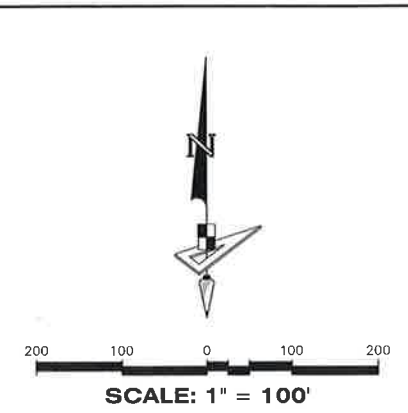
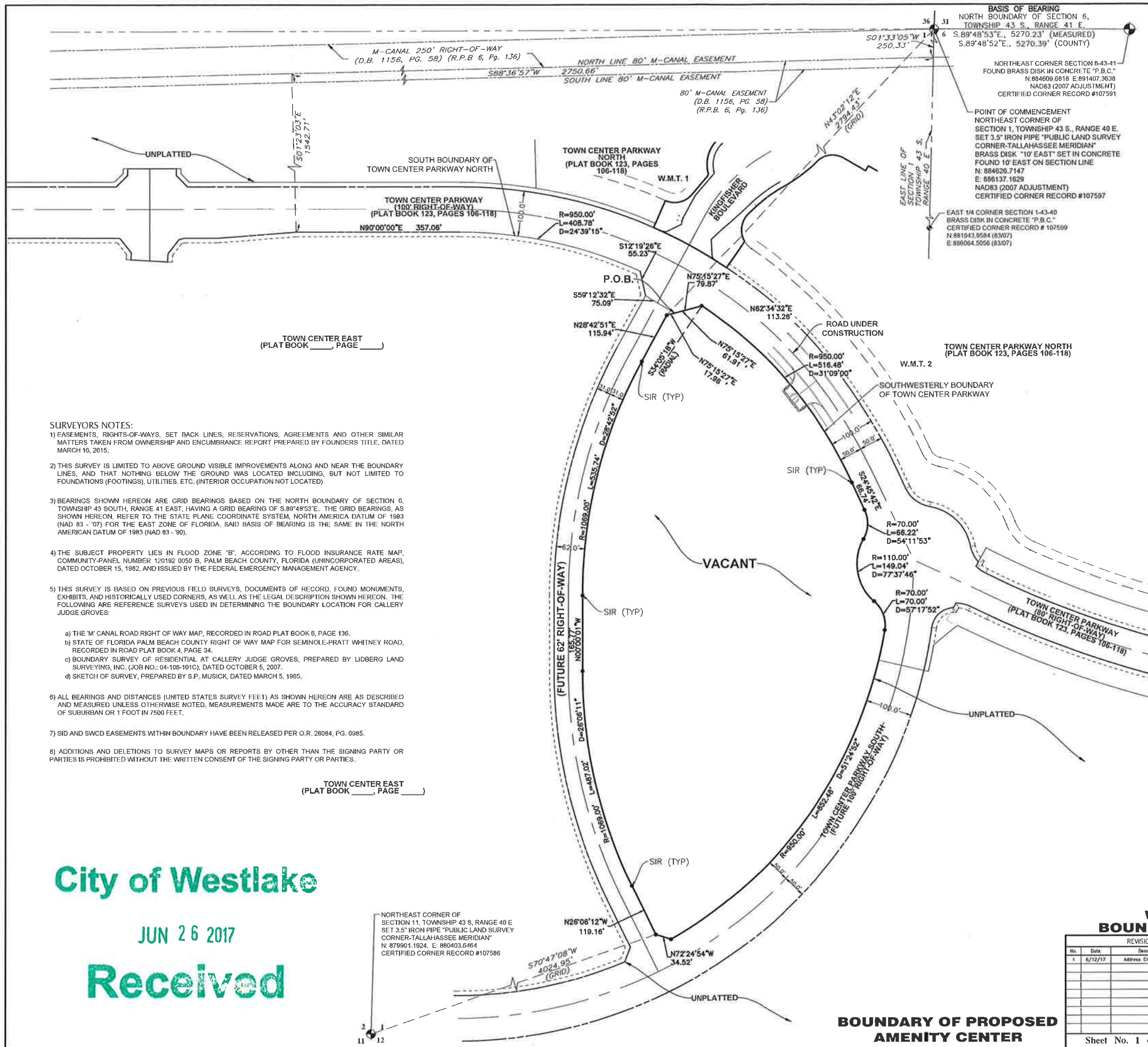
DESCRIPTION:

A PARCEL OF LAND BEING O.S.T. 3 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 2750.66 FEET; THENCE S.01°23'03"E., DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES; 1) 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; 2) THENCE SOUTHEASTERLY 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; 3) THENCE S.12°19'26"E., A DISTANCE OF 55.23 FEET; 4) THENCE S.59°12'32"W., A DISTANCE OF 75.09 FEET TO THE **POINT OF BEGINNING**; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH; 1) THENCE N.75°15'27"E., A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.34°05'18"W. AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00", A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY; 3) THENCE S.24°45'42"E., A DISTANCE OF 66.74 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}11'53''$, A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $77^{\circ}37'46''$, A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ}17'52''$, A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $51^{\circ}24'52''$, A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION; THENCE $N.72^{\circ}24'54''W.$, A DISTANCE OF 34.52 FEET; THENCE $N.26^{\circ}06'12''W.$, A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}06'11''$, A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE $N.00^{\circ}00'01''W.$, A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}42'52''$, A DISTANCE OF 535.74 FEET TO THE POINT OF TANGENCY; THENCE $N.28^{\circ}42'51''E.$, A DISTANCE OF 115.94 FEET; THENCE $N.75^{\circ}15'27''E.$, A DISTANCE OF 17.96 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.



DESCRIPTION:

A PARCEL OF LAND BEING O.S.T. 3 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 2750.66 FEET; THENCE S.01°23'03"E, DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES: 1) 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; 2) THENCE SOUTHEASTERLY 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; 3) THENCE S.12°19'26"E, A DISTANCE OF 55.23 FEET; 4) THENCE S.59°12'32"W, A DISTANCE OF 75.09 FEET TO THE POINT OF BEGINNING; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH; 1) THENCE N.75°15'27"E, A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.34°05'18"W. AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00", A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY; 3) THENCE S.24°45'42"E, A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°24'52", A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.72°24'54"W, A DISTANCE OF 34.52 FEET; THENCE N.26°06'12"W, A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'01"W, A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 535.74 FEET TO THE POINT OF TANGENCY; THENCE N.28°42'51"E, A DISTANCE OF 115.94 FEET; THENCE N.75°15'27"E, A DISTANCE OF 17.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.

LEGEND

O.R./O.R.B.	Official Record Book
PG.(s)	Page(s)
BD	Brass Disk
P.O.B.	Point of Beginning
P.B.C.	Palm Beach County
SIR	Set 1/2" Iron Rod LB7768
SIP	Set 3.5" Iron Pipe & Stamped "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
FIP	Found Iron Pipe
FIR	Found Iron Rod
FCM	Found Concrete Monument
R	Radius
L	Arc Length
D	Delta
C	Chord Length
CB	Chord Bearing
NAD	North American Datum
LB	Licensed Business
P.S.M.	Professional Surveyor and Mapper
TYP.	Typical
W.M.T.	Water Management Tract
D.E.	Drainage Easement
SID	Seminole Improvement District
SWCD	Seminole Water Control District

- 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 ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. 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 "B", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120192 0050 B, PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS), DATED OCTOBER 15, 1982, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - 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 LIOBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
 - ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED, MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
 - SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASED PER O.R. 28084, PG. 0985.
 - ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

City of Westlake

JUN 26 2017

Received

BOUNDARY OF PROPOSED AMENITY CENTER

WESTLAKE BOUNDARY SURVEY

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: 05/18/17

SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 55-11.050, Florida Administrative Code, pursuant to Section 472.001, Florida Statutes.

Gary A. Raper
 Florida Professional Surveyor & Mapper No. E.S.4828
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HARDENED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No.	Date	Description	Drawn
1	6/12/17	Address City Comments	gkm

Sheet No. 1 of 1 Sheets

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

Drawn: GWM Date: 05/18/17 Date Filed: WESTLAKE
 Check: GAR P.C.: GR-3 File Book: 2017-10W
 Section: 1 Twp. 43S Rng. 40E Job #: Amenity Ctr-B5

DEDICATION AND DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE AMENITY PARCEL BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER WITH 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 BEING O.S.T. 3 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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°30'55" 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 2750.66 FEET; THENCE S 01°23'03" E, DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES: 1) 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; 2) THENCE SOUTHEASTERLY 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; 3) THENCE S 12°19'26" E, A DISTANCE OF 55.23 FEET; 4) THENCE S 59°12'32" W, A DISTANCE OF 75.09 FEET TO THE POINT OF BEGINNING; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH, 1) THENCE N 75°15'27" E, A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S 34°05'18" W AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00", A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY; 3) THENCE S 24°45'42" E, A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°24'52", A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION, THENCE N 22°45'41" W, A DISTANCE OF 34.43 FEET; THENCE N 26°06'12" W, A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE N 00°00'01" W, A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 335.74 FEET TO THE POINT OF TANGENCY; THENCE N 28°42'51" E, A DISTANCE OF 115.94 FEET; THENCE N 75°15'27" E, A DISTANCE OF 17.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.

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

DEDICATION:
"AMENITY CENTER" TRACT

TRACT "AMENITY CENTER", AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS 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 CITY OF WESTLAKE, 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.

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

MINTO PBLH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
JOHN F. CARTER, MANAGER

WITNESS: _____
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.

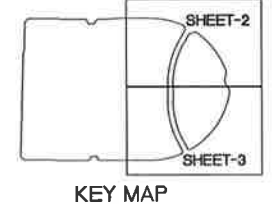
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

WESTLAKE AMENITY PARCEL

BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH,
RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER
WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
2017, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ D.C.

IN WITNESS WHEREOF, THE ABOVE NAMED INDEPENDENT SPECIAL IMPROVEMENT DISTRICT OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2017.

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

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2017.

WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____ BY: _____
JOHN F. CARTER, PRESIDENT

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

(SEAL)

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 PRESIDENT OF WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO. _____

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 3833 AT PAGE(S) 1069 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. 177.07(1)(3), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(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 AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
154828 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

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

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 License/Business Number: LB 7768
Sheet No. 1 of 3 Sheets

Received JUN 26 2017 City of Westlake

WESTLAKE AMENITY PARCEL

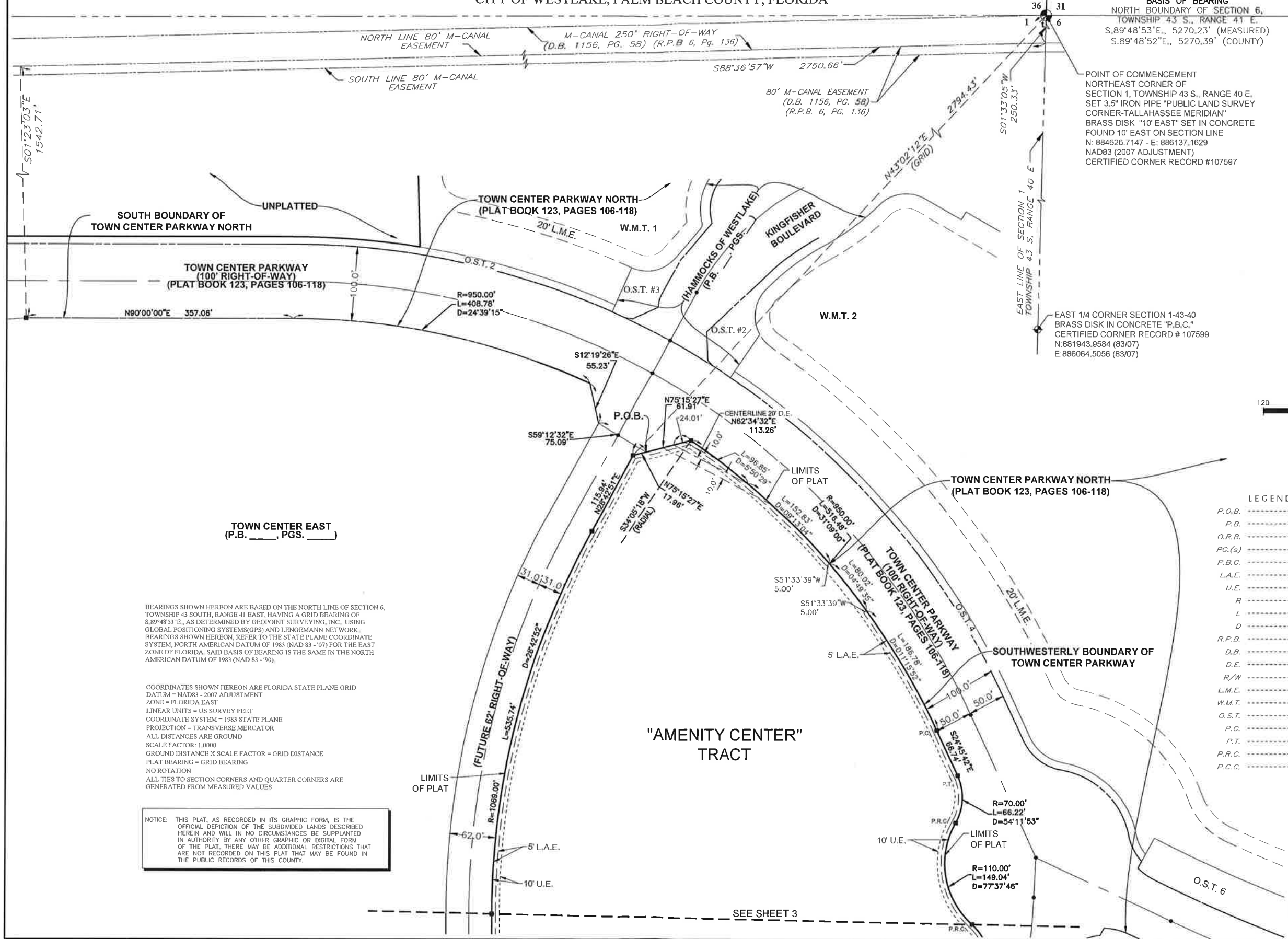
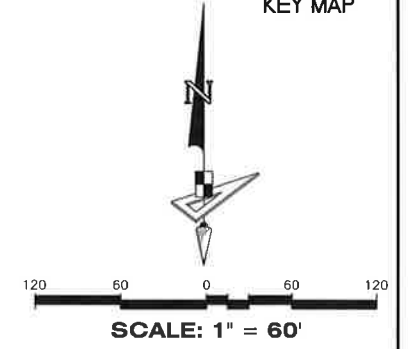
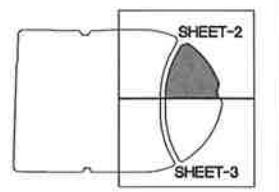
BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH,
RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER
WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

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

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)

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: 886064.5056 (83/07)



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
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.

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.B. ----- PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG.(s) ----- PAGE(S)
 - P.B.C. ----- PALM BEACH COUNTY
 - 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
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.C. ----- POINT OF COMPOUND CURVATURE

GeoPoint
Surveying, Inc.

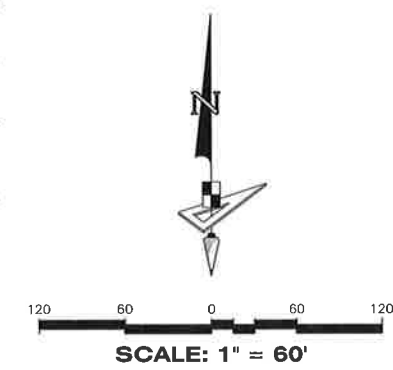
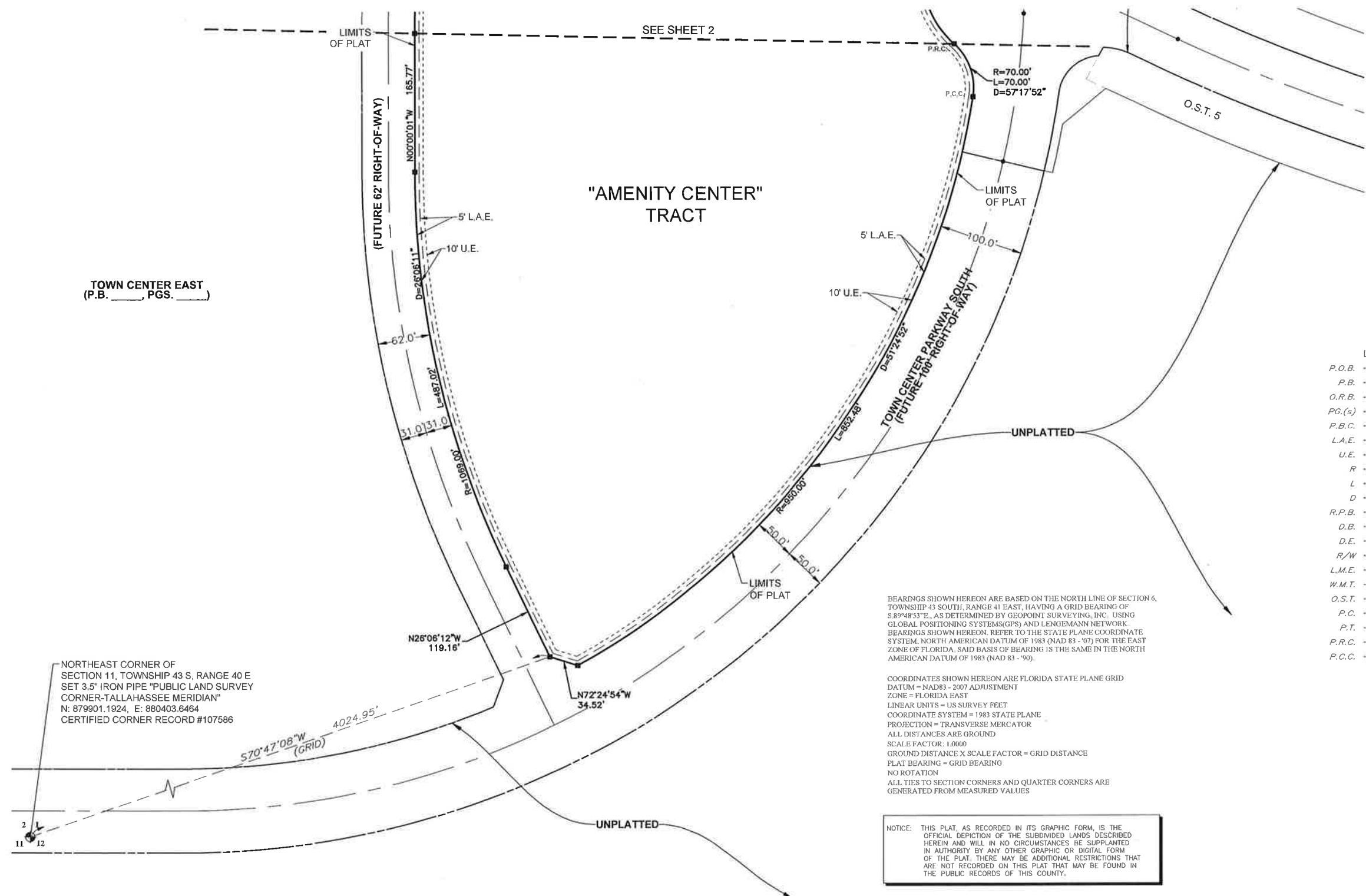
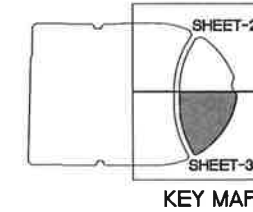
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 2769

Sheet No. 2 of 3 Sheets

SEE SHEET 3

WESTLAKE AMENITY PARCEL

BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH,
RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER
WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



LEGEND

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P.C. -----	POINT OF CURVATURE
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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 S89°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

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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 #107586

GeoPoint
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 3 of 3 Sheets

Eleventh Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney 

Date: March 6, 2017

Subject: Discussion on Communications Service Tax

In the process of analyzing and evaluating the budget for the City of Westlake, one option for the City to consider is the imposition and levy of a discretionary communications service tax on the sale of communications within the City limits. In 2001, the legislature simplified the communications service tax throughout the state of Florida. The legislature determined that it is a taxable privilege to engage in the business of selling retail communications services. Municipalities and Counties are allowed to impose a communications service tax on the customer's bills on a monthly basis. The dealer (provider) of services to the customer must invoice this amount separately and remit the funds to the Department of Revenue's ("Department") local communications services tax clearing trust fund. The funds are then submitted to the municipality on a monthly basis with a detailed report.

The Department maintains a list of the ordinances through-out the state for each jurisdiction. The Department of Revenue's Office of Tax Research provides data on revenue projections for the year ending 2017, for the thirty-eight jurisdictions in Palm Beach County, at the time of reporting. The rate for the majority of the jurisdictions is at 5.22%. Two of the smaller jurisdictions in Palm Beach County are Glen Ridge and Golf, with populations of 215, and 252 residents pursuant to the data. The revenue estimates are \$10,000.00 and \$16,000.00. These are comparables for the City of Westlake. A copy of the data and the list of tax rates for the jurisdictions in Palm Beach County is attached.

The statute provides exemptions for local governments, religious institutions, educational institutions and other organizations exempt under 501(c)(3) from federal income tax. A copy of the City's ordinance along with form(DR-700021) is required to be submitted to the Department by September 1, of the year of the imposition of the tax or change to an existing tax. The Department provides ninety (90) days prior notice to the dealers of service within each jurisdiction. The tax rate goes into effect for collection the following January 1.

The conversions plan contemplated \$8,000.00 revenues for the 2019 tax year from the communications services tax. Should the City Council elect to impose a communications services tax for the sale of services within the City of Westlake, an ordinance would be brought back to the Council for review and approval. The City would start receiving revenue in January of 2018. Based upon the rates for other jurisdictions in Palm Beach County, management suggests imposing a rate of 5.22% for the communications services tax. This rate includes 5.1% as authorized for charter municipalities that do not levy permit fees for utilization of the municipalities rights-of-ways, as permitted under Florida Statutes, chapter 337. There is also an additional (0.12%) for use of rights-of-ways. Therefore, the aggregate rate would be 5.22%.

Finally, the revenues received from imposition of the communications services tax may be used by the municipality for any public purpose. Please provide directions as to whether or not the City of Westlake wishes to adopt a communications service tax for the sale of communications services within the City's limits. Should you have any questions, or need any additional information, please do not hesitate to contact management.

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
LIBERTY BOCC	\$ 2,483,757	0.600%	\$ 14,756	5,969	\$ 416
Bristol	\$ 498,156	5.220%	\$ 25,649	958	\$ 520
MADISON BOCC	\$ 4,986,097	1.840%	\$ 96,724	13,456	\$ 371
Greenville	\$ 260,549	4.620%	\$ 12,166	766	\$ 340
Lee	\$ 277,545	5.220%	\$ 14,505	332	\$ 836
Madison	\$ 1,661,732	5.220%	\$ 91,647	3,061	\$ 543
MANATEE BOCC	\$ 185,615,870	1.840%	\$ 3,347,530	274,675	\$ 676
Anna Maria	\$ 1,742,624	5.220%	\$ 90,134	1,519	\$ 1,147
Bradenton	\$ 36,161,210	5.720%	\$ 2,028,524	52,511	\$ 689
Bradenton Beach	\$ 1,727,607	5.720%	\$ 97,636	1,178	\$ 1,467
Holmes Beach	\$ 4,457,284	5.220%	\$ 227,808	3,851	\$ 1,157
Longboat Key (part)	\$ 3,811,086	5.220%	\$ 195,701	2,378	\$ 1,603
Palmetto	\$ 7,342,737	5.420%	\$ 387,752	13,034	\$ 563
MARION BOCC	\$ 147,025,912	1.735%	\$ 2,720,897	269,793	\$ 545
Bellevue	\$ 3,464,341	5.120%	\$ 178,872	4,741	\$ 731
Dunnellon	\$ 1,804,303	5.220%	\$ 93,014	1,771	\$ 1,019
McIntosh	\$ 369,020	5.220%	\$ 19,207	450	\$ 820
Ocala	\$ 49,307,121	5.220%	\$ 2,555,888	58,217	\$ 847
Reddick	\$ 151,426	1.300%	\$ 1,922	501	\$ 302
MARTIN BOCC	\$ 99,343,473	1.840%	\$ 1,742,553	129,131	\$ 769
Jupiter Island	\$ 1,470,559	5.220%	\$ 72,071	810	\$ 1,816
Ocean Breeze	\$ 101,675	2.200%	\$ 1,630	95	\$ 1,070
Sewall's Point	\$ 2,050,208	3.120%	\$ 57,827	2,000	\$ 1,025
Stuart	\$ 17,464,107	5.220%	\$ 862,952	16,087	\$ 1,086
MIAMI-DADE BOCC	\$ 651,116,956	5.220%	\$ 32,572,374	1,153,854	\$ 564
Aventura	\$ 41,087,831	5.200%	\$ 1,948,969	37,473	\$ 1,096
Bal Harbour	\$ 5,877,040	5.220%	\$ 288,648	2,778	\$ 2,116
Bay Harbor Islands	\$ 4,288,885	5.220%	\$ 198,851	5,552	\$ 772
Biscayne Park	\$ 2,048,200	5.220%	\$ 99,654	3,147	\$ 651
Coral Gables	\$ 72,953,950	5.220%	\$ 3,249,574	49,397	\$ 1,477
Cutler Bay	\$ 23,296,372	5.220%	\$ 1,158,984	44,109	\$ 528
Doral	\$ 83,525,440	5.220%	\$ 3,899,196	55,660	\$ 1,501
El Portal	\$ 1,202,579	5.600%	\$ 61,670	2,334	\$ 515
Florida City	\$ 4,150,156	5.420%	\$ 218,514	12,577	\$ 330
Golden Beach	\$ 891,904	2.120%	\$ 16,055	928	\$ 961
Hialeah	\$ 97,298,279	5.870%	\$ 5,454,826	233,053	\$ 417
Hialeah Gardens	\$ 10,002,348	5.220%	\$ 497,526	23,004	\$ 435
Homestead	\$ 30,120,740	5.420%	\$ 2,048,180	69,515	\$ 433
Indian Creek	\$ 131,181	0.700%	\$ 778	86	\$ 1,525
Key Biscayne	\$ 15,779,291	5.220%	\$ 713,727	12,684	\$ 1,244
Medley	\$ 8,248,886	6.220%	\$ 466,618	836	\$ 9,867
Miami	\$ 416,155,759	5.220%	\$ 20,388,967	436,857	\$ 953
Miami Beach	\$ 81,348,565	5.220%	\$ 3,763,857	91,714	\$ 887
Miami Gardens	\$ 48,994,109	5.220%	\$ 2,417,399	109,951	\$ 446
Miami Lakes	\$ 24,939,255	5.220%	\$ 1,147,983	30,198	\$ 826
Miami Shores	\$ 7,419,231	5.720%	\$ 378,304	10,806	\$ 687
Miami Springs	\$ 11,622,949	5.220%	\$ 561,735	14,089	\$ 825
North Bay Village	\$ 4,857,203	4.900%	\$ 211,798	8,178	\$ 594
North Miami	\$ 25,775,659	5.220%	\$ 1,271,228	62,380	\$ 413
North Miami Beach	\$ 34,277,892	5.220%	\$ 1,722,877	43,533	\$ 787
Opa-locka	\$ 8,235,629	5.220%	\$ 413,407	17,528	\$ 470
Palmetto Bay	\$ 22,895,712	5.220%	\$ 1,092,003	23,843	\$ 960
Pinecrest	\$ 16,583,955	5.520%	\$ 790,349	18,408	\$ 901
South Miami	\$ 9,618,246	5.220%	\$ 437,353	13,656	\$ 704

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
Sunny Isles Beach	\$ 17,958,465	5.220%	\$ 884,752	21,592	\$ 832
Surfside	\$ 4,706,867	5.220%	\$ 223,120	5,703	\$ 825
Sweetwater	\$ 6,338,352	5.220%	\$ 320,408	20,793	\$ 305
Virginia Gardens	\$ 1,618,340	5.220%	\$ 76,088	2,416	\$ 670
West Miami	\$ 4,377,314	5.220%	\$ 217,873	6,018	\$ 727
MONROE BOCC	\$ 39,992,861	1.640%	\$ 612,746	33,866	\$ 1,181
Islamorada	\$ 5,162,253	5.220%	\$ 267,746	6,199	\$ 833
Key Colony Beach	\$ 1,272,759	5.100%	\$ 64,660	796	\$ 1,599
Key West	\$ 26,819,407	5.220%	\$ 1,294,967	24,662	\$ 1,087
Layton	\$ -	0.00%	\$ -	183	\$ -
Marathon	\$ 10,018,039	5.220%	\$ 497,451	8,439	\$ 1,187
NASSAU BOCC	\$ 38,281,202	1.840%	\$ 679,061	60,301	\$ 635
Callahan	\$ 1,261,918	4.500%	\$ 55,827	1,185	\$ 1,065
Fernandina Beach	\$ 12,041,156	5.120%	\$ 601,020	11,946	\$ 1,008
Hilliard	\$ 1,640,622	5.220%	\$ 81,822	3,032	\$ 541
OKALOOSA BOCC	\$ 75,440,082	2.300%	\$ 1,732,773	108,932	\$ 693
Cinco Bayou	\$ 429,088	5.120%	\$ 21,651	397	\$ 1,081
Crestview	\$ 15,043,904	5.220%	\$ 766,667	23,460	\$ 641
Destin	\$ 17,695,071	5.220%	\$ 926,783	12,730	\$ 1,390
Fort Walton Beach	\$ 21,627,814	5.620%	\$ 1,190,108	20,869	\$ 1,036
Laurel Hill	\$ 230,826	2.800%	\$ 6,156	534	\$ 432
Mary Esther	\$ 3,366,209	5.020%	\$ 164,963	3,859	\$ 872
Niceville	\$ 11,001,628	5.500%	\$ 590,794	13,774	\$ 799
Shalimar	\$ 1,331,060	5.000%	\$ 65,478	741	\$ 1,796
Valparaiso	\$ 2,878,516	5.220%	\$ 139,056	5,254	\$ 548
OKEECHOBEE BOCC	\$ 12,306,201	0.800%	\$ 109,413	32,505	\$ 379
Okeechobee	\$ 4,446,051	5.100%	\$ 235,488	5,534	\$ 803
ORANGE BOCC	\$ 430,756,931	4.980%	\$ 20,667,537	797,388	\$ 540
Apopka	\$ 25,785,751	6.120%	\$ 1,550,689	46,571	\$ 554
Bay Lake	\$ -	0.00%	\$ -	15	\$ -
Belle Isle	\$ 4,412,237	5.220%	\$ 212,715	6,464	\$ 683
Eatonville	\$ 2,110,556	5.220%	\$ 106,209	2,214	\$ 953
Edgewood	\$ 2,105,424	5.220%	\$ 98,824	2,635	\$ 799
Lake Buena Vista	\$ -	0.00%	\$ -	22	\$ -
Maitland	\$ 24,869,953	5.220%	\$ 1,207,685	17,007	\$ 1,462
Oakland	\$ 1,457,609	5.220%	\$ 74,462	2,624	\$ 555
Ocoee	\$ 21,450,745	5.220%	\$ 1,060,995	40,171	\$ 534
Orlando	\$ 268,141,804	5.220%	\$ 13,021,814	262,372	\$ 1,022
Windermere	\$ 3,612,063	5.220%	\$ 176,122	2,869	\$ 1,259
Winter Garden	\$ 23,047,609	5.220%	\$ 1,179,190	39,871	\$ 578
Winter Park	\$ 35,130,198	5.720%	\$ 1,874,270	28,967	\$ 1,213
OSCEOLA BOCC	\$ 108,738,944	5.220%	\$ 5,793,129	200,266	\$ 543
Kissimmee	\$ 34,666,613	5.220%	\$ 1,786,417	66,432	\$ 522
St. Cloud	\$ 19,158,868	5.100%	\$ 951,385	41,316	\$ 464
PALM BEACH BOCC	\$ 424,760,404	5.720%	\$ 24,482,459	605,960	\$ 701
Atlantis	\$ 2,582,564	5.100%	\$ 123,166	2,001	\$ 1,291
Belle Glade	\$ 5,828,595	5.120%	\$ 281,910	17,448	\$ 334
Boca Raton	\$ 130,356,300	5.420%	\$ 6,451,783	87,766	\$ 1,485
Boynton Beach	\$ 46,385,003	5.220%	\$ 2,551,904	72,784	\$ 637
Briny Breezes	\$ 221,061	5.220%	\$ 11,418	415	\$ 533
Cloud Lake	\$ 171,391	2.320%	\$ 3,889	133	\$ 1,289
Delray Beach	\$ 59,167,006	5.220%	\$ 2,823,968	63,175	\$ 937
Glen Ridge	\$ 211,192	5.220%	\$ 10,024	215	\$ 982
Golf	\$ 375,680	5.220%	\$ 16,024	252	\$ 1,491

Forecast of Taxable Communication Services and Revenues Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
Greenacres	\$ 18,901,058	6.440%	\$ 1,143,384	38,943	\$ 485
Gulf Stream	\$ 1,138,086	5.220%	\$ 53,601	998	\$ 1,140
Haverhill	\$ 924,987	2.600%	\$ 22,456	1,977	\$ 468
Highland Beach	\$ 5,268,645	5.220%	\$ 253,255	3,600	\$ 1,464
Hypoluxo	\$ 1,918,875	5.920%	\$ 125,645	2,691	\$ 713
Juno Beach	\$ 6,030,592	5.220%	\$ 271,609	3,240	\$ 1,861
Jupiter	\$ 52,006,807	5.220%	\$ 2,518,832	59,108	\$ 880
Jupiter Inlet Colony	\$ -	5.220%	\$ -	396	\$ -
Lake Clarke Shores	\$ 2,493,000	5.220%	\$ 118,828	3,375	\$ 739
Lake Park	\$ 5,512,266	5.320%	\$ 274,756	8,598	\$ 641
Lake Worth	\$ 17,005,669	5.220%	\$ 836,445	37,674	\$ 451
Lantana	\$ 4,287,024	5.420%	\$ 212,522	10,683	\$ 401
Loxahatchee Groves	\$ 1,688,567	5.220%	\$ 88,143	3,203	\$ 527
Manalapan	\$ 952,597	1.600%	\$ 14,094	410	\$ 2,323
Mangonia Park	\$ 1,445,134	5.620%	\$ 72,438	1,959	\$ 738
North Palm Beach	\$ 11,827,123	5.220%	\$ 570,688	12,206	\$ 969
Ocean Ridge	\$ 2,161,540	2.000%	\$ 39,929	1,794	\$ 1,205
Pahokee	\$ 1,680,472	5.220%	\$ 84,172	5,488	\$ 306
Palm Beach	\$ 19,007,556	5.220%	\$ 901,401	8,041	\$ 2,364
Palm Beach Gardens	\$ 58,204,232	3.500%	\$ 1,966,456	50,521	\$ 1,152
Palm Beach Shores	\$ 1,454,900	5.520%	\$ 78,732	1,143	\$ 1,273
Palm Springs	\$ 9,487,049	5.320%	\$ 478,643	22,282	\$ 426
Riviera Beach	\$ 20,899,710	5.220%	\$ 1,014,767	33,953	\$ 616
Royal Palm Beach	\$ 22,573,425	5.220%	\$ 1,089,434	36,731	\$ 615
South Bay	\$ 1,095,987	5.100%	\$ 52,699	3,209	\$ 342
South Palm Beach	\$ 749,264	5.600%	\$ 38,221	1,366	\$ 549
Tequesta	\$ 5,807,487	5.220%	\$ 281,278	5,665	\$ 1,025
Wellington	\$ 45,474,367	5.220%	\$ 2,147,983	59,860	\$ 760
West Palm Beach	\$ 104,354,494	5.420%	\$ 5,201,521	106,217	\$ 982
PASCO BOCC	\$ 273,956,107	1.840%	\$ 4,953,297	444,384	\$ 616
Dade City	\$ 4,232,087	5.220%	\$ 223,309	6,816	\$ 621
New Port Richey	\$ 11,513,309	5.620%	\$ 639,065	15,351	\$ 750
Port Richey	\$ 2,597,900	5.100%	\$ 130,014	2,638	\$ 985
St. Leo	\$ 258,968	5.220%	\$ 12,857	1,350	\$ 192
San Antonio	\$ 961,128	0.800%	\$ 7,671	1,232	\$ 780
Zephyrhills	\$ 8,425,762	5.520%	\$ 460,671	15,010	\$ 561
PINELLAS BOCC	\$ 189,479,312	5.220%	\$ 9,817,808	273,814	\$ 692
Belleair	\$ 3,396,531	5.220%	\$ 166,452	3,889	\$ 873
Belleair Beach	\$ 1,550,720	6.000%	\$ 89,647	1,563	\$ 992
Belleair Bluffs	\$ 1,756,792	5.220%	\$ 88,179	2,052	\$ 856
Belleair Shore	\$ 109,951	2.400%	\$ 2,564	107	\$ 1,028
Clearwater	\$ 92,136,079	5.120%	\$ 4,525,861	110,679	\$ 832
Dunedin	\$ 23,807,246	5.320%	\$ 1,223,627	35,777	\$ 665
Gulfport	\$ 6,805,969	6.120%	\$ 405,444	12,222	\$ 557
Indian Rocks Beach	\$ 4,024,995	2.300%	\$ 89,068	4,203	\$ 958
Indian Shores	\$ 2,427,948	5.220%	\$ 124,380	1,424	\$ 1,705
Kenneth City	\$ 2,213,214	5.100%	\$ 110,638	5,040	\$ 439
Largo	\$ 52,954,542	5.620%	\$ 2,887,184	80,747	\$ 656
Madeira Beach	\$ 4,178,548	5.720%	\$ 233,075	4,341	\$ 963
North Redington Beach	\$ 1,358,901	5.120%	\$ 68,155	1,418	\$ 958
Oldsmar	\$ 17,967,595	5.820%	\$ 976,724	13,993	\$ 1,284
Pinellas Park	\$ 35,347,373	5.400%	\$ 1,857,797	51,790	\$ 683
Redington Beach	\$ 1,125,651	5.400%	\$ 57,929	1,438	\$ 783
Redington Shores	\$ 1,984,342	5.220%	\$ 100,656	2,152	\$ 922

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments <i>(See Notes 1-2)</i>	2015 Revenue Sharing Population	Per Capita Consumption <i>(See Note 3)</i>
Safety Harbor	\$ 12,719,054	6.520%	\$ 795,350	17,097	\$ 744
St. Petersburg	\$ 178,124,760	5.620%	\$ 9,657,491	256,265	\$ 695
St. Pete Beach	\$ 9,133,201	5.700%	\$ 501,377	9,412	\$ 970
Seminole	\$ 13,498,119	5.220%	\$ 699,355	18,231	\$ 740
South Pasadena	\$ 4,063,589	5.720%	\$ 229,067	5,081	\$ 800
Tarpon Springs	\$ 16,570,673	5.720%	\$ 921,521	24,421	\$ 679
Treasure Island	\$ 6,462,344	5.220%	\$ 329,520	6,790	\$ 952
POLK BOCC	\$ 191,220,634	5.220%	\$ 9,748,882	388,514	\$ 492
Auburndale	\$ 8,541,476	5.220%	\$ 437,784	14,832	\$ 576
Bartow	\$ 9,342,423	6.120%	\$ 556,497	18,029	\$ 518
Davenport	\$ 2,837,414	3.520%	\$ 100,488	3,786	\$ 749
Dundee	\$ 1,682,977	5.720%	\$ 92,580	3,974	\$ 423
Eagle Lake	\$ 1,070,179	5.420%	\$ 56,309	2,387	\$ 448
Fort Meade	\$ 1,868,717	5.320%	\$ 98,630	5,741	\$ 326
Frostproof	\$ 1,563,364	5.320%	\$ 80,409	3,004	\$ 520
Haines City	\$ 9,960,768	5.220%	\$ 514,053	22,660	\$ 440
Highland Park	\$ -	0.00%	\$ -	234	\$ -
Hillcrest Heights	\$ 109,256	1.100%	\$ 1,174	254	\$ 430
Lake Alfred	\$ 2,421,727	5.220%	\$ 122,355	5,322	\$ 455
Lake Hamilton	\$ 681,239	3.720%	\$ 24,757	1,271	\$ 536
Lake Wales	\$ 8,962,829	5.220%	\$ 456,157	15,011	\$ 597
Lakeland	\$ 68,174,068	6.430%	\$ 4,264,792	101,517	\$ 672
Mulberry	\$ 2,545,081	5.220%	\$ 131,914	3,775	\$ 674
Polk City	\$ 2,710,278	5.220%	\$ 140,230	1,623	\$ 1,670
Winter Haven	\$ 27,859,330	6.320%	\$ 1,724,542	38,085	\$ 732
PUTNAM BOCC	\$ 23,585,872	1.840%	\$ 507,465	57,391	\$ 411
Crescent City	\$ 852,795	5.100%	\$ 39,859	1,540	\$ 554
Interlachen	\$ 882,397	5.220%	\$ 44,937	1,337	\$ 660
Palatka	\$ 6,914,135	5.220%	\$ 274,183	10,418	\$ 664
Pomona Park	\$ 293,496	5.220%	\$ 13,773	873	\$ 336
Welaka	\$ 455,537	5.220%	\$ 22,707	712	\$ 640
ST. JOHNS BOCC	\$ 126,212,656	1.840%	\$ 2,689,075	192,710	\$ 655
Hastings	\$ 475,779	5.220%	\$ 24,633	604	\$ 788
Marineland (part)	\$ 124	0.400%	\$ -	2	\$ -
St. Augustine	\$ 17,130,668	5.220%	\$ 1,048,599	13,590	\$ 1,261
St. Augustine Beach	\$ 3,550,283	5.220%	\$ 242,858	6,480	\$ 548
ST. LUCIE BOCC	\$ 47,366,111	1.840%	\$ 841,129	70,814	\$ 669
Fort Pierce	\$ 23,836,732	5.220%	\$ 1,208,093	42,087	\$ 566
Port St. Lucie	\$ 101,202,887	5.220%	\$ 5,137,665	174,126	\$ 581
St. Lucie Village	\$ 400,302	1.600%	\$ 6,166	597	\$ 671
SANTA ROSA BOCC	\$ 74,497,157	1.580%	\$ 1,120,011	141,729	\$ 526
Gulf Breeze	\$ 5,902,513	4.500%	\$ 258,006	5,832	\$ 1,012
Jay	\$ 525,889	1.300%	\$ 6,631	563	\$ 934
Milton	\$ 6,110,655	5.820%	\$ 362,039	9,345	\$ 654
SARASOTA BOCC	\$ 210,238,543	4.820%	\$ 9,959,253	251,065	\$ 837
Longboat Key (part)	\$ 6,964,482	5.220%	\$ 355,220	4,467	\$ 1,559
North Port	\$ 32,725,437	5.720%	\$ 1,834,899	62,235	\$ 526
Sarasota	\$ 57,871,180	5.320%	\$ 2,997,651	52,899	\$ 1,094
Venice	\$ 21,027,387	5.220%	\$ 1,084,584	21,418	\$ 982
SEMINOLE BOCC	\$ 131,315,983	5.120%	\$ 6,516,941	213,401	\$ 615
Altamonte Springs	\$ 33,475,952	5.940%	\$ 1,908,024	43,325	\$ 773
Casselberry	\$ 14,714,516	5.420%	\$ 779,310	27,608	\$ 533
Lake Mary	\$ 29,443,558	5.220%	\$ 1,479,335	15,905	\$ 1,851
Longwood	\$ 13,579,525	5.520%	\$ 718,279	13,974	\$ 972



**Local Communications Services Tax
Notification of Tax Rate Change**

**DR-700021
R. 06/12
TC
Rule 12A-18.100
Florida Administrative Code
Effective 05/13**

Name of Jurisdiction:	
Existing Tax Rate:	New Authorized Tax Rate:
Effective Date of New Rate:	Repeal Date of New Rate:
Contact Person for Rate Changes:	
Name: _____	Telephone Number: _____
Title: _____	E-mail Address: _____
Street/PO Box: _____	City/State/ZIP: _____
Submitted by:	
Name: (Print) _____	Title: _____
Signature: _____	Date: _____

Instructions for Completing Form DR-700021

Who Must Use this Form? Local jurisdictions must use this form to notify the Department of tax rate changes.

Ordinance or Resolution Authorizing Tax Rate Change: A copy of the local ordinance or resolution that authorizes the tax rate change is required and must be submitted with the form.

Rate Change Information: Any local governing authority may adopt, repeal or change its communications services tax rate through an ordinance or resolution as provided in section (s.) 202.21, F.S. The adoption, repeal or change must be effective on or after January 1. The local government must notify the Department by September 1 immediately preceding January 1 by submitting this form along with a copy of the ordinance or resolution.

Emergency Rate Change Information: Any local governing authority may adjust its local communications services tax rate through an emergency ordinance or resolution as provided in s. 202.20(2)(a)3., F.S. A local governing authority that adjusts its rate through emergency provisions must notify the Department of the new tax rate immediately upon its adoption. The emergency ordinance or resolution must specify the effective date for the adjusted rate. Emergency rate changes take effect for taxable services included on bills that are dated on or after the first day of the first month beginning at least 60 days after the adoption of the rate change.

Deadline for Submission: For rate changes pursuant to s. 202.21, F.S., the form and ordinance or resolution must be submitted by September 1. For emergency rate changes pursuant to s. 202.20, F.S., the form and ordinance or resolution must be submitted upon adoption.

How to Submit Form and Ordinance or Resolution: An original, signed form and copy of the ordinance must be mailed to the Department. Mail documents to:

Revenue Accounting
Communications Services Tax
Florida Department of Revenue
PO Box 6609
Tallahassee FL 32314-6609

In addition to mailing the documents, it is suggested that you also e-mail a copy of the form and ordinance to the Department at: revenueaccounting@dor.state.fl.us

THIS AREA FOR DOR USE ONLY		
Received On: _____	Approved By: _____	Date: _____

Communications Services Tax

Chapter 202, Florida Statutes

Summary:

The Communications Services Tax (CST) applies to telecommunications, video, direct-to-home satellite, and related services. The definition of *communications services* encompasses voice, data, audio, video, or any other information or signals transmitted by any medium. Examples of services subject to the tax include, but are not limited to, local, long distance, and toll telephone; voice over Internet protocol telephone; video services; video streaming; direct-to-home satellite; mobile communications; private line services; pager and beeper; telephone charges made at a hotel or motel; facsimiles; and telex, telegram, and teletype. The tax is imposed on retail sales of communications services which originate and terminate in the state, or originate or terminate in the state and are billed to an address within the state. The tax is comprised of two parts: the Florida CST and the local CST. Tax proceeds are transferred to county and municipal governments, the Public Education Capital Outlay and Debt Service Trust Fund, and the state's General Revenue Fund.

Florida Communications Services Tax:

The Florida CST includes both a state tax and a gross receipts tax. Although the gross receipts tax on communications services is imposed under Chapter 203, F.S., it is administered under Chapter 202, F.S. Communications services, except direct-to-home satellite service, are subject to the state tax of 4.92 percent and the gross receipts tax of 2.52 percent for a combined rate of 7.44 percent.¹ Direct-to-home satellite service is subject to the state tax of 9.07 percent and the gross receipts tax of 2.37 percent for a combined rate of 11.44 percent.²

Local Communications Services Tax:

A county or municipality may authorize by ordinance the levy of a local CST.³ The local tax rates vary depending on the type of local government entity. For municipalities and charter counties that have not chosen to levy permit fees, the tax may be levied at a rate of up to 5.1 percent. For municipalities and charter counties that have chosen to levy permit fees, the tax may be levied at a rate of up to 4.98 percent. Non-charter counties may levy the tax at a rate of up to 1.6 percent. These maximum rates do not include add-ons of up to 0.12 percent for municipalities and charter counties or up to 0.24 percent for non-charter counties that have elected not to require and collect permit fees authorized pursuant to s. 337.401, F.S., nor do they supersede conversion or emergency rates authorized by s. 202.20, F.S., which are in excess of these maximum rates.⁴ In addition to the local CST, any local option sales tax that a county or school board has levied pursuant to s. 212.055, F.S., is imposed as a local CST, and the rate is determined in accordance with s. 202.20(3), F.S.⁵

General Law Amendments:

There were no general law amendments resulting from the 2016 Regular Legislative Session.

1. Sections 202.12(1)(a), 203.01(b), F.S.
2. Sections 202.12(1)(b), 203.01(b), F.S.
3. Section 202.19(1), F.S.
4. Section 202.19(2), F.S.
5. Section 202.19(5), F.S.

Eligibility Requirements:

County and municipal governments receive proceeds of the Florida CST via the County Revenue Sharing Program, Local Government Half-cent Sales Tax Program, and Municipal Revenue Sharing Program. Counties, municipalities, and school boards may be eligible to receive proceeds of the local CST.

Administrative Procedures:

The CST, as imposed pursuant to Chapters 202 and 203, F.S., (i.e., the gross receipts tax on communications services) is paid by the purchaser and collected from the purchaser by the dealer of such services. Each dealer who makes retail sales of communications services adds the amount of applicable taxes to the price of services sold and states the taxes separately from the price of services on all invoices.⁶ The Department of Revenue (DOR) administers the statewide collection of the state and local tax payments. Dealers who collect local CST notify the DOR of the method employed to accurately assign addresses to the appropriate taxing jurisdiction. The DOR maintains a database that provides the local taxing jurisdiction for all addresses in Florida. The database contains county and municipal names for every address and is based on information provided by the local taxing jurisdiction and updated at least once every six months.⁷

The amount of collected revenue is dependent on the jurisdiction's local CST rate. A county government's local CST is charged to those billable customers residing within the unincorporated area. A municipal government's local CST is charged to those billable customers residing within the incorporated area. The proceeds of each local CST levied by a county or municipality, less the DOR's costs of administration, is transferred to the Local Communications Services Tax Clearing Trust Fund for distribution to counties and municipalities. The amount deducted for administrative costs may not exceed 1 percent of the total revenue generated for all taxing jurisdictions, and the total administrative costs are prorated among those taxing jurisdictions on the basis of the amount collected for a particular jurisdiction relative to the amount collected for all such jurisdictions.⁸

Any adoption, repeal, or change in the rate of a local CST imposed under s. 202.19, F.S., is effective with respect to taxable services included on bills that are dated on or after the January 1st subsequent to such adoption, repeal, or change. The local government must notify the DOR of the adoption, repeal, or change by the September 1st that immediately precedes the January 1st effective date.⁹

Distribution of Proceeds:

Florida Communications Services Tax:

The proceeds derived from the gross receipts tax on communications services and direct-to-home satellite service are transferred to the Public Education Capital Outlay and Debt Service Trust Fund, which serves as a funding source for public school capital construction.¹⁰ The proceeds derived from the 4.92 percent state tax on communications services, except direct-to-home satellite service, are distributed by the same formula used for distribution of the state sales and use tax, as prescribed in s. 212.20(6), F.S., which directs portions of the available proceeds to the County Revenue Sharing Program, Local Government Half-cent Sales Tax Program, and Municipal Revenue Sharing Program via their separate trust funds.¹¹ The proceeds derived from the 9.07

6. Section 202.16, F.S.

7. Section 202.22, F.S.

8. Section 202.18(3), F.S.

9. Section 202.21, F.S.

10. Sections 202.18(1)(a), 202.18(2)(a), F.S.

11. Section 202.18(1)(b), F.S.

percent state tax on direct-to-home satellite service are distributed pursuant to s. 202.18(2), F.S.¹² This provision specifies that 63 percent of the proceeds are distributed by the state sales and use tax distribution formula prescribed in s. 212.20(6), F.S., with an adjustment to s. 212.20(6)(d), F.S. The remaining 37 percent of the proceeds are transferred to the Local Government Half-cent Sales Tax Clearing Trust Fund with 70 percent allocated in the same proportion as the ordinary distribution under s. 218.61, F.S., and the emergency distribution under s. 218.65, F.S., in the prior state fiscal year, and 30 percent shall be allocated pursuant to the distribution for fiscally constrained counties under s. 218.67, F.S.

Local Communications Services Tax:

The amount of tax revenues available for distribution to local governments is dependent on each jurisdiction's taxable sales and local tax rate. The tax revenues, less the DOR's administrative cost deduction, are distributed monthly to the appropriate jurisdictions. The proceeds of taxes imposed pursuant to s. 202.19(5), F.S., are distributed in the same manner as the local option sales taxes.¹³

Authorized Uses:

The tax revenues raised by or distributed to a county or municipal government tax may be used for any public purpose, including the pledge of such revenues for the repayment of current or future bonded indebtedness. However, any revenue raised by a tax imposed pursuant to s. 202.19(5), F.S., (i.e., a local option sales tax imposed on communications services) is used for the same purposes as the underlying local option sales tax imposed by the county or school board pursuant to s. 212.055, F.S.¹⁴

Attorney General Opinions:

Florida's Attorney General has issued the following legal opinion relevant to this revenue source.

<u>Opinion #</u>	<u>Subject</u>
2008-14	Records, lease payments as proprietary information

The full text of this opinion is available via a searchable on-line database.¹⁵ Local government officials seeking more clarification should review the opinion in its entirety. The reader should keep the date of the opinion in mind when reviewing its relevance to current law or any interpretations that have been articulated in Florida case law.

Local Tax Rates and Current Year's Revenues:

The DOR maintains a list of historical, current, and upcoming local tax rates.¹⁶ The table included in this section lists the estimated local CST distributions for local fiscal year ending 2017 as calculated by the DOR.

Additional Detail:

Compilations of communications services taxable sales within county unincorporated areas and municipal jurisdictions as well as local CST distributions to counties and municipalities by fiscal year, as compiled from DOR source data, can be found on the EDR's website.¹⁷

12. Section 202.12(1)(b), F.S.

13. Section 202.18(3), F.S.

14. Section 202.19(8), F.S.

15. <http://myfloridalegal.com/ago.nsf/Opinions>

16. http://dor.myflorida.com/dor/taxes/local_tax_rates.html

17. <http://edr.state.fl.us/Content/local-government/data/data-a-to-z/index.cfm>

ORDINANCE NO. 2017-3

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING A COMMUNICATIONS SERVICE TAX ON ALL COMMUNICATIONS SERVICES WITHIN THE CITY OF WESTLAKE, WHICH SHALL BECOME PART OF THE CODE OF ORDINANCES, ENTITLED "COMMUNICATIONS SERVICES TAX", PROVIDING FOR NOTICE TO THE DEPARTMENT OF REVENUE, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 202, the legislature has adopted a simplified communications service tax procedure for all communications services; and

WHEREAS, the City of Westlake, as a newly incorporated municipality does not currently have a communications services tax in place, however, consistent with the provisions of Florida Statutes, Chapter 202, the City of Westlake desires to create, implement and levy a communications services tax on purchase of communications services in the City of Westlake; and

WHEREAS, in accordance with Florida Statutes, the City of Westlake hereby imposes and levies a local communications services tax as provided for in Section 202.19(2)(a), Florida Statutes, at the rate of 5.10%; and

WHEREAS, the City of Westlake elects not to charge permit fees authorized by Section 337.401(3)(c) and (j), of the Florida Statutes, the City desires to increase the communications services tax rate by an amount equal to (0.12%) to replace the revenue lost to the City for permit fees; and

WHEREAS, it is the intent of the City of Westlake to impose an aggregate local communications services tax rate in the amount of 5.22% (5.1% + 0.12% = 5.22%), effective January 1, 2018.

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

Section 1. Communications Services Tax: The City of Westlake hereby adopts and levies a Communications Services Tax, as provided for in Florida Statutes, §202.19(2)(a), at the rate of 5.10%. The rate is to be effective January 1, 2018.

Section 2. Statutory Provision: In accordance with §337.401(3)(c) and (j), Florida Statutes, the City elects not to charge or collect engineering permit fees for the placement or maintenance of communications facilities in the public roads or rights-of-way of the City. As a result of this election, the City elects to increase the local communications services tax rate delineated in (1) and (2) above by twelve-hundredths percent (0.12%). Except as provided

herein, the City retains all existing authority to require and collect permit fees from users or occupants of municipal road and rights-of-way, and to set appropriate permit fee amounts. In the aggregate, the new combined Local Communications Service Tax Rate for the City of Westlake will be 5.22% effective January 1, 2018.

Section 3. Dealer Compliance: All dealers of communications services shall comply with the requirements for the collection and remittance of taxes on communications services imposed by Chapters 202 and 203, of the Florida Statutes, and as they may be amended from time to time.

Section 4. Notice to Department: The City Council hereby directs staff to provide notice to the Florida Department of Revenue of adoption by the City of Westlake of the local communications services tax rates and the City's election not to charge engineering permit fees for the placement and maintenance of communications facilities in the rights-of-way. Notice shall be sent via U.S. certified mail, return receipt requested, and shall be post marked on or before June 1, 2017. A certified copy of this ordinance and Form DR-700021 shall be submitted with the notification.

Section 5. Codification and Conflicts: The City Council specifically authorizes codification and incorporation of this ordinance into the Code of Ordinance for the City of Westlake. Should any ordinance be in conflict with the provisions contained herein, the same is hereby repealed by adoption of this ordinance.

Section 6: 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 7. Effective Date: This ordinance shall be effective upon adoption on second reading. The imposition and collection of the new combined Local Communications Services Tax Rate shall commence effective January 1, 2018.

PASSED this _____ day of July 10, 2017, on first reading.

PASSED AND ADOPTED this _____ day of August 14, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

Pam E. Booker, City Attorney

Twelfth Order of Business

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

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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.

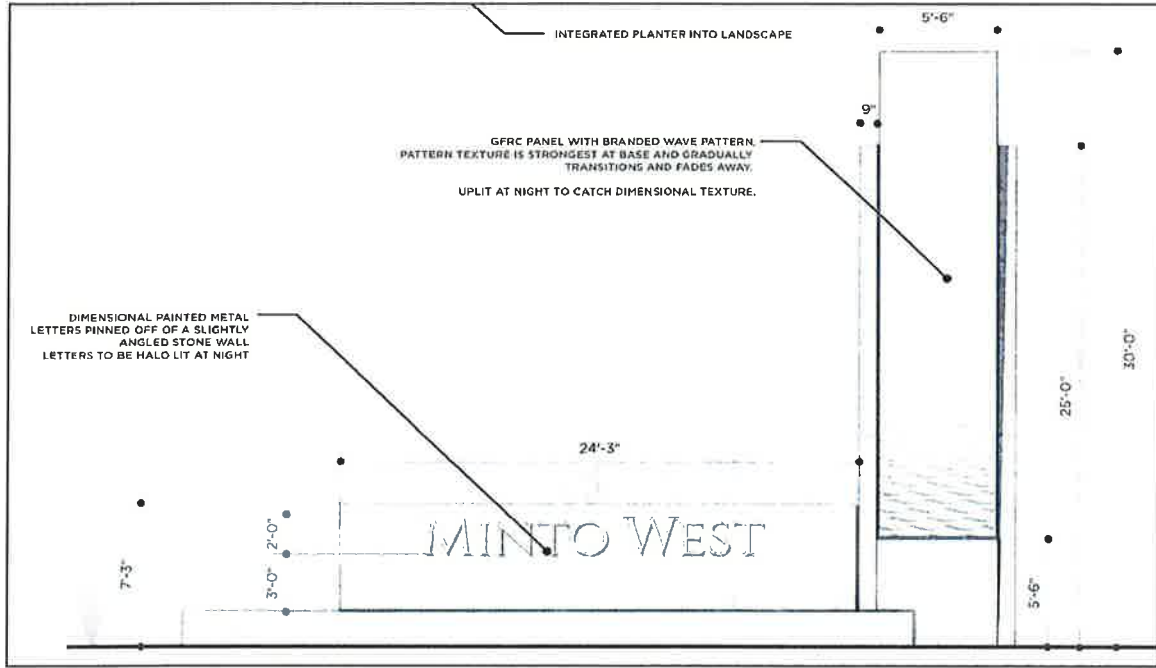
Context Sensitive Community Identification Monuments

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.

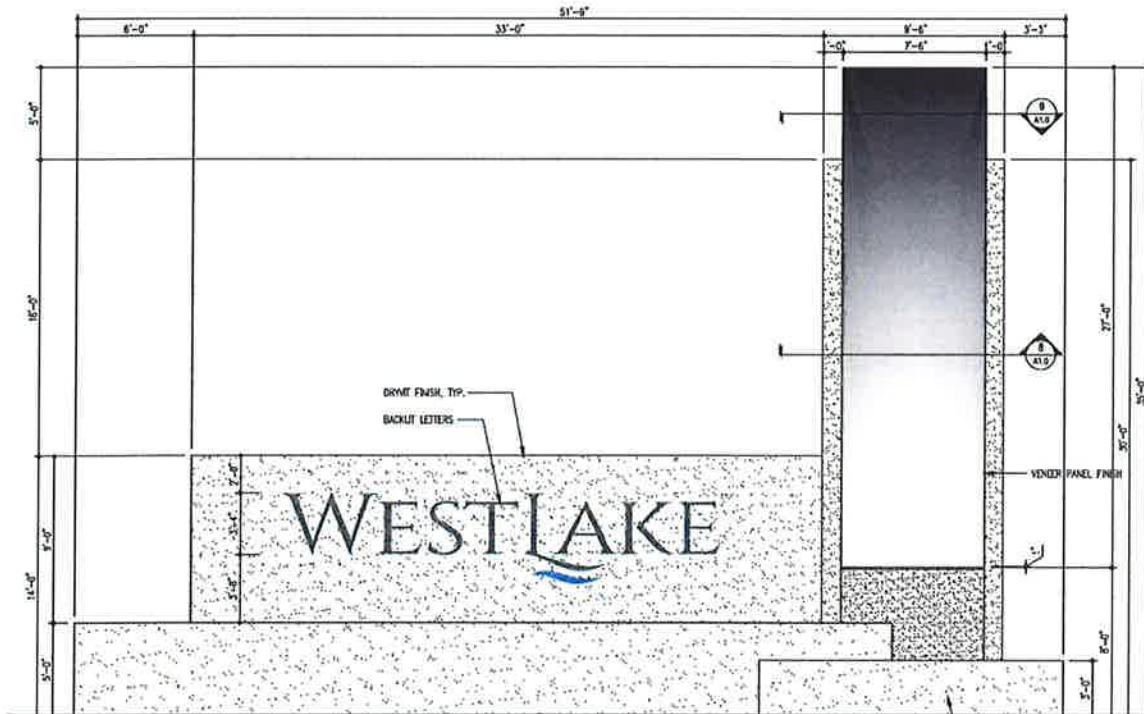
In addition to the scale of the signs, the increase in size was also necessitated by the construction and engineering aspects of the structure. The approved structures were conceptual in nature and were not engineered at the time of approval. Now that the structures have been engineered, it was determined 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%

APPROVED



PROPOSED





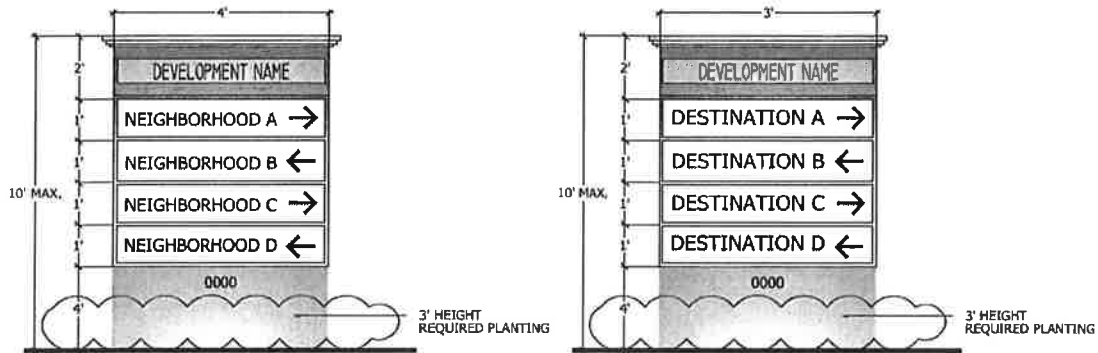
Final Master Signage Plan

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

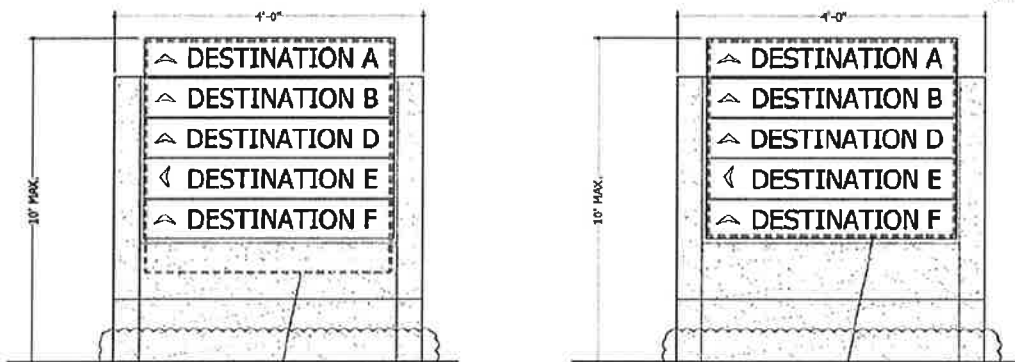
SINGLE FACED SIGN
 SIGN FACE AREA: 24 SF PER SIDE

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.

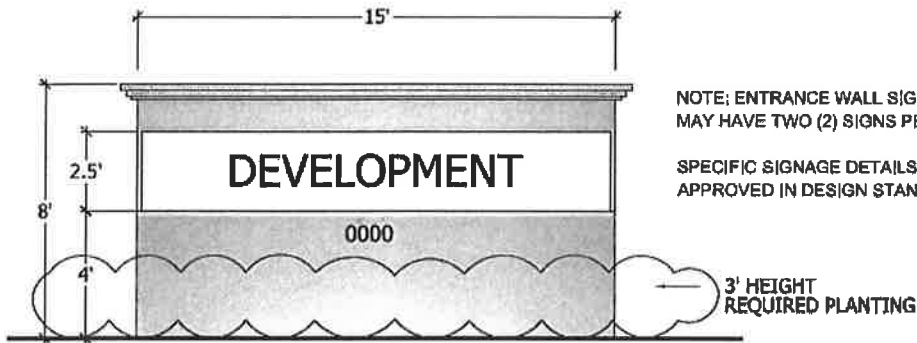
The current FMSP does not differentiate between residential and non-residential pod entry monument signs. It is important that the pod entry signage relate to the type of pod it represents; therefore, the proposed request distinguishes between monument signs for residential pods and ones for the non-residential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

APPROVED

POD ENTRANCE GROUND SIGN



NTS



NOTE: ENTRANCE WALL SIGN LOCATIONS MAY HAVE TWO (2) SIGNS PER ENTRANCE.

SPECIFIC SIGNAGE DETAILS TO BE APPROVED IN DESIGN STANDARDS.

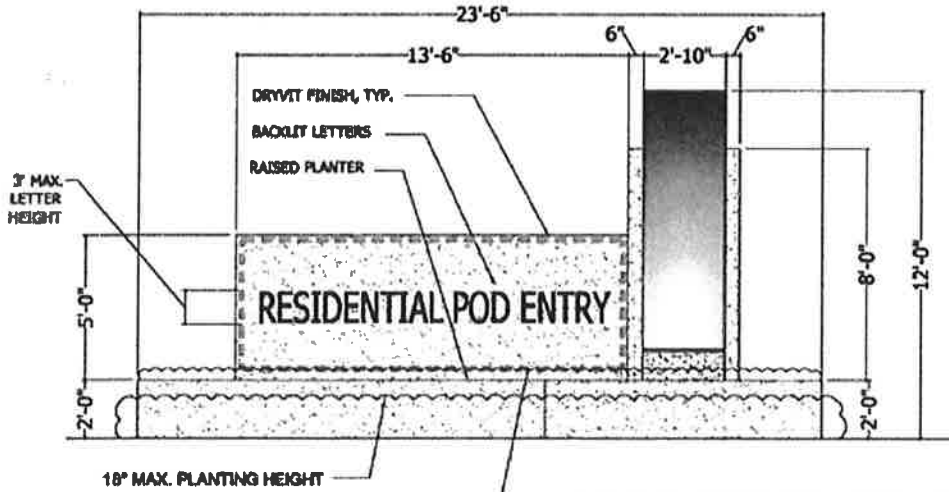
SINGLE FACED SIGN
 SIGN FACE AREA: 60 SF PER SIDE

PROPOSED

RESIDENTIAL POD ENTRANCE GROUND SIGN



NTS



3' MAX. LETTER HEIGHT

DRYVIT FINISH, TYP.
 BACKLIT LETTERS
 RAISED PLANTER

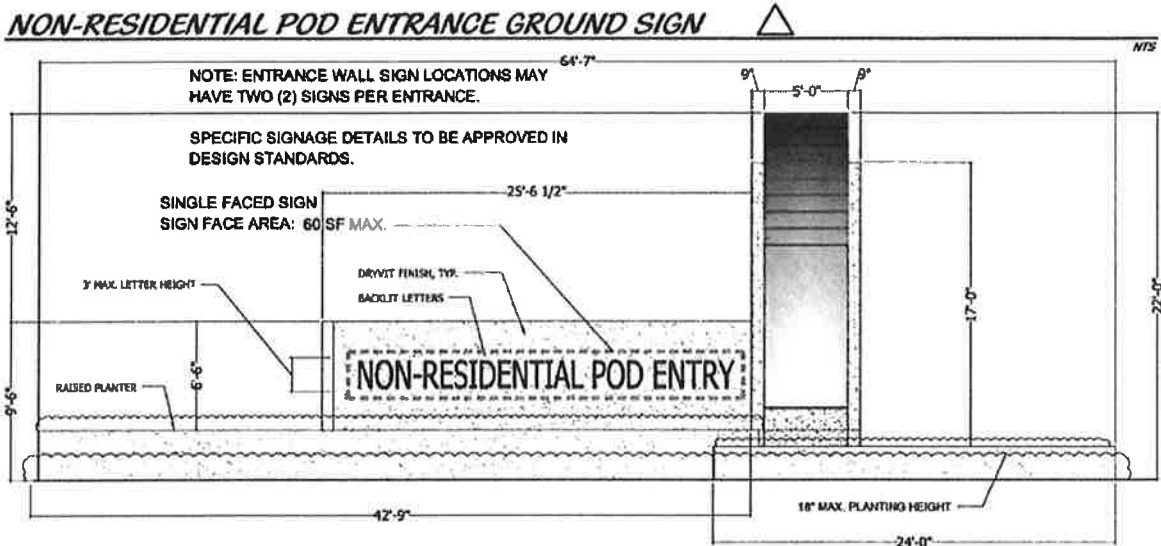
RESIDENTIAL POD ENTRY

18" MAX. PLANTING HEIGHT

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.



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.



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



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





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

INDEX

PAGE
 No.

TRADITIONAL TOWN DEVELOPMENT.....1
 TTD PEDESTRIAN NETWORK8
 TTD TRANSPORTATION NETWORK.....9
 TTD BUFFERS.....12
 CONTEXT SENSITIVE COMMUNITY IDENTIFICATION MONUMENTS..13
 TTD SIGNAGE.....14
 TTD ARCHITECTURE.....16
 TTD LIGHTING.....16
 APPENDIX17
 STREET NETWORK MAP.....APPENDIX 1
 TTD COLLECTOR ROAD CROSS-SECTIONS.....APPENDIX 2
 SEMINOLE PRATT WHITNET RD CROSS-SECTION.....APPENDIX 6
 PERIMETER BUFFER CROSS-SECTIONS.....APPENDIX 7
 MULTIMODAL NETWORK MAP.....APPENDIX 13
 CONTEXT SENSITIVE COMMUNITY IDENTIFICATION MONUMENTS....APPENDIX 14
 FINAL MASTER SIGNAGE PLAN.....APPENDIX 16

Florida
WEST FLORIDA
CIVIL SERVICE
STANDARDS





Minto West TTD Design Standards

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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.

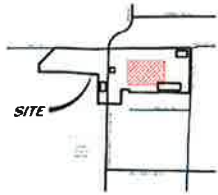
LAND USE DISTRIBUTION

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

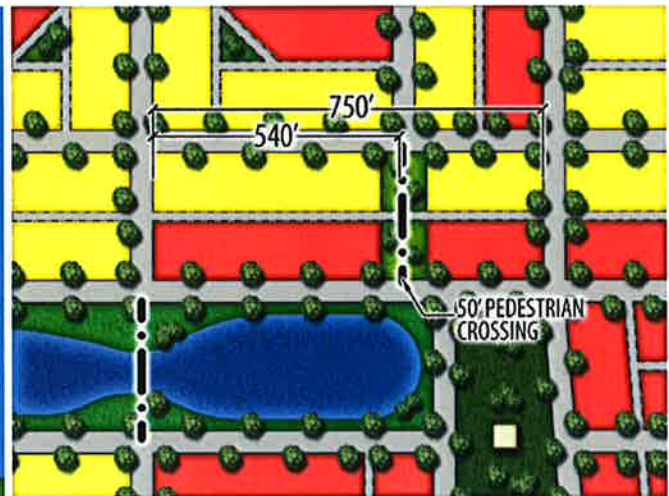


LEGEND

- 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.



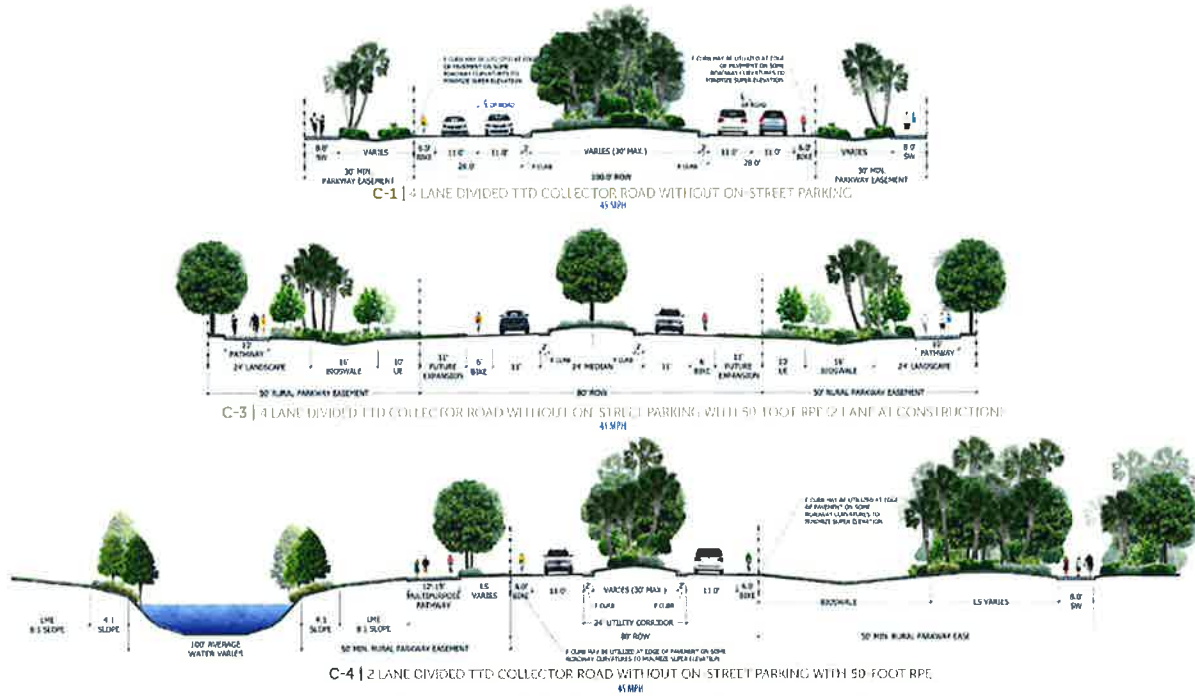
TC-1 | TTD COLLECTOR WITH ON STREET PARKING

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.

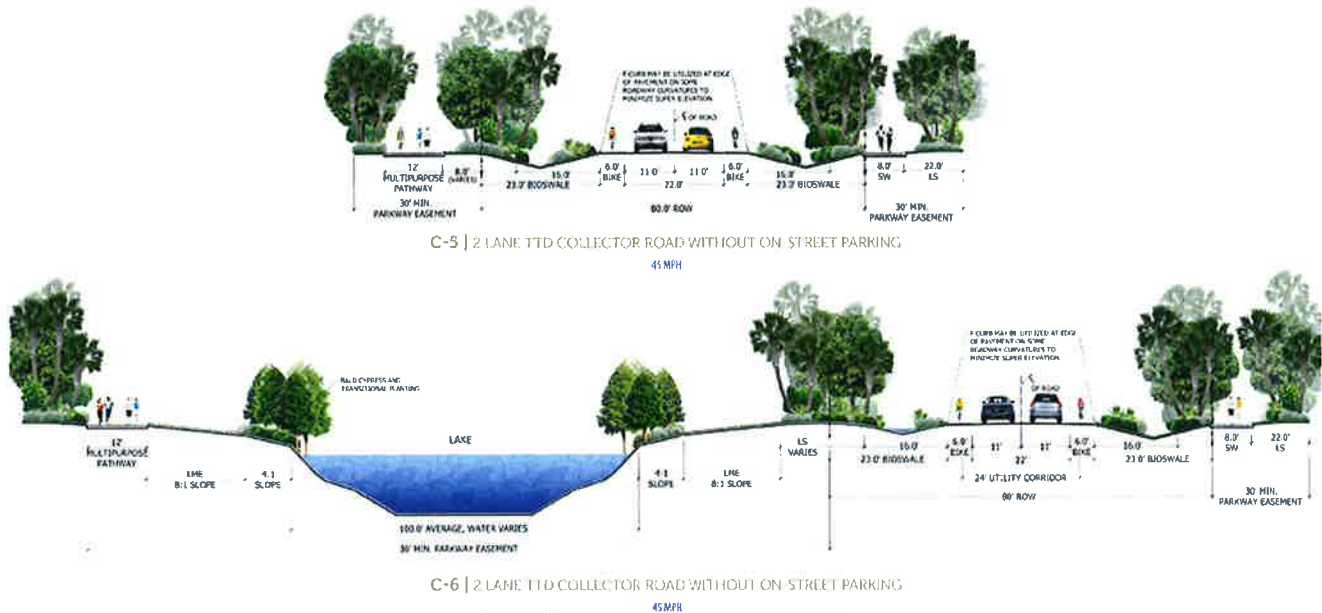
The Rural Parkway street cross-sections (C-1, C-3, and C-4) will serve the Rural Parkways, which are the main collector roads within the community. Cross-section C-1 is a 4-Lane divided collector road. C-1 is a 100-foot wide right-of-way with a parkway easement on either side. Cross-section C-3 is also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



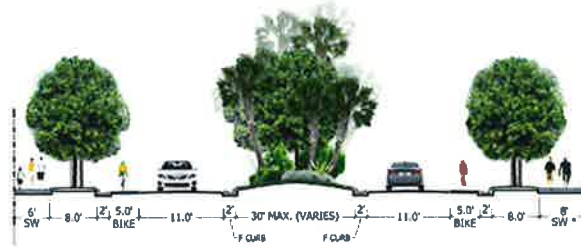
NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETScape CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE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

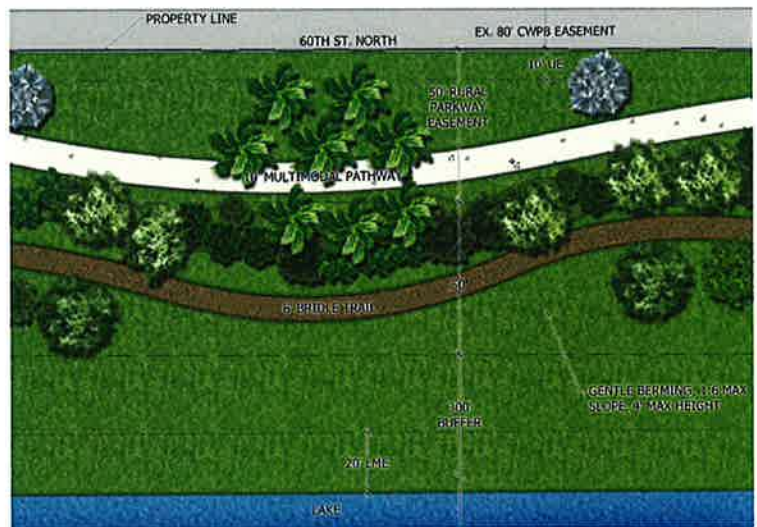
- Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
- Flowering, Trees, 1 per 2,000 square feet of Rural Parkway Easement;
- Palms, 1 per 1,800 square feet of Rural Parkway Easement;
- Pines, 1 per 4,000 square feet of Rural Parkway Easement;
- Large Shrubs, 1 per 400 square feet of Rural 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

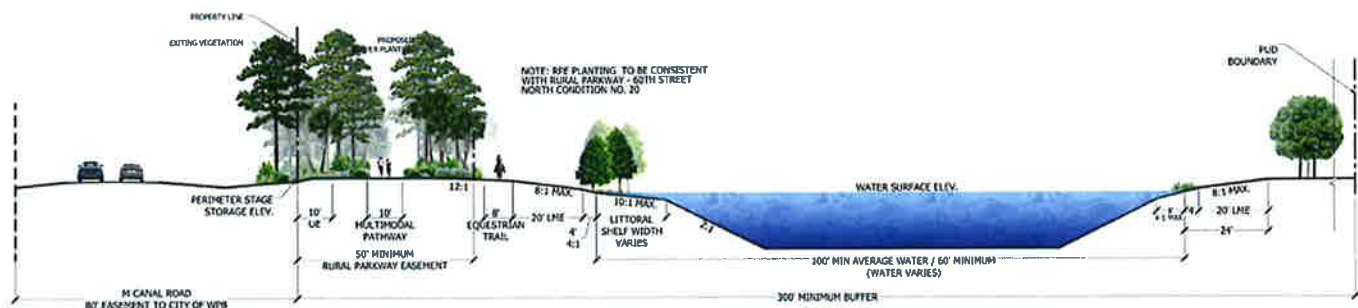
PERIMETER LANDSCAPE BUFFERS

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.



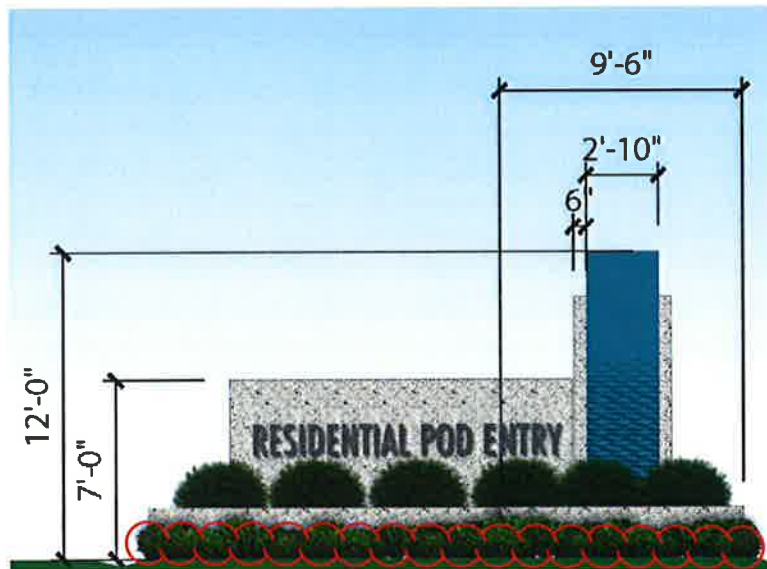
TTD SIGNAGE

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.

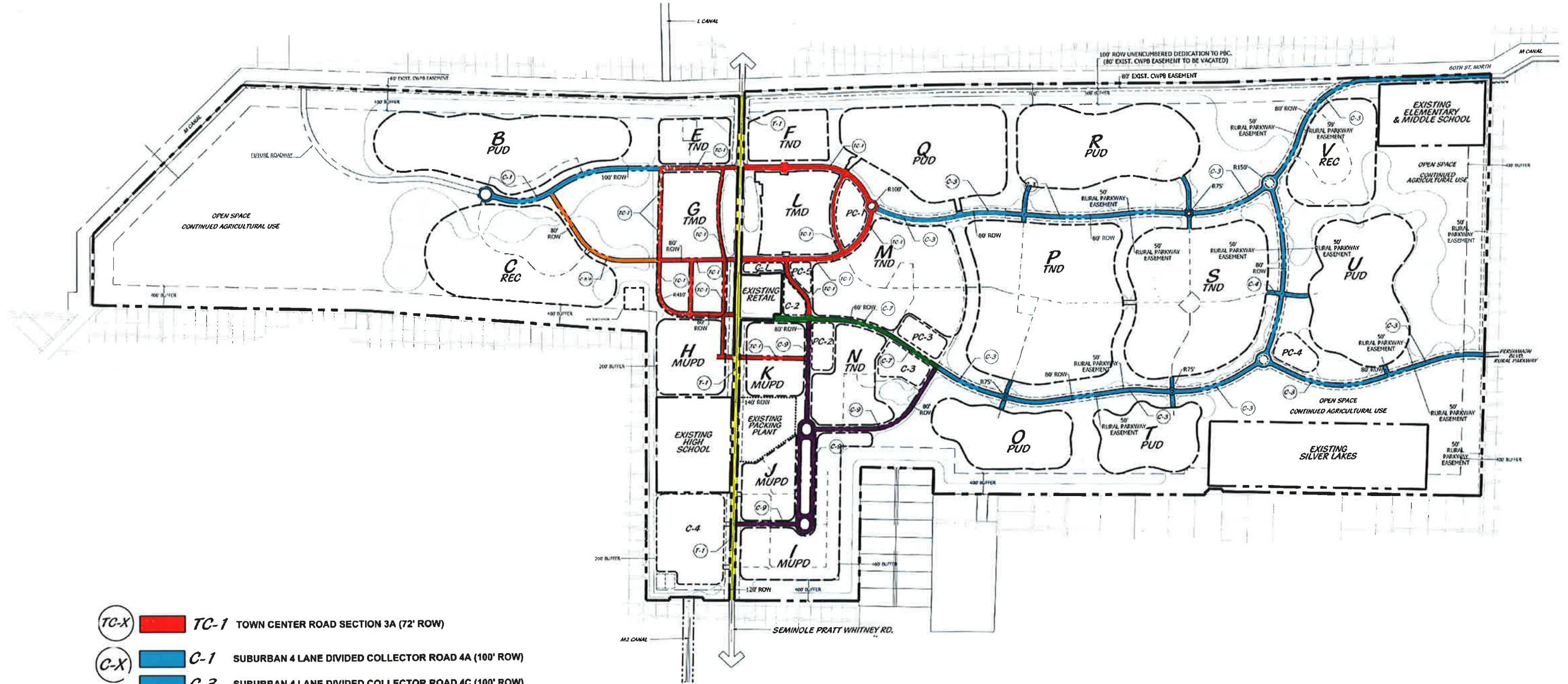
TTD LIGHTING

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.



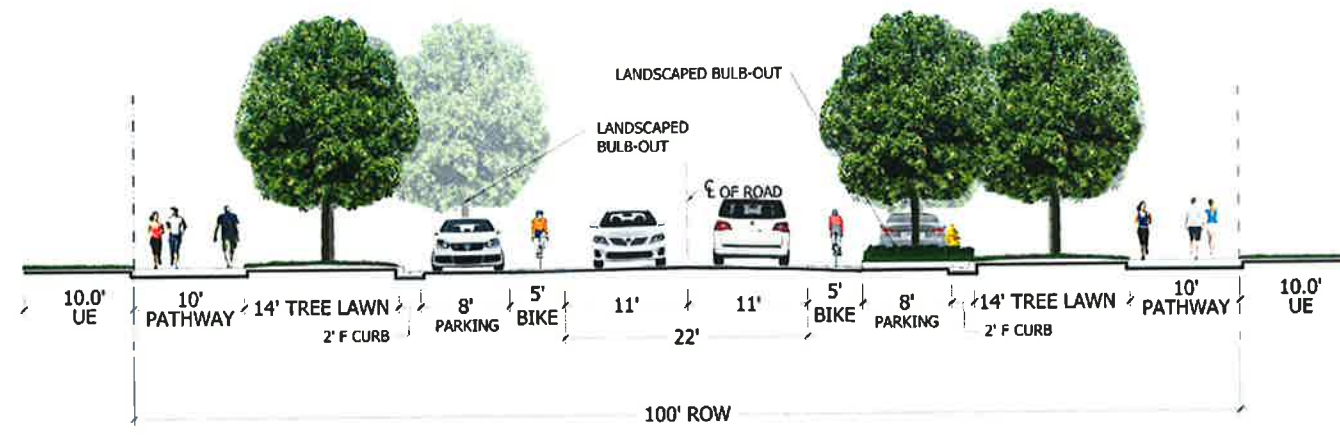
APPENDIX





- 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**

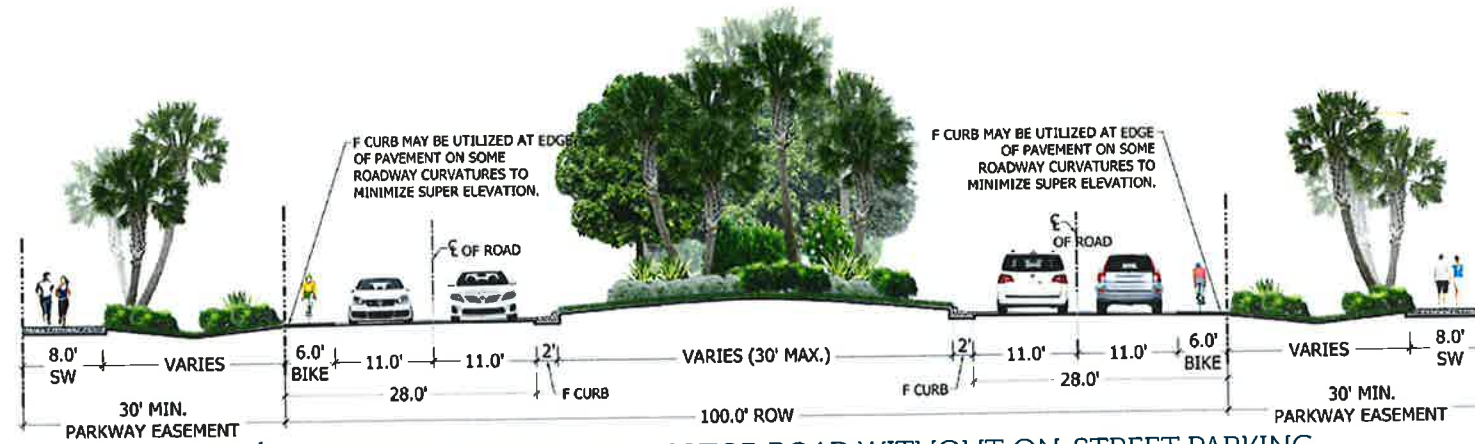




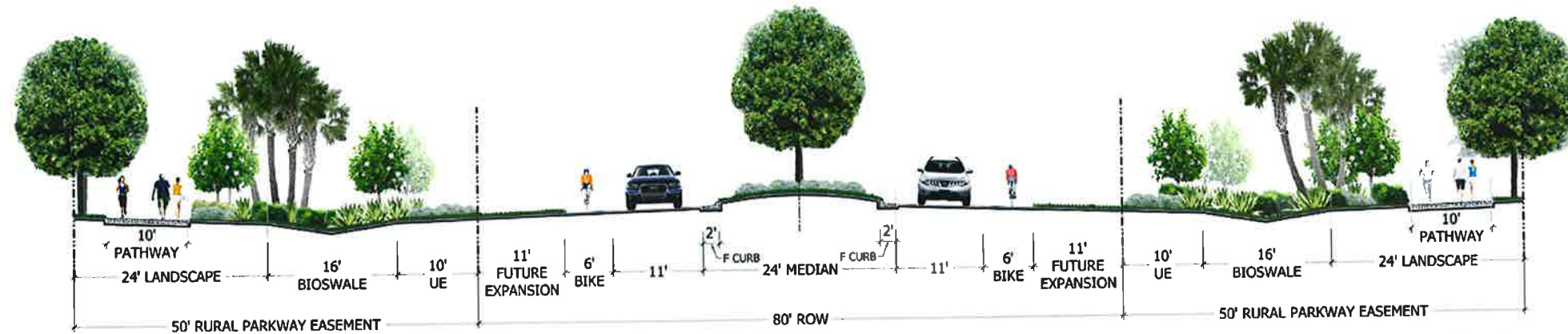
TC-1 | TTD COLLECTOR WITH ON STREET PARKING
30 MPH (LOW ROAD)

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.

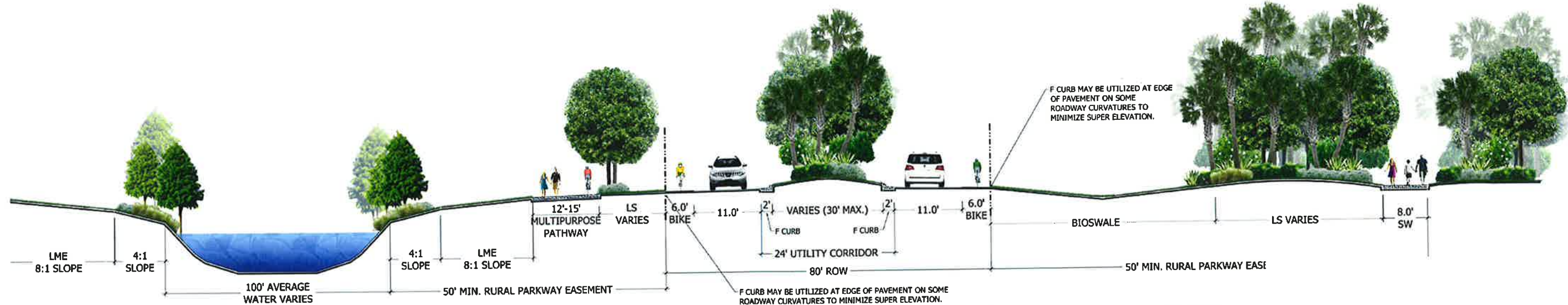




C-1 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

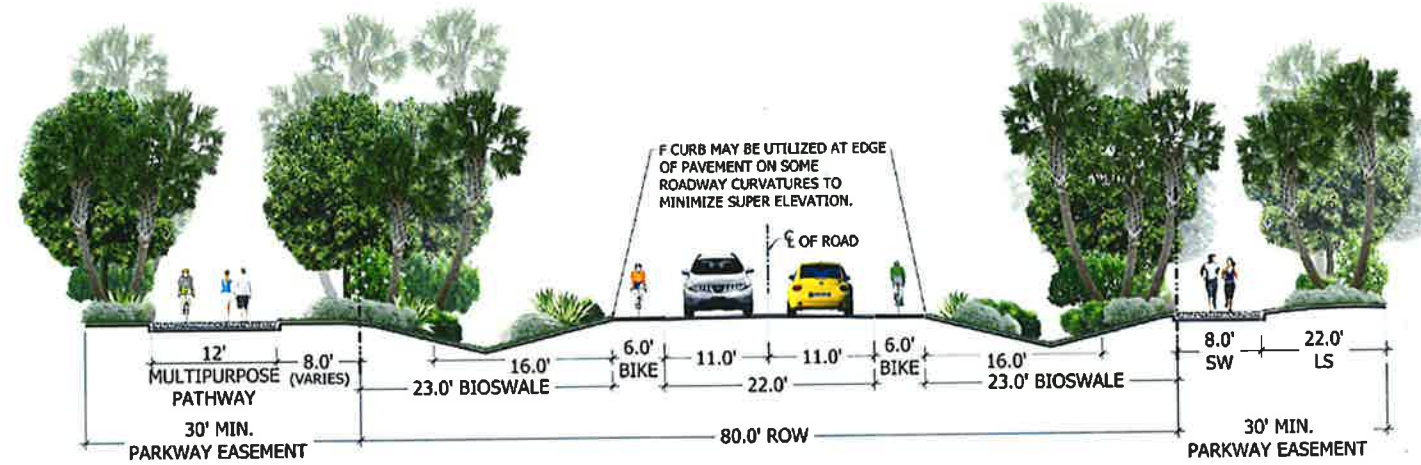


C-3 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE (2 LANE AT CONSTRUCTION)
45 MPH

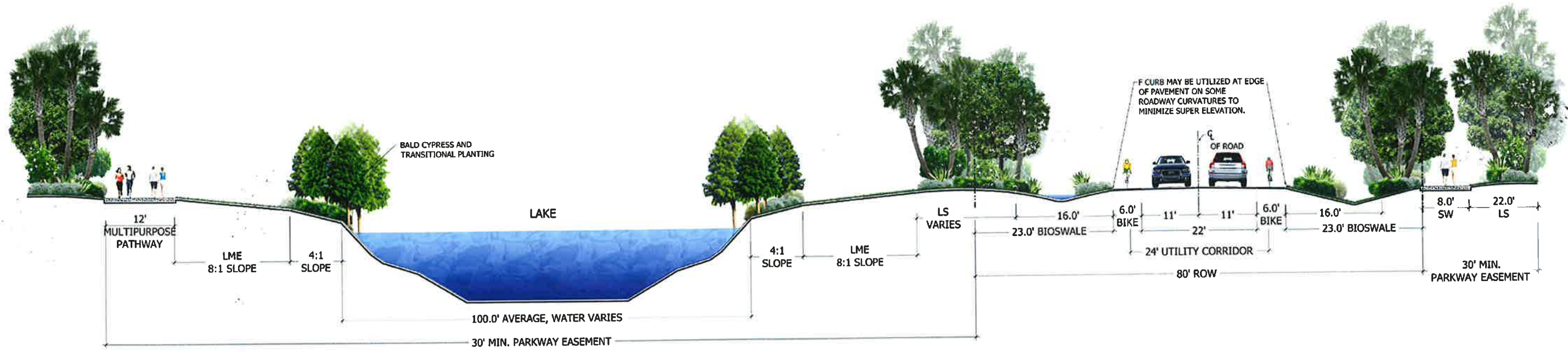


C-4 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE
45 MPH

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

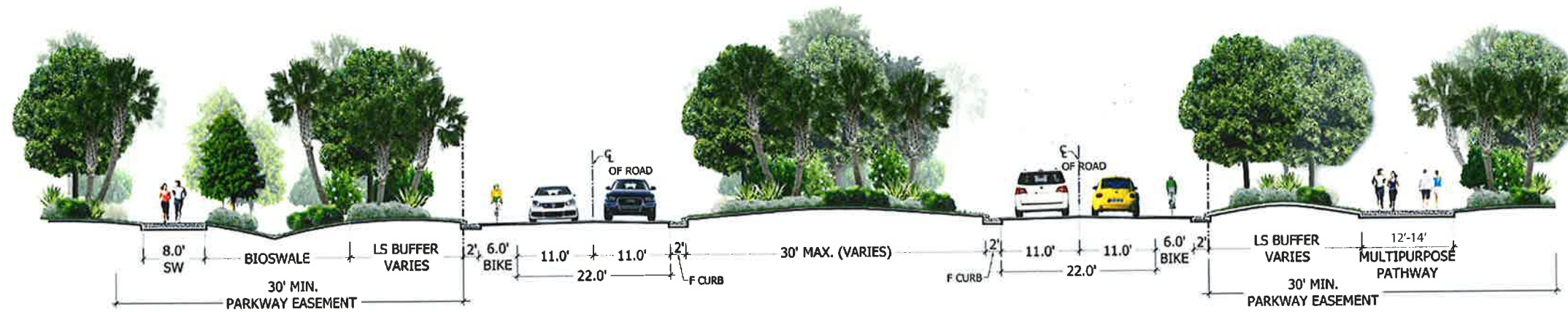


C-6 | 2 LANE TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

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

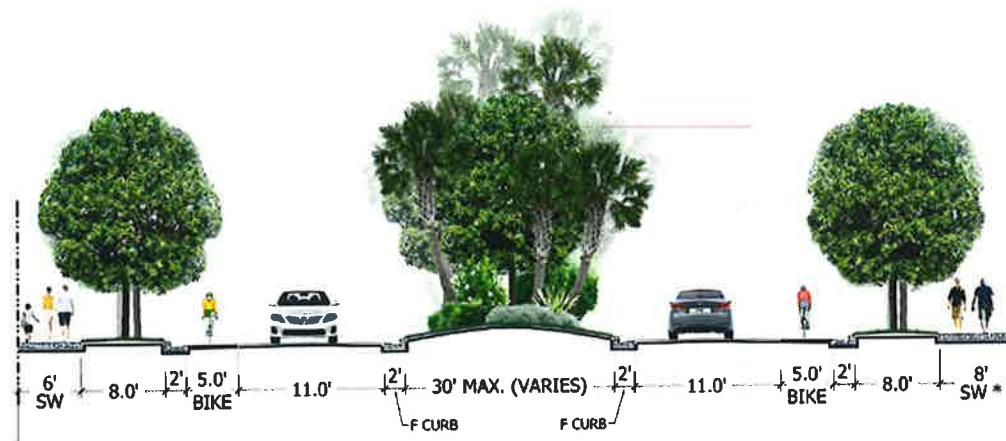
NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be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





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

45 MPH

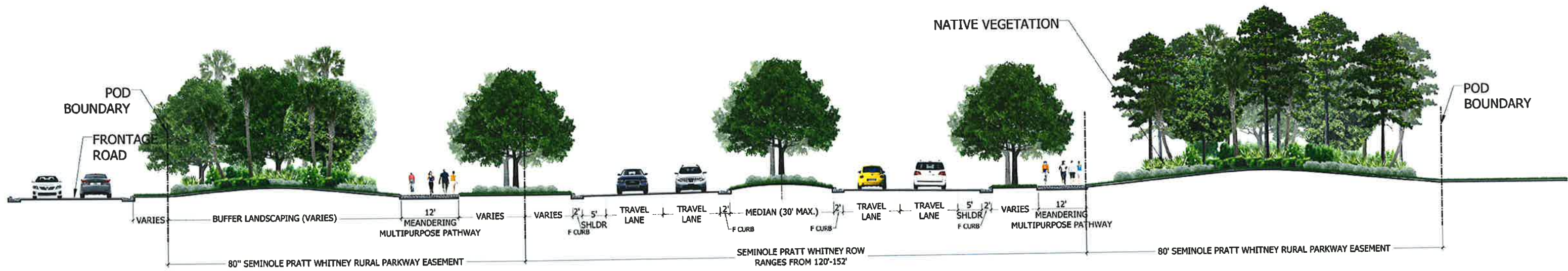


C-9 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING

45 MPH

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

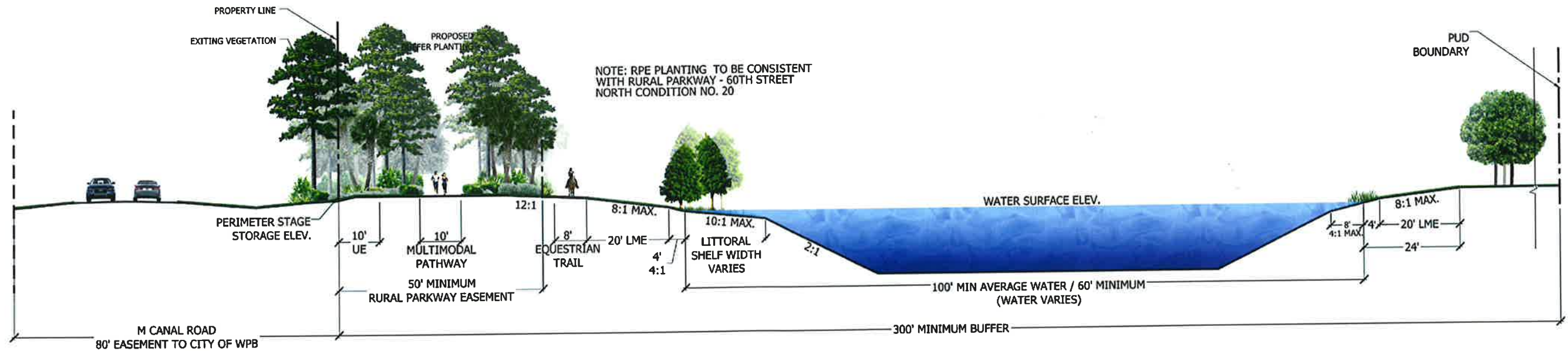
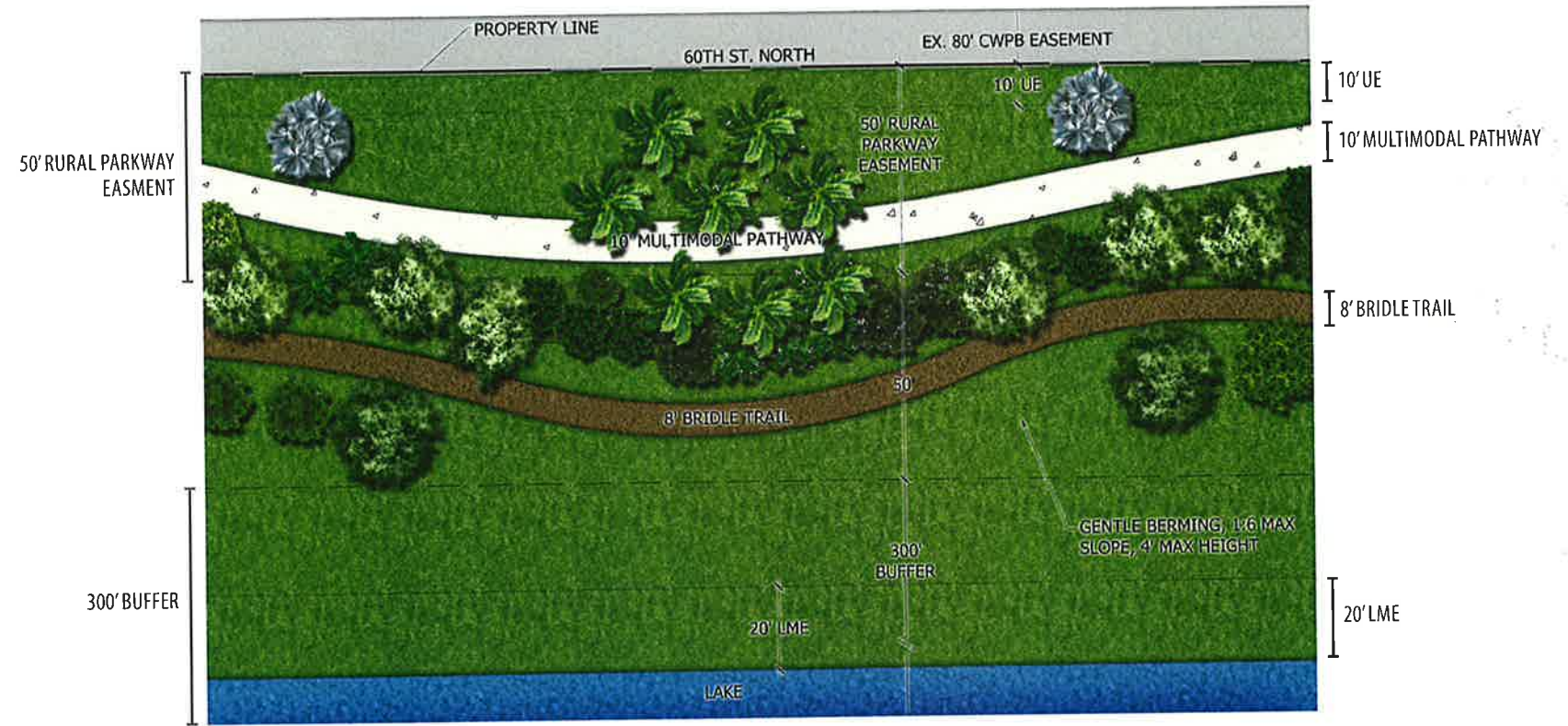
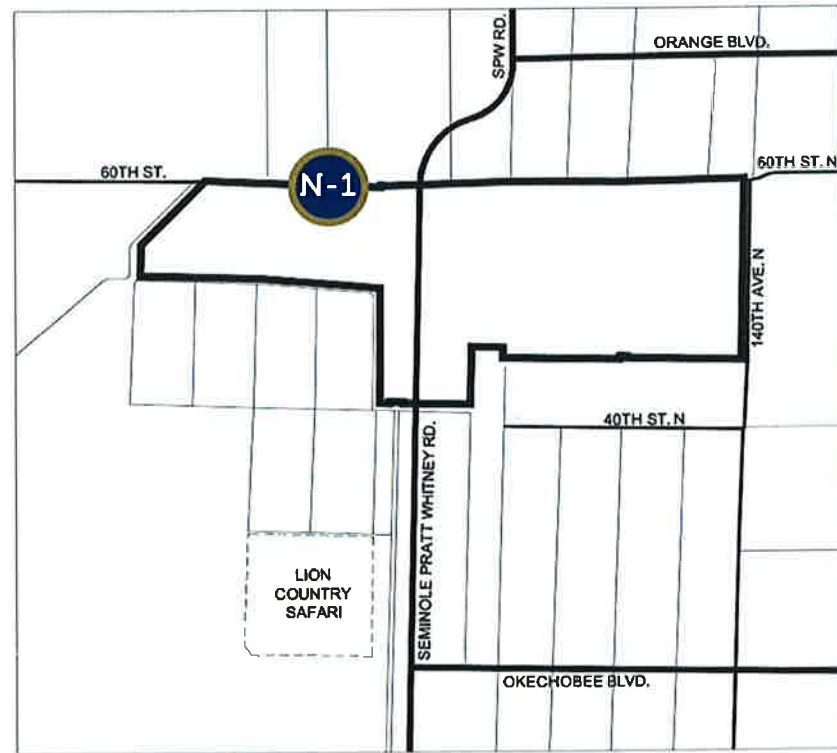
NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be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



T-1 Seminole Pratt Whitney | ROAD SECTION EXHIBIT

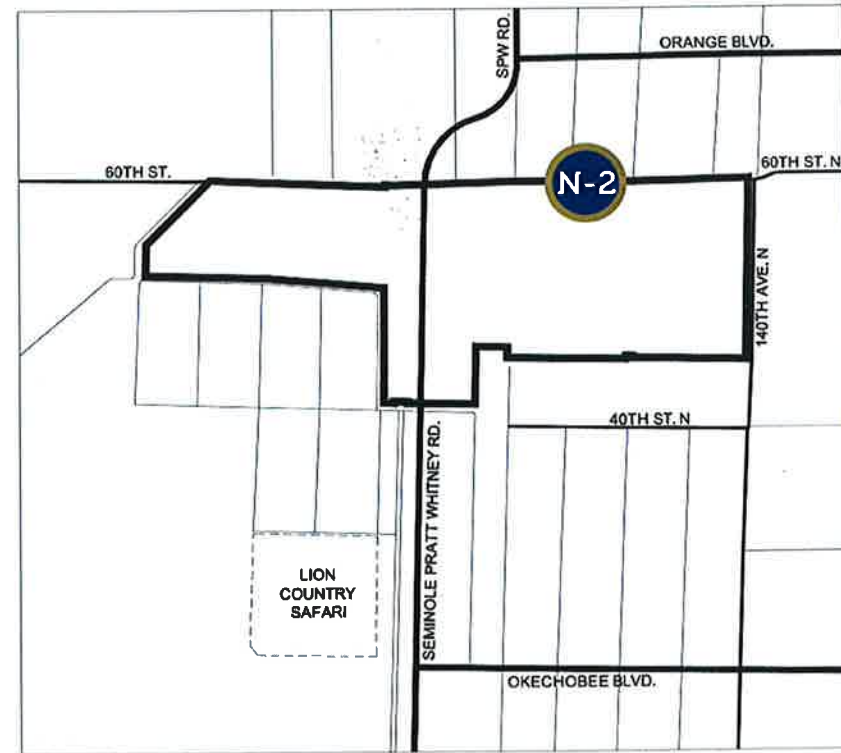
N-1 | TYPICAL NORTH BOUNDARY CROSS SECTION

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.



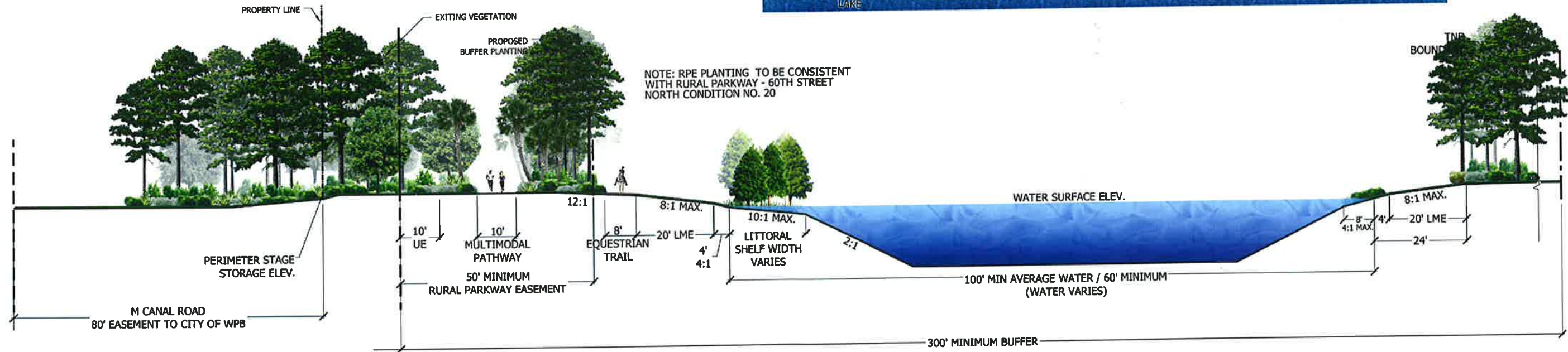
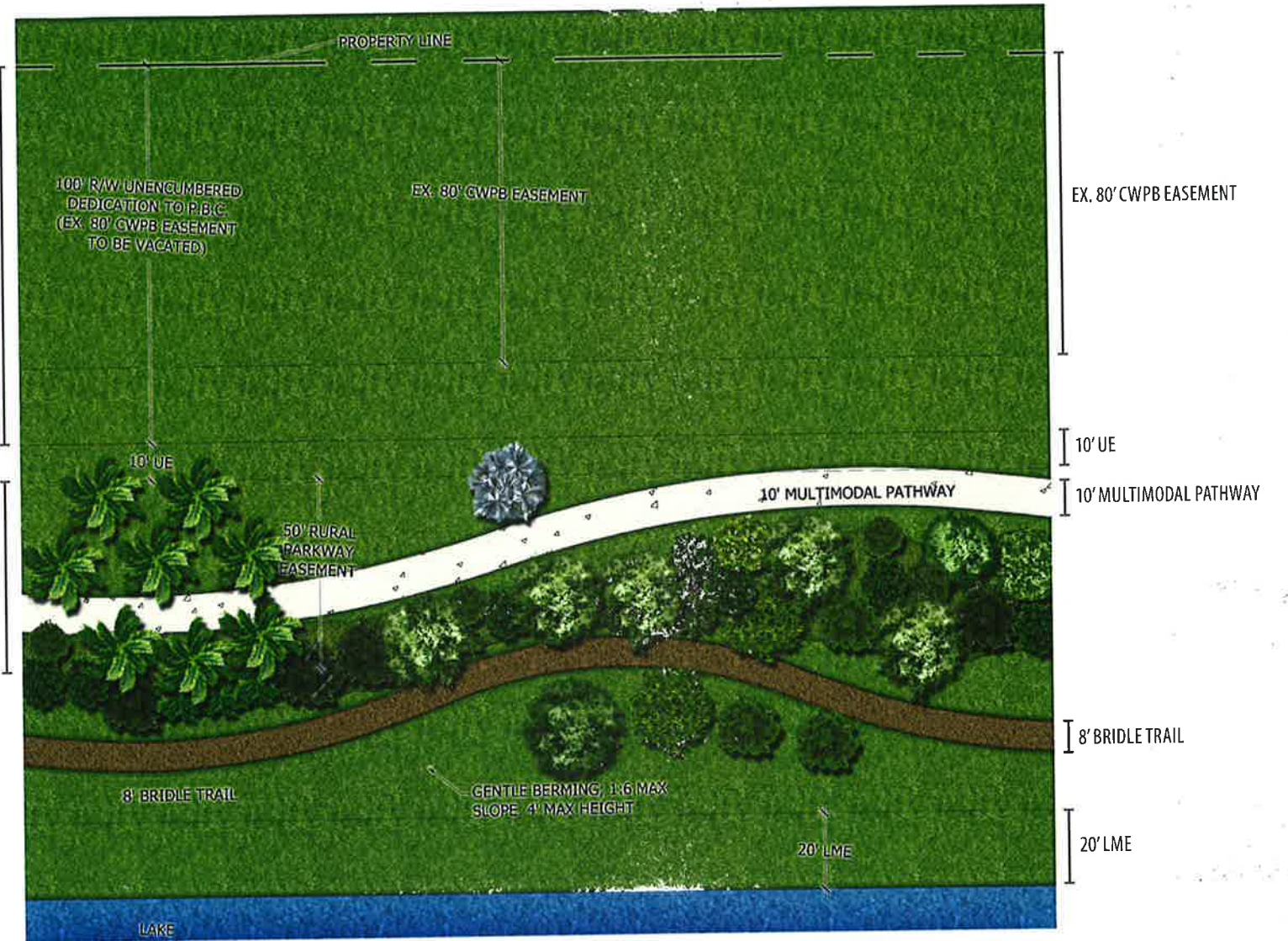
N-2 | TYPICAL NORTH BOUNDARY CROSS SECTION

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.



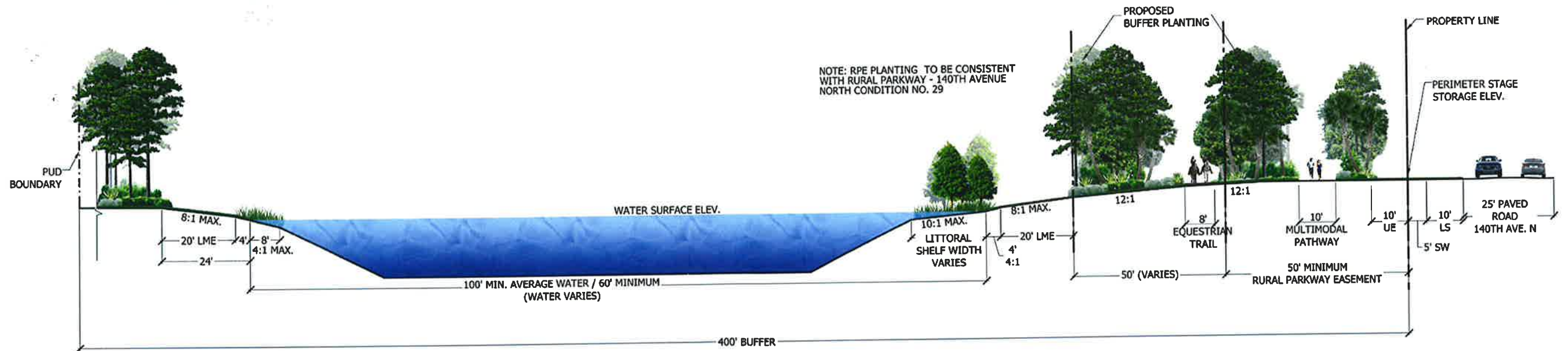
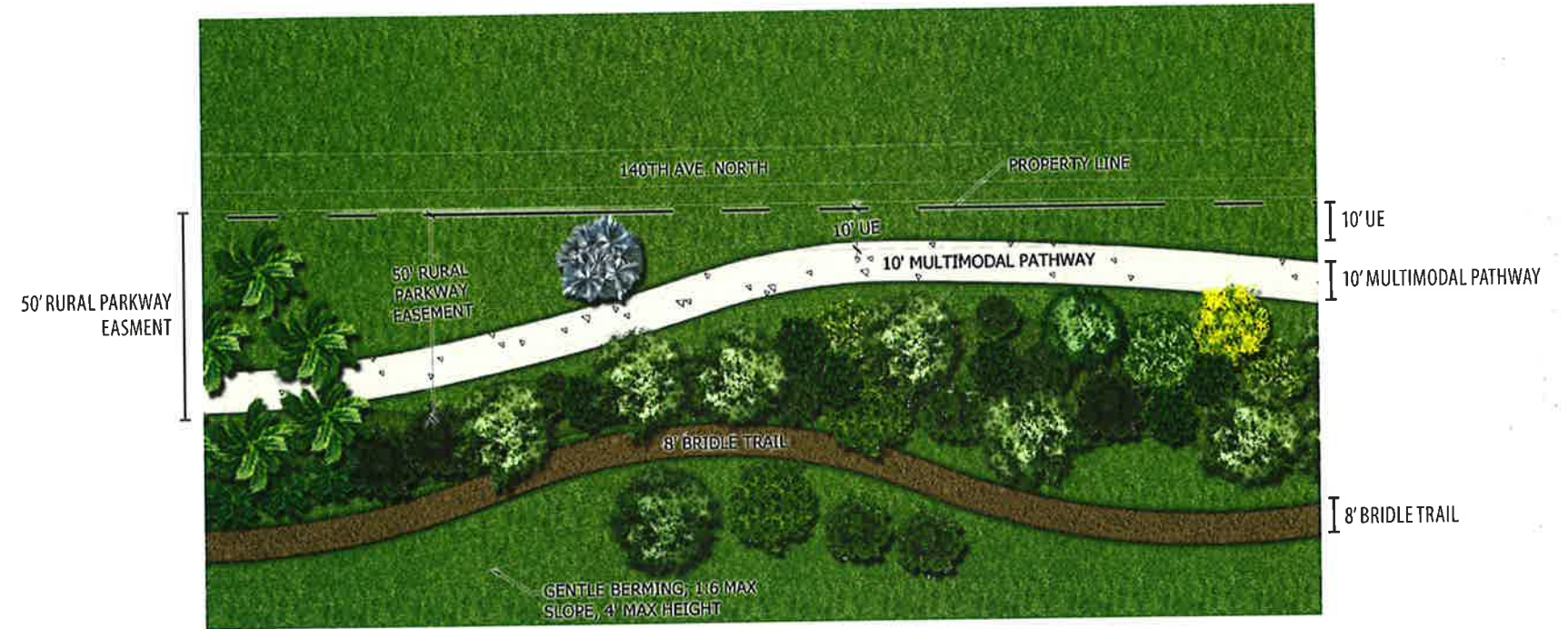
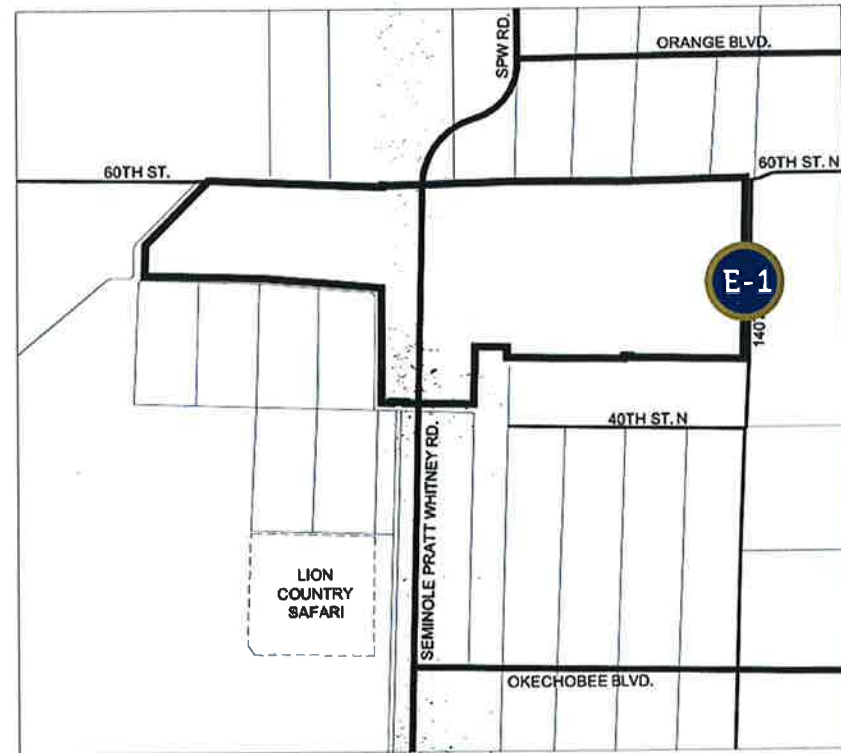
100' R/W UNENCUMBERED DEDICATION TO P.B.C. (EX. 80' CWPB EASEMENT TO BE VACATED)

50' RURAL PARKWAY EASEMENT



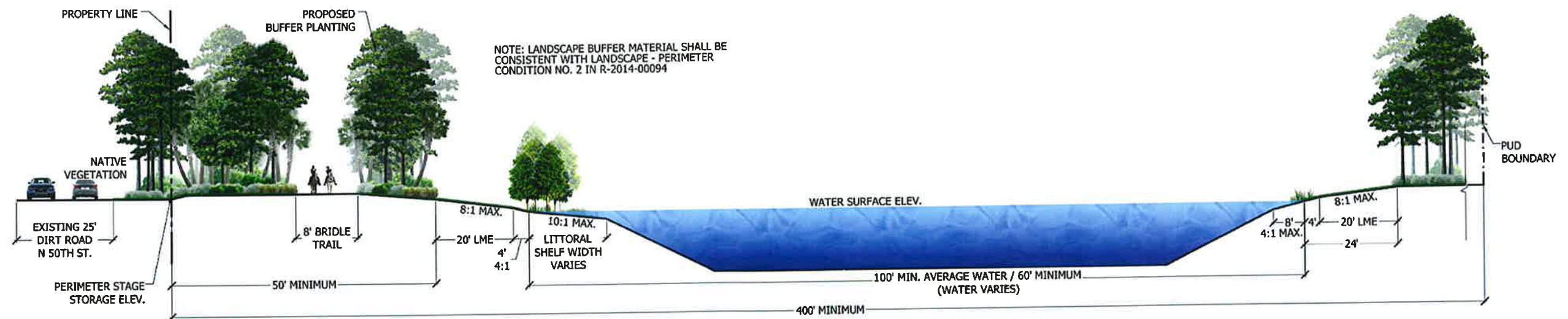
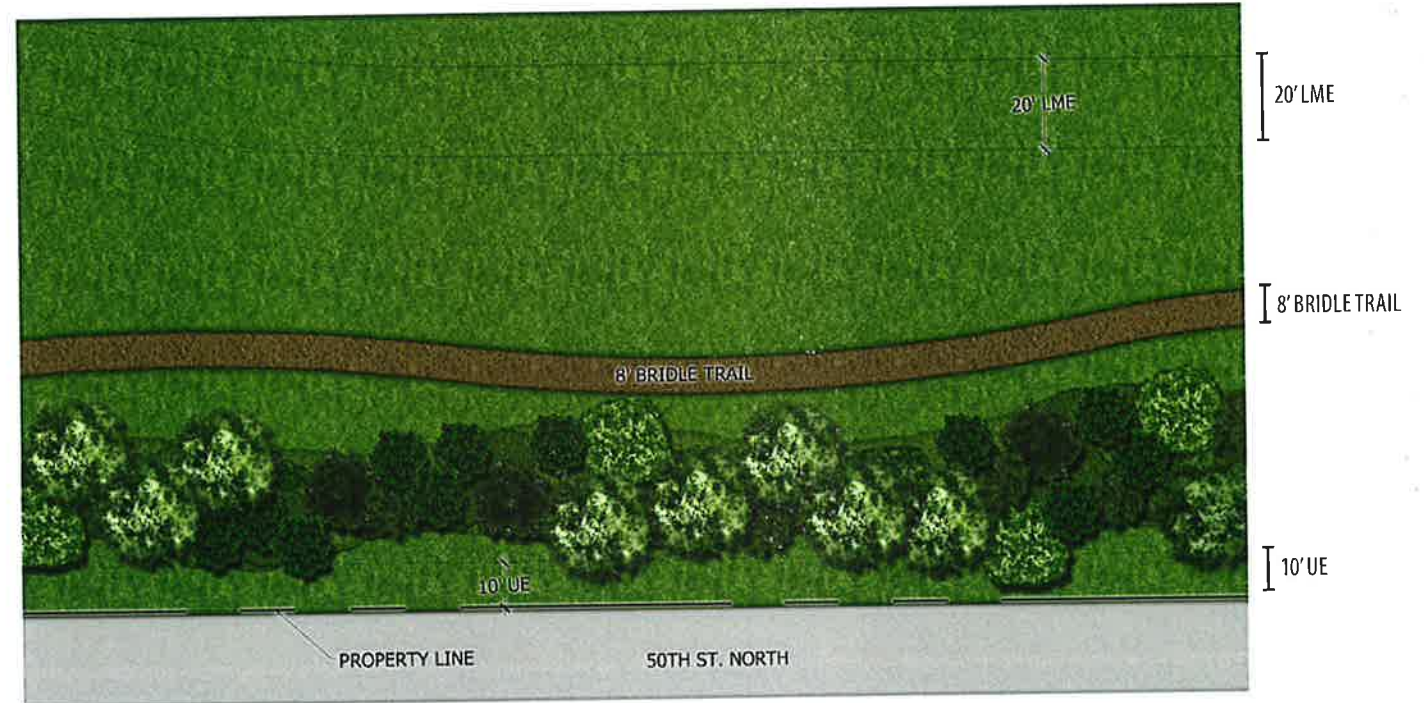
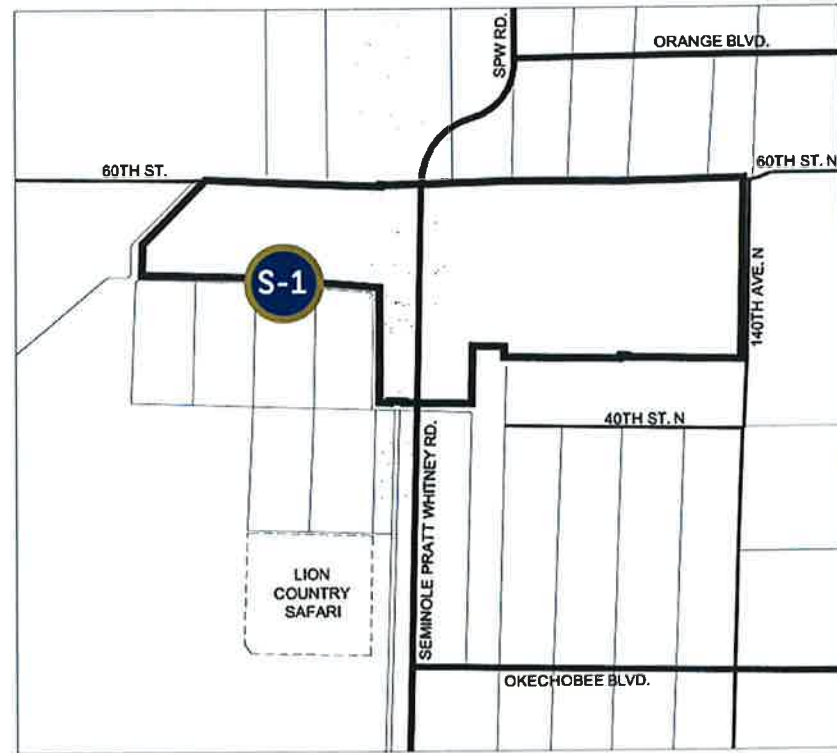
E-1 | TYPICAL EAST BOUNDARY CROSS SECTION

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.



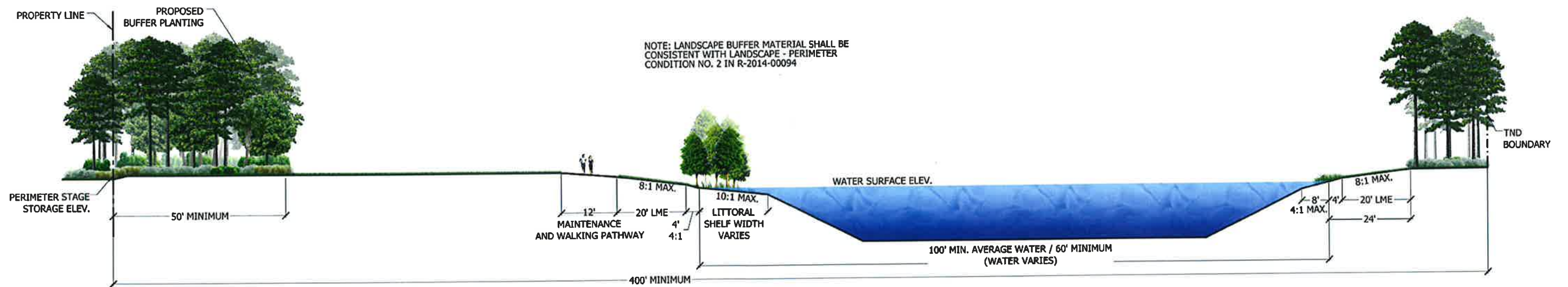
S-1 | TYPICAL SOUTH BOUNDARY CROSS SECTION

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.



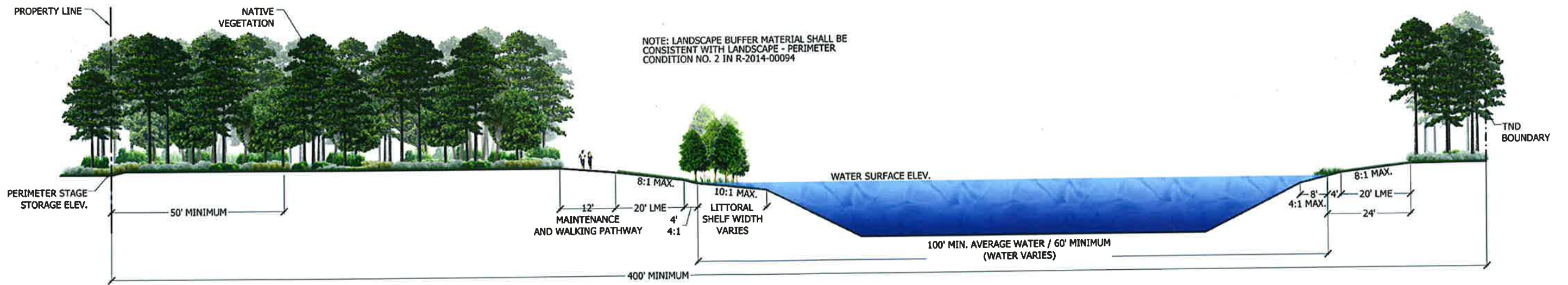
S-2a | TYPICAL SOUTH BOUNDARY CROSS SECTION WITHOUT EXISITING NATIVE VEGETATION

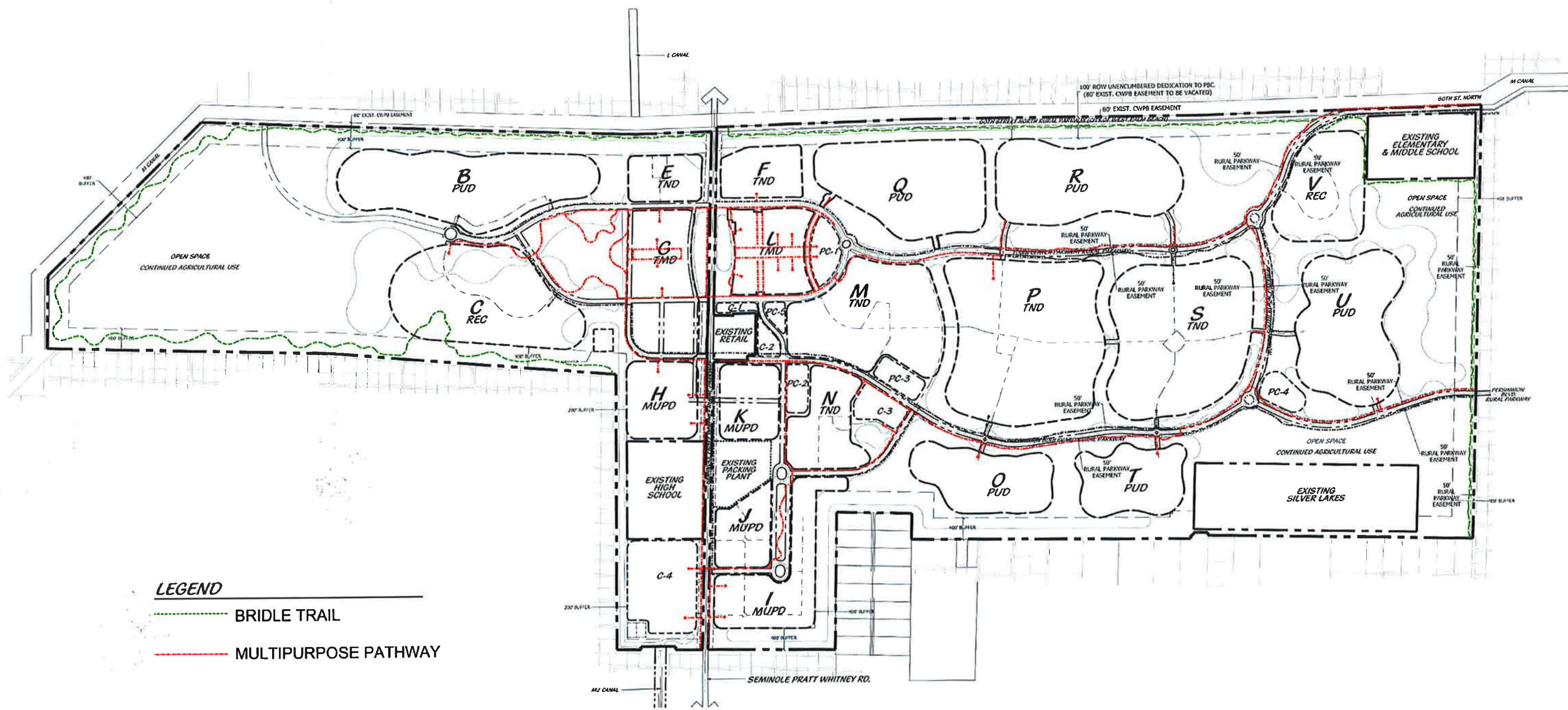
NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



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.



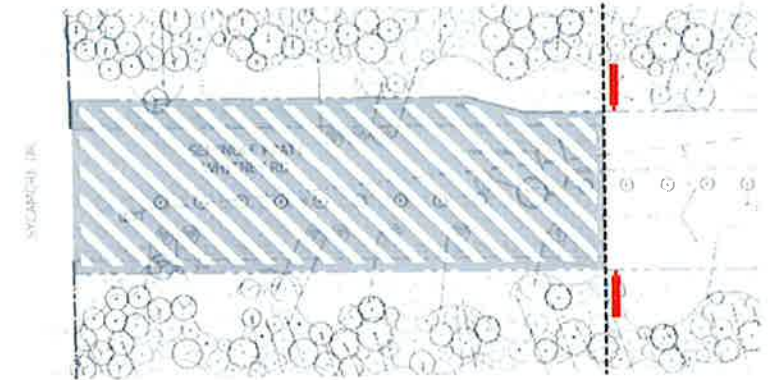
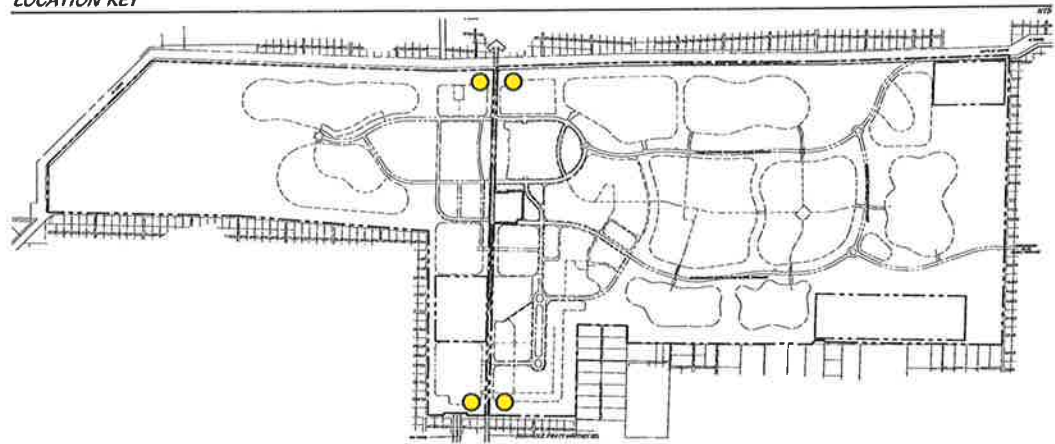


LEGEND

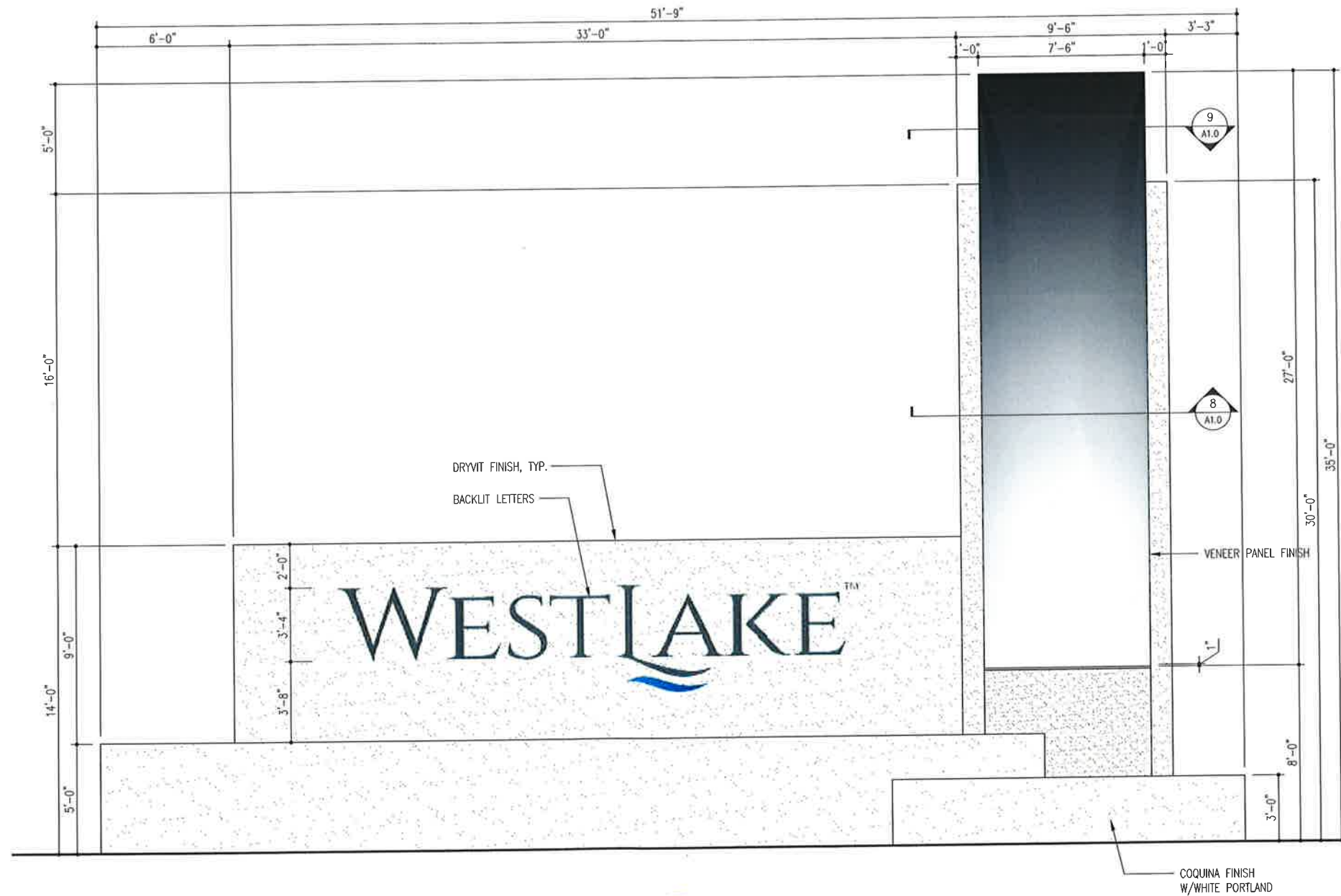
- - - BRIDLE TRAIL
- - - MULTIPURPOSE PATHWAY



LOCATION KEY

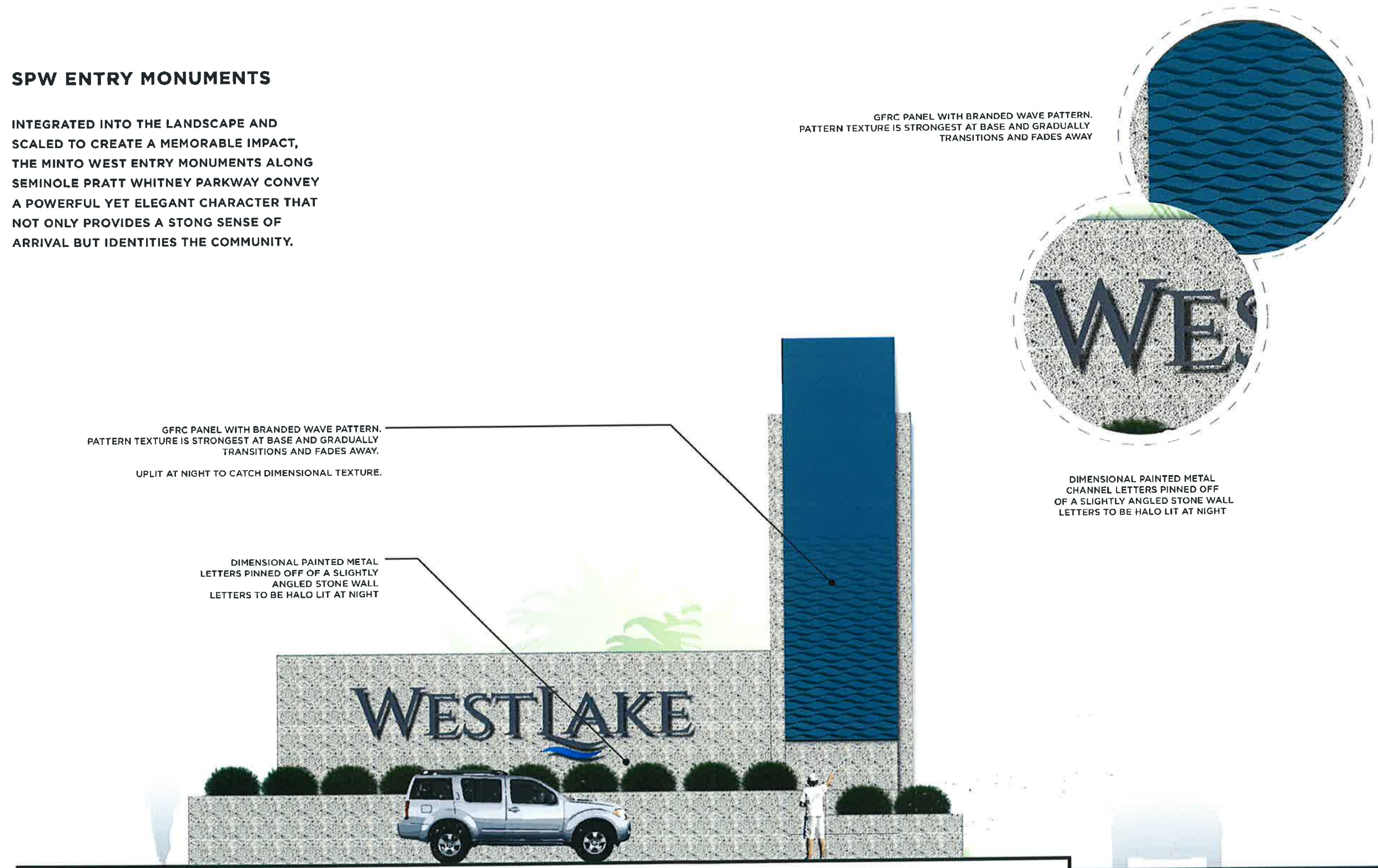


400' CODE REQUIRED SETBACK FROM THE SOUTHERN AND NORTHERN BORDERS



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

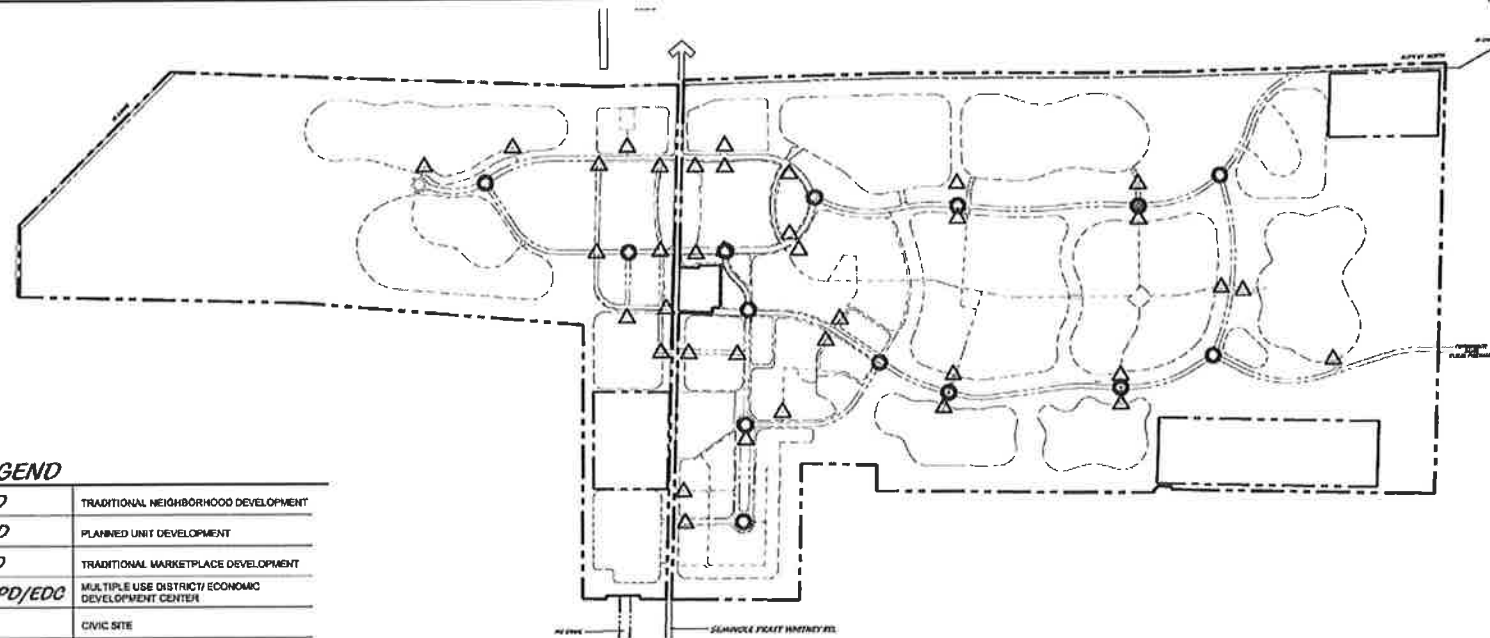
GFR PANEL WITH BRANDED WAVE PATTERN. PATTERN TEXTURE IS STRONGEST AT BASE AND GRADUALLY TRANSITIONS AND FADES AWAY.
UPLIT AT NIGHT TO CATCH DIMENSIONAL TEXTURE.

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

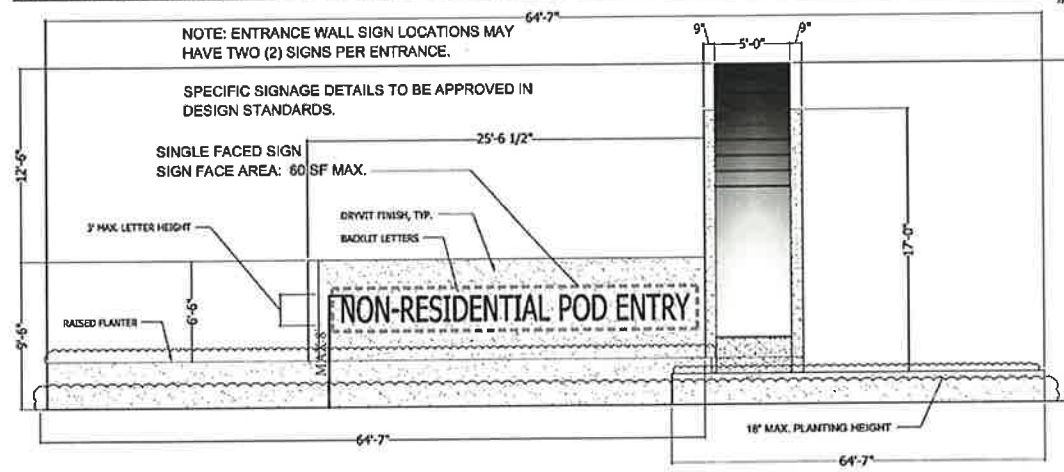
DIRECTIONAL SIGN	RESIDENTIAL	NON-RESIDENTIAL
MAXIMUM NUMBER	UNLIMITED *	UNLIMITED *
MAXIMUM SIGN AREA PER SIGN	24 SF	20 SF
PROPOSED SIGN AREA PER SIGN	24 SF	20 SF
MAXIMUM SIGN HEIGHT	10 FT *	10 FT
PROPOSED SIGN HEIGHT	10 FT *	10 FT

* 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.

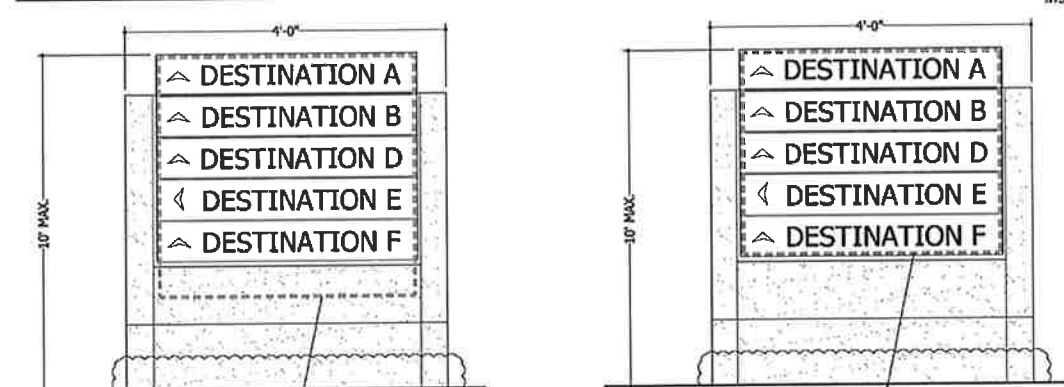
BUILDING MOUNTED SIGN	
MAXIMUM NUMBER PER LF OF TENANT SPACE	0.75 LF
MAXIMUM SIGN AREA	64 SF
PROPOSED SIGN AREA	64 SF

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

NON-RESIDENTIAL POD ENTRANCE GROUND SIGN



DIRECTIONAL SIGN



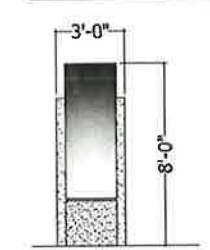
RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 24 SF MAX.

NON-RESIDENTIAL

SINGLE FACED SIGN
SIGN FACE AREA: 20 SF MAX.

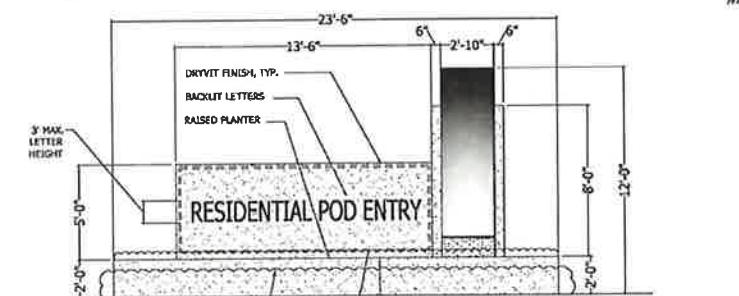
RESIDENTIAL GATE TOTEM



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

