

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

Council Meeting
Monday, January 14, 2019

Meeting Location
Westlake Council Chambers
4005 Seminole Pratt-Whitney Road
Westlake, FL 33470
6:30 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.

City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
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Website: westlakegov.com



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Phillip Everett-Seat 3

January 9, 2019

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, January 14, 2019 at 6:30 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 November 13, 2018 Council Meeting and the December 3, 2018 Joint Meeting with SID
6. Approval of Financial Statements for November 2018
7. Master Plan Amendment
 - A. Staff Report
 - B. PowerPoint Presentation

PUBLIC HEARING TO APPROVE PLATS

8. Resolution 2019-01, Approving Final Plat for Ilex Way II
9. Resolution 2019-02, Approving Final Plat for Ilex Way III
10. Resolution 2019-03, Approving Final Packing House Plat
11. Resolution 2019-04, Approving Final Cresswind 'Pod P' Plat
12. Resolution 2019-05, Approving Holiday Schedule for 2019
13. PBSO Monthly Report – Informational Only
14. Response Time Report from Palm Beach County Fire Rescue – Informational Only
15. Manager's Report
16. Attorney's Report
17. Audience Comments on Other Items (3) Minute Time Limit
18. Council Comments
19. 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.
Terry Lewis
John Carter
Kelley Burke

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A meeting and public hearing of the City Council of the City of Westlake was held on Tuesday, November 13, 2018, at 6:30 p.m., 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 |
| Philip Everett | City Council Seat 3 |

Also present were:

| | |
|----------------|----------------------------|
| Kenneth Cassel | City Manager |
| Pam Booker | City Attorney |
| John Carter | Vice President, Minto PBLH |

The following is a summary of the minutes and actions taken during the November 13, 2018 City of Westlake Council Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

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

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 Minutes of the October 8, 2018 meeting.

On MOTION by Vice Mayor Katrina Long-Robinson seconded by Councilman Everett with all in favor the Minutes of the October 8, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of September 2018 Financial Statements.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor the September 2018 Financial Statements were approved.

SEVENTH ORDER OF BUSINESS

Resolution 2018-29 – Amending the Fiscal Year 2018 Budget

Mr. Cassel explained the Fiscal Year 2018 Budget has to be amended as it went over on the expenses originally budgeted. It still ended up with a positive fund balance by the end of the year.

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long-Robinson with all in favor Resolution 2018-29, Amending the Fiscal Year 2018 Budget, was approved.

SECOND READING OF ORDINANCE

EIGHTH ORDER OF BUSINESS

Ordinance 2018-8 - Flood Plan Management for FEMA

Mr. Cassel read Resolution 2018-8 by title only.

On MOTION by Vice Mayor Long-Robinson seconded by Councilman Everett with all in favor the second reading of Ordinance 2018-8, Flood Plan Management for FEMA, was approved.

NINTH ORDER OF BUSINESS

Extension of Temporary Gas Permit for Florida Public Utilities

Ms. Booker addressed the Mayor and Council stating there is a special permit application by Florida Public Utilities, providing the following information:

- There are two temporary tanks on Town Center Parkway to supply gas to the residential homes in the Hammocks of Westlake.
- Under the County’s Uniform Land Development Code, Article 5, they had six months to apply for the temporary permit, with a 3-month, one-time, extension that could be granted administratively by the Planning Director. Any other approvals would have to come back to the Council for consideration.

November 13, 2018

- We have met with PUA on a regular basis through the last several months. They are in the process of acquiring property to put in permanent lines, which was part of the delay.
- They anticipate being complete by April, asking for some additional months in case there are any other unforeseen conditions that occur. Staff requested an additional security gate be provided to prohibit access to the tanks. Those gates have now been installed at the site.
- Approval is requested for this extension and an update will be given once those gas lines are in to serve all of Westlake.
- Mr. Cassel added the main delay was in acquiring a station to connect to the main line along Southern Blvd. There were several property owners they were dealing with to get a station to tap into the main line there so they could proceed North to bring the lines up – coming up the M2 Canal in to the bottom end of Westlake working their way through to go North. That has now been secured.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor extending the temporary permit for Florida Public Utilities until July 31, 2019 was approved.

TENTH ORDER OF BUSINESS

Update on Acreage Park Approved by Palm Beach County

This item is for informational purposes only.

ELEVENTH ORDER OF BUSINESS

PBSO Monthly Report

This item is for informational purposes only.

TWELFTH ORDER OF BUSINESS

Response Time Report from Palm Beach County Fire Rescue - Informational Only

This item is for informational purposes only.

THIRTEENTH ORDER OF BUSINESS

PBC Division of Emergency Management Operational Reports - Informational Only

This item is for informational purposes only.

FOURTEENTH ORDER OF BUSINESS

Manager’s Report

Mr. Cassel provided the following updates:

- He asked that the two left turn lanes on Seminole Pratt Whitney Road at the intersection of the school be restriped.

November 13, 2018

- He requested PBSO dissuade high school parents from parking in the Seminole Improvement District entranceway area.
- The City of Westlake received \$57,000 in Happy Housing sales from Minto.

FIFTEENTH ORDER OF BUSINESS

Attorney’s Report

Ms. Booker reported a Council workshop is scheduled for December 17, 2018 at 6:30 p.m. and it will be advertised accordingly.

SIXTEENTH ORDER OF BUSINESS

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

Mr. John Carter provided an update on the sales and additional information regarding the FDOT State Road 80 proposal.

SEVENTEENTH ORDER OF BUSINESS

Council Comments

Vice-Mayor Long-Robinson requested data regarding the Happy Program.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned.

Kenneth Cassel
City Manager

Roger Manning
Mayor

**MINUTES OF JOINT MEETING
CITY OF WESTLAKE
AND
SEMINOLE IMPROVEMENT DISTRICT**

A joint meeting of the City Council of the City of Westlake and Board of Supervisors of the Seminole Improvement District was held on Monday, December 3, 2018, at 6:00 p.m., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting quorums were:

City of Westlake Council

| | |
|-----------------------|----------------------|
| Roger Manning | Mayor |
| Katrina Long-Robinson | Vice Mayor |
| John Stanavitch | City Council, Seat 1 |
| Kara Crump | City Council, Seat 2 |
| Philip Everett | City Council, Seat 3 |

Seminole Improvement District Board

| | |
|----------------|----------------|
| Scott Massey | President |
| Nelson Bennett | Vice President |

Also present were:

| | |
|---------------------|------------------------------------------|
| Kenneth Cassel | City of Westlake Manager and SID Manager |
| Pam Booker | City of Westlake Attorney |
| Robert Diffenderfer | SID Attorney |
| John Carter | Vice President, Minto PBLH |

The following is a summary of the minutes and actions taken during the December 3, 2018 City of Westlake Council and Seminole Improvement District Board of Supervisors Joint Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- A. Seminole Improvement District**
- B. City of Westlake**

Mr. Cassel called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Introductions

All those present introduced themselves.

December 3, 2018

FOURTH ORDER OF BUSINESS

**Presentation and Discussion of
Governmental Structuring**

- Mr. Diffenderfer provided an overview of the Seminole Improvement District's property history, regulations and authority. He also provided an overview of the City's Charter, which outlines when the District will conclude.
- Ms. Booker stated the City worked with the District's engineer for input on the City's Comprehensive Plan.
- There was also discussion about plans for future development of the City.

FIFTH ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned.

Roger Manning, Mayor
City of Westlake

Scott Massey, President

Ken Cassel

Sixth Order of Business



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant II; Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: December 28, 2018
SUBJECT: November Financial Report

Please find attached the November 2018 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 City is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through November were approximately 6% of the annual budget. The annual budget includes revenue from a funding agreement with Minto Community LLC.. Approximately 1% of FY2019 Ad Valorem Tax had been collected through November.
- Total Expenditures through November were approximately 13% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through November were approximately 75% of the annual budget. \$1,500 per SFR building permit is paid into the Housing Assistance Program as a donation. The City received a \$60,000 donation from FPL in November. There were no uses of program resources through November.

City of Westlake

Financial Report

November 30, 2018



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City of Westlake

Financial Statements

November 30, 2018

Balance Sheet
November 30, 2018

| ACCOUNT DESCRIPTION | GENERAL FUND | ENTERPRISE FUND | TOTAL |
|-----------------------------------------------|---------------------|----------------------|----------------------|
| ASSETS | | | |
| Cash - Checking Account | \$ - | \$ 1,963,069 | \$ 1,963,069 |
| Cash On Hand/Petty Cash | 106 | - | 106 |
| Accounts Receivable | - | 52,388 | 52,388 |
| Connection Fees Receivable | - | 365,812 | 365,812 |
| Due From Developer | 1,107,509 | 2,000,000 | 3,107,509 |
| Due From Other Districts | 2,160 | - | 2,160 |
| Due From Other Funds | 1,549,174 | - | 1,549,174 |
| Investments: | | | |
| Money Market Account | 399,298 | 5,605 | 404,903 |
| Prepaid Items | - | 438 | 438 |
| Fixed Assets | | | |
| Land | - | 86,937 | 86,937 |
| Water Sewer Lines | - | 8,628,976 | 8,628,976 |
| Accum Depr - Wtr Swr Lines | - | (799,233) | (799,233) |
| Equipment | - | 1,188,005 | 1,188,005 |
| Meters | - | 165,446 | 165,446 |
| Accum Depr - Meters | - | (6,272) | (6,272) |
| Vehicles | - | 5,675 | 5,675 |
| Accum Depr - Equip/Furniture | - | (899,046) | (899,046) |
| Construction Work In Process | - | 1,741,980 | 1,741,980 |
| TOTAL ASSETS | \$ 3,058,247 | \$ 14,499,780 | \$ 17,558,027 |
| LIABILITIES | | | |
| Accounts Payable | \$ 132,993 | \$ 86,783 | \$ 219,776 |
| Accrued Expenses | 969,136 | 500 | 969,636 |
| Notes/Loans Payable - Current | - | 797,021 | 797,021 |
| Accrued Interest Payable | - | 28,336 | 28,336 |
| Deposits | - | 35,360 | 35,360 |
| Deferred Revenue | - | 5,240,303 | 5,240,303 |
| Deferred Revenue-Developer Submittals (Minto) | 24,639 | - | 24,639 |
| Due To Other Funds | - | 1,549,174 | 1,549,174 |
| TOTAL LIABILITIES | 1,126,768 | 7,737,477 | 8,864,245 |

Balance Sheet
November 30, 2018

| ACCOUNT DESCRIPTION | GENERAL FUND | ENTERPRISE FUND | TOTAL |
|-----------------------------------------------------------|---------------------|----------------------|----------------------|
| <u>FUND BALANCES / NET ASSETS</u> | | | |
| <i>Fund Balances</i> | | | |
| Nonspendable: | | | |
| Prepaid Items | - | 438 | 438 |
| Assigned to: | | | |
| Operating Reserves | 228,252 | 124,131 | 352,383 |
| Unassigned: | 1,703,227 | - | 1,703,227 |
| <i>Net Assets</i> | | | |
| Invested in capital assets, net of related debt | - | 9,315,447 | 9,315,447 |
| Unrestricted/Unreserved | - | (2,677,713) | (2,677,713) |
| TOTAL FUND BALANCES / NET ASSETS | \$ 1,931,479 | \$ 6,762,303 | \$ 8,693,782 |
| TOTAL LIABILITIES & FUND BALANCES / NET ASSETS | \$ 3,058,247 | \$ 14,499,780 | \$ 17,558,027 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| REVENUES | | | | |
| Interest - Investments | \$ 2,000 | \$ 333 | \$ 672 | \$ 339 |
| Ad Valorem Taxes | 248,894 | 1,991 | 2,173 | 182 |
| Ad Valorem Taxes - Discounts | (9,994) | (80) | (87) | (7) |
| Local Option Gas Tax | 100 | 25 | 19 | (6) |
| Discretionary Sales Surtaxes | 800 | 133 | - | (133) |
| FPL Franchise | 33,300 | 5,550 | 10,019 | 4,469 |
| Electricity | 18,000 | 3,000 | - | (3,000) |
| Water | 76,800 | 12,800 | - | (12,800) |
| Communication Services Taxes | 27,100 | 4,517 | 5,007 | 490 |
| Occupational Licenses | 5,000 | 833 | 2,350 | 1,517 |
| Building Permits | 600,000 | 100,000 | 141,854 | 41,854 |
| Building Permits - Surcharge | - | - | 273 | 273 |
| Building Permits - Admin Fee | - | - | 13,380 | 13,380 |
| Engineering Permits | 75,000 | 12,500 | 45 | (12,455) |
| Planning & Zoning Permits | 250,000 | 41,667 | 5,082 | (36,585) |
| Other Licenses, Fees & Permits | 4,700 | 783 | 2,225 | 1,442 |
| Local Govt .05c Sales Tax | 400 | 67 | - | (67) |
| Admin Fee | - | - | 927 | 927 |
| Other Operating Revenues | - | - | 200 | 200 |
| Other Impact Fees | 1,500 | - | - | - |
| Developer Contribution | 1,806,400 | 602,133 | - | (602,133) |
| Lien Search Fee | - | - | 48 | 48 |
| Inspection Fees | 1,000 | 167 | 1,900 | 1,733 |
| TOTAL REVENUES | 3,141,000 | 786,419 | 186,087 | (600,332) |

EXPENDITURES

Administration

| | | | | |
|--------------------------------|---------|---------|---------|----------|
| Mayor/Council Stipend | 204,000 | 34,000 | 34,000 | - |
| FICA Taxes | 15,600 | 2,600 | 2,601 | (1) |
| ProfServ-Engineering | 75,000 | 12,500 | 28,086 | (15,586) |
| ProfServ-Info Technology | 148,000 | 24,667 | 21,537 | 3,130 |
| ProfServ-Legal Services | 356,300 | 59,383 | 60,399 | (1,016) |
| ProfServ-Legislative Expense | 24,000 | 4,000 | - | 4,000 |
| ProfServ-Planning/Zoning Board | 250,000 | 41,667 | 39,266 | 2,401 |
| ProfServ-Consultants | 40,000 | 6,667 | 3,225 | 3,442 |
| ProfServ-Building Permits | 600,000 | 100,000 | 121,271 | (21,271) |
| Management Services | 410,000 | 68,333 | 68,333 | - |
| ProfServ-Web Site Maintenance | 6,100 | 1,017 | 2,108 | (1,091) |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---------------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| Auditing Services | 7,000 | - | - | - |
| Communication - Telephone | 7,500 | 1,250 | 841 | 409 |
| Postage and Freight | 1,500 | 250 | 138 | 112 |
| Lease - Building | 500 | 500 | 500 | - |
| Liability/Property Insurance | 16,500 | 16,500 | 7,120 | 9,380 |
| Printing | 1,000 | 167 | 249 | (82) |
| Legal Advertising | 12,000 | 2,000 | 461 | 1,539 |
| General Government | 100,000 | 16,667 | 5,620 | 11,047 |
| Council Expenses | 20,000 | 3,333 | 300 | 3,033 |
| Misc-Contingency | 90,000 | 15,000 | 5,151 | 9,849 |
| Office Supplies | 5,000 | 833 | 1,052 | (219) |
| Dues, Licenses, Subscriptions | 10,000 | 1,667 | 2,026 | (359) |
| Total Administration | 2,400,000 | 413,001 | 404,284 | 8,717 |
| <u>Other Public Safety</u> | | | | |
| Contracts-Sheriff | 550,000 | 91,667 | 13,530 | 78,137 |
| Total Other Public Safety | 550,000 | 91,667 | 13,530 | 78,137 |
| <u>Capital Expenditures & Projects</u> | | | | |
| Cap Outlay - Office Computers | 6,000 | 1,000 | - | 1,000 |
| Total Capital Expenditures & Projects | 6,000 | 1,000 | - | 1,000 |
| <u>Road and Street Facilities</u> | | | | |
| Electricity - General | 10,000 | 1,667 | 493 | 1,174 |
| Total Road and Street Facilities | 10,000 | 1,667 | 493 | 1,174 |
| <u>Park & Grounds</u> | | | | |
| R&M-Parks | 50,000 | 8,333 | - | 8,333 |
| Total Park & Grounds | 50,000 | 8,333 | - | 8,333 |
| <u>Special Events</u> | | | | |
| Misc-Event Expense | 75,000 | 12,500 | - | 12,500 |
| Total Special Events | 75,000 | 12,500 | - | 12,500 |
| <u>Reserves</u> | | | | |
| Reserve - Buildings | 50,000 | 50,000 | - | 50,000 |
| Total Reserves | 50,000 | 50,000 | - | 50,000 |
| TOTAL EXPENDITURES & RESERVES | 3,141,000 | 578,168 | 418,307 | 159,861 |

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2018

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|----------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 208,251 | (232,220) | (440,471) |
| Net change in fund balance | \$ - | \$ 208,251 | \$ (232,220) | \$ (440,471) |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | 652,795 | 652,795 | 652,795 | |
| FUND BALANCE, ENDING | \$ 652,795 | \$ 861,046 | \$ 420,575 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--------------------------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ - | \$ 961 | \$ 961 |
| Donations | 150,000 | 25,000 | 110,905 | 85,905 |
| TOTAL REVENUES | 150,000 | 25,000 | 111,866 | 86,866 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Bank Charges | - | - | 13 | (13) |
| Total Administration | - | - | 13 | (13) |
| <u>Public Assistance</u> | | | | |
| Misc-Admin Fee (%) | 11,300 | 1,883 | - | 1,883 |
| Assistance Program | 138,700 | 23,117 | - | 23,117 |
| Total Public Assistance | 150,000 | 25,000 | - | 25,000 |
| TOTAL EXPENDITURES | 150,000 | 25,000 | 13 | 24,987 |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | 111,853 | 111,853 |
| Net change in fund balance | \$ - | \$ - | \$ 111,853 | \$ 111,853 |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | 283,045 | 283,045 | 283,045 | |
| FUND BALANCE, ENDING | \$ 283,045 | \$ 283,045 | \$ 394,898 | |

City of Westlake

Supporting Schedules

November 30, 2018

Cash and Investment Report

November 30, 2018

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 | \$607,705 |
| Money Market | BankUnited | MMA | n/a | 1.00% | \$87,967 |
| | | | | Subtotal | <u>\$695,672</u> |

SPECIAL REVENUE FUND

| | | | | | |
|--------------|------------|-----|-----|-----------------|---------------------------|
| Money Market | BankUnited | MMA | n/a | 1.00% | \$394,897 |
| | | | | Subtotal | <u>\$394,897</u> |
| | | | | Total | <u><u>\$1,090,569</u></u> |

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
 Statement No. 11/18
 Statement Date 11/30/2018

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 607,704.82 | Statement Balance | 689,335.55 |
| G/L Balance | 607,704.82 | Outstanding Deposits | 919.12 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 690,254.67 |
| Subtotal | 607,704.82 | Outstanding Checks | 82,549.85 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 607,704.82 | Ending Balance | 607,704.82 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference | |
|----------------------------------------|---------------|--------------|------------------------------------|------------------|----------------|------------------|--------|
| Outstanding Checks | | | | | | | |
| 10/30/2018 | Payment | 7608 | BLOX LLC | 4.00 | 0.00 | 4.00 | |
| 11/17/2018 | Payment | DD162 | Payment of Invoice 001296 | 84.82 | 0.00 | 84.82 | |
| 11/27/2018 | Payment | 7628 | SEMINOLE IMPROVEMENT DISTRICT | 2,160.00 | 0.00 | 2,160.00 | |
| 11/27/2018 | Payment | 7629 | OFFICE DEPOT | 140.99 | 0.00 | 140.99 | |
| 11/27/2018 | Payment | 7631 | GREATAMERICA FINANCIAL SERVICES CO | 315.13 | 0.00 | 315.13 | |
| 11/27/2018 | Payment | 7632 | FLORIDA VENDORS ASSOCIATION | 1,200.00 | 0.00 | 1,200.00 | |
| 11/29/2018 | Payment | 7634 | CHEN MOORE & ASSOCIATES, INC. | 42,373.64 | 0.00 | 42,373.64 | |
| 11/30/2018 | Payment | 7635 | CROWN CASTLE-STA PROPERTY | 202.88 | 0.00 | 202.88 | |
| 11/30/2018 | Payment | 7636 | T-MOBILE USA, INC. | 199.30 | 0.00 | 199.30 | |
| 11/30/2018 | Payment | 7637 | INFRAMARK, LLC | 34,569.09 | 0.00 | 34,569.09 | |
| 11/30/2018 | Payment | 7638 | MARK L. DUBOIS | 925.00 | 0.00 | 925.00 | |
| 11/30/2018 | Payment | 7639 | FCCMA | 375.00 | 0.00 | 375.00 | |
| Total Outstanding Checks..... | | | | 82,549.85 | | 82,549.85 | |
| Outstanding Deposits | | | | | | | |
| 11/30/2018 | | DEP00459 | SOLID WASTE | G/L Ac | 284.35 | 0.00 | 284.35 |
| 11/30/2018 | | DEP00461 | PERMIT | G/L Ac | 634.77 | 0.00 | 634.77 |
| Total Outstanding Deposits..... | | | | 919.12 | | 919.12 | |

City of Westlake

Check register

November 1-30, 2018

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(Sorted by Check / ACH No.)**

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | GL Account # | Amount Paid |
|---------------------------|-----------------|----------|--------------------------------------|-------------------|-------------------------------|-------------------------------|--------------|-------------|
| GENERAL FUND - 001 | | | | | | | | |
| 001 | 7612 | 11/08/18 | SUN BOLT, INC. | TLAKE-102718 | SHIRTS | Misc-Contingency | 549900-51301 | \$59.96 |
| 001 | 7613 | 11/08/18 | FED EX | 6-353-89879 | SERVICE FOR 10/22/18 | Postage and Freight | 541006-51301 | \$36.84 |
| 001 | 7614 | 11/08/18 | FLORIDA TECHNICAL CONSULTANTS | 547 | SVC.FOR 9/24-10/24/18 | ProServ-Info Technology | 531020-51301 | \$2,369.50 |
| 001 | 7614 | 11/08/18 | FLORIDA TECHNICAL CONSULTANTS | 547 | SVC.FOR 9/24-10/24/18 | Due from Other Districts | 133500-51301 | \$1,015.50 |
| 001 | 7615 | 11/08/18 | FPL | 99121-102218 | 09796-99121 7/20-10/8/18 | Misc-Contingency | 549900-51301 | \$203.09 |
| 001 | 7615 | 11/08/18 | FPL | 00227-102618 | 78436-00227 7/19-10/19/18 | Misc-Contingency | 549900-51301 | \$236.96 |
| 001 | 7615 | 11/08/18 | FPL | 00227-102418 | 78436-00227 DEPOSIT | Deposits | 156100-51301 | \$100.00 |
| 001 | 7617 | 11/14/18 | NOVA ENGINEERING AND | 0176970 | PROF SERVICE 9/30-10/27/18 | ProfServ-Building Permits | 531091-51501 | \$54,540.00 |
| 001 | 7618 | 11/14/18 | OFFICE DEPOT | 224836472001 | MISC OFFICE SUPPLIES | Office Supplies | 551002-51301 | \$147.64 |
| 001 | 7619 | 11/14/18 | PBC SHERIFF'S OFFICE | 61776 | SECURITY FOR 10/1-10/31/18 | Contracts-Sheriff | 534100-52901 | \$7,116.00 |
| 001 | 7620 | 11/14/18 | PBC FINANCE DEPARTMENT | TLAKE-103118 | IMPACT FEES-10/18 | Other Current Liabilities | 229000 | \$70,625.88 |
| 001 | 7621 | 11/14/18 | MUNICIPAL CODE CORPORATION | 00320405 | ANNUAL WEBSITE HOSTING | ProfServ-Web Site Maintenance | 531094-51301 | \$1,375.00 |
| 001 | 7621 | 11/14/18 | MUNICIPAL CODE CORPORATION | 00320405 | ANNUAL WEBSITE HOSTING | Prepaid Items | 155000-51301 | \$125.00 |
| 001 | 7622 | 11/14/18 | FED EX | 6-360-83550 | SERVICE FOR 10/31/18 | Postage and Freight | 541006-51301 | \$29.15 |
| 001 | 7623 | 11/14/18 | SOLID WASTE AUTHORITY | SWA-103118 | SOLID WAST AUTHORITY 10/18 | Solid Waste fees | 202130 | \$1,718.37 |
| 001 | 7624 | 11/19/18 | CMG-PB REMITTANCE ADDRESS | 35857-110318 | NOTICE OF ORDINANCE 11/2/18 | Legal Advertising | 548002-51301 | \$116.96 |
| 001 | 7625 | 11/19/18 | MARK L. DUBOIS | 18201 | SERVICE FOR 10/18 | ProfServ-Consultants | 531075-51301 | \$575.00 |
| 001 | 7626 | 11/19/18 | WESTSIDE REPROGRAPHICS, INC | 270676 | BOND COPY | Printing and Binding | 547001-51301 | \$193.12 |
| 001 | 7627 | 11/27/18 | LAW OFFICES OF PAM E. BOOKER, ESQ | 129 | LEGAL SERVICE 11/18 | ProfServ-Legal Services | 531023-51401 | \$30,572.39 |
| 001 | 7628 | 11/27/18 | SEMINOLE IMPROVEMENT DISTRICT | TLAKE-111918 | REIMB FOR MAINT PERSONNEL | General Government | 549109-51301 | \$2,160.00 |
| 001 | 7629 | 11/27/18 | OFFICE DEPOT | 229025647001 | OFFICE SUPPLIES | Office Supplies | 551002-51301 | \$46.64 |
| 001 | 7629 | 11/27/18 | OFFICE DEPOT | 229061127001 | OFFICE SUPPLIES | Office Supplies | 551002-51301 | \$10.58 |
| 001 | 7629 | 11/27/18 | OFFICE DEPOT | 229061128001 | MISC OFFICE SUPPLIES | Office Supplies | 551002-51301 | \$83.77 |
| 001 | 7630 | 11/27/18 | FPL | 45148 16300 TCP N | SERVICE FOR 10/28-11/16/18 | General Government | 549109-51301 | \$65.75 |
| 001 | 7631 | 11/27/18 | GREATAMERICA FINANCIAL SERVICES CORP | 23710281 | COPIER RENTAL | Office Supplies | 551002-51301 | \$315.13 |
| 001 | 7632 | 11/27/18 | FLORIDA VENDORS ASSOCIATION | HCA124118 | CLEANING 10/5 THRU 10/26/18 | Misc-Contingency | 549900-51301 | \$600.00 |
| 001 | 7632 | 11/27/18 | FLORIDA VENDORS ASSOCIATION | HCA124103 | CLEANING 9/7-9/28/18 | General Government | 549109-51301 | \$600.00 |
| 001 | 7634 | 11/29/18 | CHEN MOORE & ASSOCIATES, INC. | 0000135911 | ENGINEERING SERVICE 8/1-10/31 | ProfServ-Engineering | 531013-51501 | \$42,373.64 |
| 001 | 7635 | 11/30/18 | CROWN CASTLE-STA PROPERTY | 070618 | PERMIT FEE DIFFERENCE REIMB | refund of overpayment | 322000-51301 | \$202.88 |
| 001 | 7636 | 11/30/18 | T-MOBILE USA, INC. | 63851-112118 | SERVICE FOR 10/21-11/20/18 | Communication - Telephone | 541003-51301 | \$199.30 |
| 001 | 7637 | 11/30/18 | INFRAMARK, LLC | 35905 | 11/18 MANAGEMENT FEES | Management Services | 531093-51301 | \$34,166.67 |
| 001 | 7637 | 11/30/18 | INFRAMARK, LLC | 35905 | 11/18 MANAGEMENT FEES | Postage and Freight | 541006-51301 | \$11.75 |
| 001 | 7637 | 11/30/18 | INFRAMARK, LLC | 35905 | 11/18 MANAGEMENT FEES | ProfServ-Web Site Maintenance | 531094-51301 | \$366.67 |
| 001 | 7637 | 11/30/18 | INFRAMARK, LLC | 35905 | 11/18 MANAGEMENT FEES | Copies | 547006-51301 | \$24.00 |
| 001 | 7638 | 11/30/18 | MARK L. DUBOIS | 18203 | SERVICE FOR 11/12-11/21/18 | ProfServ-Consultants | 531075-51301 | \$925.00 |

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(Sorted by Check / ACH No.)**

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-------------------|-----------------|----------|----------------------|------------------|-----------------------------------|-------------------------------|---------------|---------------------|
| 001 | 7639 | 11/30/18 | FCCMA | 33979FCCMA1819 | FCCMA MEMBERSHIP | Dues, Licenses, Subscriptions | 554020-51301 | \$375.00 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | PUBLIX FRUIT | 551002-51301 | \$18.95 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | WALGREENS CARD | 551002-51301 | \$3.21 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | AMAZON PRIME MEMBERSHIP | 554001-51301 | \$13.22 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | PUBLIX MISC SUPPLIES | 551002-51301 | \$16.33 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | POSTAL CENTER POSTAGE | 541006-51301 | \$54.50 |
| 001 | DD156 | 11/04/18 | CARD SERVICES CENTER | 0968-101018 | PURCHASES 9/17 THRU 10/5/18 | HOME DEPOT | 551002-51301 | \$70.61 |
| 001 | DD161 | 11/17/18 | FPL | 89127-110618-ACH | 61367-89127 10/8-11/6/18 | Misc-Contingency | 549900-51301 | \$72.56 |
| 001 | DD162 | 11/17/18 | FPL | 99121-110618-ACH | 09796-99121 10/8-11/6/18 | Misc-Contingency | 549900-51301 | \$84.82 |
| 001 | 7616 | 11/13/18 | PHILLIP D EVERETT | PAYROLL | November 13, 2018 Payroll Posting | | | \$2,909.27 |
| 001 | DD157 | 11/13/18 | KARA S. CRUMP | PAYROLL | November 13, 2018 Payroll Posting | | | \$2,784.77 |
| 001 | DD158 | 11/13/18 | KATRINA L. LONG | PAYROLL | November 13, 2018 Payroll Posting | | | \$2,784.77 |
| 001 | DD159 | 11/13/18 | ROGER B MANNING | PAYROLL | November 13, 2018 Payroll Posting | | | \$2,826.27 |
| 001 | DD160 | 11/13/18 | JOHN A. STANAVITCH | PAYROLL | November 13, 2018 Payroll Posting | | | \$2,867.77 |
| Fund Total | | | | | | | | \$268,190.19 |

| | |
|--------------------------|---------------------|
| Total Checks Paid | \$268,190.19 |
|--------------------------|---------------------|

Seventh Order of Business

7A



City of Westlake
Planning and Zoning Department
Staff Report – MPA-2018-02 -1/14/19

PETITION DESCRIPTION

PETITION NUMBER: **MPA-2018-02 – Master Plan Amendment**

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: Amend the Minto Westlake Final Master Plan as follows:

- Reduction in TND Pod M acreage from 115.17 acres to 64.39 acres (decrease of 50.78 acres)
- Reduction in TND Pod M dwelling units from 626 units to 385 units (decrease of 241 units)
- Increase in PUD Pod O dwelling units from 165 units to 183 units (increase of 18 units)
- Increase in TND Pod P acreage from 146 acres to 195.14 acres (increase of 49.14 acres)
- Increase in TND Pod P dwelling units from 500 units to 659 units (increase of 159 units)
- Increase in TND Pod S acreage from 202.77 acres to 207.56 acres (increase of 4.79 acres)
- Increase in TND Pod S dwelling units from 1,043 units to 1,107 units (increase of 64 units)
- Reduction in Pod PC-2 acreage from 9.56 acres to 9.14 acres (decrease of 0.42 acres)
- Reduction in Pod PC-3 acreage from 12.71 acres to 9.98 acres (decrease of 2.73 acres)

LOCATION: Westlake, FL 33470

AFFECTED PCN: 77-41-43-05-00-000-1030; 77-41-43-06-00-000-3010; 77-41-43-06-00-000-1010; 77-40-43-12-00-000-1010; 77-41-43-08-00-000-1010; 77-40-43-01-00-000-1010; 77-41-43-07-00-000-1000

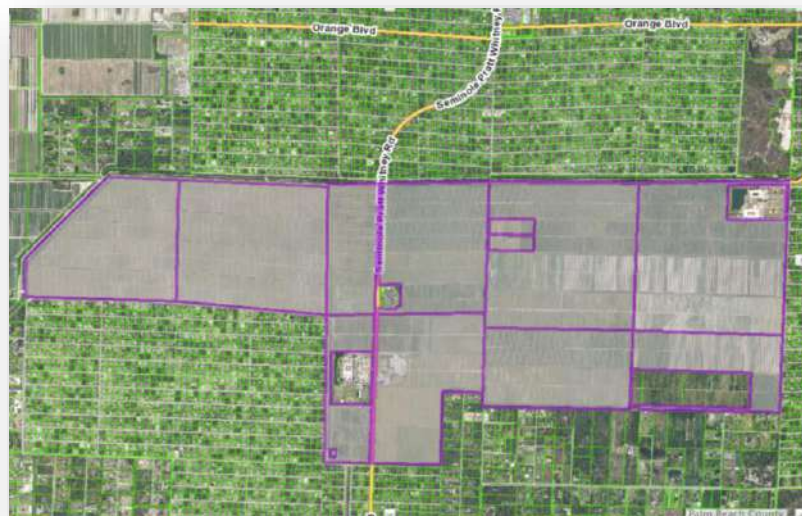
Total Gross Site Area: 3,788.60 acres

Existing Land Use: Vacant and Agricultural

Future Land Use: The City of Westlake adopted its Future Land Use Map on March 12, 2018

Zoning: Traditional Town Development (TTD); Agricultural Enclave Overlay (AGE)

Site Location Map



BACKGROUND

On June 20, 2016, the City of Westlake was incorporated as the 39th municipality in Palm Beach County. Prior to its incorporation, the subject property received *the following approvals from the Palm Beach County Board of County Commissioners:*

October 29, 2014

- *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 include as part of the County's Comprehensive Plan.
- *Resolution No. 2014-1646* 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.

December 8, 2014

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."

On July 8, 2015, the Palm Beach County Development Review Officer (DRO) approved an application for the Final Master Plan, Final Phasing Plan, and Final Transect Plan.

After its incorporation, the City of Westlake approved the following Master Plan amendments:

1. MPA-2016-01

The subject amendment was approved on January 23, 2017, and it modified the Master Plan as follows:

- Reduction in TND Pod F acreage by 42 acres and 200 dwelling units
- Increase in TND Pod P acreage by 42 acres and 200 dwelling units
- Reduction in PUD Pod Q acreage by 21 acres
- Increase in PUD Pod R acreage by 21 acres
- Increase in PUD Pod Q dwelling units by 17 units
- Reduction in PUD Pod U dwelling units by 17 units
- Reduction in TMD Pod L acreage by 5 acres
- Increase in Pod PC-1 acreage by 5 acres
- Right-of-way adjustments

2. MPA-2017-01

The subject amendment was approved on November 13, 2017 and it modified the Master Plan allowing minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q: Eleven (11) dwelling units were transferred from Pod R to Pod Q.

- Increase in PUD Pod R dwelling units from 239 units to 388 units (increase of 149 units)
- Reduction in PUD Pod U dwelling units from 397 units to 248 units (decrease of 149 units)
- Increase in PUD Pod R acreage from 109.96 acres to 132.97 acres (increase of 23.01 acres)
- Reduction in PUD Pod U acreage from 106.60 acres to 83.59 acres (decrease of 23.01 acres)
- Reduction in Pod P dwelling units from 810 units to 500 units-age restricted/active-adult residential development- (decrease of 310 units)
- Reduction in Pod P acreage from 189.87 acres to 146.00 acres (decrease of 43.87 acres)
- Increase in Pod S dwelling units from 759 units to 1,043 units (increase of 284 units)

- Increase in Pod S acreage from 158.90 acres to 202.77 acres (increase of 43.87 acres)
- Increase in Pod M dwelling units from 600 units to 626 units (increase of 26 units)
- Revise the configuration of Pod P to reflect the proposed internal pod design.
- Update the roadway configurations on the Master Plan to be consistent with the City's recently adopted Future Land Use Map. The roadway acreages that were modified have been added to the affected pod acreage. This resulted in acreage changes to Pods I, J, and K. The acreages for Pods I and K decreased by 0.0048 percent and 6.16 percent, respectively. The acreage for Pod J increased by 15.06 percent.
- The easements and proposed ROW's (60th) contained along the northern boundary of the TTD have been updated to reflect current configuration. The approved FMP reflects overlapping easements and ROW dedications. The Applicant has worked to remove any overlapping easements from the TTD boundary, which has been depicted on the proposed FMP.

3. MPA-2018-01

The subject amendment was approved on July 24, 2018, and it modified the Master Plan as follows:

- Modifications to the dwelling unit allocation in Pods M, P, R and U
- Modification to the boundary of Pods P, R, S and U
- Updates to roadway configurations
- Adjustments to the acreages of Pods I, J and K to reflect the right of way changes to be consistent with the approved Comprehensive Plan (1.94 acres of right of way decreased, resulting in an increase of 1.94 acres within the MUPD parcels (I, J and K)
- Modifications to the Transect Plan and Phasing Plan to provide consistency with the Final Master Plan

On March 12, 2018, the City Council adopted the City's Comprehensive Plan (Ordinance 2017-05). Until the City adopts its Code of Ordinances, all development within the City limits shall be in compliance with the County's Code of Ordinances effective at the time of its incorporation.

APPLICATION REQUEST & ANALYSIS

The applicant is requesting an amendment to the Minto Westlake Final Master Plan as follows:

1. Modifications to the dwelling unit allocation in Pods M, O, P, S PC-2 and PC-3.
2. Updates to roadway configurations.
3. Adjustments to the acreages and densities of Pods M, P and S. Adjustments to acreages of Pods PC-2 and PC-3.
4. Modifications to the Transect Plan and Phasing Plan to provide consistency with the Final Master Plan.

Final Master Plan

The applicant is proposing to make the following modification to the Final Master Plan (FMP) that was previously approved on July 24, 2018 (MPA-2018-01):

1. Reduction in TND Pod M acreage from 115.17 acres to 64.39 acres (decrease of 50.78 acres)
2. Reduction in TND Pod M dwelling units from 626 units to 385 units (decrease of 241 units)
3. Increase in PUD Pod O dwelling units from 165 units to 183 units (increase of 18 units)
4. Increase in TND Pod P acreage from 146 acres to 195.14 acres (increase of 49.14 acres)
5. Increase in TND Pod P dwelling units from 500 units to 659 units (increase of 159 units)
6. Increase in TND Pod S acreage from 202.77 acres to 207.56 acres (increase of 4.79 acres)
7. Increase in TND Pod S dwelling units from 1,043 units to 1,107 units (increase of 64 units)

- 8. Reduction in Pod PC-2 acreage from 9.56 acres to 9.14 acres (decrease of 0.42 acres)
- 9. Reduction in Pod PC-3 acreage from 12.71 acres to 9.98 acres (decrease of 2.73 acres)

The overall acreage of PUD areas will remain unchanged. The total TND pod acreage will remain unchanged as well. **Table 1** summarizes amendments to the Final Master Plan including petitions 2016-01, 2017-01, 2018-01 and the current subject application 2018-02 in terms of acreage, number of dwelling units and density.

Table 1. Summary of Amendments to the Final Master Plan Including the Subject Application

| | | ACREAGE | | | | NO. DWELLING UNITS | | | | DENSITY | | | |
|------------|------------|------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| POD(1) | | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 |
| C | REC | 125 | 125 | 125 | 125 | - | - | - | - | - | - | - | - |
| B | PUD | 125 | 125 | 125 | 125 | 500 | 500 | 500 | - | 4.00 | 4.00 | 4.00 | 4.00 |
| E | TND | 29.3 | 29.3 | 29.3 | 29.3 | 150 | 150 | 150 | - | 5.12 | 5.12 | 5.12 | 5.12 |
| F | TND | 32.22 | 32.22 | 32.22 | 32.22 | 150 | 150 | 150 | - | 4.66 | 4.66 | 4.66 | 4.66 |
| G | TMD | 74.95 | 74.95 | 74.95 | 74.95 | 10 | 10 | 10 | - | - | - | - | - |
| H | MUPD | 40.7 | 40.7 | 40.7 | 40.7 | - | - | - | - | - | - | - | - |
| I | MUPD | 68.38 | 68.38 | 68.05 | 68.05 | - | - | - | - | - | - | - | - |
| J | MUPD | 32.2 | 32.2 | 37.05 | 37.05 | - | - | - | - | - | - | - | - |
| K | MUPD | 41.16 | 41.16 | 38.58 | 38.58 | - | - | - | - | - | - | - | - |
| L | TMD | 55.18 | 55.18 | 55.18 | 55.18 | 30 | 30 | 30 | - | - | - | - | - |
| M | TND | 115.17 | 115.17 | 115.17 | 64.39 | 600 | 600 | 626 | 385 | 5.21 | 5.21 | 5.44 | 5.98 |
| N | TND | 54.62 | 54.62 | 54.62 | 54.62 | 260 | 260 | 260 | 260 | 4.76 | 4.76 | 4.76 | 4.76 |
| O | PUD | 62.7 | 62.7 | 62.7 | 62.7 | 165 | 165 | 165 | 183 | 2.63 | 2.63 | 2.63 | 2.92 |
| P | TND | 189.87 | 189.87 | 146 | 195.14 | 810 | 810 | 500 | 659 | 4.14 | 4.27 | 3.42 | 3.38 |
| Q | PUD | 111.82 | 111.82 | 111.82 | 111.82 | 325 | 336 | 336 | 336 | 2.32 | 3.00 | 3.00 | 3.00 |
| R | PUD | 109.96 | 109.96 | 132.97 | 132.97 | 250 | 239 | 388 | 388 | 2.82 | 2.17 | 2.92 | 2.92 |
| S | TND | 158.9 | 158.9 | 202.77 | 207.56 | 759 | 759 | 1,043 | 1,107 | 4.78 | 4.78 | 5.14 | 5.33 |
| T | PUD | 52.56 | 52.56 | 52.56 | 52.56 | 140 | 140 | 140 | 140 | 2.66 | 2.66 | 2.66 | 2.66 |
| U | PUD | 106.6 | 106.6 | 83.59 | 83.59 | 397 | 397 | 248 | 248 | 3.88 | 3.72 | 2.97 | 2.97 |
| V | REC | 67 | 67 | 67 | 67 | - | - | - | - | - | - | - | - |
| PACK PLANT | | 26.8 | 26.8 | 26.8 | 26.8 | - | - | - | - | - | - | - | - |
| C-1 | CIVIC | 4.4 | 4.4 | 4.41 | 4.41 | - | - | - | - | - | - | - | - |
| C-2 | CIVIC | 6.3 | 6.3 | 6.3 | 6.3 | - | - | - | - | - | - | - | - |
| C-3 | CIVIC | 12 | 12 | 12 | 12 | - | - | - | - | - | - | - | - |
| C-4 | CIVIC | 50 | 50 | 50 | 50 | - | - | - | - | - | - | - | - |
| PC-1 | PRVT CIVIC | 14.88 | 14.88 | 14.88 | 14.88 | - | - | - | - | - | - | - | - |
| PC-2 | PRVT CIVIC | 9.56 | 9.56 | 9.56 | 9.14 | - | - | - | - | - | - | - | - |
| PC-3 | PRVT CIVIC | 12.71 | 12.71 | 12.71 | 9.98 | - | - | - | - | - | - | - | - |
| PC-4 | PRVT CIVIC | 11 | 11 | 11 | 11 | - | - | - | - | - | - | - | - |
| PC-5 | PRVT CIVIC | 4.7 | 4.7 | 4.7 | 4.7 | - | - | - | - | - | - | - | - |
| TOTAL | | 1,806 | 1,806 | 1,808 | 1,808 | 4,546 | 4,546 | 4,546 | - | 4,546 | 4,546 | 4,546 | - |

Phasing Plan

The Applicant has updated the table on the Phasing Plan to reflect the reallocation of the dwelling units and acreages from Pods M, O, P, S, PC-2 and PC-3. In addition, the phasing schedule for Phase 2 has been modified to include Pod O previously on Phase 4.

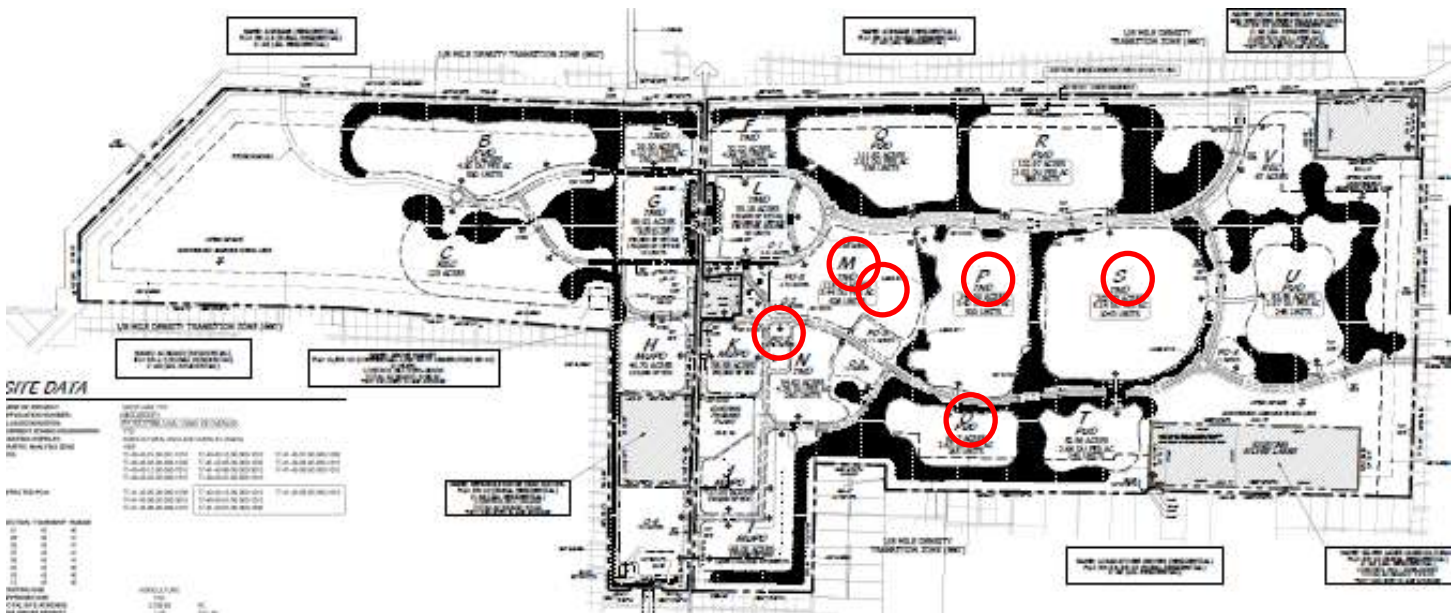
The City's Transportation Engineer reviewed the traffic equivalency for the Master Plan Amendment, MPA-2018-02. Since the amendment does not change the overall acreage or number of residential units, there is no traffic impact.

Table 2. Proposed Phasing Plan Amendments

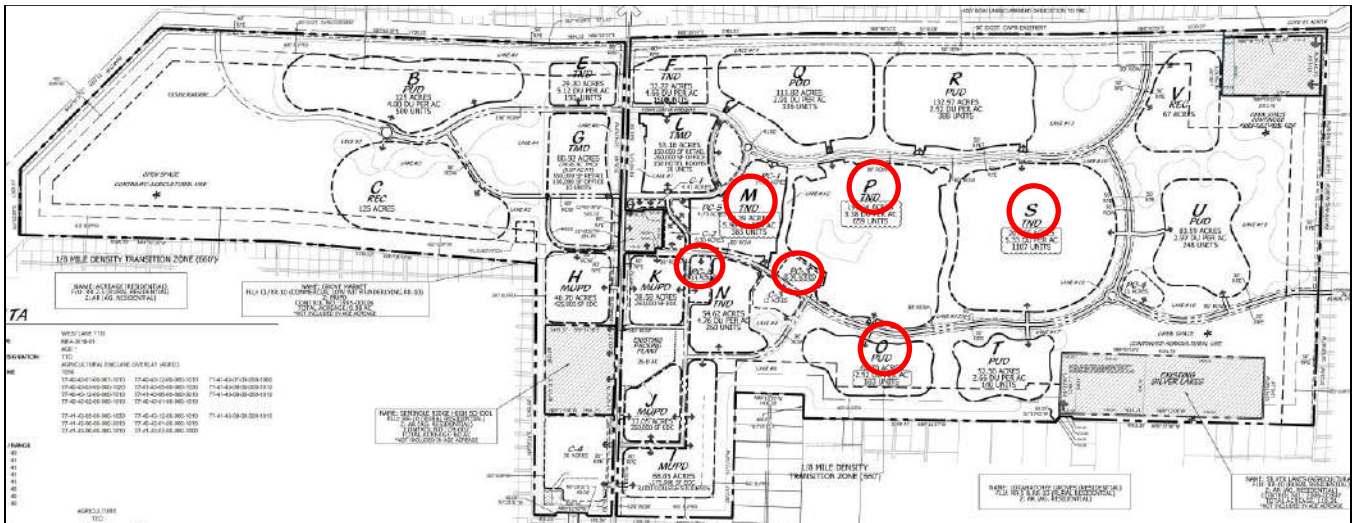
| TTD PHASING TABLE | | | | | | | | | | | | |
|-------------------|----------------------|----------|------------------|----------------|---------------|----------------|----------------------|----------|------------------|----------------|---------------|----------------|
| PHASE | PETITION MPA-2018-01 | | | | | | PETITION MPA-2018-02 | | | | | |
| | PARCEL | ACRES | CUMULATIVE ACRES | DWELLING UNITS | CUMULATIVE DU | NON RES. ACRES | PARCEL | ACRES | CUMULATIVE ACRES | DWELLING UNITS | CUMULATIVE DU | NON RES. ACRES |
| 1 | L,Q,R,P | 1,478.50 | 1,478.50 | 1,254.00 | 1,254.00 | 55.18 | L,Q,R,P | 1,529.16 | 1,529.18 | 1,413 | 1,413 | 55.18 |
| 2 | M | 254.61 | 1,733.11 | 626.00 | 1,880.00 | 0.00 | M,O | 373.45 | 1,902.63 | 568 | 1,981 | 0.00 |
| 3 | F,J | 75.75 | 1,808.86 | 150.00 | 2,030.00 | 37.05 | F,J | 75.75 | 1,978.38 | 150 | 2,131 | 37.05 |
| 4 | G,K,N,O | 384.99 | 2,193.85 | 435.00 | 2,465.00 | 113.53 | G,K,N | 224.56 | 2,202.94 | 270 | 2,401 | 113.53 |
| 5 | I | 119.66 | 2,313.51 | - | 2,465.00 | 68.05 | I | 119.66 | 2,322.60 | 0 | 2,401 | 68.05 |
| 6 | B,S,T | 625.75 | 2,939.26 | 1,683.00 | 4,148.00 | 0.00 | B,S,T | 616.66 | 2,939.26 | 1,747 | 4,148 | 0.00 |
| 7 | U,V | 541.84 | 3,481.10 | 248.00 | 4,396.00 | 0.00 | U,V | 541.84 | 3,481.10 | 248 | 4,396 | 0.00 |
| 8 | E | 31.62 | 3,512.72 | 150.00 | 4,546.00 | 0.00 | E | 31.62 | 3,512.72 | 150 | 4,546 | 0.00 |
| 9 | C | 230.53 | 3,743.25 | - | 4,546.00 | 0.00 | C | 230.53 | 3,743.25 | 0 | 4,546 | 0.00 |
| 10 | H | 45.35 | 3,788.60 | - | 4,546.00 | 40.70 | H | 45.35 | 3,788.60 | 0 | 4,546 | 40.70 |
| TOTAL | | 3788.6 | 3788.6 | 4,546 | 4,546 | 314.51 | | 3788.6 | 3788.6 | 4,546 | 4,546 | 314.51 |

The maps below present a graphic depiction of the current approved Final Master Plan and the proposed amendments. The pods that are affected by this this master plan amendment are identified on the subject maps.

Current Master Plan



Proposed Master Plan



Transect Plan

Per Policy 2.2.5-e of the PBC Comprehensive Plan, the Westlake Agricultural Enclave was required to include a series of transect zones. The intent of the transect zones is to allow the clustering of densities, promote variety of neighborhoods, and create transitions areas. The Comprehensive Plan sets forth three different transect zones: (1) Natural Transect, (2) Sub-urban Transect, and (3) Urban Transect. As part of the subject application, the Transect Plan has been updated to reflect the reallocation of dwelling units and acreages from Pod M, O, P, S, PC-2 and PC-3 to be consistent with the FMP. The adjusted Transect Plan remains in full compliance with the Comprehensive Plan Conceptual Plan and policies.

The Natural Transect consists of Rural Parkways, open space, active and passive recreation, agriculture, conservations, landscape buffers, water bodies, etc. The Westlake TTD is required to maintain a minimum Natural Transect area of 55 percent. No changes are proposed to the percentage of Natural Transect area with the subject application.

Consistency with Comprehensive Plan

The proposed amendments to the FMP are consistent with the Comprehensive Plan, including the Conceptual Plan, as discussed below. To ensure continued consistency with the City’s Comprehensive Plan, the roadways shown on the FMP have been updated to match the recently adopted Future Land Use Map.

Consistency with Development Order conditions of approval

As part of the subject application, the Applicant provided a status update of the applicable conditions of approval within Resolution 2014-1646. The following conditions are related to the Final Master Plan:

- All Petitions – No. 2, 3, 7, 8
- Environmental – No. 1
- Landscape- General – No. 1
- Palm Tran – No. 1, 2, 3
- Planning – No. 2, 3, 6, 8, 10, 11, 12, 14, 16, 37, 43, 47

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

| CONDITIONS | STATUS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>ALL PETITIONS</u></p> <p>2. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Master Plan, Transect Plan, and the Phasing Plan shall be revised to:</p> <p>a. convert 150,000 square feet of EDC to Professional or Business Office in Pod G; b. relocate 150,000 square feet of EDC in Pod G to EDC MUPD in Pod H; and, c. convert 250,000 square feet of EDC to Professional or Business Office in Pod L. (DRO: PLANNING- Zoning)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>3. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Concurrency table shall be modified to remove the notation "Requested uses other than college or hotel will be subject to BCC approval." (DRO: ZONING- Zoning)</p> | <p>The condition was satisfied with the approved Final</p> |
| | <p>Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p style="text-align: center;"><u>ENVIRONMENTAL</u></p> <p>1. A Phase II Environmental Audit, with emphasis on the areas used as storage for regulated substances and the areas designated for residential development, shall be submitted to the Department of Environmental Resources Management for review and approval prior to Final Master Plan approval by the Development Review Officer. DRO: ENVIRONMENTAL RESOURCES MANAGEMENT Environmental Resources Management)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p style="text-align: center;"><u>LANDSCAPE-GENERAL</u></p> <p>1. Prior to Final Master Plan Approval by the Development Review Officer (DRO), the Property Owner shall submit a Conceptual Landscape Plan for the Landscape Buffer as described in Landscape Condition 2. The Landscape Plan may be combined with the Rural Parkway Conceptual Landscape Plan pursuant to the requirements of Planning Conditions. (DRO: ZONING- Zoning)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p style="text-align: center;"><u>PLATTING AND DEED</u></p> <p>1. Prior to October 1, 2018, the Property Owner and its successors and/or assigns shall provide the School Board of Palm Beach County with the following:</p> <p>a. A warranty deed for a minimum of 12.00 acres for the public school site. The property owner shall plat and dedicate the school site to the Palm Beach County School District prior to conveying the deed and shall have satisfied each of the conditions prior to deed conveyance.</p> | <p>The condition was satisfied with the plat approval of the Final School Site Plat and Final Plat for Persimmon Blvd E, Plat 2, by the Westlake City Council on 9/19/18.</p> |
| <p style="text-align: center;"><u>PALM TRAN</u></p> <p>1. Prior to Final Master Plan Approval by the Development Review Officer, the Applicant shall submit an Access Management Plan to Palm Tran for review and approval. The Plan shall indicate the location of an easement for a Bus Stop Boarding and Alighting Area at approximately every quarter-mile along the main conveyance of Seminole-Pratt Whitney Road. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. The easement location shall also be shown the roadway design plans for Seminole Pratt-Whitney Road and the related rural parkway plans. (DRO/ONGOING: PALM-TRAN- Palm-Tran)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |

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| <p>2. Prior to Final Master Plan Approval by the Development Review Officer, the Applicant shall submit an Access Management Plan to Palm Tran for review and approval. The Plan shall indicate a Bus Bay and/or Bulb Out at a Bus Stop Boarding and Alighting Area at approximately every half-mile along the main conveyance of Seminole-Pratt Whitney Road. This requirement, in conjunction with a Bus Stop Boarding and Alighting Area easement, is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. The Bus Bay and/or Bulb Out location shall also be shown on the roadway design plans for Seminole Pratt-Whitney Road and the related rural parkway plans. (DRO/ONGOING: PALM-TRAN - Palm-Tran)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>3. Prior to Final Master Plan Approval by the Development Review Officer, the Master Plan shall be revised to indicate a minimum two-acre Park and Ride lot with a Bus Bay and/or</p> | <p>The condition was satisfied with the</p> |
| <p>Bulb Out at a Bus Stop Boarding and Alighting Area in Pod I, in conjunction with the development of the community college, and shall be subject to the approval of Palm Tran. This requirement, in conjunction with a Bus Stop Boarding and Alighting Area easement, is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. The 2-acre Park and Ride lot and pertinent information shall also be shown on the Site plan for Pod I. (DRO/ONGOING: PALM-TRAN - Palm-Tran)</p> | <p>Approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p><u>PLANNING-LAND USE ORDINANCE</u></p> | |
| <p>2. Non-residential uses shall be limited to the following maximum intensities:</p> <ul style="list-style-type: none"> a. 500,000 square feet of Commercial uses; b. 450,000 square feet of Commercial Office uses; c. 1,050,000 square feet of Light Industrial and Research and Development Uses (defined as those that are not likely to cause undesirable effects upon nearby areas; these uses shall not cause or result in the dissemination of excessive dust, smoke, fumes, odor, noise, vibration or light beyond the boundaries of the lot on which the use is conducted); d. 200,000 square feet of Civic uses; e. 150 room Hotel; and f. 3,000 student College/University. (ONGOING: PLANNING – Planning) | <p>The proposed FMP amendment does not exceed the maximum intensities stated herein.</p> |
| <p>3. Development of the site must conform with the Site Data table, the Conceptual Plan and the Implementing Principles. (ONGOING: PLANNING- Planning)</p> | <p>The proposed FMP amendment does conform to the approved site data table, Conceptual Plan, and Implementing Principles.</p> |
| <p>6. The Conceptual Plan and Implementing Principles require:</p> <ul style="list-style-type: none"> a. The Conceptual Plan establishes a maximum of 15% of Enclave may be developed under the PUD-Residential Pod standards; b. The Conceptual Plan depicts the location of Rural Parkways; and c. The Implementing Principles establishes provisions consistent with the "Transect Zone" definition in the Comprehensive Plan. (ONGOING: PLANNING- Planning) | <p>The proposed FMP amendment is in compliance with this condition and percentage thresholds.</p> |

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>8. To ensure a balanced development with a diversity of uses: at the time of rezoning and any subsequent Development Order Amendments, the project shall include a Phasing Plan and/or Conditions of Approval requiring minimum non-residential uses to be concurrent with residential uses, unless all non-residential uses are built out. (ONGOING: PLANNING-Planning)</p> | <p>The proposed amendment includes an updated Phasing Plan, which demonstrates residential and non-residential uses being provided in Phase I of development.</p> |
| <p>10. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan shall be revised to include a table indicating minimum dimensions for the Natural Transect. (DRO: PLANNING- Planning)</p> | <p>The condition was satisfied with the approved Final</p> |
| | <p>Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>11. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan shall be revised to indicate a minimum of fifty-five (55) percent of the total land area designated as Natural Transect. (DRO: PLANNING- Planning)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>12. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan and associated table shall be revised to indicate the location, quantities, and requirements of the Sub-urban Transect Subzones. (DRO: PLANNING- Planning)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>14. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall provide a conceptual Rural Parkway Landscape Plan , for the subject length of Seminole Pratt-Whitney Road identified as a Rural Parkway in the Comprehensive Plan, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:</p> <ul style="list-style-type: none"> a. Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement; b. Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement; c. Palms, 1 per 1,800 square feet of Rural Parkway Easement; d. Pines, 1 per 4,000 square feet of Rural Parkway Easement; e. Large Shrubs, 1 per 400 square feet of Rural Parkway Easement; f. Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement; g. Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and h. Turf grass and other groundcover as applicable for areas not planted with landscape material. (DRO: PLANNING – Planning) | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>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)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <p>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)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>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)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |
| <p>47. Prior to Final Master Plan approval, the Master Plan shall be revised to incorporate the "AG Enclave TTD Pod Limitations" table as depicted on the adopted Conceptual Plan. (DRO: PLANNING- Planning)</p> | <p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p> |

FINAL REMARKS

The subject application was reviewed and approved administratively by the Development Review Officers (DRO). The City of Westlake DRO includes the City’s Planning and Zoning and Engineering Departments; and, other applicable agencies.

7B



CITY COUNCIL

Master Plan Amendment

MPA-2018-02



01.14.19



APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: Amend the Minto Westlake Final Master Plan

Site Information

| | |
|------------------------------|------------------------------------------------------------------------------|
| Total Gross Site Area | 3,788.60 acres |
| Future Land Use | FLU Map was approved on March 12, 2018 |
| Zoning | Traditional Town Development (TTD) Agricultural Enclave Overlay (AGEO) |

Background

October 29, 2014, Palm Beach County Board of County Commissioners approved:

- ▶ **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 include as part of the County's Comprehensive Plan.
- ▶ **Resolution No. 2014-1646** 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.

December 8, 2014, Palm Beach County Board of County Commissioners approved:

- ▶ **Corrective resolution (No. R-2014-1892)** approved 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."

Background

After its incorporation, the City of Westlake approved the following Master Plan amendments:

MPA-2016-01: Approved on January 23, 2017, MPA-2016-01 modified the Master Plan as follows:

- ▶ 1. Reduction in TND Pod F acreage by 42 acres and 200 dwelling units
- ▶ 2. Increase in TND Pod P acreage by 42 acres and 200 dwelling units
- ▶ 3. Reduction in PUD Pod Q acreage by 21 acres
- ▶ 4. Increase in PUD Pod R acreage by 21 acres
- ▶ 5. Increase in PUD Pod Q dwelling units by 17 units
- ▶ 6. Reduction in PUD Pod U dwelling units by 17 units
- ▶ 7. Reduction in TMD Pod L acreage by 5 acres
- ▶ 8. Increase in Pod PC-1 acreage by 5 acres
- ▶ 9. Right-of-way adjustments

MPA-2017-01: Approved on November 13, 2017, MPA-2017-01 modified the Master Plan allowing adjustments to the pod boundaries, acreages, and dwelling units of **Pods R and Q**: Eleven (11) dwelling units were transferred from Pod R to Pod Q.

MPA-2018-01: Approved on July 24, 2018, subject amendment modified the Master Plan as follows:

- ▶ Modifications to the dwelling unit allocation in Pods M, P, R and U
- ▶ Modification to the boundary of Pods P, R, S and U, and update the roadways to be consistent with the adopted Future Land Use Map
- ▶ Adjustments to the acreages of Pods I, J and K to reflect the right of way changes to be consistent with the approved Comprehensive Plan (1.94 acres of right of way decreased, resulting in an increase of 1.94 acres within the MUPD parcels (I, J and K))
- ▶ Modifications to the Transect Plan and Phasing Plan to provide consistency with the Final Master Plan

City's Comprehensive Plan Ordinance 2017-05

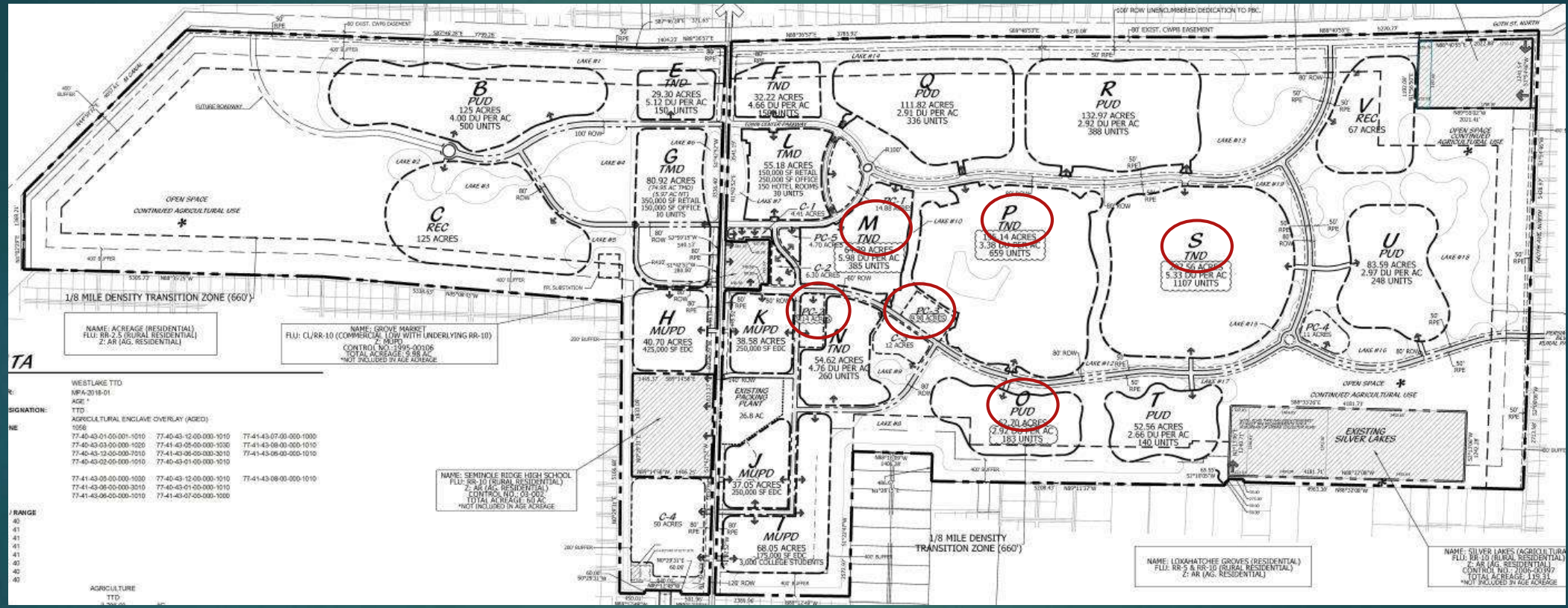
Adopted on March 12, 2018.

Subject Final Master Plan Amendment- MPA-2018-02

- ▶ 1. **Reduction** in TND Pod M acreage from 115.17 acres to 64.39 acres (decrease of 50.78 acres)
- ▶ 2. **Reduction** in TND Pod M dwelling units from 626 units to 385 units (decrease of 241 units)
- ▶ 3. **Increase** in PUD Pod O dwelling units from 165 units to 183 units (increase of 18 units)
- ▶ 4. **Increase** in TND Pod P acreage from 146 acres to 195.14 acres (increase of 49.14 acres)
- ▶ 5. **Increase** in TND Pod P dwelling units from 500 units to 659 units (increase of 159 units)

- ▶ 6. **Increase** in TND Pod S acreage from 202.77 acres to 207.56 acres (increase of 4.79 acres)
- ▶ 7. **Increase** in TND Pod S dwelling units from 1,043 units to 1,107 units (increase of 64 units)
- ▶ 8. **Reduction** in Pod PC-2 acreage from 9.56 acres to 9.14 acres (decrease of 0.42 acres)
- ▶ 9. **Reduction** in Pod PC-3 acreage from 12.71 acres to 9.98 acres (decrease of 2.73 acres)

Proposed Final Master Plan - MPA-2018-02



Summary Table

| | | ACREAGE | | | | NO. DWELLING UNITS | | | | DENSITY | | | |
|------------|------------|------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| POD[1] | | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 | PETITION 2016-01 | PETITION 2017-01 | PETITION 2018-01 | PETITION 2018-02 |
| C | REC | 125 | 125 | 125 | 125 | - | - | - | - | - | - | - | - |
| B | PUD | 125 | 125 | 125 | 125 | 500 | 500 | 500 | | 4.00 | 4.00 | 4.00 | 4.00 |
| E | TND | 29.3 | 29.3 | 29.3 | 29.3 | 150 | 150 | 150 | - | 5.12 | 5.12 | 5.12 | 5.12 |
| F | TND | 32.22 | 32.22 | 32.22 | 32.22 | 150 | 150 | 150 | | 4.66 | 4.66 | 4.66 | 4.66 |
| G | TMD | 74.95 | 74.95 | 74.95 | 74.95 | 10 | 10 | 10 | - | - | - | - | - |
| H | MUPD | 40.7 | 40.7 | 40.7 | 40.7 | - | - | - | | - | - | - | - |
| I | MUPD | 68.38 | 68.38 | 68.05 | 68.05 | - | - | - | | - | - | - | - |
| J | MUPD | 32.2 | 32.2 | 37.05 | 37.05 | - | - | - | | - | - | - | - |
| K | MUPD | 41.16 | 41.16 | 38.58 | 38.58 | - | - | - | | - | - | - | - |
| L | TMD | 55.18 | 55.18 | 55.18 | 55.18 | 30 | 30 | 30 | - | - | - | - | - |
| M | TND | 115.17 | 115.17 | 115.17 | 64.39 | 600 | 600 | 626 | 385 | 5.21 | 5.21 | 5.44 | 5.98 |
| N | TND | 54.62 | 54.62 | 54.62 | 54.62 | 260 | 260 | 260 | 260 | 4.76 | 4.76 | 4.76 | 4.76 |
| O | PUD | 62.7 | 62.7 | 62.7 | 62.7 | 165 | 165 | 165 | 183 | 2.63 | 2.63 | 2.63 | 2.92 |
| P | TND | 189.87 | 189.87 | 146 | 195.14 | 810 | 810 | 500 | 659 | 4.14 | 4.27 | 3.42 | 3.38 |
| Q | PUD | 111.82 | 111.82 | 111.82 | 111.82 | 325 | 336 | 336 | 336 | 2.32 | 3.00 | 3.00 | 3.00 |
| R | PUD | 109.96 | 109.96 | 132.97 | 132.97 | 250 | 239 | 388 | 388 | 2.82 | 2.17 | 2.92 | 2.92 |
| S | TND | 158.9 | 158.9 | 202.77 | 207.56 | 759 | 759 | 1,043 | 1,107 | 4.78 | 4.78 | 5.14 | 5.33 |
| T | PUD | 52.56 | 52.56 | 52.56 | 52.56 | 140 | 140 | 140 | 140 | 2.66 | 2.66 | 2.66 | 2.66 |
| U | PUD | 106.6 | 106.6 | 83.59 | 83.59 | 397 | 397 | 248 | 248 | 3.88 | 3.72 | 2.97 | 2.97 |
| V | REC | 67 | 67 | 67 | 67 | - | - | | | | | | |
| PACK PLANT | | 26.8 | 26.8 | 26.8 | 26.8 | - | - | - | - | - | - | - | - |
| C-1 | CIVIC | 4.4 | 4.4 | 4.41 | 4.41 | - | - | | | | | | |
| C-2 | CIVIC | 6.3 | 6.3 | 6.3 | 6.3 | - | - | | | | | | |
| C-3 | CIVIC | 12 | 12 | 12 | 12 | - | - | | | | | | |
| C-4 | CIVIC | 50 | 50 | 50 | 50 | - | - | - | - | - | - | - | - |
| PC-1 | PRVT CIVIC | 14.88 | 14.88 | 14.88 | 14.88 | - | - | - | - | - | - | - | - |
| PC-2 | PRVT CIVIC | 9.56 | 9.56 | 9.56 | 9.14 | - | - | - | - | - | - | - | - |
| PC-3 | PRVT CIVIC | 12.71 | 12.71 | 12.71 | 9.98 | - | - | - | - | - | - | - | - |
| PC-4 | PRVT CIVIC | 11 | 11 | 11 | 11 | - | - | - | - | - | - | - | - |
| PC-5 | PRVT CIVIC | 4.7 | 4.7 | 4.7 | 4.7 | - | - | - | - | - | - | - | - |
| TOTAL | | 1,806 | 1,806 | 1,808 | 1,808 | 4,546 | 4,546 | 4,546 | | 4,546 | 4,546 | 4,546 | |

Final Remarks

Per the current City's Interim ULDC Code



The subject application **MPA-2018-02** was reviewed and approved Administratively by the Development Review Officers (DRO)

The City of Westlake DRO includes the City's Planning and Zoning and Engineering Departments; and, other applicable agencies.



THANK YOU!

Eighth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney *PB*

Date: January 10, 2019

Subject: Resolution for Ilex Way Phase II

Please find a resolution for approval of the plat for Ilex Way Phase II, road rights of way for Ilex Way Phase II and Ilex Way III. This plat consists of approximately five and one-half acres (5.548) of land lying in section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida.

After submittal of the plats for council approval, City staff and SID attended several meetings with Florida Power and Light regarding placement of electric utilities within the City of Westlake. As a result of those meetings, the City staff, SID and FP&L agreed to modification of the plat language regarding the utility easements and the road rights of way, which will specifically call out provisions for placement of electric utilities. A copy of the current plat language and the proposed plat language is attached hereto. The final plat will be modified to reflect the proposed language prior to execution and recordation should the proposed language be approved by the City Council.

The plat has been reviewed by the City Planner and the City Engineer for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution approving the plat with the modified language for the utility easements and the road rights of way for Ilex Way II and Ilex Way III.

Should you have any questions, or need any additional information, please do not hesitate to call.

(Current)**ROAD RIGHT-OF-WAY**

ILEX WAY PHASE II, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)**ROAD RIGHT-OF-WAY**

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

(Current)**UTILITY EASEMENTS**

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)**UTILITY EASEMENTS**

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT ADDITIONAL EASEMENTS, LICENSES, PERMITS, OR OTHER FORMS OF AUTHORIZATION FOR USE OF THE EASEMENT BY OTHER UTILITY PROVIDERS, INCLUDING, BUT NOT LIMITED TO, USE FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, IN ITS SOLE DISCRETION.

January 14, 2019

RESOLUTION 2019-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT ILEX WAY PHASE II, BEING DESCRIBED AS A PORTION LAND DESCRIBED BY METES AND BOUNDS AS A PARCEL OF LAND LYING IN SECTION 12, 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 ILEX WAY, Phase II, Final Plat, described by metes and bounds as a parcel of land lying in Section 12, 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 have reviewed the application, the final plat and the boundary survey, 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 and boundary survey for ILEX WAY, Phase II, as described in the attached Exhibit "A", containing approximately 5.548 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 January 14, 2019.

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
ILEX WAY PHASE II

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

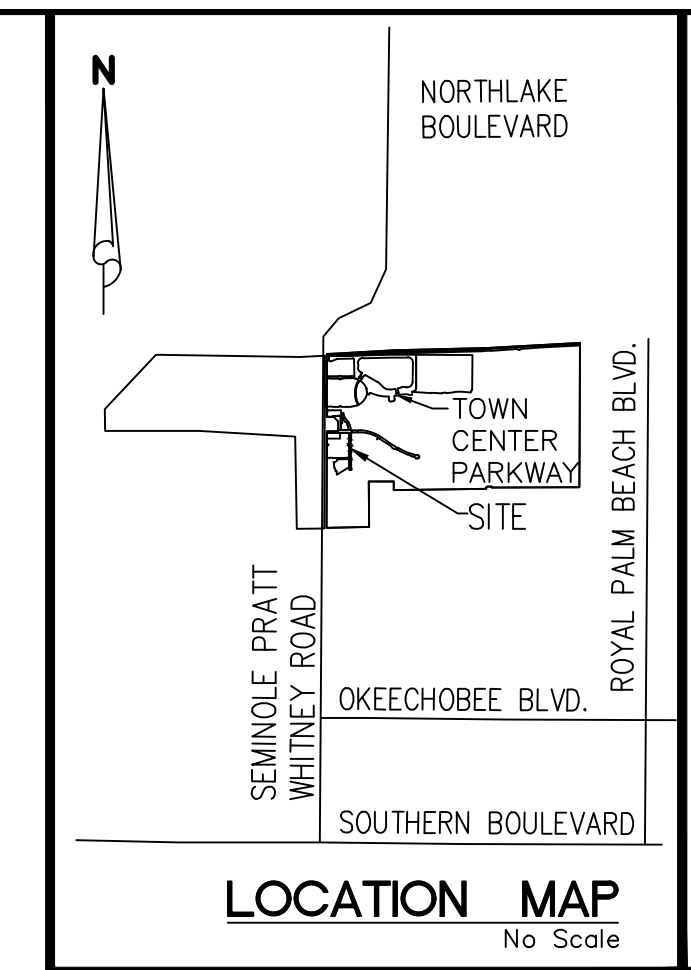
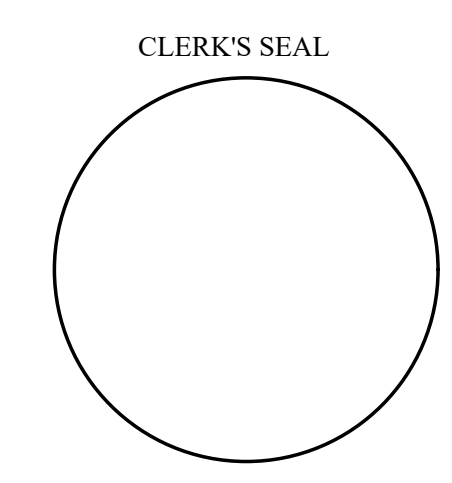
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W., ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.88°17'08"E., A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'00"E., A DISTANCE OF 53.74 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'08"E., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 122.50 FEET; THENCE S.01°42'52"W., A DISTANCE OF 272.04 FEET; THENCE S.14°07'19"W., A DISTANCE OF 51.49 FEET; THENCE S.02°54'08"W., A DISTANCE OF 12.46 FEET; THENCE S.87°05'52"E., A DISTANCE OF 15.00 FEET; THENCE S.02°54'08"W., A DISTANCE OF 25.00 FEET; THENCE N.87°05'52"W., A DISTANCE OF 15.00 FEET; THENCE S.02°54'08"W., A DISTANCE OF 200.70 FEET; THENCE S.01°42'52"W., A DISTANCE OF 34.15 FEET; THENCE S.43°17'08"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 23.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 66.58 FEET; THENCE S.46°42'52"W., A DISTANCE OF 32.53 FEET; THENCE S.01°42'52"W., A DISTANCE OF 289.41 FEET; THENCE S.14°07'19"W., A DISTANCE OF 51.20 FEET; THENCE S.01°42'52"W., A DISTANCE OF 306.43 FEET; THENCE S.43°39'47"E., A DISTANCE OF 29.76 FEET; THENCE S.88°41'19"E., A DISTANCE OF 10.89 FEET; THENCE S.01°18'41"W., A DISTANCE OF 100.00 FEET; THENCE S.46°20'13"W., A DISTANCE OF

30.99 FEET; THENCE S.01°42'52"W., A DISTANCE OF 89.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1139.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°02'57", A DISTANCE OF 80.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1261.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'17", A DISTANCE OF 92.18 FEET; THENCE S.14°07'19"W., A DISTANCE OF 51.18 FEET; THENCE S.01°42'52"W., A DISTANCE OF 132.05 FEET; THENCE S.43°17'08"E., A DISTANCE OF 12.71 FEET; THENCE S.88°17'08"E., A DISTANCE OF 23.99 FEET; THENCE S.01°42'35"W., A DISTANCE OF 111.00 FEET; THENCE N.88°17'08"W., A DISTANCE OF 3.71 FEET; THENCE S.46°42'52"W., A DISTANCE OF 16.97 FEET; THENCE N.88°17'08"W., A DISTANCE OF 117.28 FEET; THENCE N.01°42'52"E., A DISTANCE OF 95.52 FEET; THENCE S.89°53'35"E., A DISTANCE OF 10.00 FEET; THENCE N.00°06'25"E., A DISTANCE OF 512.08 FEET; THENCE N.89°12'12"W., A DISTANCE OF 30.17 FEET; THENCE N.00°47'48"E., A DISTANCE OF 82.00 FEET; THENCE N.46°15'20"E., A DISTANCE OF 26.88 FEET; THENCE N.01°42'52"E., A DISTANCE OF 273.98 FEET; THENCE N.14°07'19"E., A DISTANCE OF 51.20 FEET; THENCE N.01°42'52"E., A DISTANCE OF 292.74 FEET; THENCE N.43°18'40"W., A DISTANCE OF 48.30 FEET; THENCE N.88°20'12"W., A DISTANCE OF 6.82 FEET; THENCE N.01°42'35"E., A DISTANCE OF 104.15 FEET; THENCE N.46°41'20"E., A DISTANCE OF 42.45 FEET; THENCE N.01°42'52"E., A DISTANCE OF 249.68 FEET; THENCE N.14°09'58"E., A DISTANCE OF 50.98 FEET; THENCE N.01°19'42"E., A DISTANCE OF 248.09 FEET; THENCE N.43°16'26"W., A DISTANCE OF 26.82 FEET; THENCE S.88°17'08"E., A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.548 ACRES, MORE OR LESS.

ILEX WAY - PHASE II

BEING A PLAT OF A PORTION OF
SECTION 12, 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 _____
2018, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

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

LOCATION MAP
No Scale

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 _____, 2018.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: _____

JOHN F. CARTER, MANAGER

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: _____
PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE DEDICATION OF ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2018.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS: _____

PRINT NAME: _____

BY: _____

WITNESS: _____

CITY MAYOR, ROGER MANNING

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: _____
PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION & 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 _____, 2018.

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

WITNESS: _____

BY: _____

SCOTT MASSEY, PRESIDENT

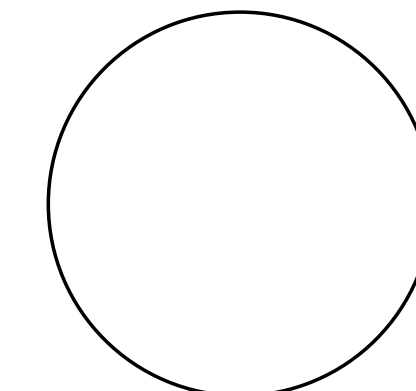
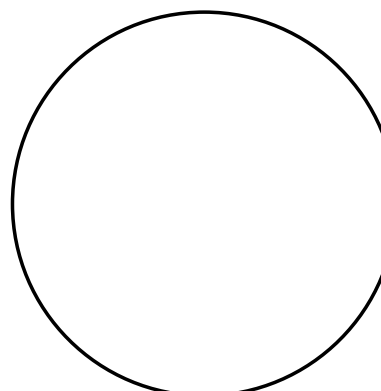
PRINT NAME: _____

WITNESS: _____

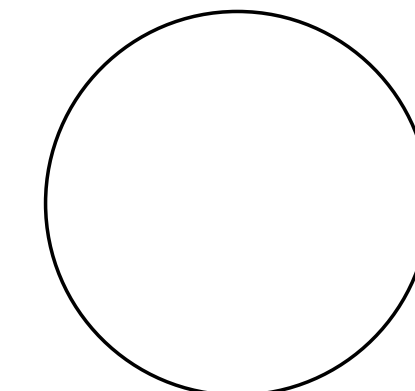
PRINT NAME: _____

MINTO PBLH, LLC

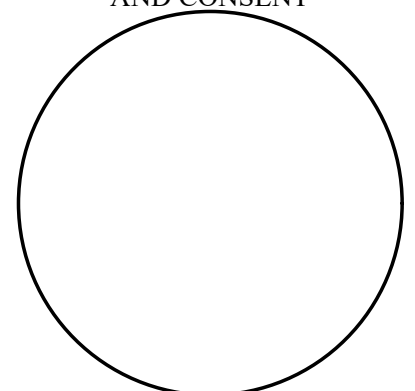
CITY OF WESTLAKE
ACCEPTANCE



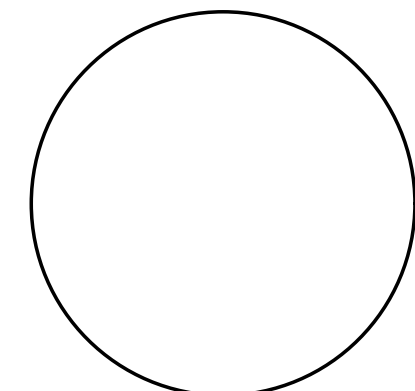
SEMINOLE IMPROVEMENT
DISTRICT



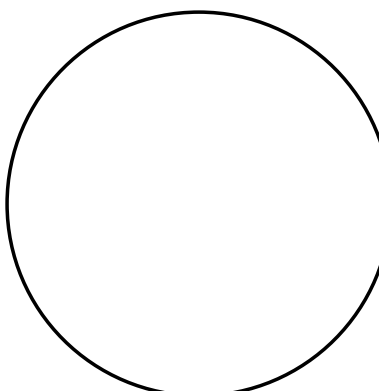
MORTGAGEE'S JOINDER
AND CONSENT



CITY OF WESTLAKE
APPROVAL



SURVEYOR'S SEAL



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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

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 28283 AT PAGE[S] 1060 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS ____ DAY OF _____, 2018.

WELLS FARGO BANK, N.A., SUCCESSOR-BY-MERGER
TO WACHOVIA BANK, NATIONAL ASSOCIATION,
AS ADMINISTRATIVE AGENT

WITNESS: _____

BY: _____

SUSAN BEAUGRAND
SENIOR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SUSAN BEAUGRAND, WHO IS PERSONALLY KNOWN, TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, DUVAL COUNTY, FLORIDA, THIS ____ DAY OF _____, 2018.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

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 _____, 2018, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: _____
CITY MANAGER, KEN CASSEL

BY: _____
CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

AREA TABLE (ACRES)

| | |
|-------------------------|---------------|
| 1. ROADWAY (TRACT "A") | = 4.719 |
| 2. OPEN SPACE TRACT # 1 | = 0.370 |
| 3. OPEN SPACE TRACT # 2 | = 0.122 |
| 4. OPEN SPACE TRACT # 3 | = 0.007 |
| 5. OPEN SPACE TRACT # 4 | = 0.022 |
| 6. OPEN SPACE TRACT # 5 | = 0.164 |
| 7. OPEN SPACE TRACT # 6 | = 0.144 |
| TOTAL | = 5.548 ACRES |

SURVEYORS NOTES

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

SURVEYOR & MAPPER'S CERTIFICATE

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

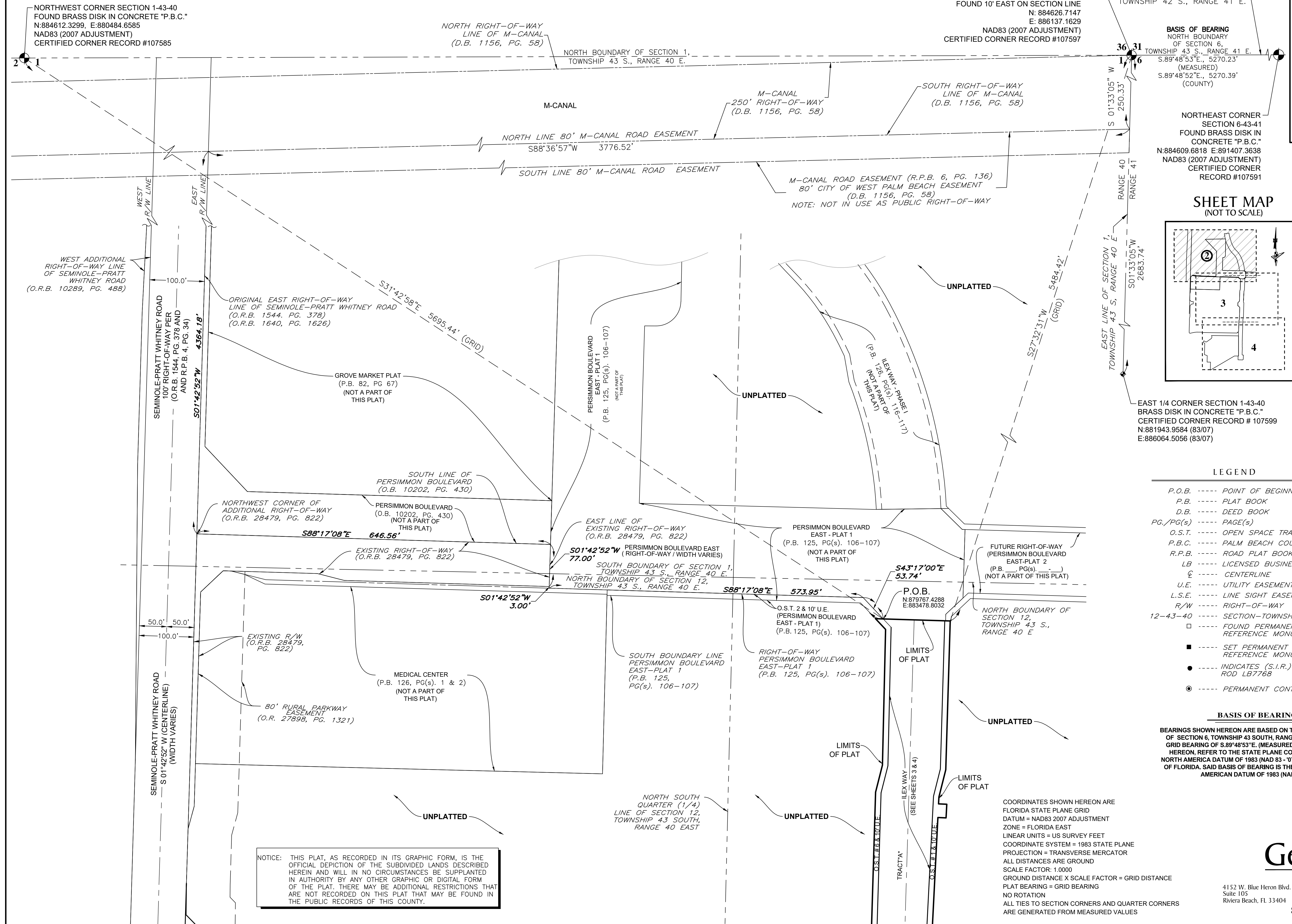
DATE: _____
GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

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

GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 1 of 4 Sheets

ILEX WAY - PHASE II

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



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

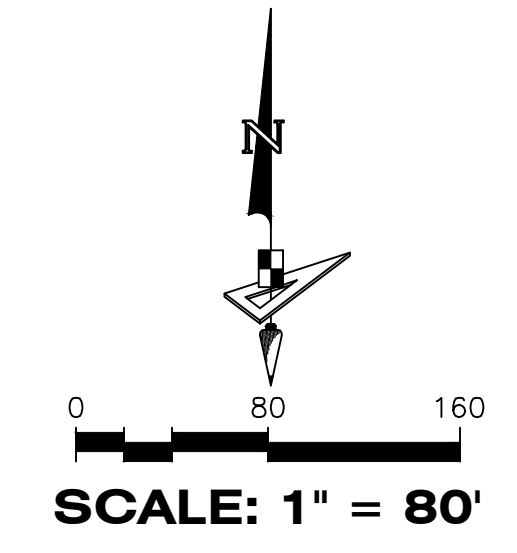
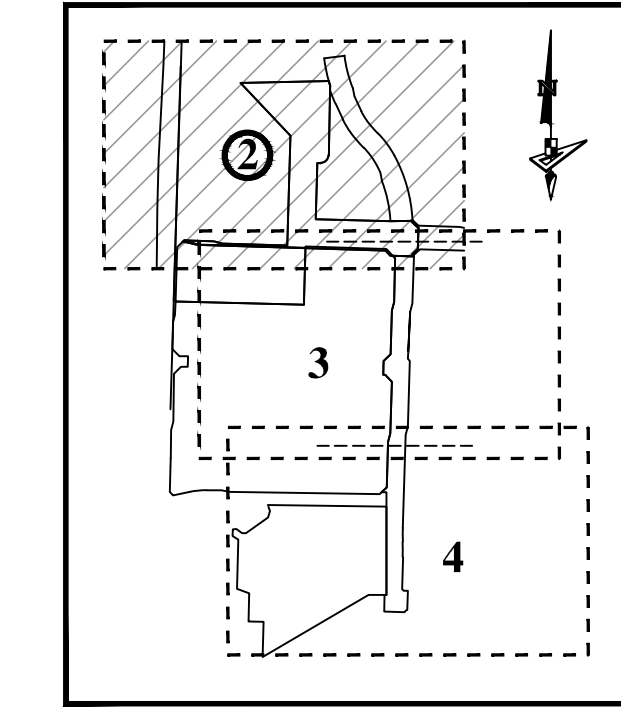
SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

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

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

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

SHEET MAP
(NOT TO SCALE)



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)

- LEGEND**
- P.O.B. ---- POINT OF BEGINNING
 - P.B. ---- PLAT BOOK
 - D.B. ---- DEED BOOK
 - PG./PG(S) ---- PAGE(S)
 - O.S.T. ---- OPEN SPACE TRACT
 - P.B.C. ---- PALM BEACH COUNTY
 - R.P.B. ---- ROAD PLAT BOOK
 - LB ---- LICENSED BUSINESS
 - CL ---- CENTERLINE
 - U.E. ---- UTILITY EASEMENT
 - L.S.E. ---- LINE SIGHT EASEMENT
 - R/W ---- RIGHT-OF-WAY
 - 12-43-40 ---- SECTION-TOWNSHIP-RANGE
 - ---- FOUND PERMANENT REFERENCE MONUMENT
 - ---- SET PERMANENT REFERENCE MONUMENT
 - ---- INDICATES (S.I.R.) SET IRON ROD LB7768
 - ⊙ ---- PERMANENT CONTROL POINT
- BASIS OF BEARINGS**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

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

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

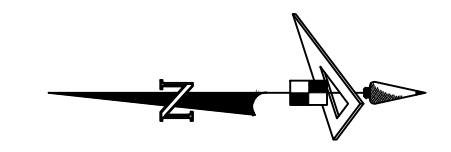
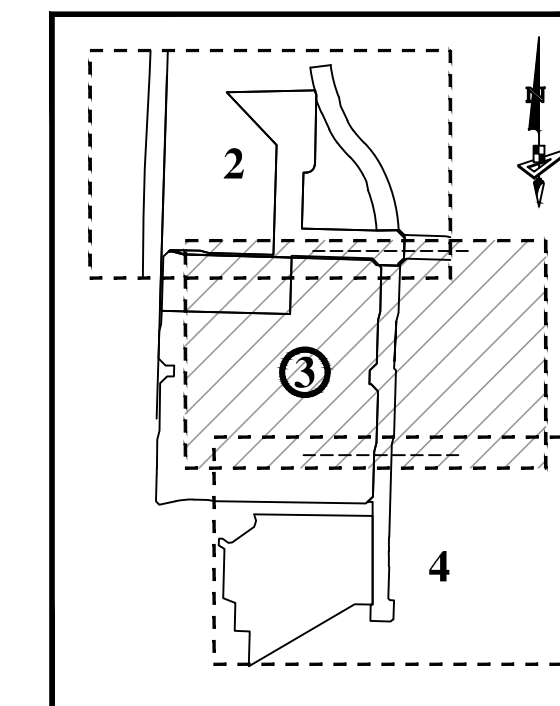
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Sheet No. 2 of 4 Sheets

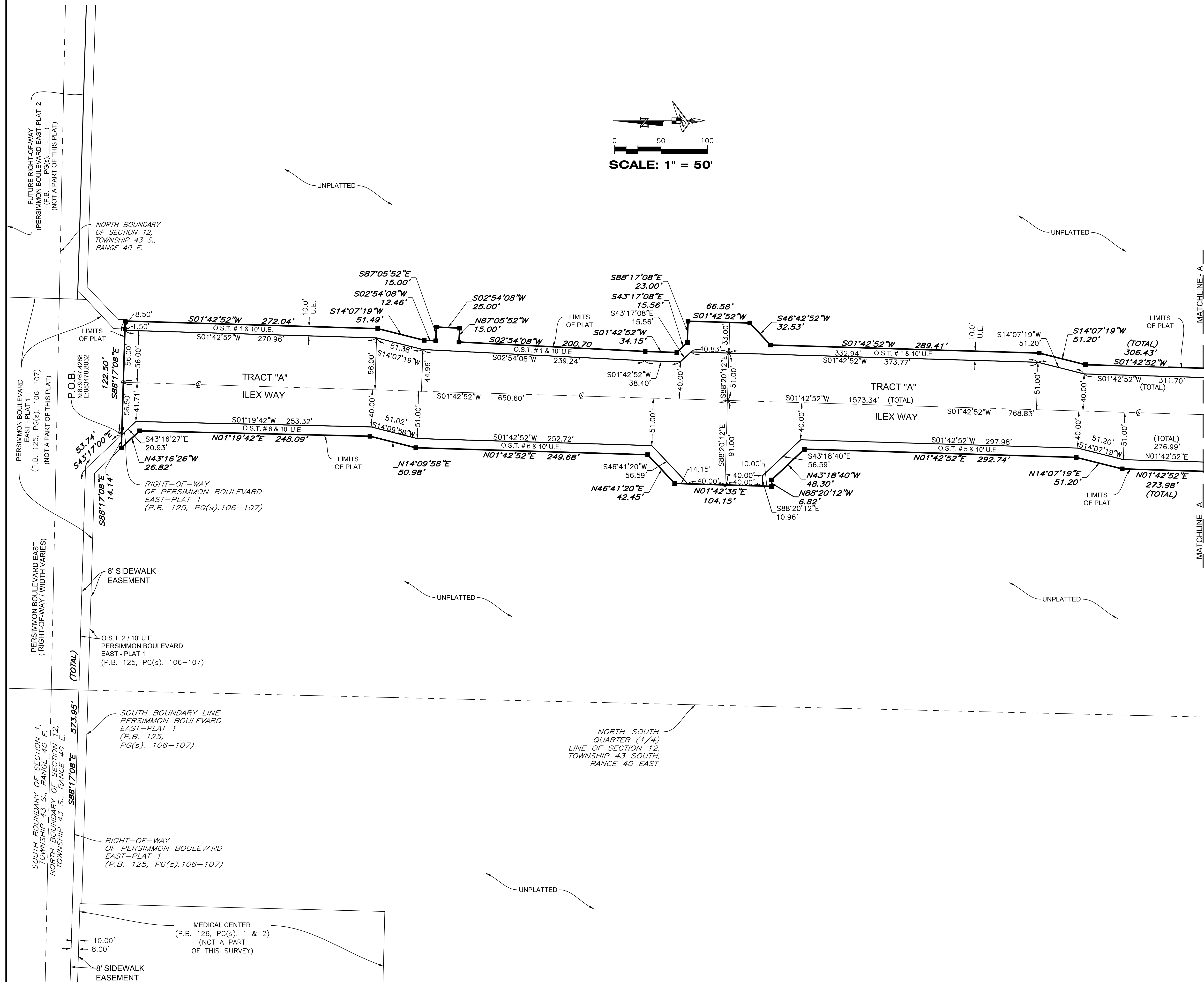
ILEX WAY - PHASE II

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET MAP
(NOT TO SCALE)



SCALE: 1" = 50'



LEGEND

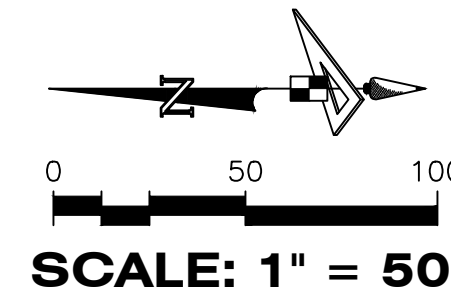
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- ⊙ ----- PERMANENT CONTROL POINT



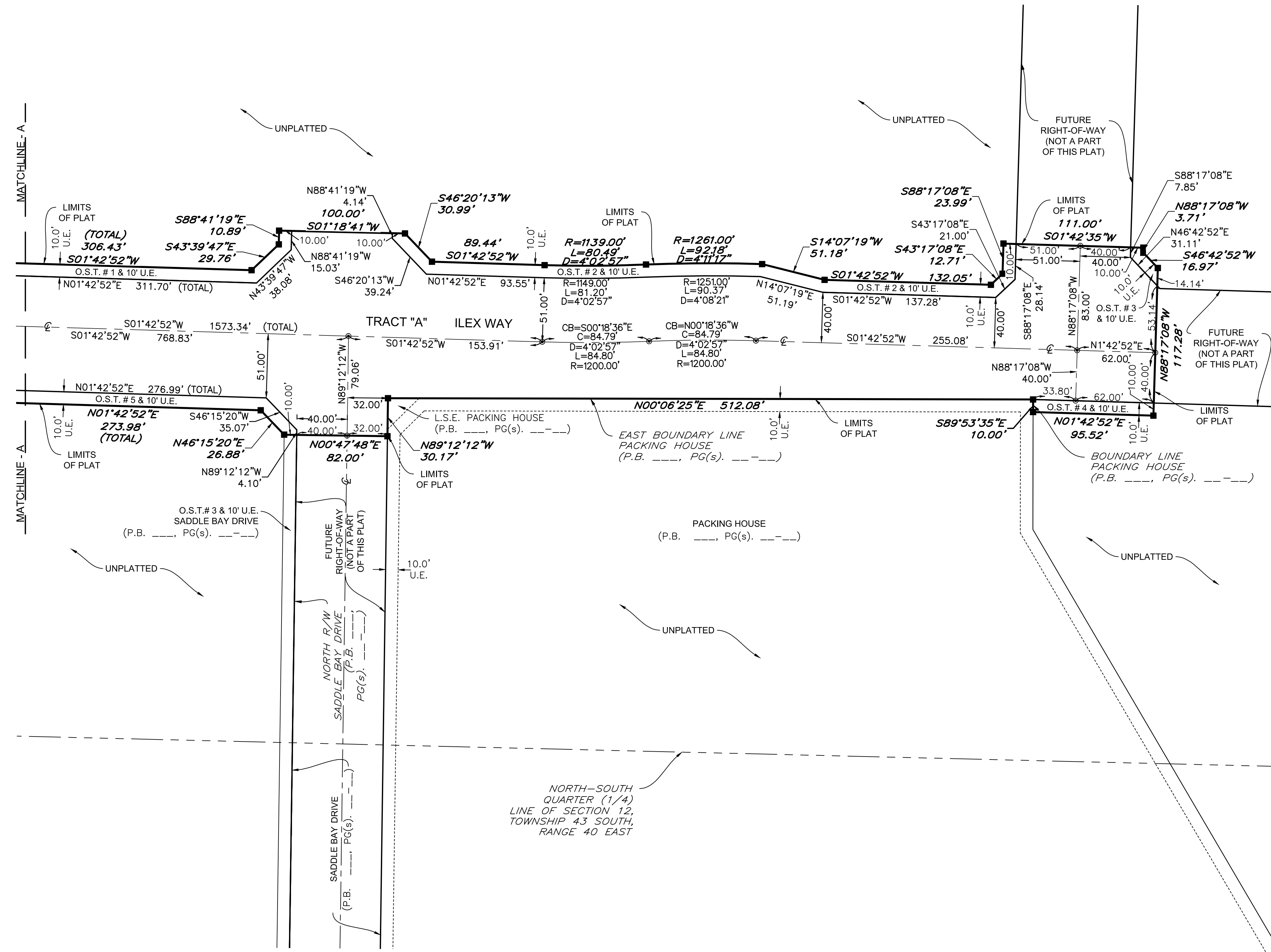
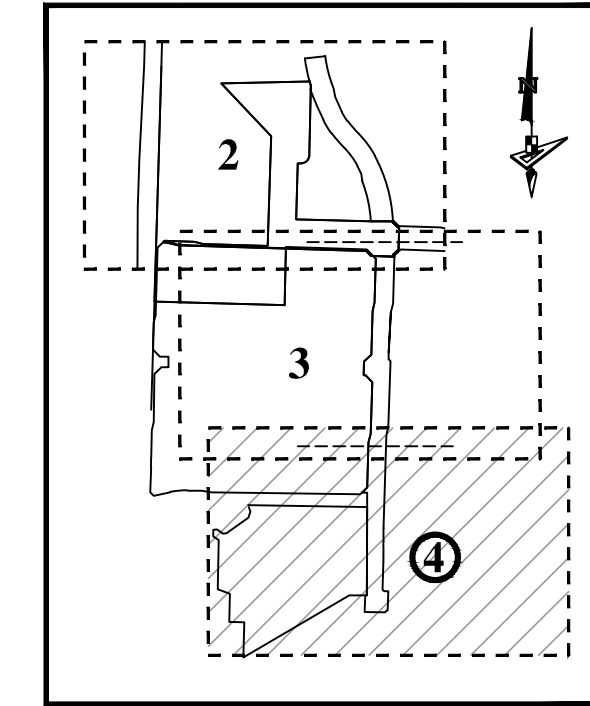
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ILEX WAY - PHASE II

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SHEET MAP (NOT TO SCALE)

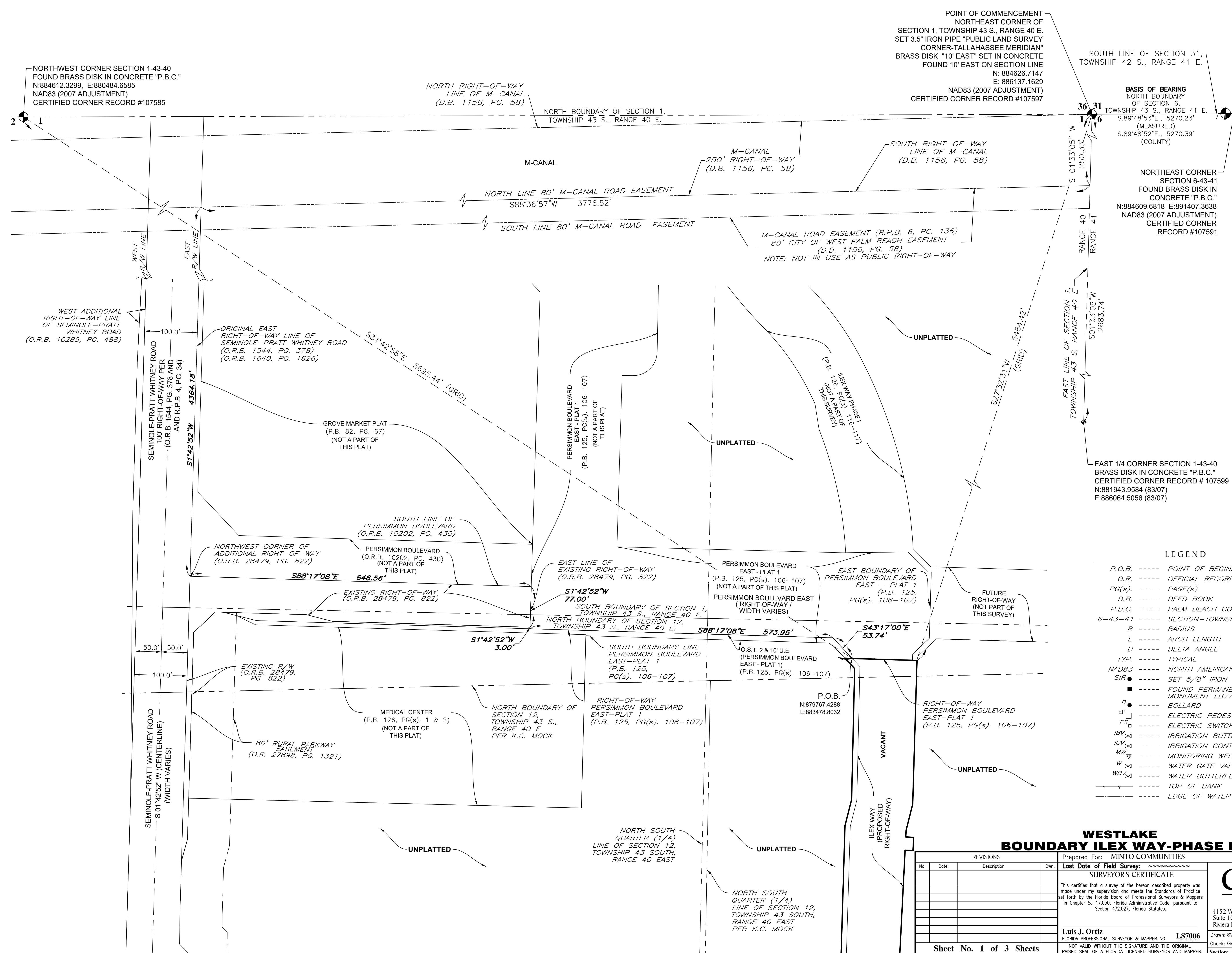
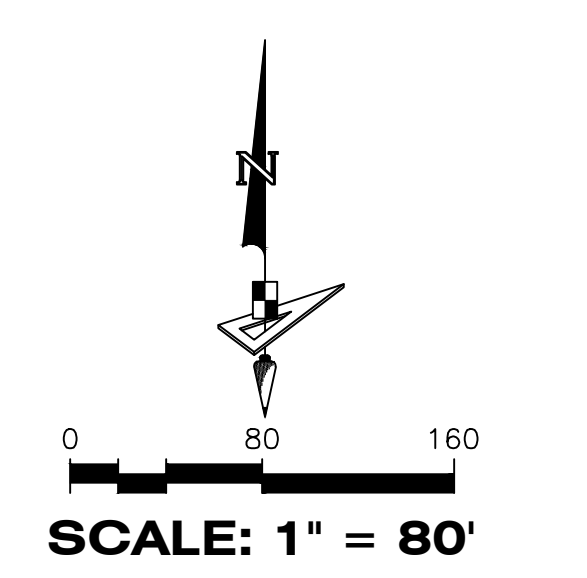
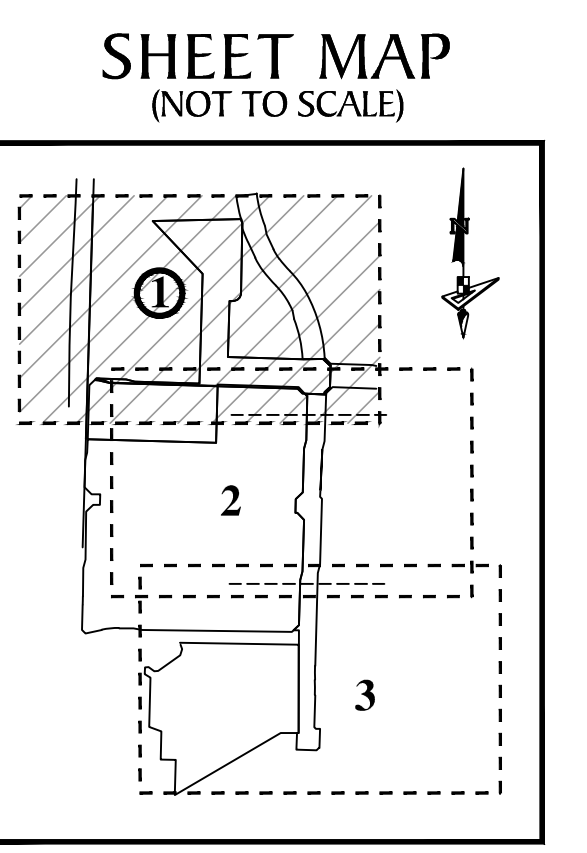
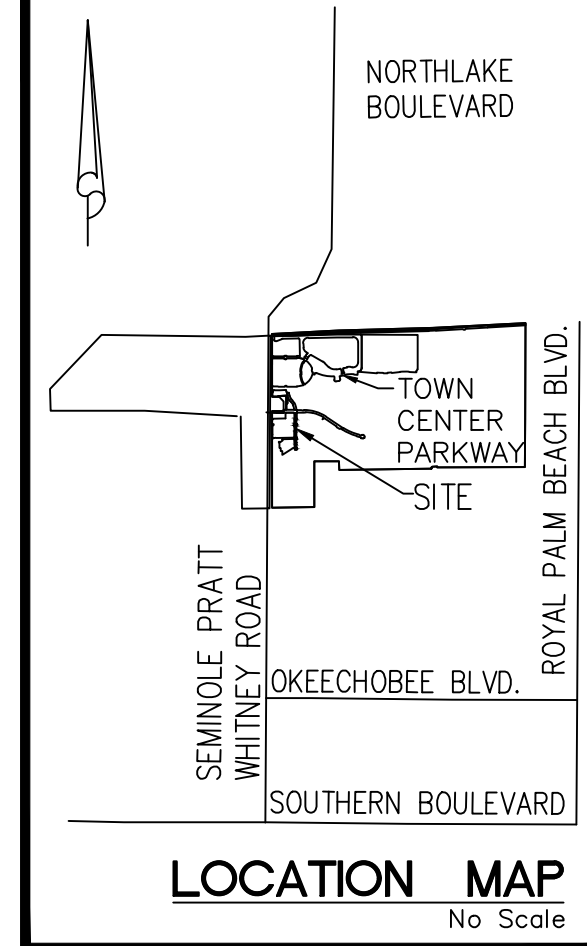


LEGEND

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 Riviera Beach, FL 33404 Licensed Business Number LB 7768



POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLHASSEE 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

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

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

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

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)

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - O.R. ----- OFFICIAL RECORD BOOK
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 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - TYP. ----- TYPICAL
 - NAD83 ----- NORTH AMERICAN DATUM 1983
 - SIR ----- SET 5/8" IRON ROD LB7768
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 - ICV ----- IRRIGATION CONTROL VALVE
 - MW ----- MONITORING WELL
 - W ----- WATER GATE VALVE
 - WBV ----- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER

WESTLAKE BOUNDARY ILEX WAY-PHASE II

| REVISIONS | | | |
|-----------|------|-------------|------|
| No. | Date | Description | Dwn. |
| | | | |
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Prepared For: MINTO COMMUNITIES

Last Date of Field Survey: _____

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 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Luis J. Ortiz
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS7006**

Check: GAR P.C.: ___ Field Book: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

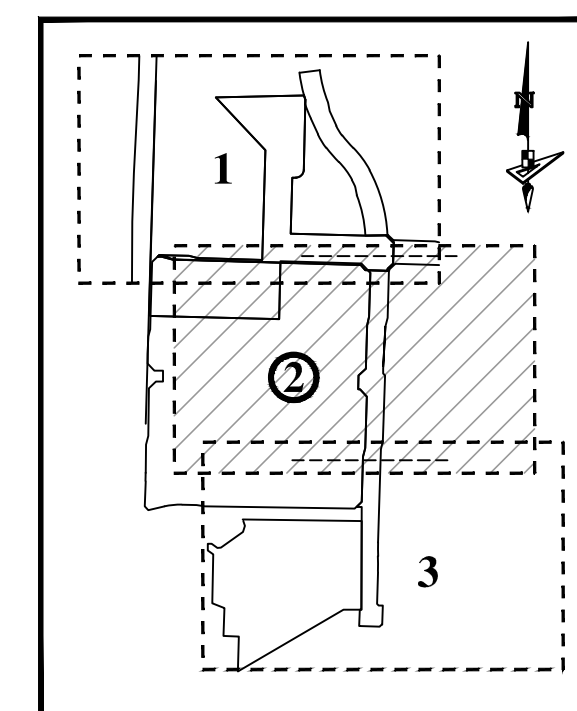
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Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number 1B 7768

Drawn: SWM Date: 08/24/18 Data File: _____
Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-Ph II BS

SHEET MAP
(NOT TO SCALE)

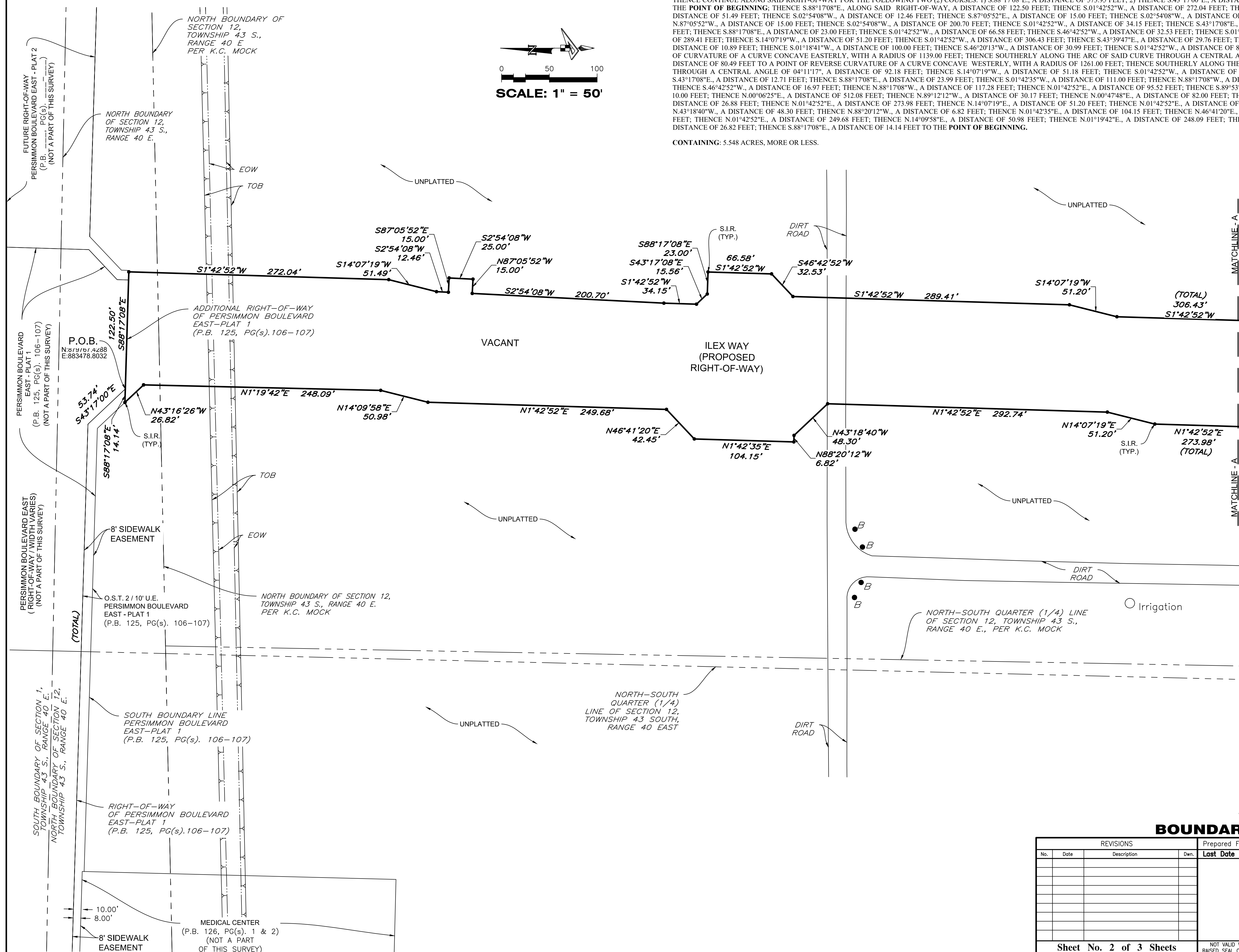
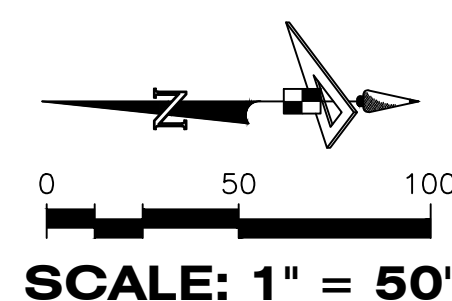


DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD 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 PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E. ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W. ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W. A DISTANCE OF 3.00 FEET TO A POINT ON THE RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.88°17'08"E. A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'00"E. A DISTANCE OF 53.74 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'08"E. ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 122.50 FEET; THENCE S.01°42'52"W. A DISTANCE OF 272.04 FEET; THENCE S.14°07'19"W. A DISTANCE OF 51.49 FEET; THENCE S.02°54'08"W. A DISTANCE OF 12.46 FEET; THENCE S.87°05'52"E. A DISTANCE OF 15.00 FEET; THENCE S.02°54'08"W. A DISTANCE OF 25.00 FEET; THENCE N.87°05'52"W. A DISTANCE OF 15.00 FEET; THENCE S.02°54'08"W. A DISTANCE OF 200.70 FEET; THENCE S.01°42'52"W. A DISTANCE OF 34.15 FEET; THENCE S.43°17'08"E. A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E. A DISTANCE OF 23.00 FEET; THENCE S.01°42'52"W. A DISTANCE OF 66.58 FEET; THENCE S.46°42'52"W. A DISTANCE OF 32.53 FEET; THENCE S.01°42'52"W. A DISTANCE OF 289.41 FEET; THENCE S.14°07'19"W. A DISTANCE OF 51.20 FEET; THENCE S.01°42'52"W. A DISTANCE OF 306.43 FEET; THENCE S.43°39'47"E. A DISTANCE OF 29.76 FEET; THENCE S.88°41'19"E. A DISTANCE OF 10.89 FEET; THENCE S.01°18'41"W. A DISTANCE OF 100.00 FEET; THENCE S.46°20'13"W. A DISTANCE OF 30.99 FEET; THENCE S.01°42'52"W. A DISTANCE OF 89.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1139.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°02'57". A DISTANCE OF 80.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1261.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'17". A DISTANCE OF 92.18 FEET; THENCE S.14°07'19"W. A DISTANCE OF 51.18 FEET; THENCE S.01°42'52"W. A DISTANCE OF 132.05 FEET; THENCE S.43°17'08"E. A DISTANCE OF 12.71 FEET; THENCE S.88°17'08"E. A DISTANCE OF 23.99 FEET; THENCE S.01°42'52"W. A DISTANCE OF 111.00 FEET; THENCE N.88°17'08"W. A DISTANCE OF 3.71 FEET; THENCE S.46°42'52"W. A DISTANCE OF 16.97 FEET; THENCE N.88°17'08"W. A DISTANCE OF 117.28 FEET; THENCE N.01°42'52"E. A DISTANCE OF 95.52 FEET; THENCE S.89°53'35"E. A DISTANCE OF 10.00 FEET; THENCE N.00°06'25"E. A DISTANCE OF 512.08 FEET; THENCE N.89°12'12"W. A DISTANCE OF 30.17 FEET; THENCE N.00°47'48"E. A DISTANCE OF 82.00 FEET; THENCE N.46°15'20"E. A DISTANCE OF 26.88 FEET; THENCE N.01°42'52"E. A DISTANCE OF 273.98 FEET; THENCE N.14°07'19"E. A DISTANCE OF 51.20 FEET; THENCE N.01°42'52"E. A DISTANCE OF 292.74 FEET; THENCE N.43°18'40"W. A DISTANCE OF 48.30 FEET; THENCE N.88°20'12"W. A DISTANCE OF 6.82 FEET; THENCE N.01°42'52"E. A DISTANCE OF 104.15 FEET; THENCE N.46°41'20"E. A DISTANCE OF 42.45 FEET; THENCE N.01°42'52"E. A DISTANCE OF 249.68 FEET; THENCE N.14°09'58"E. A DISTANCE OF 50.98 FEET; THENCE N.01°19'42"E. A DISTANCE OF 248.09 FEET; THENCE N.43°16'26"W. A DISTANCE OF 26.82 FEET; THENCE S.88°17'08"E. A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.548 ACRES, MORE OR LESS.



LEGEND

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- L ----- ARCH LENGTH
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- TYP. ----- TYPICAL
- NAD83 ----- NORTH AMERICAN DATUM 1983
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- ICV ----- IRRIGATION CONTROL VALVE
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- W ----- WATER GATE VALVE
- WBV ----- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

WESTLAKE BOUNDARY ILEX WAY-PHASE II

| REVISIONS | | | | Prepared For: MINTO COMMUNITIES | |
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| No. | Date | Description | Dwn. | Last Date of Field Survey: ----- | |
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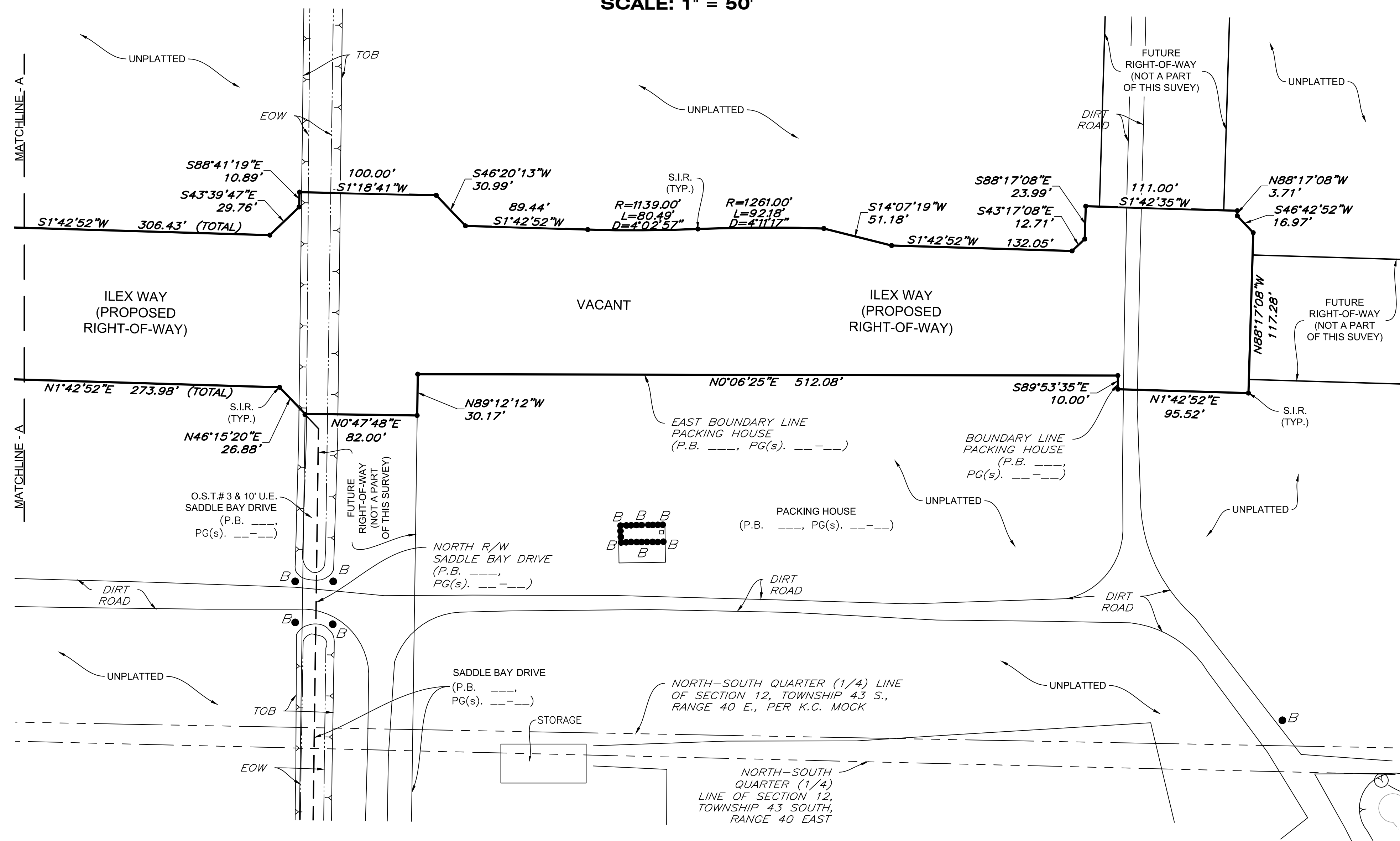
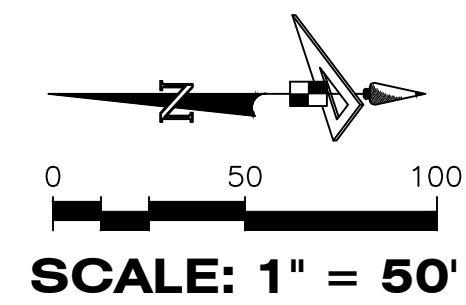
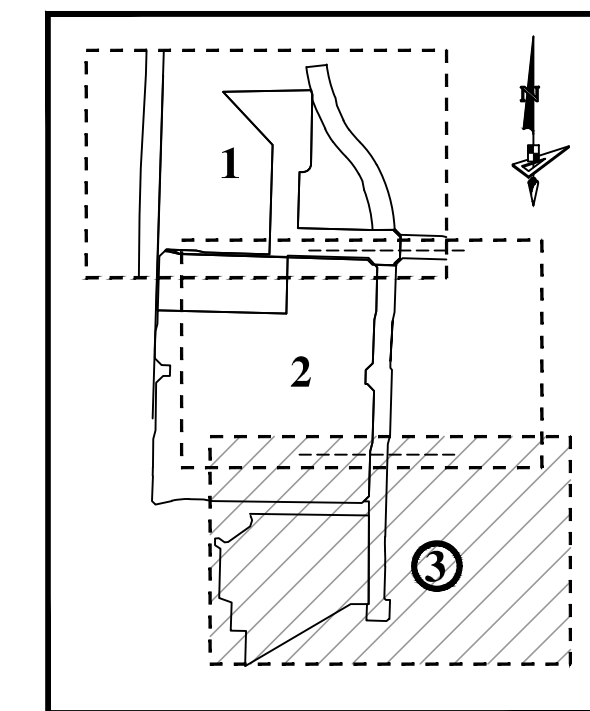
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 08/24/18 Data File: -----
Check: GAR P.C.: --- Field Book: -----
Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-PhII B

PLOT FILE: WESTLAKE\WESTLAKE - BOUNDARY ILEX WAY PH II\ILEX WAY PH II.DWG PLOTTED BY: SERGIO MACHADO ON: 10/24/2018 1:59 PM LAST SAVED BY: SERGIO ON: 10/20/2018 5:56 PM

SHEET MAP
(NOT TO SCALE)



SURVEYOR'S NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY XX, 2018.
- 2) 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)
- 3) 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).
- 4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- 5) 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. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) 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.
- 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28064, PG. 0985.

LEGEND

| | |
|-------------|-------------------------------------------|
| P.O.B. ---- | POINT OF BEGINNING |
| O.R. ---- | OFFICIAL RECORD BOOK |
| PG(s) ---- | PAGE(S) |
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| D ---- | DELTA ANGLE |
| TYP. ---- | TYPICAL |
| NAD83 | NORTH AMERICAN DATUM 1983 |
| SIR ● | SET 5/8" IRON ROD LB7768 |
| ■ | FOUND PERMANENT REFERENCE MONUMENT LB7768 |
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| EP □ | ELECTRIC PEDESTAL |
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| ICV ⊗ | IRRIGATION CONTROL VALVE |
| MW ⊗ | MONITORING WELL |
| W ⊗ | WATER GATE VALVE |
| WBV ⊗ | WATER BUTTERFLY VALVE |
| --- | TOP OF BANK |
| --- | EDGE OF WATER |

WESTLAKE BOUNDARY ILEX WAY-PHASE II

| REVISIONS | | | | Prepared For: MINTO COMMUNITIES | |
|-----------|------|-------------|------|----------------------------------|--|
| No. | Date | Description | Dwn. | Last Date of Field Survey: _____ | |
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Surveying, Inc.

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

Drawn: SWM Date: 08/24/18 Data File: _____
Check: GAR P.C.: _____ Field Book: _____

Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-PhII BS

PLOT FILED BY: SERGIO MACHADO ON: 10/24/2018 2:00 PM. LAST SAVED BY: SERGIO ON: 10/20/2018 5:50 PM.



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

- 1. DATE:** 11/29/2018
- 2. PETITION NUMBER:** ENG-2018-17
- 3. DESCRIPTION:** Ilex Way Phase II Plat
- APPLICANT:** Minto PBLH, LLC
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **APPROVAL LETTER**

This is the second review of this Plat and Boundary Survey. This review is done for compliance with Chapters 177, Florida Statutes, and the City of Westlake’s codes and ordinances. Following are our comments:

All previous comments have been adequately addressed. The Plat is now in compliance with Chapters 177, Florida Statutes, and the City of Westlake’s codes and ordinances. We therefore recommend that the plat be approved for recording.

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

Ninth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney *PB*

Date: January 10, 2019

Subject: Resolution for Ilex Way Phase III

Please find a resolution for approval of the plat for Ilex Way Phase III, road rights of way for Ilex Way Phase II and Phase III. This plat consists of approximately four acres (3.939) of land lying in section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida.

After submittal of the plats for council approval, City staff and SID attended several meetings with Florida Power and Light regarding placement of electric utilities within the City of Westlake. As a result of those meetings, the City staff, SID and FP&L agreed to modification of the plat language regarding the utility easements and the road rights of way, which will specifically call out provisions for placement of electric utilities. A copy of the current plat language and the proposed plat language is attached hereto. The final plat will be modified to reflect the proposed language prior to execution and recordation should the proposed language be approved by the City Council.

The plat has been reviewed by the City Planner and the City Engineer for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution approving the plat with the modified language for the utility easements and the road rights of way for Ilex Way II and Ilex Way III.

Should you have any questions, or need any additional information, please do not hesitate to call.

(Current)**ROAD RIGHT-OF-WAY**

ILEX WAY PHASE III, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)**ROAD RIGHT-OF-WAY**

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

(Current)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT ADDITIONAL EASEMENTS, LICENSES, PERMITS, OR OTHER FORMS OF AUTHORIZATION FOR USE OF THE EASEMENT BY OTHER UTILITY PROVIDERS, INCLUDING, BUT NOT LIMITED TO, USE FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, IN ITS SOLE DISCRETION.

January 14, 2019

RESOLUTION 2019-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT ILEX WAY, PHASE III, BEING DESCRIBED AS A PORTION LAND DESCRIBED BY METES AND BOUNDS AS A PARCEL OF LAND LYING IN SECTION 12, 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 ILEX WAY, Phase III, Final Plat, described by metes and bounds as a parcel of land lying in Section 12, 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 have reviewed the application, the final plat and the boundary survey, 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 and boundary survey for ILEX WAY, Phase III, as described in the attached Exhibit "A", containing approximately 3.939 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 January 14, 2019.

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
ILEX WAY PHASE III

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

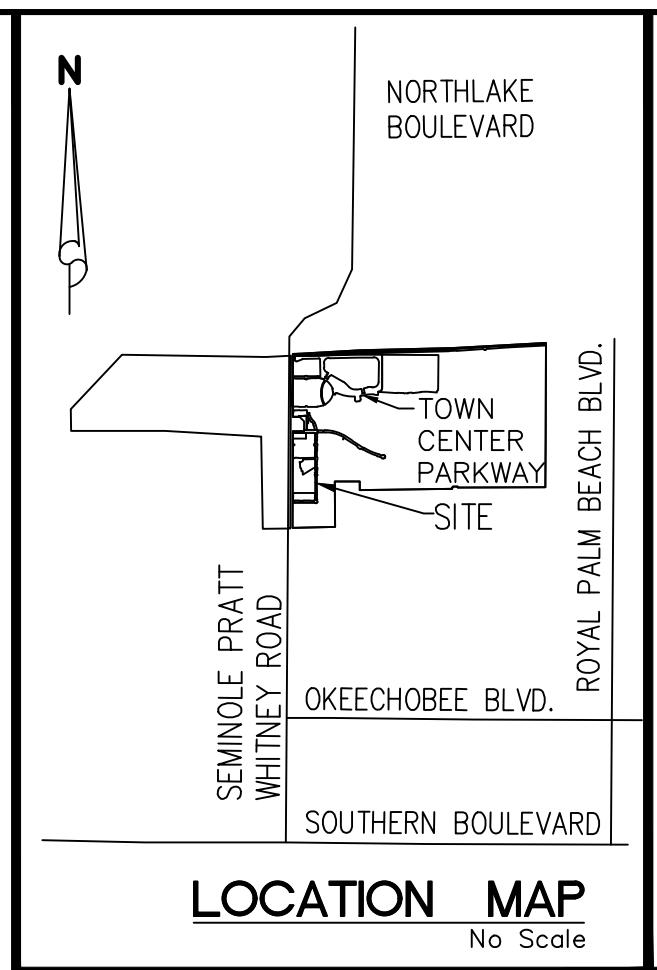
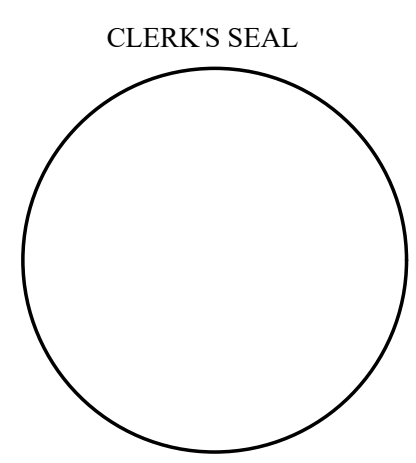
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 6825.93 FEET; THENCE S.88°17'08"E., A DISTANCE OF 576.33 FEET; THENCE N.59°38'58"E., A DISTANCE OF 709.69 FEET; THENCE S.89°53'35"E., A DISTANCE OF 93.28 FEET; THENCE S.01°43'01"W., A DISTANCE OF 95.52 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'08"E., A DISTANCE OF 117.28 FEET; THENCE S.46°42'52"W., A DISTANCE OF 8.88 FEET; THENCE S.01°42'52"W., A DISTANCE OF 186.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1261.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1139.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'27", A DISTANCE OF 23.67 FEET; THENCE S.14°56'34"W., A DISTANCE OF 50.90 FEET; THENCE S.01°42'52"W., A DISTANCE OF 1053.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 990.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET TO A POINT OF TANGENCY; THENCE S.00°33'32"W., A DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1010.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY; THENCE S.01°42'29"W., A DISTANCE OF 57.97 FEET; THENCE N.88°17'31"W., A DISTANCE OF 107.96 FEET; THENCE N.01°44'23"E., A DISTANCE OF 65.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1010.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'49", A DISTANCE OF 19.93 FEET TO A POINT OF TANGENCY; THENCE N.02°52'12"E., A DISTANCE OF 172.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 990.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET; THENCE N.01°42'52"E., A DISTANCE OF 1064.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'58", A DISTANCE OF 62.17 FEET TO A RADIAL INTERSECTION; THENCE N.85°26'10"W., A DISTANCE OF 12.00 FEET; THENCE N.04°41'44"E., A DISTANCE OF 12.00 FEET; THENCE S.85°27'36"E., A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1150.00 FEET AND A RADIAL BEARING OF N.85°27'36"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'32", A DISTANCE OF 56.71 FEET TO A POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 193.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.939 ACRES, MORE OR LESS.

ILEX WAY - PHASE III

BEING A PLAT OF A PORTION OF
SECTION 12, 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 _____
2018, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____, D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ILEX WAY - PHASE III, BEING A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD 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 PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 6825.93 FEET; THENCE S.88°17'08"E. A DISTANCE OF 576.33 FEET; THENCE N.59°38'58"E. A DISTANCE OF 709.69 FEET; THENCE S.89°53'35"E. A DISTANCE OF 93.28 FEET; THENCE S.01°43'01"W. A DISTANCE OF 95.52 FEET TO THE **POINT OF BEGINNING**; THENCE S.88°17'08"E. A DISTANCE OF 117.28 FEET; THENCE S.46°42'52"W. A DISTANCE OF 8.88 FEET; THENCE S.01°42'52"W. A DISTANCE OF 186.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1261.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1139.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'27", A DISTANCE OF 23.67 FEET; THENCE S.14°56'34"W. A DISTANCE OF 50.90 FEET; THENCE S.01°42'52"W. A DISTANCE OF 1053.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 990.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET TO A POINT OF TANGENCY; THENCE S.00°33'32"W. A DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1010.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY; THENCE S.01°42'29"W. A DISTANCE OF 57.97 FEET; THENCE N.88°17'31"W. A DISTANCE OF 107.96 FEET; THENCE N.01°44'23"E. A DISTANCE OF 65.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1010.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'49", A DISTANCE OF 19.93 FEET TO A POINT OF TANGENCY; THENCE N.02°52'12"E. A DISTANCE OF 172.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 990.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET; THENCE N.01°42'52"E. A DISTANCE OF 1064.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'58", A DISTANCE OF 62.17 FEET TO A RADIAL INTERSECTION; THENCE N.85°26'10"W. A DISTANCE OF 12.00 FEET; THENCE N.04°41'44"E. A DISTANCE OF 12.00 FEET; THENCE S.85°27'36"E. A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1150.00 FEET AND A RADIAL BEARING OF N.85°27'36"W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'32", A DISTANCE OF 56.71 FEET TO A POINT OF TANGENCY; THENCE N.01°42'52"E. A DISTANCE OF 193.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3.939 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A", SHOWN HEREON AS ILEX WAY, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

OPEN SPACE TRACT

TRACTS O.S.T. #1 AND O.S.T. # 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

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 _____, 2018.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE DEDICATION OF ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2018.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS: _____

PRINT NAME: _____

BY: _____
CITY MAYOR, ROGER MANNING

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION & 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 _____, 2018.

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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

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 _____, 2018, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

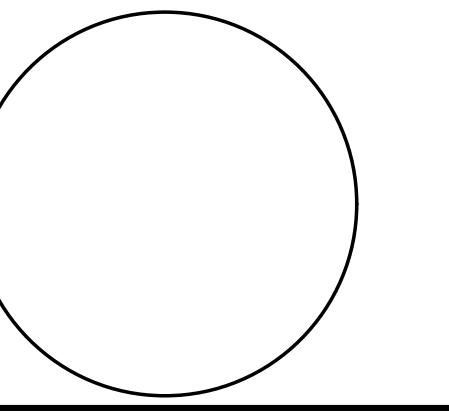
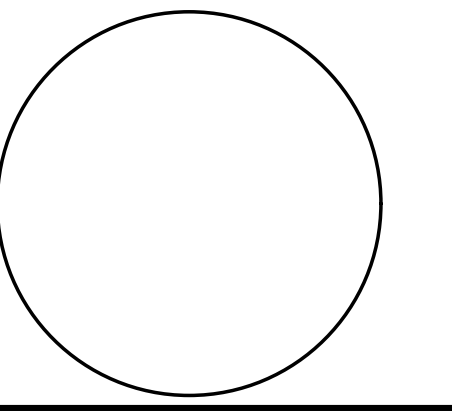
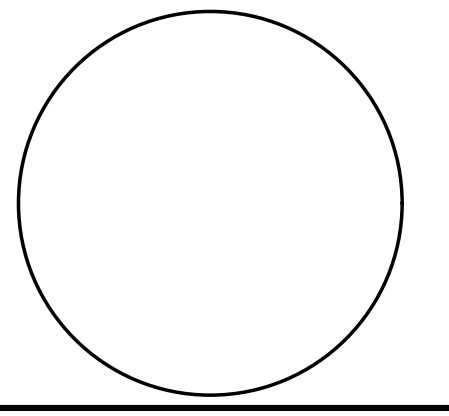
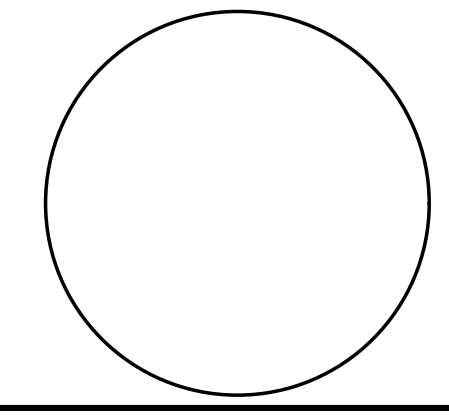
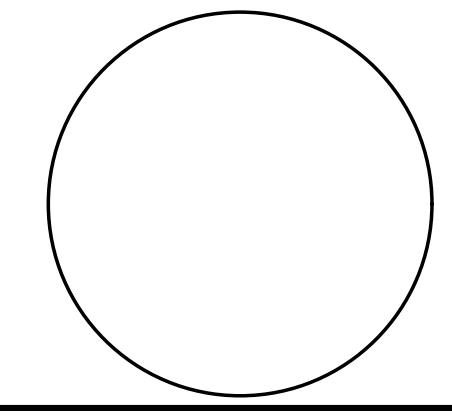
MINTO PBLH, LLC

CITY OF WESTLAKE
ACCEPTANCE

SEMINOLE IMPROVEMENT
DISTRICT

CITY OF WESTLAKE
APPROVAL

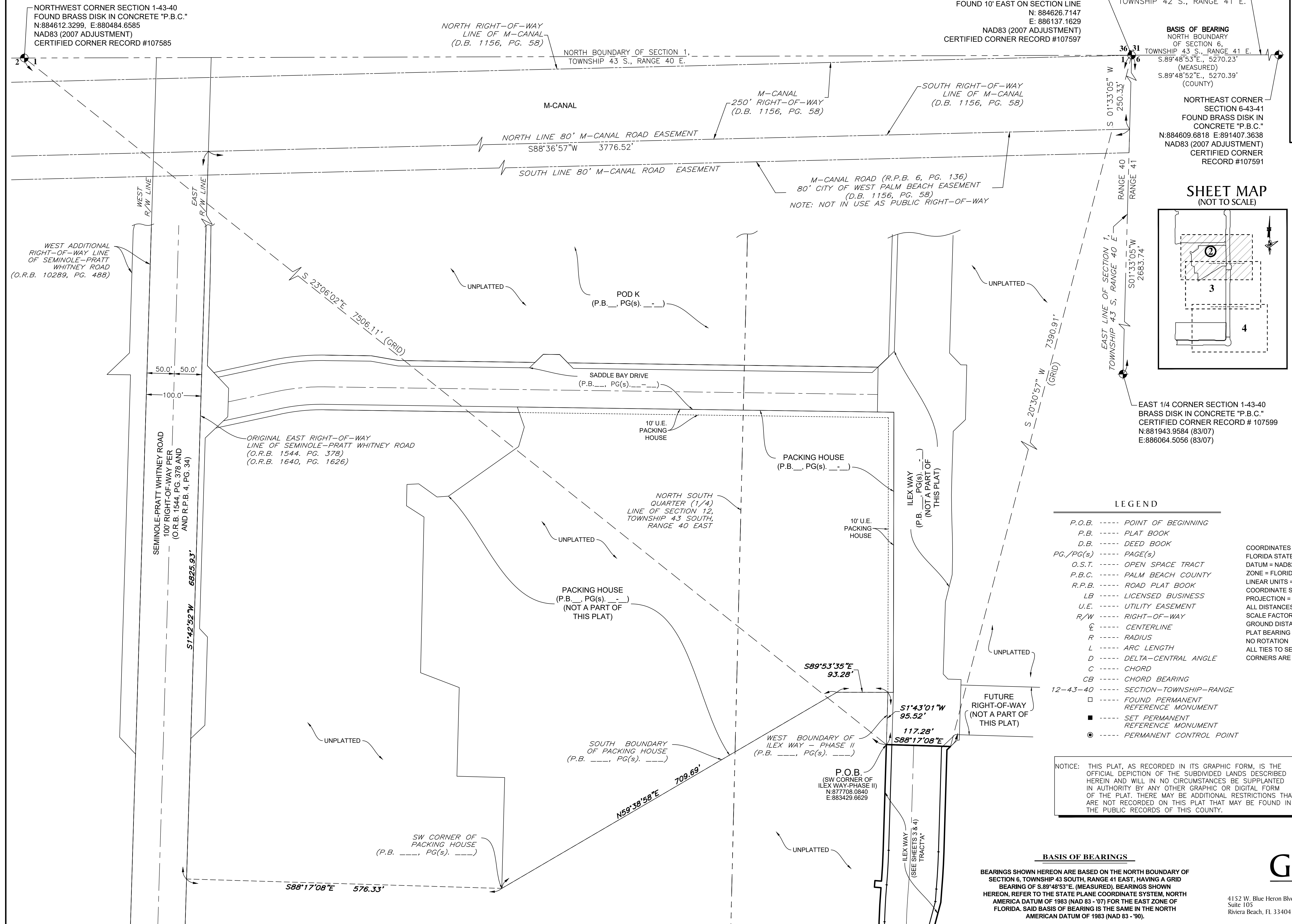
SURVEYOR'S SEAL



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

ILEX WAY - PHASE III

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



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

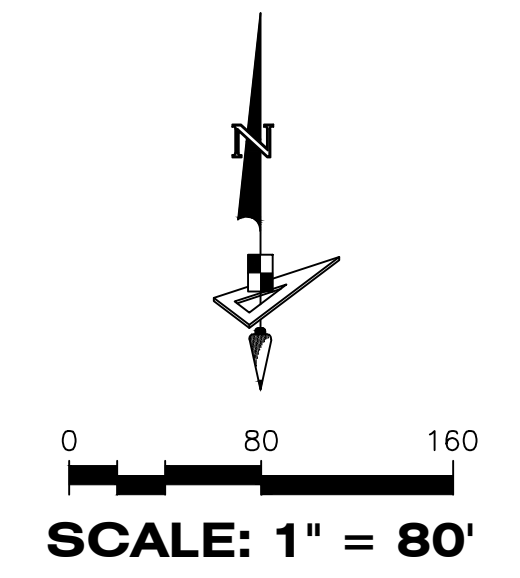
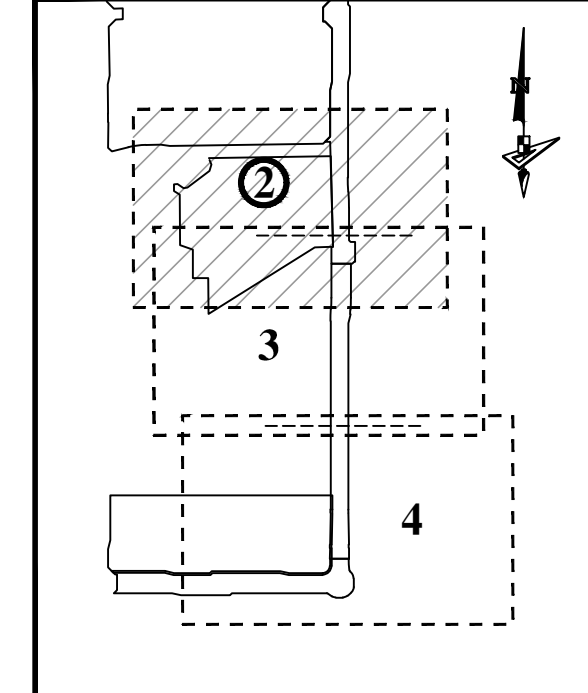
NORTHWEST CORNER SECTION 1-43-40
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884612.3299, E:880484.6585
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107585

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

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

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

SHEET MAP (NOT TO SCALE)



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)

LEGEND

| | |
|-----------------|------------------------------------|
| P.O.B. ----- | POINT OF BEGINNING |
| P.B. ----- | PLAT BOOK |
| D.B. ----- | DEED BOOK |
| PG./PG(s) ----- | PAGE(S) |
| O.S.T. ----- | OPEN SPACE TRACT |
| P.B.C. ----- | PALM BEACH COUNTY |
| R.P.B. ----- | ROAD PLAT BOOK |
| L.B. ----- | LICENSED BUSINESS |
| U.E. ----- | UTILITY EASEMENT |
| R/W ----- | RIGHT-OF-WAY |
| CL ----- | CENTERLINE |
| R ----- | RADIUS |
| L ----- | ARC LENGTH |
| D ----- | DELTA-CENTRAL ANGLE |
| C ----- | CHORD |
| CB ----- | CHORD BEARING |
| 12-43-40 ----- | SECTION-TOWNSHIP-RANGE |
| □ ----- | FOUND PERMANENT REFERENCE MONUMENT |
| ■ ----- | SET PERMANENT REFERENCE MONUMENT |
| ● ----- | PERMANENT CONTROL POINT |

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.

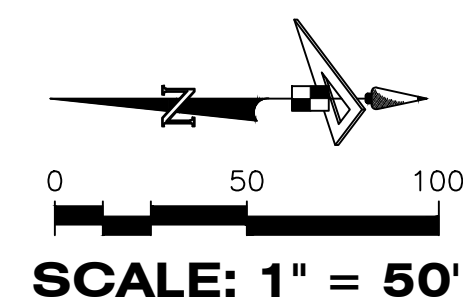
BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF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



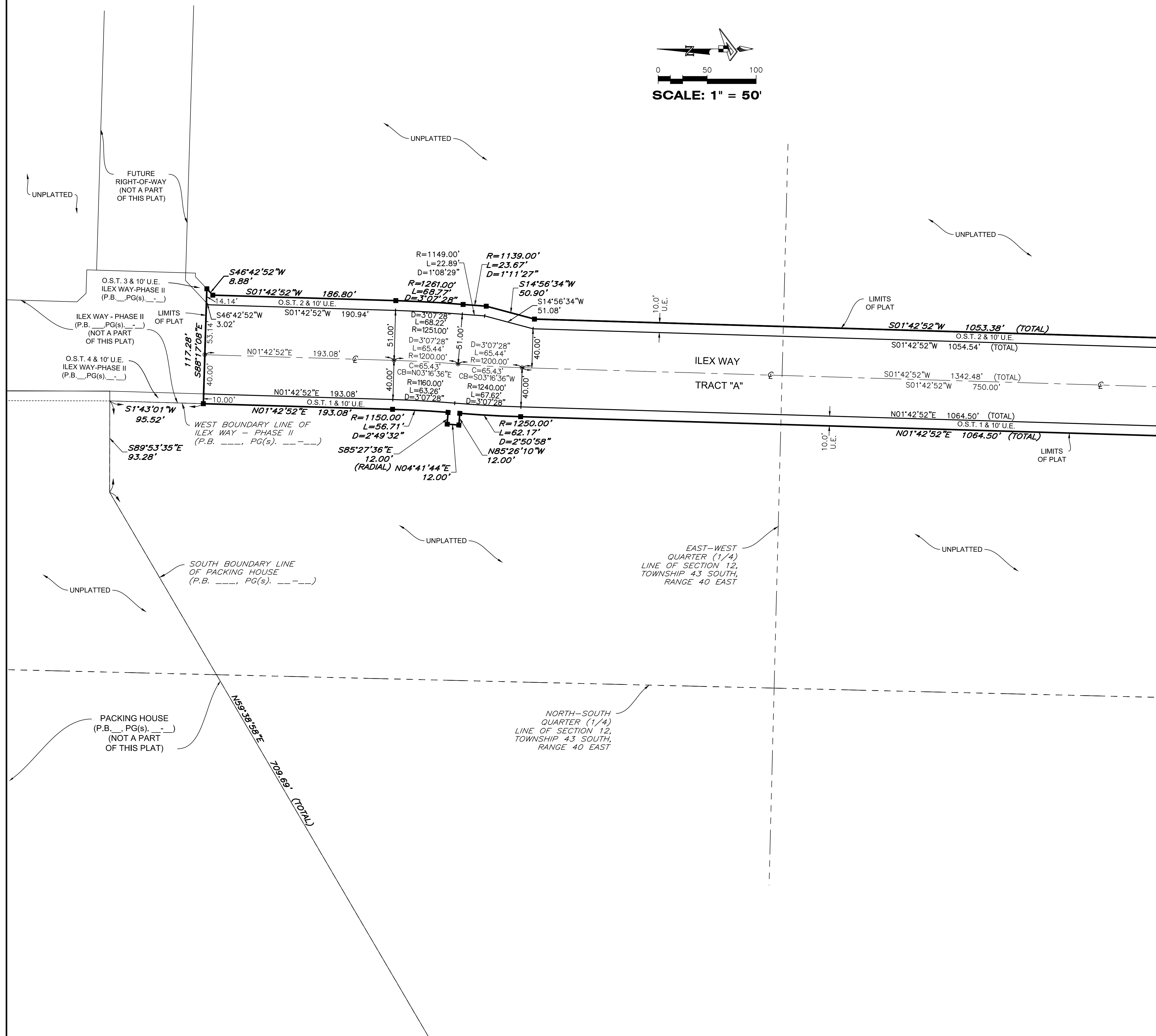
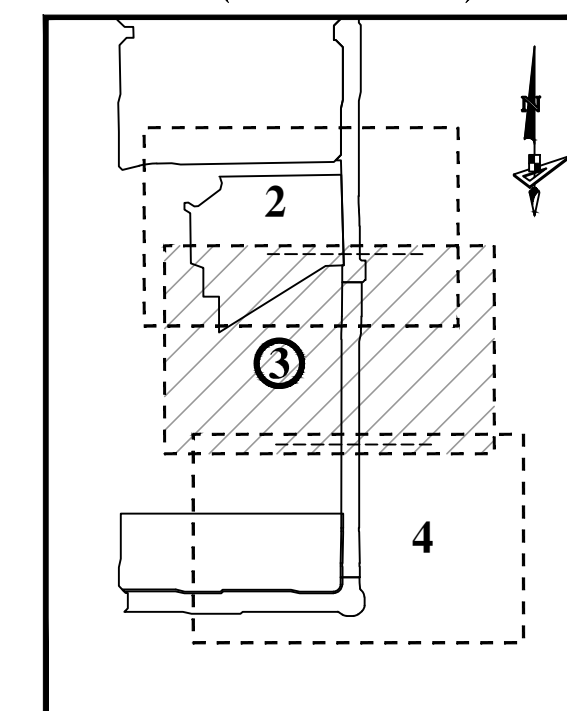
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

ILEX WAY - PHASE III

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SHEET MAP
(NOT TO SCALE)



LEGEND

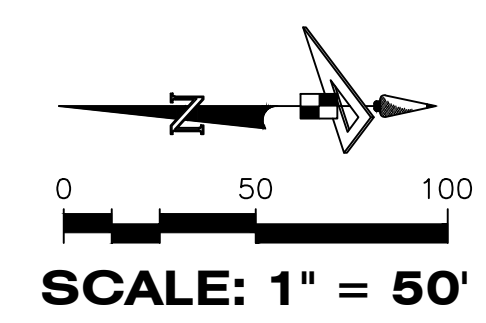
- P.O.B. ----- POINT OF BEGINNING
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(s)
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- R.P.B. ----- ROAD PLAT BOOK
- LB ----- LICENSED BUSINESS
- U.E. ----- UTILITY EASEMENT
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTERLINE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA-CENTRAL ANGLE
- C ----- CHORD
- CB ----- CHORD BEARING
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT



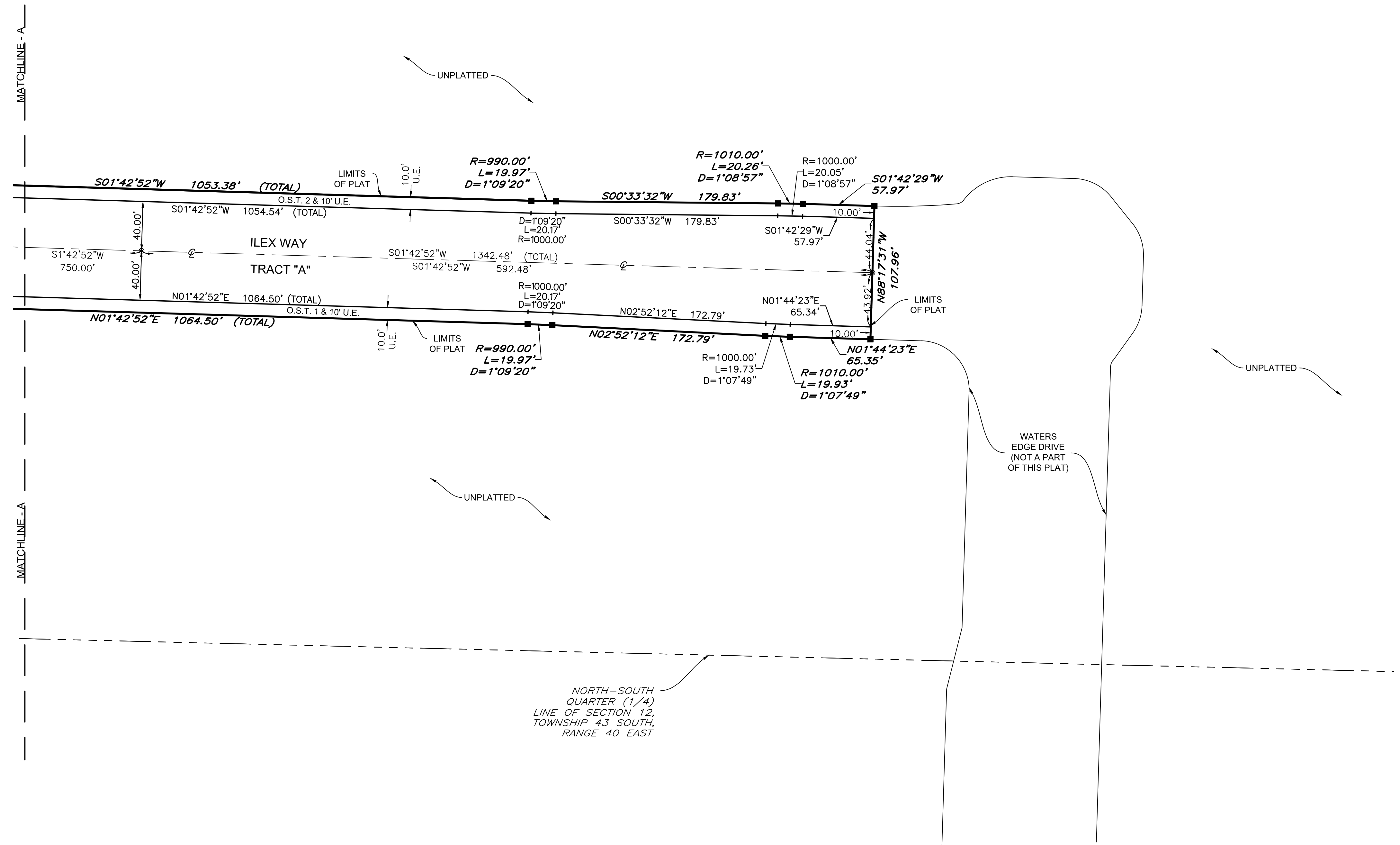
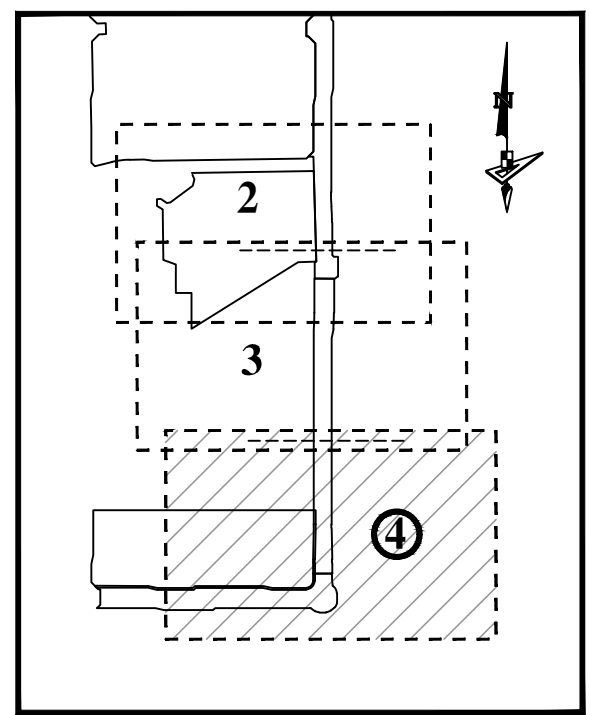
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Riviera Beach, FL 33404 Licensed Business Number 187768

ILEX WAY - PHASE III

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SHEET MAP
(NOT TO SCALE)

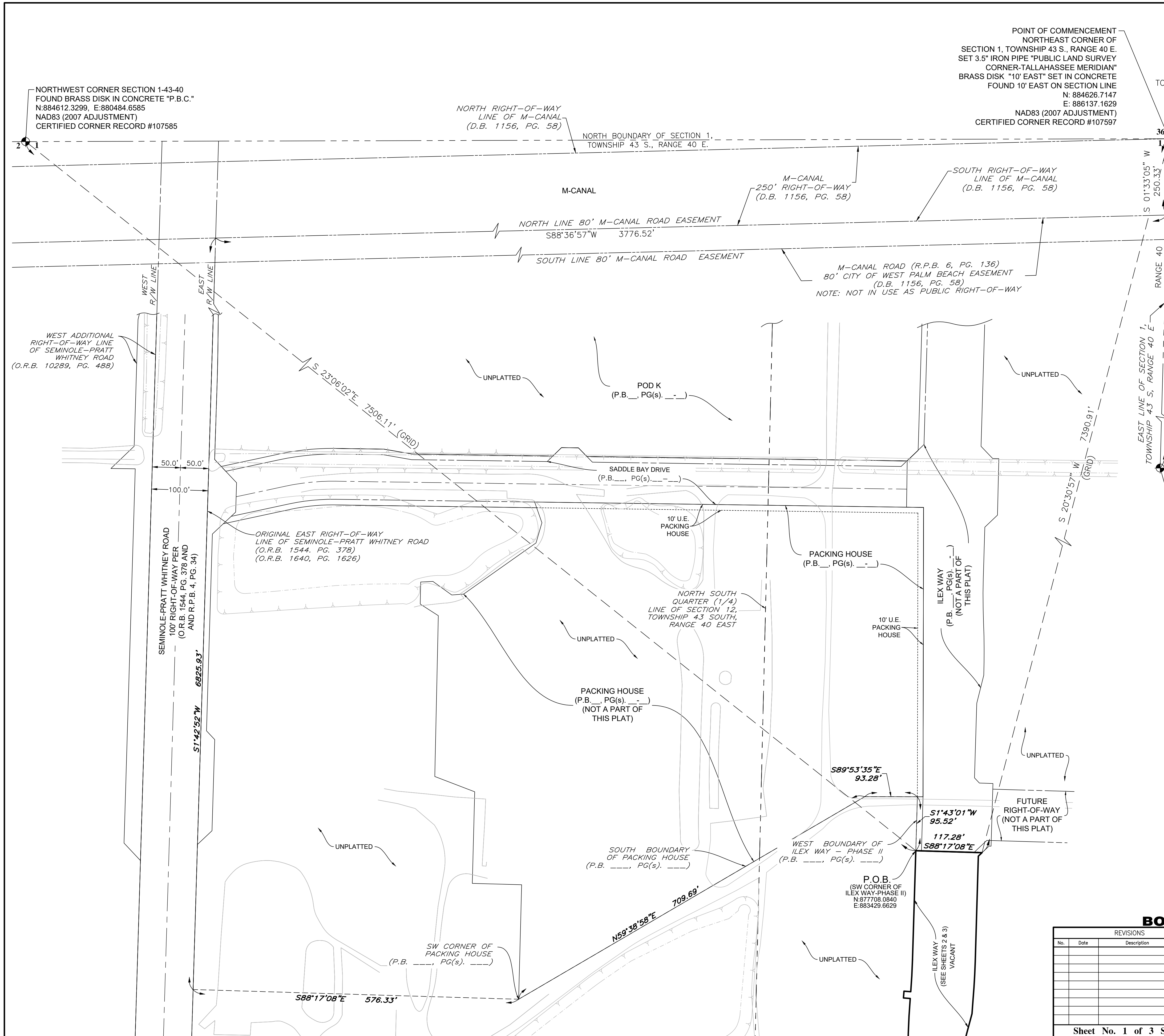


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- R.P.B. ----- ROAD PLAT BOOK
- LB ----- LICENSED BUSINESS
- U.E. ----- UTILITY EASEMENT
- R/W ----- RIGHT-OF-WAY
- C ----- CENTERLINE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA-CENTRAL ANGLE
- C ----- CHORD
- CB ----- CHORD BEARING
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ⊙ ----- PERMANENT CONTROL POINT



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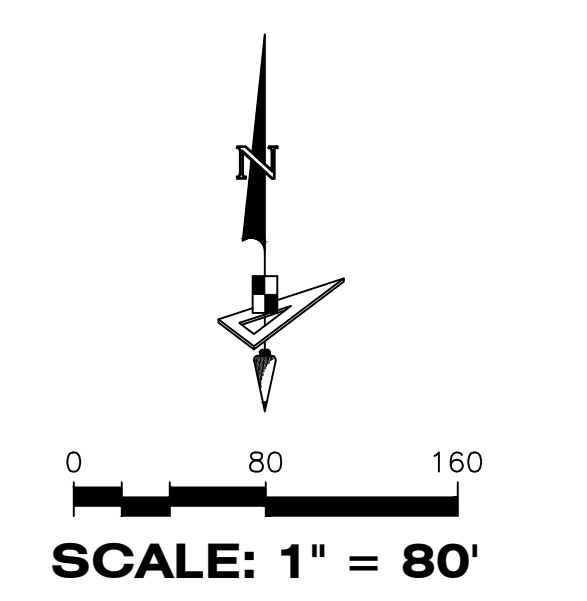
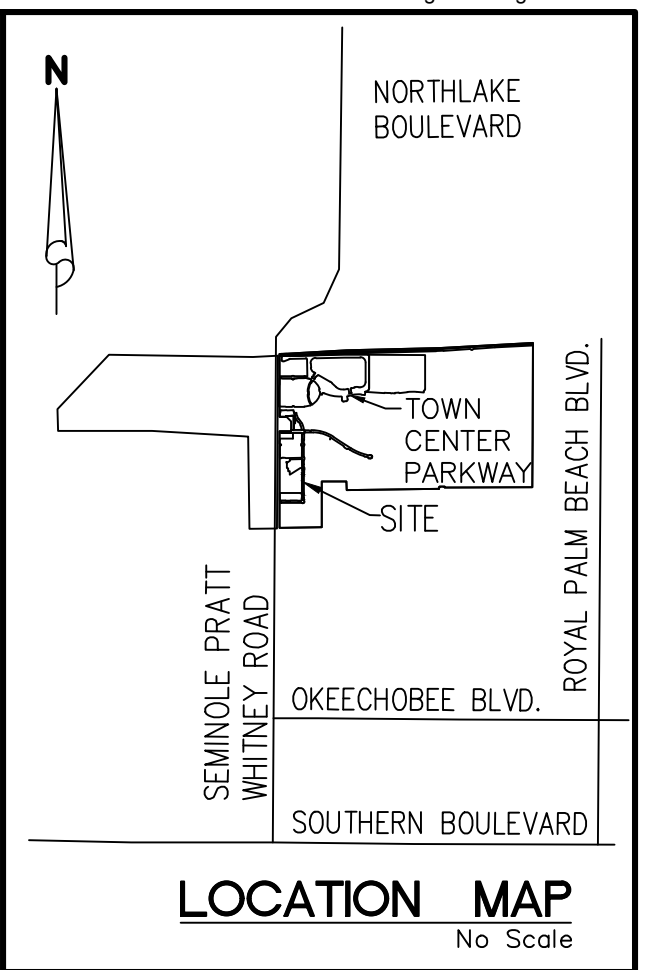
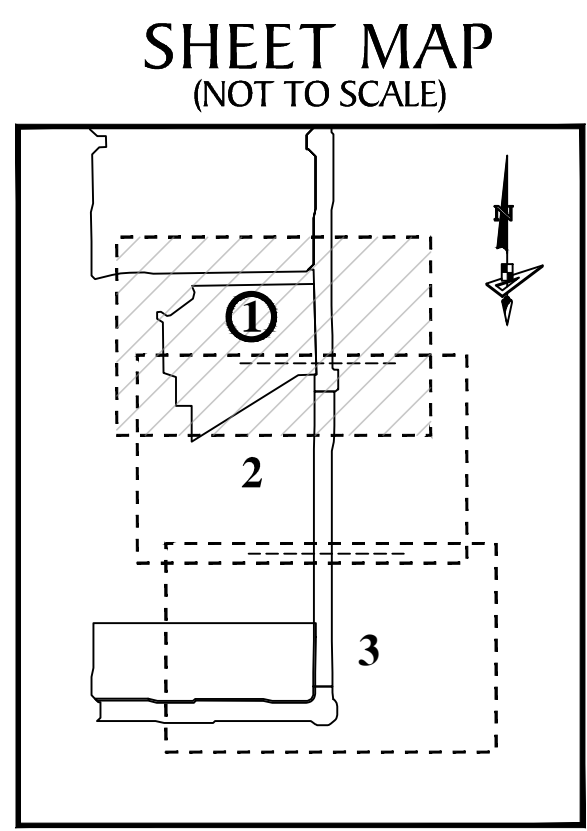
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE
N: 884626.7147
E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

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

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

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)



LEGEND

| | | |
|---------|-------|-------------------------------------------|
| P.O.B. | ----- | POINT OF BEGINNING |
| O.R. | ----- | OFFICIAL RECORD BOOK |
| PG(s). | ----- | PAGE(S) |
| D.B. | ----- | DEED BOOK |
| P.B.C. | ----- | PALM BEACH COUNTY |
| 6-43-41 | ----- | SECTION-TOWNSHIP-RANGE |
| R | ----- | RADIUS |
| L | ----- | ARCH LENGTH |
| D | ----- | DELTA ANGLE |
| TYP. | ----- | TYPICAL |
| NAD83 | ----- | NORTH AMERICAN DATUM 1983 |
| SIR | ● | SET 5/8" IRON ROD LB7768 |
| ■ | ----- | FOUND PERMANENT REFERENCE MONUMENT LB7768 |
| B | ● | BOLLARD |
| EP | □ | ELECTRIC PEDESTAL |
| ES | □ | ELECTRIC SWITCH BOX |
| IBV | ⊗ | IRRIGATION BUTTERFLY VALVE |
| ICV | ⊗ | IRRIGATION CONTROL VALVE |
| MW | ▽ | MONITORING WELL |
| W | ⊗ | WATER GATE VALVE |
| WBV | ⊗ | WATER BUTTERFLY VALVE |
| --- | ----- | TOP OF BANK |
| - - - | ----- | EDGE OF WATER |

WESTLAKE BOUNDARY ILEX WAY-PHASE III

| REVISIONS | | | Prepared For: |
|-----------|------|-------------|-------------------|
| No. | Date | Description | MINTO COMMUNITIES |
| | | | |
| | | | |
| | | | |

DATE OF FIELD SURVEY: _____

LAST DATE OF FIELD SURVEY: _____

SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon 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 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Luis J. Ortiz
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS7006**

Check: GAR P.C.: _____ Field Book: _____

Drawn: SWM Date: 10/19/18 Data File: _____

Sheet No. 1 of 3 Sheets

GeoPoint Surveying, Inc.

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

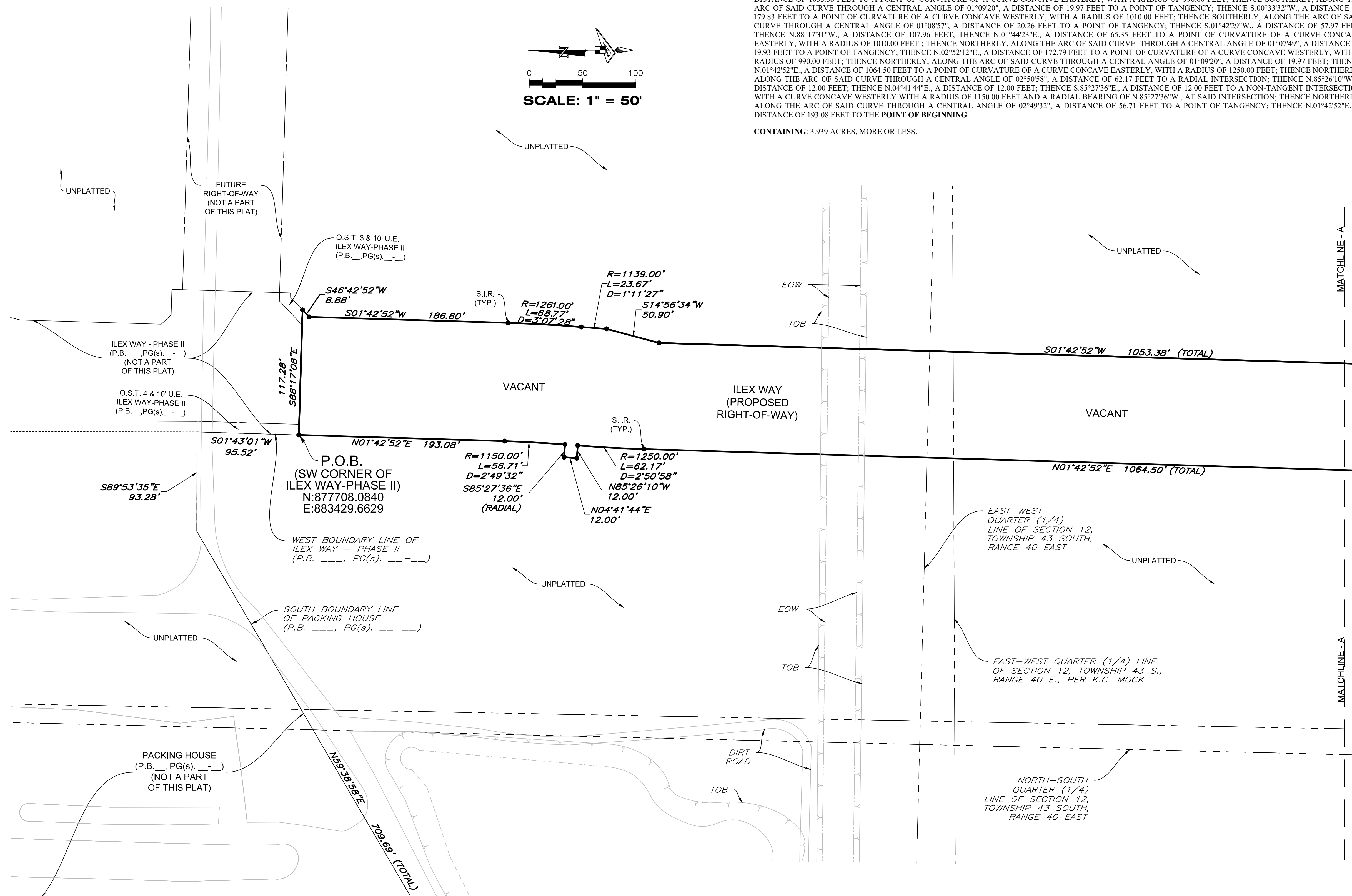
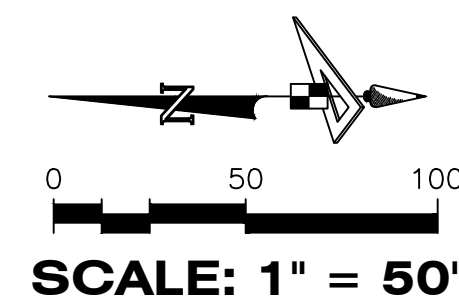
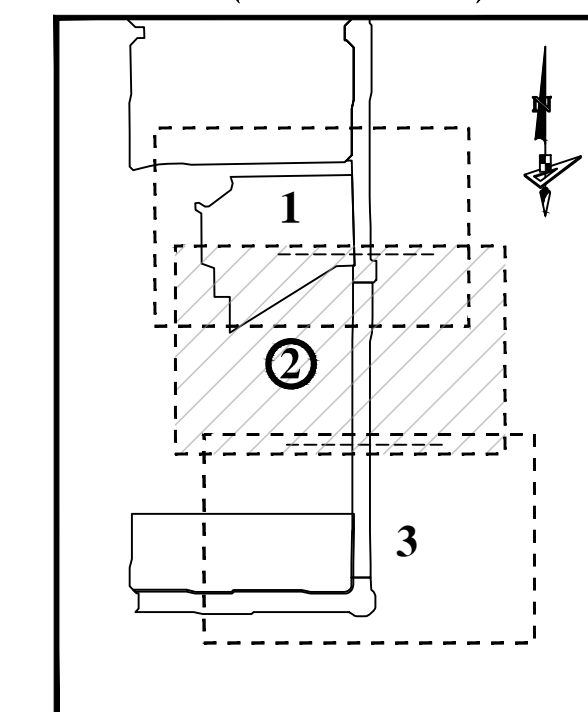
Drawn: SWM Date: 10/19/18 Data File: _____
Check: GAR P.C.: _____ Field Book: _____
Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-PhIII_BS

DESCRIPTION:

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 ROAD 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 PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 6825.93 FEET; THENCE S.88°17'08"E. A DISTANCE OF 576.33 FEET; THENCE N.59°38'58"E. A DISTANCE OF 709.69 FEET; THENCE S.89°53'35"E. A DISTANCE OF 93.28 FEET; THENCE S.01°43'01"W. A DISTANCE OF 95.52 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'08"E. A DISTANCE OF 117.28 FEET; THENCE S.46°42'52"W. A DISTANCE OF 8.88 FEET; THENCE S.01°42'52"W. A DISTANCE OF 186.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1261.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1139.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'27", A DISTANCE OF 23.67 FEET; THENCE S.14°56'34"W. A DISTANCE OF 50.90 FEET; THENCE S.01°42'52"W. A DISTANCE OF 1053.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 990.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET TO A POINT OF TANGENCY; THENCE S.00°33'32"W. A DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1010.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY; THENCE S.01°42'29"W. A DISTANCE OF 57.97 FEET; THENCE N.88°17'31"W. A DISTANCE OF 107.96 FEET; THENCE N.01°44'23"E. A DISTANCE OF 65.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1010.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'49", A DISTANCE OF 19.93 FEET TO A POINT OF TANGENCY; THENCE N.02°52'12"E. A DISTANCE OF 172.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 990.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'20", A DISTANCE OF 19.97 FEET; THENCE N.01°42'52"E. A DISTANCE OF 1064.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'58", A DISTANCE OF 62.17 FEET TO A RADIAL INTERSECTION; THENCE N.85°26'10"W. A DISTANCE OF 12.00 FEET; THENCE N.04°41'44"E. A DISTANCE OF 12.00 FEET; THENCE S.85°27'36"E. A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1150.00 FEET AND A RADIAL BEARING OF N.85°27'36"W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'32", A DISTANCE OF 56.71 FEET TO A POINT OF TANGENCY; THENCE N.01°42'52"E. A DISTANCE OF 193.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.939 ACRES, MORE OR LESS.

SHEET MAP (NOT TO SCALE)



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- O.R. ----- OFFICIAL RECORD BOOK
- PG(s). ----- PAGE(S)
- D.B. ----- DEED BOOK
- P.B.C. ----- PALM BEACH COUNTY
- 6-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARCH LENGTH
- D ----- DELTA ANGLE
- TYP. ----- TYPICAL
- NAD83 ----- NORTH AMERICAN DATUM 1983
- SIR ● ----- SET 5/8" IRON ROD LB7768
- ----- FOUND PERMANENT REFERENCE MONUMENT LB7768
- ----- BOLLARD
- EP □ ----- ELECTRIC PEDESTAL
- ES □ ----- ELECTRIC SWITCH BOX
- IBV □ ----- IRRIGATION BUTTERFLY VALVE
- ICV □ ----- IRRIGATION CONTROL VALVE
- MW □ ----- MONITORING WELL
- W □ ----- WATER GATE VALVE
- WBV □ ----- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

WESTLAKE BOUNDARY ILEX WAY-PHASE III

| REVISIONS | | | | Prepared For: MINTO COMMUNITIES | |
|-----------|------|-------------|------|----------------------------------|--|
| No. | Date | Description | Dwn. | Last Date of Field Survey: _____ | |
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GeoPoint
Surveying, Inc.

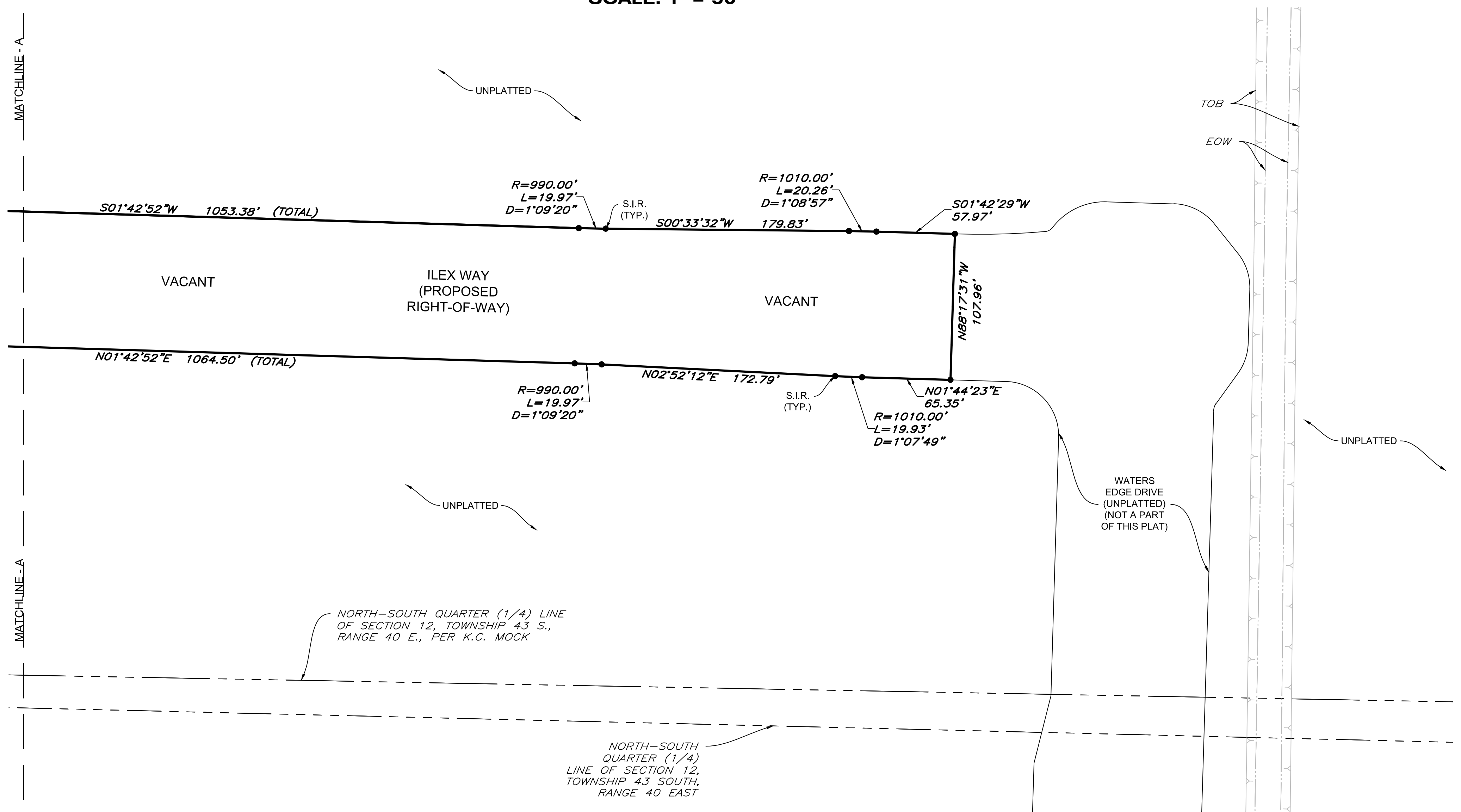
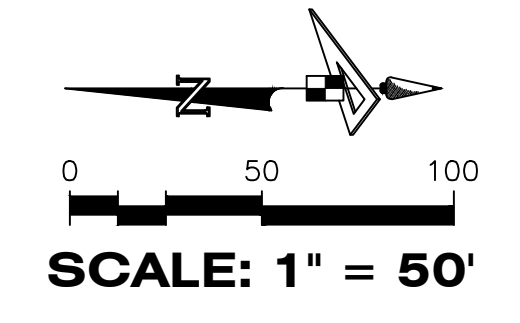
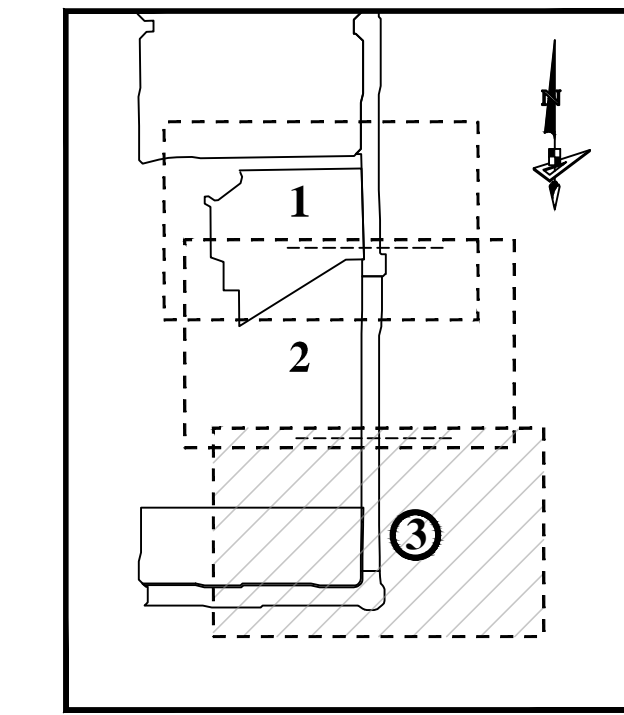
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 10/19/18 Data File: _____
Check: GAR P.C.: _____ Field Book: _____

Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-PhIII_B

PLOT FILE: \\WESTLAKE\WESTLAKE - \NAD83\JVC\PCS-ILEX WAY PH III\ILEX WAY PH III_B_REV_11-16-18.DWG PLOTTED BY: SERGIO MACHADO ON: 11/20/18 12:02 PM LAST SAVED BY: SERGIO ON: 11/20/18 11:02 AM

SHEET MAP
(NOT TO SCALE)



- SURVEYOR'S NOTES:**
- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY XX, 2018.
 - 2) 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)
 - 3) 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).
 - 4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - 5) 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. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR GALLERY JUDGE GROVES:
 - a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
 - 6) 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.
 - 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28064, PG. 0985.

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- O.R. ----- OFFICIAL RECORD BOOK
- PG(s) ----- PAGE(S)
- D.B. ----- DEED BOOK
- P.B.C. ----- PALM BEACH COUNTY
- 6-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARCH LENGTH
- D ----- DELTA ANGLE
- TYP. ----- TYPICAL
- NAD83 ----- NORTH AMERICAN DATUM 1983
- SIR ● ----- SET 5/8" IRON ROD LB7768
- ----- FOUND PERMANENT REFERENCE MONUMENT LB7768
- ----- BOLLARD
- EP □ ----- ELECTRIC PEDESTAL
- ES □ ----- ELECTRIC SWITCH BOX
- IBV ⊗ ----- IRRIGATION BUTTERFLY VALVE
- ICV ⊗ ----- IRRIGATION CONTROL VALVE
- MW ⊗ ----- MONITORING WELL
- W ⊗ ----- WATER GATE VALVE
- WBV ⊗ ----- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

WESTLAKE BOUNDARY ILEX WAY-PHASE III

| REVISIONS | | | |
|-----------|------|-------------|------|
| No. | Date | Description | Dwn. |
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Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: _____
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

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

Drawn: SWM Date: 10/19/18 Data File: _____
 Check: GAR P.C.: _____ Field Book: _____

Section: 12 Twn. 43S Rng. 40E Job #: Ilex Way-PhIII B

PLOTTED BY: SERGIO MACHADO ON: 11/20/2018 11:02 AM
 LAST SAVED BY: SERGIO MACHADO ON: 11/20/2018 11:02 AM
 FILE NAME: \\WESTLAKE\WESTLAKE - \NAD83\IEXWAY\PHIII\B3_REV_11-16-18.DWG



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

-
- 1. DATE:** 12/18/2018
- 2. PETITION NUMBER:** ENG-2018-18
- 3. DESCRIPTION:** Ilex Way Phase III Plat
- APPLICANT:** Minto PBLH, LLC
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **CONDITIONAL APPROVAL LETTER**

The Engineering Department approves the plans with the following condition:

1. The fill-in recording references for the adjoining plats will need to be properly completed or addressed prior to recording. Please provide a completed copy for review prior to recording.

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

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

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Tenth Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney *PB*

Date: January 10, 2019

Subject: Resolution for Packing House Plat

Please find a resolution for approval of the Packing House Plat. This plat consists of approximately twelve and one-half acres (12.500) of land lying in section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida.

After submittal of the plats for council approval, City staff and SID attended several meetings with Florida Power and Light regarding placement of electric utilities within the City of Westlake. As a result of those meetings, the City staff, SID and FP&L agreed to modification of the plat language regarding the utility easements and the road rights of way, which will specifically call out provisions for placement of electric utilities. A copy of the current plat language and the proposed plat language is attached hereto. The final plat will be modified to reflect the proposed language prior to execution and recordation should the proposed language be approved by the City Council.

The plat has been reviewed by the City Planner and the City Engineer for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution approving the plat with the modified language for the utility easements and road of rights of way.

Should you have any questions, or need any additional information, please do not hesitate to call.

(Current)**ROAD RIGHT-OF-WAY**

PACKING HOUSE PLAT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)**ROAD RIGHT-OF-WAY**

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

(Current)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT ADDITIONAL EASEMENTS, LICENSES, PERMITS, OR OTHER FORMS OF AUTHORIZATION FOR USE OF THE EASEMENT BY OTHER UTILITY PROVIDERS, INCLUDING, BUT NOT LIMITED TO, USE FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, IN ITS SOLE DISCRETION.

January 14, 2019

RESOLUTION 2019-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT PACKING HOUSE, BEING DESCRIBED AS A PORTION LAND DESCRIBED BY METES AND BOUNDS AS A PARCEL OF LAND LYING IN SECTION 12, 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 Packing House Final Plat, described by metes and bounds as a parcel of land lying in Section 12, 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 have reviewed the application, the final plat and the boundary survey, 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 and boundary survey for the Packing House, as described in the attached Exhibit "A", containing approximately 12.500 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 January 14, 2019.

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
Packing House

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST OF RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3850.10 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S.88°17'08"E., A DISTANCE OF 28.76 FEET TO A POINT ON THE EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE N.77°53'50"E., A DISTANCE OF 121.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 358.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'58", A DISTANCE OF 80.60 FEET TO A POINT OF TANGENCY; THENCE S.89°12'12"E., A DISTANCE OF 355.92 FEET TO THE **POINT OF BEGINNING**; THENCE N.19°23'53"W., A DISTANCE OF 10.66 FEET; THENCE S.89°12'12"E., A DISTANCE OF 688.40 FEET; THENCE S.00°06'25"W., A DISTANCE OF 512.09 FEET; THENCE N.89°53'35"W., A DISTANCE OF 103.28 FEET; THENCE S.59°38'58"W., A DISTANCE OF 709.69 FEET; THENCE N.01°30'52"E., A DISTANCE OF 202.82 FEET; THENCE N.88°29'08"W., A DISTANCE OF 87.43 FEET; THENCE N.01°30'52"E., A DISTANCE OF 162.27 FEET; THENCE N.69°07'35"W., A DISTANCE OF 75.64 FEET; THENCE N.01°16'07"E., A DISTANCE OF 284.83 FEET; THENCE N.57°20'37"W., A DISTANCE OF 38.05 FEET; THENCE N.01°06'38"E., A DISTANCE OF 38.99 FEET; THENCE N.87°04'55"E., A DISTANCE OF 21.63 FEET; THENCE S.54°16'04"E., A DISTANCE OF 41.11 FEET; THENCE N.85°54'45"E., A DISTANCE OF 21.05 FEET; THENCE N.54°43'08"E., A DISTANCE OF 157.00 FEET; THENCE N.16°24'55"E., A DISTANCE OF 37.15 FEET; THENCE N.19°23'53"W., A DISTANCE OF 28.20 FEET TO THE **POINT OF BEGINNING**.
CONTAINING: 544,495 SQUARE FEET OR 12.500 ACRES MORE OR LESS.

PACKING HOUSE

BEING A PLAT OF A PORTION OF SECTION 12, 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 _____ 2018, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

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

AREA TABULATION (IN ACRES)

| | |
|----------------|----------------------------------|
| TRACT "A": | 12.500 |
| PACKING HOUSE: | 12.500 TOTAL ACRES, MORE OR LESS |

- SURVEYORS NOTES**
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "●" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "⊙" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "●" A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
 - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.09(10), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____

LUIS J. ORTIZ, P.S.M.
LICENSE NO. 157006
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
157006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 1 of 3 Sheets

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PACKING HOUSE, BEING A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST OF RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3850.10 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S.88°17'08"E. A DISTANCE OF 28.76 FEET TO A POINT ON THE EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE N.77°53'50"E. A DISTANCE OF 121.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 358.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'58". A DISTANCE OF 80.60 FEET TO A POINT OF TANGENCY; THENCE S.89°12'12"E. A DISTANCE OF 355.92 FEET TO THE **POINT OF BEGINNING**; THENCE N.19°23'53"W. A DISTANCE OF 10.66 FEET; THENCE S.89°12'12"E. A DISTANCE OF 688.40 FEET; THENCE S.00°06'25"W. A DISTANCE OF 512.09 FEET; THENCE N.89°53'35"W. A DISTANCE OF 103.28 FEET; THENCE S.59°38'58"W. A DISTANCE OF 709.69 FEET; THENCE N.01°30'52"E. A DISTANCE OF 202.82 FEET; THENCE N.88°29'08"W. A DISTANCE OF 87.43 FEET; THENCE N.01°30'52"E. A DISTANCE OF 162.27 FEET; THENCE N.69°07'35"W. A DISTANCE OF 75.64 FEET; THENCE N.01°16'07"E. A DISTANCE OF 284.83 FEET; THENCE N.57°20'37"W. A DISTANCE OF 38.05 FEET; THENCE N.01°06'38"E. A DISTANCE OF 38.99 FEET; THENCE N.87°04'55"E. A DISTANCE OF 21.63 FEET; THENCE S.54°16'04"E. A DISTANCE OF 41.11 FEET; THENCE N.85°54'45"E. A DISTANCE OF 21.05 FEET; THENCE N.54°43'08"E. A DISTANCE OF 157.00 FEET; THENCE N.16°24'55"E. A DISTANCE OF 37.15 FEET; THENCE N.19°23'53"W. A DISTANCE OF 28.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 544,495 SQUARE FEET OR 12.500 ACRES MORE OR LESS.

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

TRACT "A"

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

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

LINE OF SIGHT EASEMENT

THE LINE OF SIGHT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2018.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2018.

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 _____, 2018.

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 _____ 2018, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

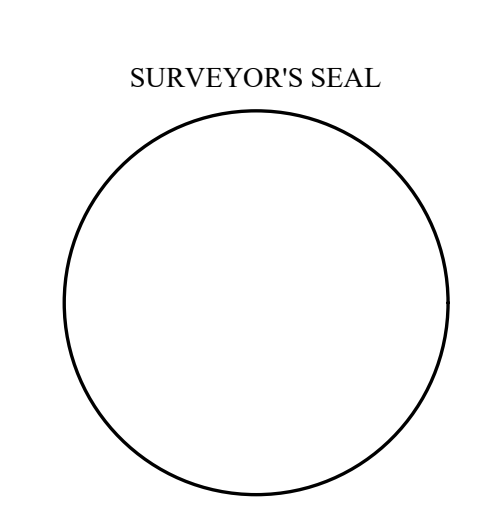
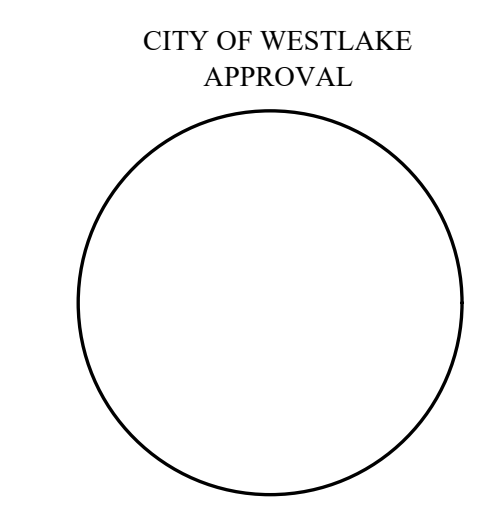
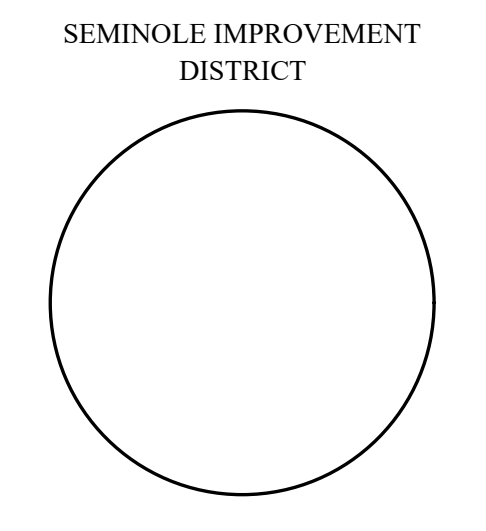
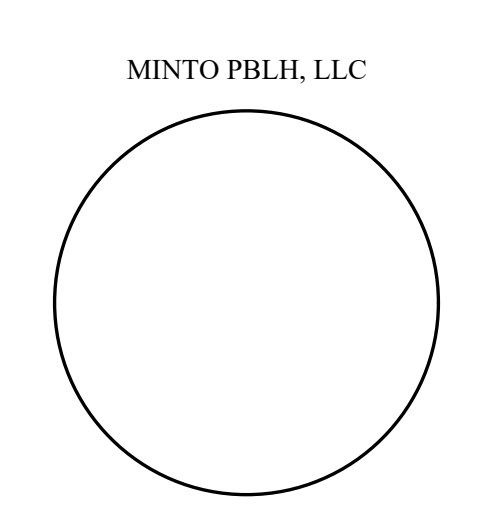
ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

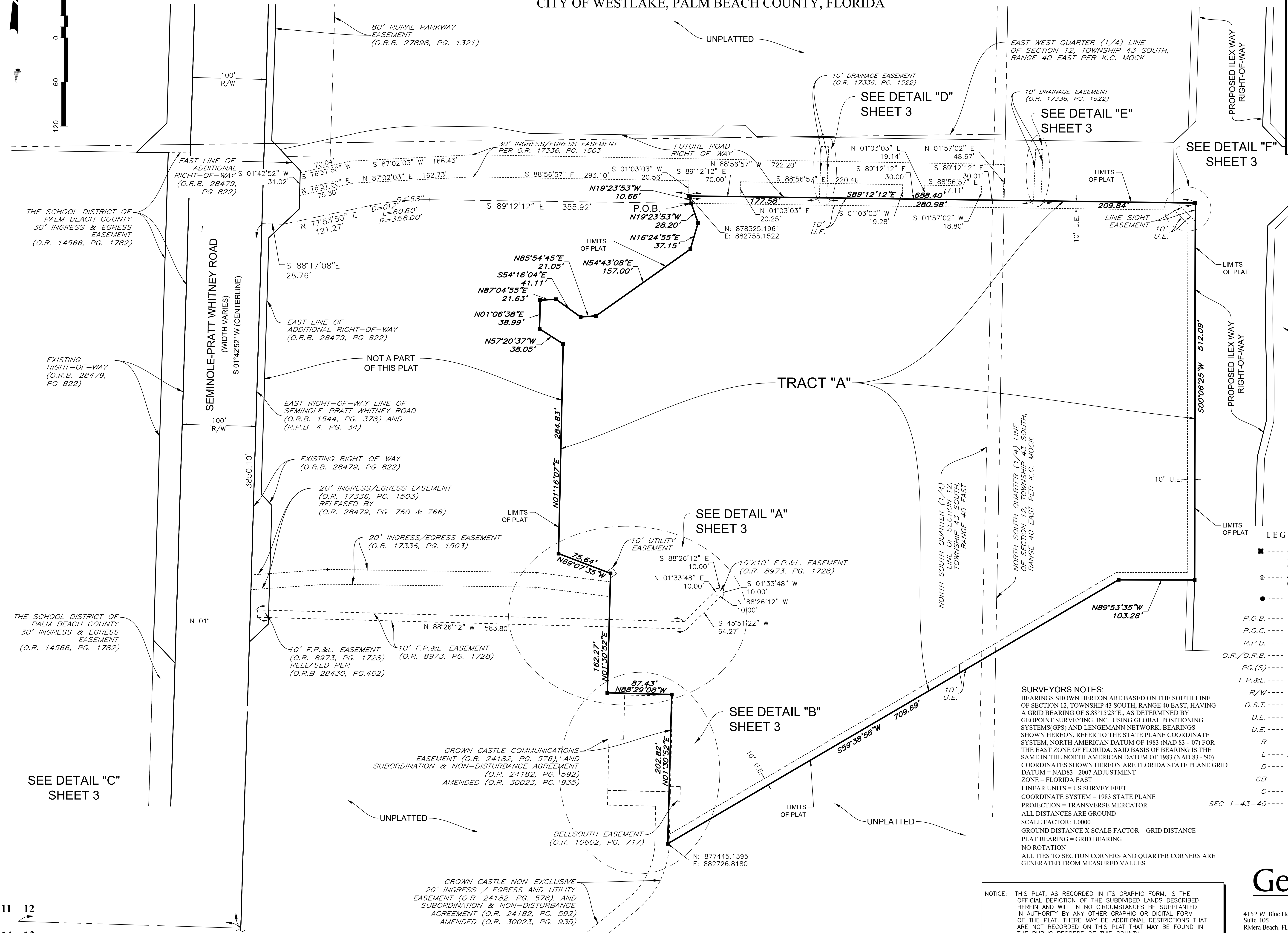
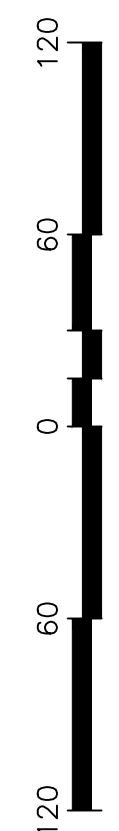
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT 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



PACKING HOUSE

BEING A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SEE DETAIL "F" SHEET 3

SEE DETAIL "D" SHEET 3

SEE DETAIL "E" SHEET 3

SEE DETAIL "A" SHEET 3

SEE DETAIL "B" SHEET 3

SEE DETAIL "C" SHEET 3

- LEGEND**
- --- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB7768
 - ⊙ --- INDICATES (P.C.P.) PERMANENT CONTROL POINT LB7768
 - --- INDICATES (S.I.R.) SET IRON ROD LB7768
- P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
R.P.B. --- ROAD PLAT BOOK
O.R./O.R.B. --- OFFICIAL RECORDS BOOK
PG.(S) --- PAGE(S)
F.P.&L. --- FLORIDA POWER AND LIGHT
R/W --- RIGHT-OF-WAY
O.S.T. --- OPEN SPACE TRACT
D.E. --- DRAINAGE EASEMENT
U.E. --- UTILITY EASEMENT
R --- RADIUS
L --- ARC LENGTH
D --- DELTA-CENTRAL ANGLE
CB --- CHORD BEARING
C --- CHORD LENGTH
SEC 1-43-40 --- SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST

SURVEYORS NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"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.

GeoPoint
Surveying, Inc.

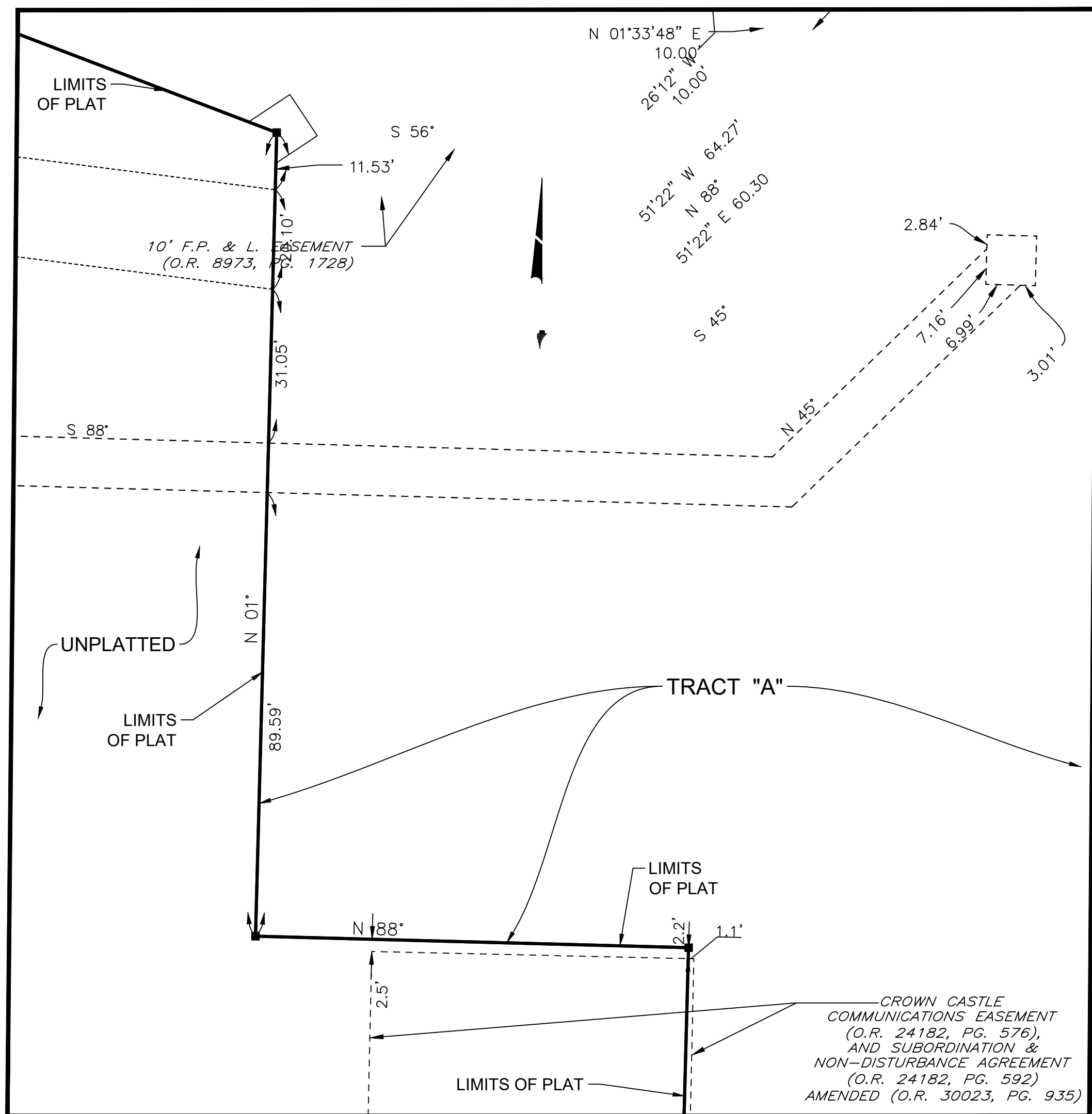
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB7768

Sheet No. 2 of 3 Sheets

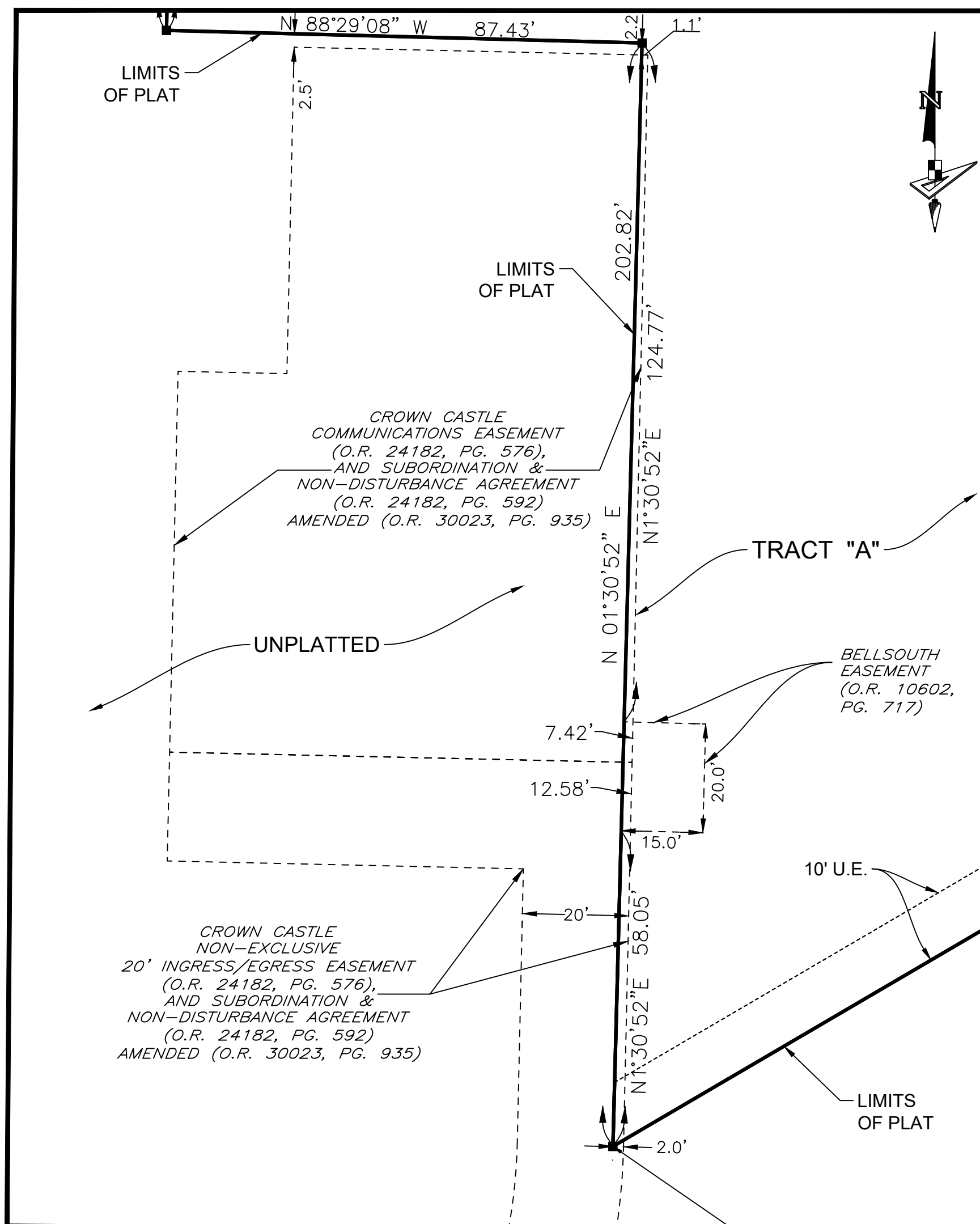
PACKING HOUSE

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

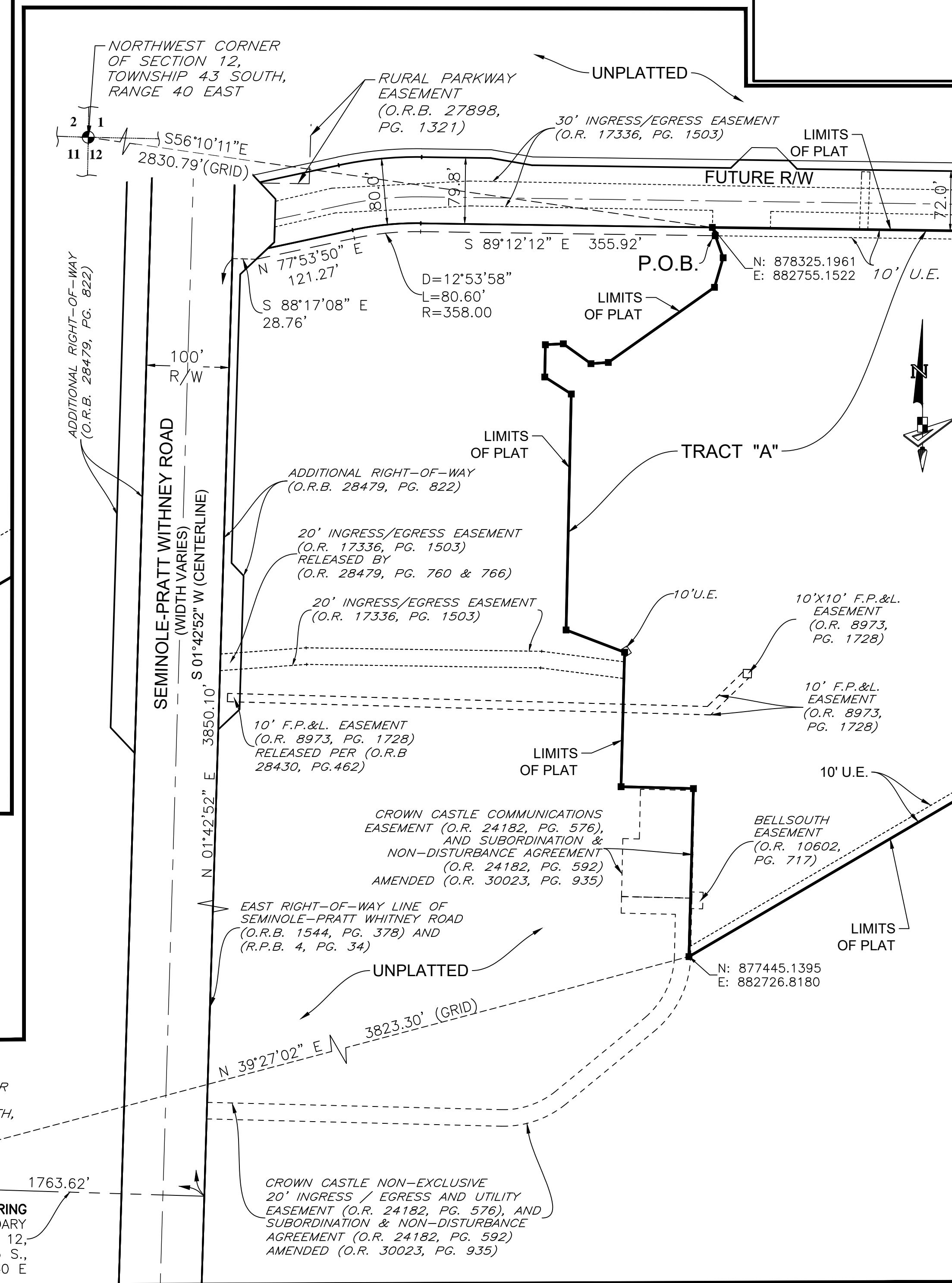
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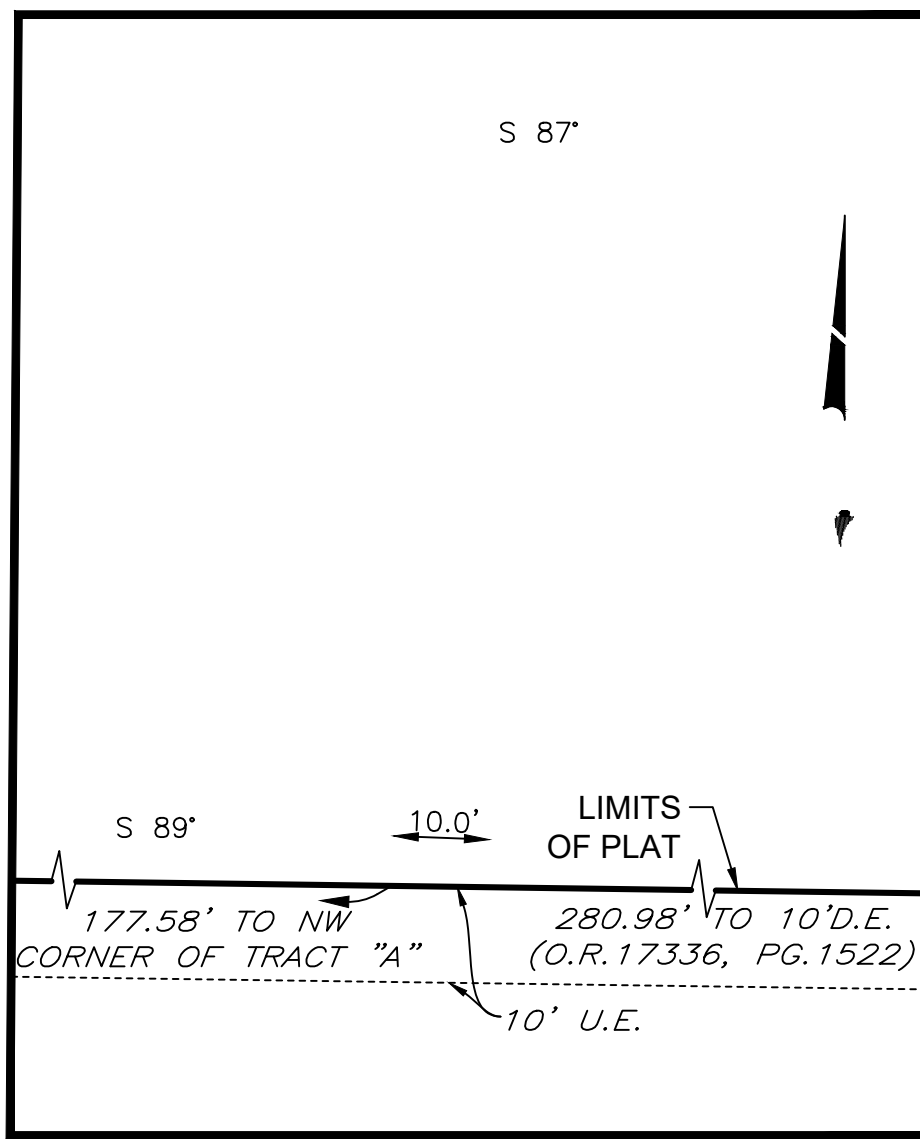
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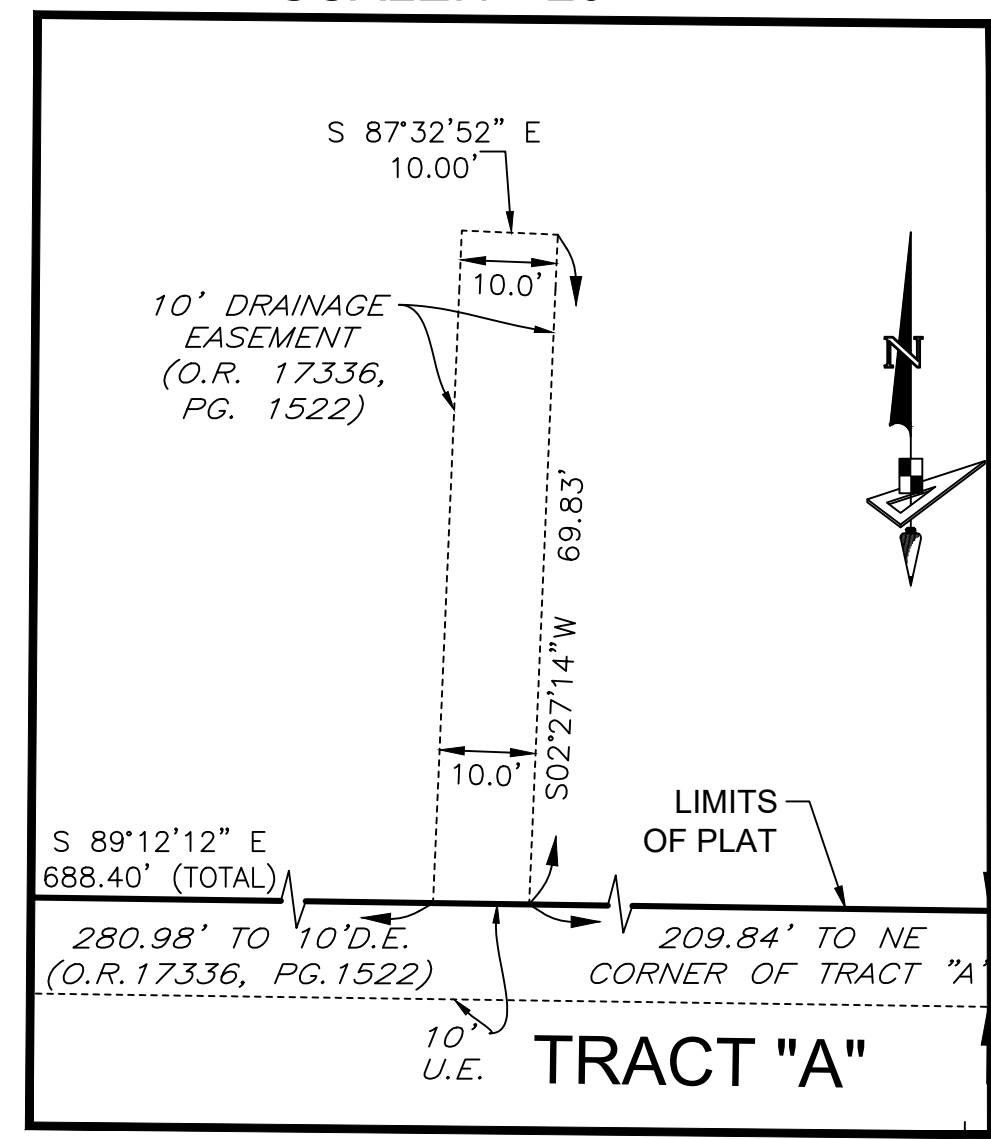
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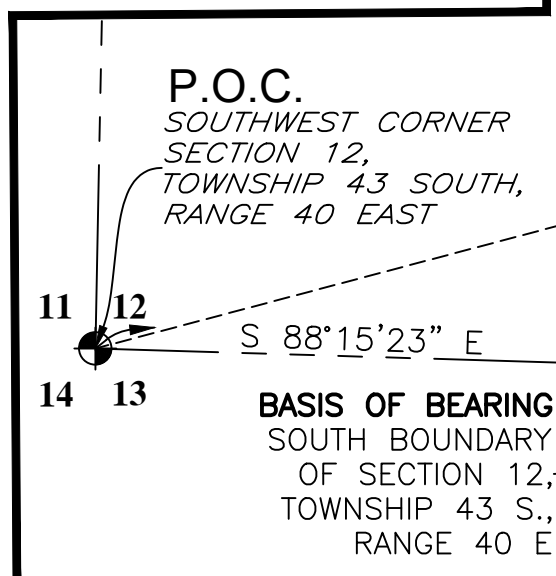
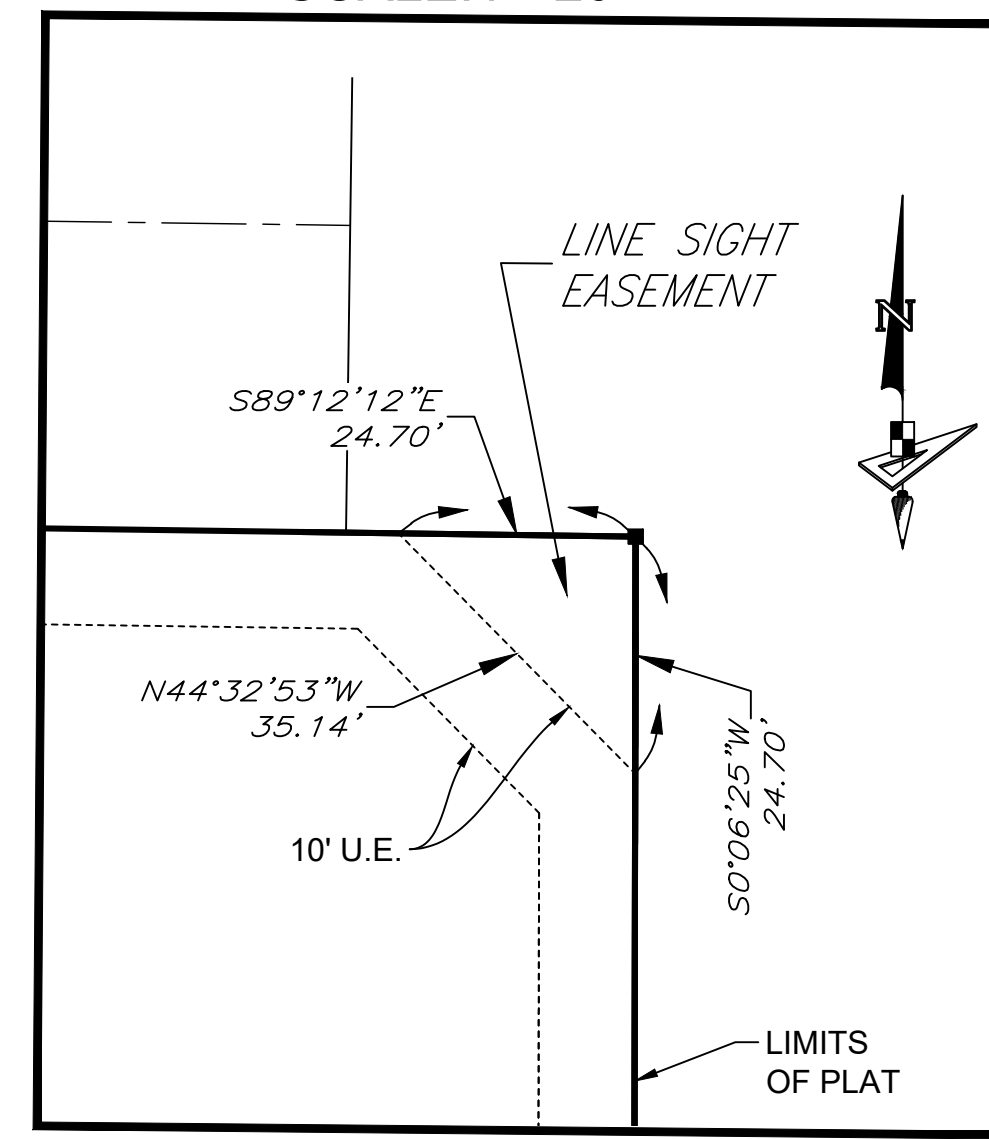
DETAIL "D"
SCALE: 1"=20'



DETAIL "E"
SCALE: 1"=20'



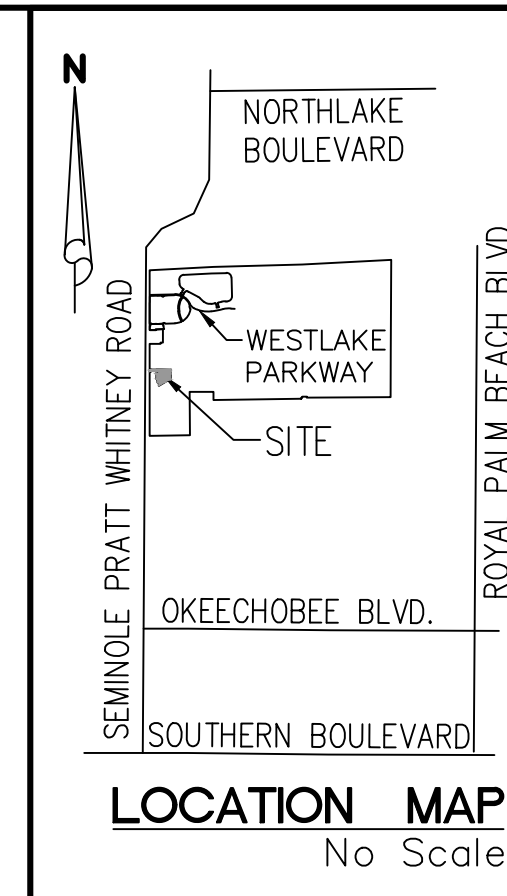
DETAIL "F"
SCALE: 1"=20'



SURVEYORS NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S 88°15'23" 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 1883 (NAD83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM 1983 (NAD83 - '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.



DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3850.10 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S.88°17'08"E., A DISTANCE OF 28.76 FEET TO A POINT ON THE EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE N.77°53'50"E., A DISTANCE OF 121.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 358.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'58", A DISTANCE OF 80.60 FEET TO A POINT OF TANGENCY; THENCE S.89°12'12"E., A DISTANCE OF 355.92 FEET TO THE **POINT OF BEGINNING**; THENCE N.19°23'53"W., A DISTANCE OF 10.66 FEET; THENCE S.89°12'12"E., A DISTANCE OF 688.40 FEET; THENCE S.00°06'25"W., A DISTANCE OF 512.09 FEET; THENCE N.89°53'35"W., A DISTANCE OF 103.28 FEET; THENCE S.59°38'58"W., A DISTANCE OF 709.69 FEET; THENCE N.01°30'52"E., A DISTANCE OF 202.82 FEET; THENCE N.88°29'08"W., A DISTANCE OF 87.43 FEET; THENCE N.01°30'52"E., A DISTANCE OF 162.27 FEET; THENCE N.69°07'35"W., A DISTANCE OF 75.64 FEET; THENCE N.01°16'07"E., A DISTANCE OF 284.83 FEET; THENCE N.57°20'37"W., A DISTANCE OF 38.05 FEET; THENCE N.01°06'38"E., A DISTANCE OF 38.99 FEET; THENCE N.87°04'55"E., A DISTANCE OF 21.63 FEET; THENCE S.54°16'04"E., A DISTANCE OF 41.11 FEET; THENCE N.85°54'45"E., A DISTANCE OF 21.05 FEET; THENCE N.54°43'08"E., A DISTANCE OF 157.00 FEET; THENCE N.16°24'55"E., A DISTANCE OF 37.15 FEET; THENCE N.19°23'53"W., A DISTANCE OF 28.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 544,495 SQUARE FEET OR 12.500 ACRES MORE OR LESS.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 629989 HAVING AN EFFECTIVE DATE OF AUGUST 14, 2018 AT 11:00 P.M. AND ITEMS LISTED IN SCHEDULE B-II THEREOF ARE:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A MATTER OF SURVEY**
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2018 AND SUBSEQUENT YEARS **NOT A MATTER OF SURVEY**
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A MATTER OF SURVEY**
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A MATTER OF SURVEY**
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A MATTER OF SURVEY**
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A MATTER OF SURVEY**
- RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE OIL, GAS, SULPHUR AND OTHER MINERALS AND MINERAL RIGHTS BY SOUTHERN STATES LAND AND TIMBER CORPORATION CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY INSTRUMENTS RECORDED IN DEED BOOK 952, PAGE 67 AND O.R. BOOK 312, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **NOT A MATTER OF SURVEY, NOT SHOWN**
- INTERLOCAL AGREEMENT BY AND BETWEEN PALM BEACH COUNTY AND SEMINOLE IMPROVEMENT DISTRICT RECORDED IN O.R. BOOK 20252, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **BLANKET EASEMENT, NOT SHOWN**
- NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 27737, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS THE PROPERTY, NOT SHOWN**
- EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 8973, PAGE 1728, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS THE PROPERTY, SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT INGRESS AND EGRESS EASEMENT AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE, L.P. AND LANDAM CONSTRUCTION EXCHANGE COMPANY FOR INGRESS AND EGRESS, DRAINAGE, UTILITY AND STREET LIGHTING FACILITIES RECORDED IN O.R. BOOK 17336, PAGE 1503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS AFFECTED BY PARTIAL RELEASE OF INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 28479, PAGE 760, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS THE PROPERTY, SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT DRAINAGE EASEMENT BY AND BETWEEN CALLERY-JUDGE GROVE, L.P. AND LANDAM CONSTRUCTION EXCHANGE COMPANY FOR DRAINAGE OF SURFACE AND STORMWATER AND OTHER DRAINAGE FACILITIES RECORDED IN BOOK 17336, PAGE 1522, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECTS THE PROPERTY, SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN LEASE BY AND BETWEEN CALLERY-JUDGE GROVE, L.P., A NEW YORK LIMITED PARTNERSHIP AND JAC PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED APRIL 14, 2004, AS AMENDED BY FIRST AMENDMENT DATED JUNE 14, 2004 AND A SECOND AMENDMENT DATED JUNE 18, 2004; JAC PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ASSIGNED THE LEASE TO LANDAM CONSTRUCTION EXCHANGE COMPANY, A VIRGINIA CORPORATION BY THAT CERTAIN ASSIGNMENT, ACCEPTANCE AND NOTICE AGREEMENT DATED JULY 30, 2004; LANDAM CONSTRUCTION EXCHANGE COMPANY, A VIRGINIA CORPORATION ASSIGNED THE LEASE TO JAC PROPERTY HOLDINGS, LLC BY THAT RE-ASSIGNMENT OF 99 YEAR LEASE WITH OPTION TO PURCHASE RECORDED IN O.R. BOOK 25346, PAGE 1677, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS AFFECTED BY THAT PARTIAL RELEASE OF OPTION TO PURCHASE RECORDED IN O.R. BOOK 28479, PAGE 766, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN REGARD TO THE WIDENING PROJECT FOR SEMINOLE PRATT WHITNEY ROAD. **NOT A MATTER OF SURVEY**
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN SUBLEASE DATED JULY 16, 2012, BY AND BETWEEN JAC PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND J&J PRODUCE, INC., A FLORIDA CORPORATION AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 25346, PAGE 1683, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **NOT A MATTER OF SURVEY**
- EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN O.R. BOOK 10602, PAGE 711, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECTS THE PROPERTY**
- TERMS AND CONDITIONS CONTAINED IN THAT COMMUNICATION TOWER REMOVAL AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE AND BELLSOUTH MOBILITY, INC. RECORDED IN O.R. BOOK 9559, PAGE 1879, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN LEASE BY AND BETWEEN CALLERY-JUDGE GROVE L.P. AND BELLSOUTH MOBILITY LLC, DATED JUNE 20, 1996 AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 13577, PAGE 1245, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN**

- TERMS AND CONDITIONS CONTAINED IN THAT MEMORANDUM OF AGREEMENT BY AND BETWEEN BELLSOUTH MOBILITY, INC. (SUBLESSOR) AND NEXTEL SOUTH CORP. (SUBLESSEE) RECORDED IN O.R. BOOK 11517, PAGE 1387, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **NOT A MATTER OF SURVEY**
- TERMS AND CONDITIONS CONTAINED IN SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE BY AND BETWEEN BELLSOUTH MOBILITY LLC AND CROWN CASTLE SOUTH INC. RECORDED IN O.R. BOOK 13958, PAGE 402, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE BY AND BETWEEN BELLSOUTH MOBILITY LLC AND CROWN CASTLE SOUTH INC. RECORDED IN O.R. BOOK 14126, PAGE 656 AND AMENDED AND RESTATED SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE BY AND BETWEEN BELLSOUTH MOBILITY LLC AND CROWN CASTLE SOUTH INC. RECORDED IN O.R. BOOK 15373, PAGE 831, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. GROUND LEASE EXTENSION AGREEMENT BY AND BETWEEN CROWN CASTLE SOUTH LLC AND NEW CINGULAR WIRELESS PCS, LLC RECORDED IN BOOK 26994, PAGE 1107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. FIRST AMENDMENT TO AMENDED AND RESTATED SITE DESIGNATION SUPPLEMENT RECORDED IN O.R. BOOK 30023, PAGE 935, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT LEASE AGREEMENT BY AND BETWEEN CROWN CASTLE SOUTH, INC. (LESSOR) AND PRIMECO PERSONAL COMMUNICATIONS, LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS (LESSEE) RECORDED IN O.R. BOOK 12398, PAGE 1433, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **NOT A MATTER OF SURVEY**
- TERMS AND CONDITIONS CONTAINED IN THAT MEMORANDUM OF SITE LEASE ACKNOWLEDGEMENT BY AND BETWEEN CROWN CASTLE INTERNATIONAL CORPORATION (LESSOR) AND SPRINT SPECTRUM L.P. (LESSEE) RECORDED IN O.R. BOOK 12951, PAGE 1353, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN**
- TERMS AND CONDITIONS CONTAINED IN THAT GRANT OF EASEMENT BY AND BETWEEN CALLERY-JUDGE GROVE L.P. AND CROWN CASTLE SOUTH LLC RECORDED IN O.R. BOOK 24182, PAGE 576, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN**
- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **NOT A MATTER OF SURVEY**
- ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 29976, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **NOT A MATTER OF SURVEY**
- SUBJECT TO THE INTEREST OF THE FEE SIMPLE OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY. **NOT A MATTER OF SURVEY**
- ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED MAY 9, 2018, UNDER O.R. BOOK 29838, PAGE 999, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (THIS EXCEPTION MAY BE DELETED UPON COMPLIANCE WITH SCHEDULE BI, ITEM 15.) **NOT A MATTER OF SURVEY**
- ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED MAY 23, 2018, UNDER O.R. BOOK 29871, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (THIS EXCEPTION MAY BE DELETED UPON COMPLIANCE WITH SCHEDULE BI, ITEM 16.) **NOT A MATTER OF SURVEY**
- ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED JULY 27, 2018, UNDER O.R. BOOK 30018, PAGE 1003, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (THIS EXCEPTION MAY BE DELETED UPON COMPLIANCE WITH SCHEDULE BI, ITEM 17.) **NOT A MATTER OF SURVEY**
- THE FOLLOWING ENDORSEMENTS WILL BE ISSUED WITH THE LOAN POLICY UPON COMPLIANCE WITH ALL UNDERWRITING REQUIREMENTS: LEASEHOLD LOAN ENDORSEMENT (ALTA13.1-06) **NOT A MATTER OF SURVEY**

SURVEYORS NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 14, 2018.
- 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 BASED ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"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 "X", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12099C 0531 F, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017, 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:
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (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.

**4001 Seminole Pratt Whitney Road
City of Westlake, FL 33470
PACKING PLANT - BOUNDARY SURVEY**

| REVISIONS | | | Prepared For: MINTO COMMUNITIES | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. | Date | Description | Dwn. | Last Date of Field Survey: 1/19/18 |
| 1 | 08/27/2018 | Add Certifications | LJO | SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon 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 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. |
| 2 | 09/30/2018 | Update Survey | LJO | |
| Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | | | | |

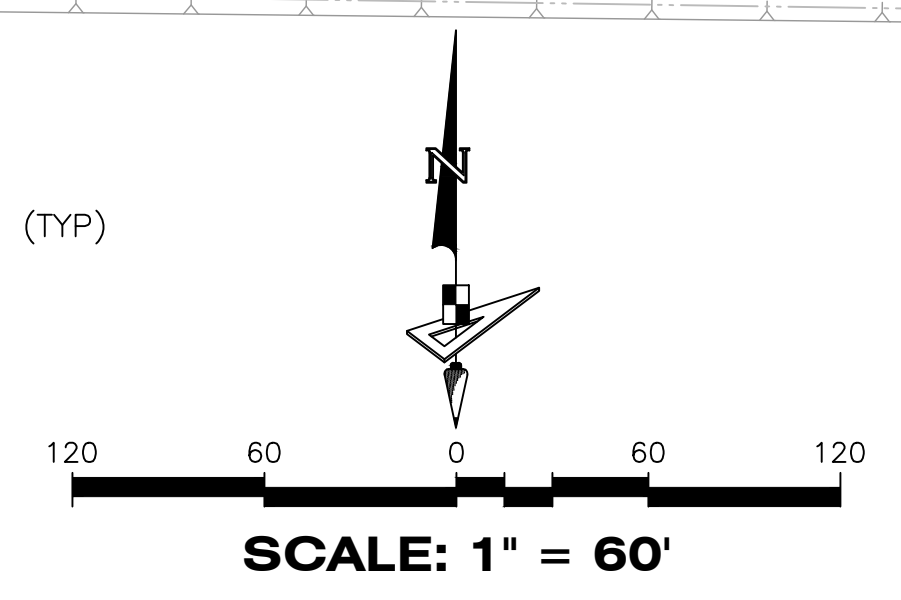
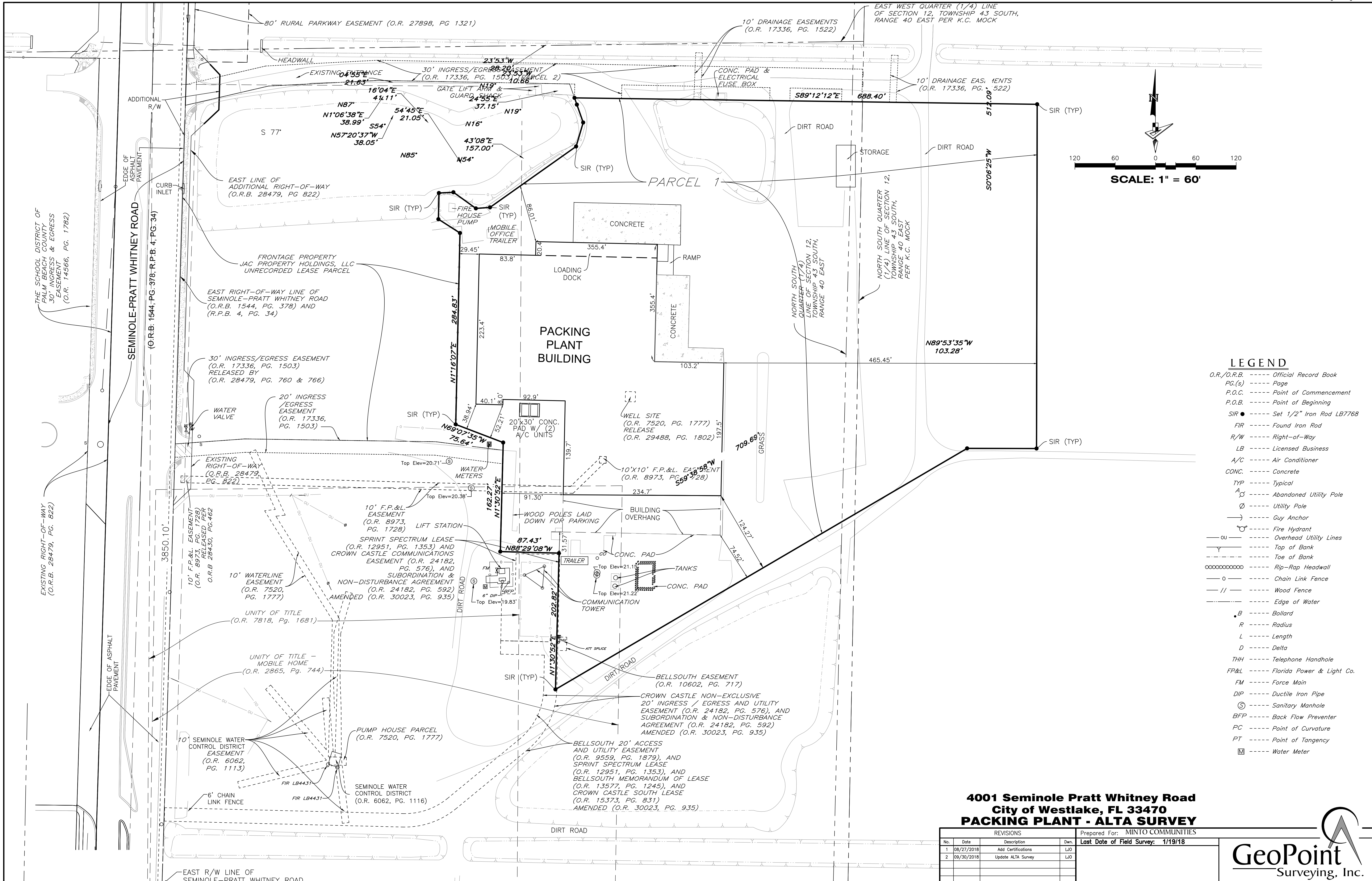
Sheet No. 1 of 2 Sheets

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 08/10/17 Data File: MINTO WEST NAD088 10-10-17
Check: GAR P.C.: DC-7 Field Book: 2017-26W/75
Section: 12 - T 43 S - R 40 E Job #: Packing Plant-BS

PLOTTED BY: LUIS ORTIZ ON: 11/11/2017 11:21 AM LAST SAVED BY: LUIS ORTIZ ON: 11/11/2017 11:23 AM



- LEGEND**
- O.R./O.R.B. ----- Official Record Book
 - PG.(s) ----- Page
 - P.O.C. ----- Point of Commencement
 - P.O.B. ----- Point of Beginning
 - SIR ● ----- Set 1/2" Iron Rod LB7768
 - FIR ----- Found Iron Rod
 - R/W ----- Right-of-Way
 - LB ----- Licensed Business
 - A/C ----- Air Conditioner
 - CONC. ----- Concrete
 - TYP ----- Typical
 - ⊙ ----- Abandoned Utility Pole
 - ∅ ----- Utility Pole
 - ⊙ ----- Guy Anchor
 - ⊙ ----- Fire Hydrant
 - OU----- Overhead Utility Lines
 - Y----- Top of Bank
 - T----- Toe of Bank
 - ----- Rip-Rap Headwall
 - o----- Chain Link Fence
 - //----- Wood Fence
 - Edge of Water
 - B ----- Bollard
 - R ----- Radius
 - L ----- Length
 - D ----- Delta
 - THH ----- Telephone Handhole
 - FP&L ----- Florida Power & Light Co.
 - FM ----- Force Main
 - DIP ----- Ductile Iron Pipe
 - ⊙ ----- Sanitary Manhole
 - BFP ----- Back Flow Preventer
 - PC ----- Point of Curvature
 - PT ----- Point of Tangency
 - ⊠ ----- Water Meter

**4001 Seminole Pratt Whitney Road
City of Westlake, FL 33470
PACKING PLANT - ALTA SURVEY**

| REVISIONS | | | Prepared For: MINTO COMMUNITIES | |
|-----------|------------|--------------------|---------------------------------|------------------------------------|
| No. | Date | Description | Dwn. | Last Date of Field Survey: 1/19/18 |
| 1 | 08/27/2018 | Add Certifications | LJO | |
| 2 | 09/30/2018 | Update ALTA Survey | LJO | |

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 08/10/17 Data File: MINTO WEST NAVD88 10-10-18
Check: GAR P.C.: DC-7 Field Book: 2017-26W/75
Section: 12 - T 43 S - R 40 E Job #: Packing Plant-BS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sheet No. 2 of 2 Sheets

PLOTTED BY: LUIS ORTIZ ON: 11/11/2017 11:21 AM LAST SAVED BY: LUIS ORTIZ ON: 11/11/2017 11:23 AM



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

-
- 1. DATE:** 11/26/2018
- 2. PETITION NUMBER:** ENG-2018-27
- 3. DESCRIPTION:** Packing House Plat – 3rd Submission
- APPLICANT:** Minto PBLH, LLC
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **APPROVAL LETTER**

This is the eighth review of this Plat and Boundary Survey. This review is done for compliance with Chapters 177, and 5J-17 Florida Statutes, respectively, and the City of Westlake's codes and ordinances and minor comments after changes including removal of Saddle Bay Drive dedication by this plat and other pertinent matters. Following are our comments:

All of our previous comments have been adequately addressed. The plat is now in compliance with Chapter 177, Florida Statutes. We can therefore recommend that the plat be approved.

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

Eleventh Order of Business

MEMORANDUM

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

From: Pam E. Booker, City Attorney *PB*

Date: January 10, 2019

Subject: Resolution for Cresswind

Please find a resolution for approval of the plat for Cresswind, a residential development. This plat consists of approximately seventy-three acres (73.1684) All Of Tract W.M.T. 3 And A Portion Of Tract Os-5, Town Center Parkway North, As Recorded In Plat Book 123, Pages 103 Through 118 Of The Public Records Of Palm Beach County, Florida, Together With A Portion Of Section 6, Township 43 South, Range 41 East, And Section 1, Township 43 South, Range 40 East, City Of Westlake, Palm Beach County Florida.

After submittal of the plats for council approval, City staff and SID attended several meetings with Florida Power and Light regarding placement of electric utilities within the City of Westlake. As a result of those meetings, the City staff, SID and FP&L agreed to modification of the plat language regarding the utility easements and the road rights of way, which will specifically call out provisions for placement of electric utilities. A copy of the current plat language and the proposed plat language is attached hereto. The final plat will be modified to reflect the proposed language prior to execution and recordation should the proposed language be approved by the City Council.

The plat has been reviewed by the City Planner and the City Engineer for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution approving the plat with the modified language for the utility easements and the road rights of way.

Should you have any questions, or need any additional information, please do not hesitate to call.

(Current)**ROAD RIGHT-OF-WAY**

CRESSWIND, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)**ROAD RIGHT-OF-WAY**

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, IN SO FAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

(Current)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

(Proposed)

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT ADDITIONAL EASEMENTS, LICENSES, PERMITS, OR OTHER FORMS OF AUTHORIZATION FOR USE OF THE EASEMENT BY OTHER UTILITY PROVIDERS, INCLUDING, BUT NOT LIMITED TO, USE FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, IN ITS SOLE DISCRETION.

January 14, 2019

RESOLUTION 2019-04

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH (POD P), BEING DESCRIBED AS A PORTION OF LAND DESCRIBED BY METES AND BOUNDS, A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Cresswind Palm Beach (POD P), described by metes and bounds as a re-plat of Tract W.M.T. 3 and a Portion of Tract OS-5, Town Center Parkway North, as Recorded in Plat Book 123, Pages 103 Through 118 of the Public Records of Palm Beach County, Florida, together with a portion of Section 6, Township 43 South, Range 41 East, and Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, 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, on or about September 10, 2018, the City of Westlake considered Resolution 2018-20 and approved a plat previously known as Del Webb at Westlake, for a portion of the lands described herein; and

WHEREAS, the applicant withdrew their application for development prior to recordation of the plat as approved on September 10, 2018; and

WHEREAS, a new development application has been considered and is recommended for approval for the attached plat known as Cresswind Palm Beach; 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 have reviewed the application, the final plat and the boundary survey, 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 rescinds the approval of the plat previously known as Del Webb at Westlake.

Section 3: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Cresswind Palm Beach (POD P), as described in the attached Exhibit "A", containing approximately 73.1684 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 4. 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 5: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of January 14, 2019.

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
Cresswind (Pod P)

DESCRIPTION: PHASE 1

ALL OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

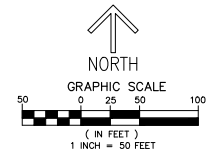
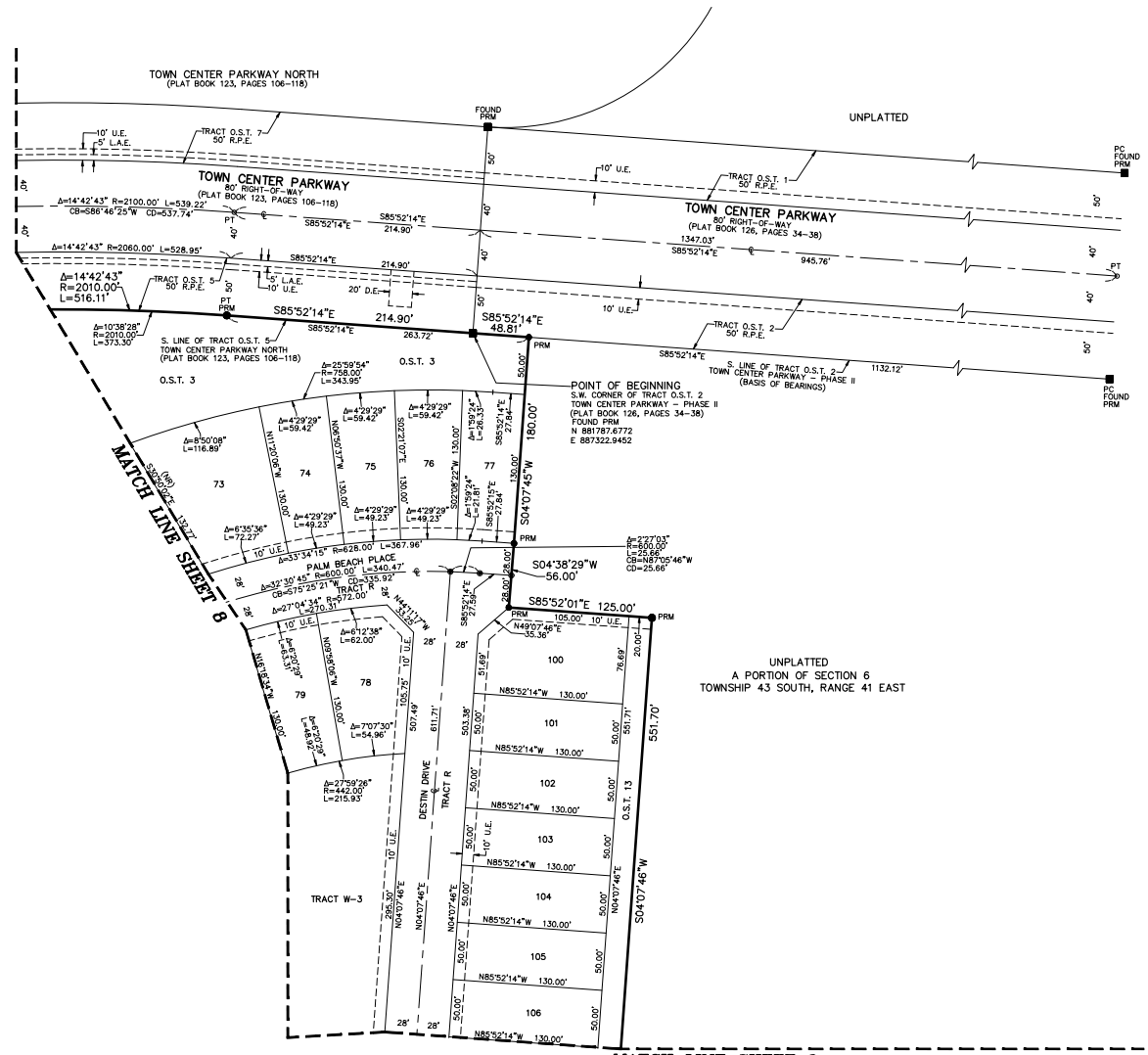
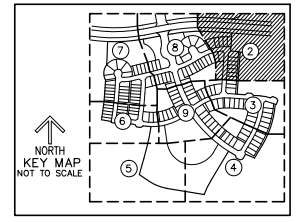
BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.85°52'14"E. ALONG THE SOUTH LINE OF SAID TRACT O.S.T. 2, A DISTANCE OF 48.81 FEET; THENCE DEPARTING SAID SOUTH LINE, S.04°07'45"W., A DISTANCE OF 180.00 FEET; THENCE S.04°38'29"W., A DISTANCE OF 56.00 FEET; THENCE S.85°52'01"E., A DISTANCE OF 125.00 FEET; THENCE S.04°07'46"W., A DISTANCE OF 551.70 FEET; THENCE S.85°52'14"E., A DISTANCE OF 105.00 FEET; THENCE N.49°07'46"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 56.00 FEET; THENCE S.40°52'14"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 528.00 FEET AND A CENTRAL ANGLE OF 13°52'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 127.92 FEET TO A POINT OF NON TANGENCY; THENCE N.65°28'30"E., A DISTANCE OF 36.03 FEET; THENCE S.67°28'33"E., A DISTANCE OF 56.23 FEET; THENCE S.22°29'02"E., A DISTANCE OF 35.61 FEET; THENCE S.22°55'26"W., A DISTANCE OF 56.00 FEET; THENCE N.67°04'27"W., A DISTANCE OF 12.50 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°01'47"W., A RADIAL DISTANCE OF 1,178.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°00'28", A DISTANCE OF 555.28 FEET TO A POINT OF TANGENCY; THENCE S.30°58'41"W., A DISTANCE OF 202.60 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.20°20'35"E., A RADIAL DISTANCE OF 1,598.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°32'02", A DISTANCE OF 126.50 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'12"W., A DISTANCE OF 70.38 FEET; THENCE S.73°16'07"W., A DISTANCE OF 36.99 FEET; THENCE N.63°02'55"W., A DISTANCE OF 56.14 FEET; THENCE N.15°20'22"W., A DISTANCE OF 34.53 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.28°46'19"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'43"W., A DISTANCE OF 449.56 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,083.00 FEET AND A CENTRAL ANGLE OF 10°27'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 197.66 FEET TO A POINT OF NON TANGENCY; THENCE N.80°38'41"W., A DISTANCE OF 496.13 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET TO A POINT OF TANGENCY; THENCE N.55°21'30"W., A DISTANCE OF 160.82 FEET; THENCE N.15°59'57"E., A DISTANCE OF 214.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,902.00 FEET AND A CENTRAL ANGLE OF 06°15'20", THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 426.02 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.00°59'49"E., A RADIAL DISTANCE OF 728.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°17'55", A DISTANCE OF 105.44 FEET TO A POINT OF NON TANGENCY; THENCE S.54°47'49"W., A DISTANCE OF 35.52 FEET; THENCE N.80°27'10"W., A DISTANCE OF 56.00 FEET; THENCE N.35°11'27"W., A DISTANCE OF 35.19 FEET; THENCE N.80°27'10"W., A DISTANCE OF 230.01 FEET; THENCE S.54°49'50"W., A DISTANCE OF 35.53 FEET; THENCE N.79°40'40"W., A DISTANCE OF 56.00 FEET; THENCE N.10°12'43"E., A DISTANCE OF 13.01 FEET; THENCE N.79°53'54"W., A DISTANCE OF 130.00 FEET TO A POINT NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.79°53'54"W., A RADIAL DISTANCE OF 3,250.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°36'06", A DISTANCE OF 374.47 FEET TO A POINT OF TANGENCY; THENCE N.03°30'00"E., A DISTANCE OF 144.93 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.62°09'19"E., A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°56'29", A DISTANCE OF 209.69 FEET TO A POINT OF NON TANGENCY; THENCE N.02°15'38"E., A DISTANCE OF 302.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.02°15'38"E., A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 12°50'35", A DISTANCE OF 490.90 FEET TO A POINT OF TANGENCY; THENCE N.79°25'03"E. ALONG SAID SOUTH LINE, A DISTANCE OF 187.83 FEET; THENCE N.10°34'57"W., A DISTANCE OF 20.86 FEET; THENCE N.55°34'57"W., A DISTANCE OF 41.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID TOWN CENTER PARKWAY NORTH; THENCE N.79°25'03"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 178.27 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.34°25'03"W., A DISTANCE OF 41.21 FEET; THENCE S.10°34'57"E., A DISTANCE OF 20.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5; THENCE N.79°25'03"E. ALONG SAID SOUTH LINE, A DISTANCE OF 47.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.85°52'14"E. ALONG SAID SOUTH LINE, A DISTANCE OF 214.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,187,215 SQUARE FEET/73.1684 ACRES MORE OR LESS.

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
 TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

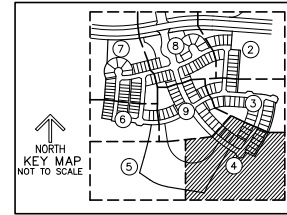
LEGEND/ABBREVIATIONS
 C - CENTERLINE
 Δ - DELTA (CENTRAL ANGLE)
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 DE - DRAINAGE EASEMENT
 E - EASTING (WHEN USED WITH COORDINATES)
 L - ARC LENGTH
 LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 LAE - LIMITED ACCESS EASEMENT
 LB - LICENSED BUSINESS
 N - NORTHING (WHEN USED WITH COORDINATES)
 (NR) - NON-RADIAL LINE
 O.S.T. - OPEN SPACE TRACT
 PC - POINT OF CURVATURE
 PCC - POINT OF COMPOUND CURVATURE
 PNT - POINT OF NON-TANGENCY
 PRG - POINT OF REVERSE CURVATURE
 PT - POINT OF TANGENCY
 R - RADIUS
 RPE - RURAL PARKWAY EASEMENT
 U.E. - UTILITY EASEMENT
 ● - PERMANENT CONTROL POINT
 ● PRM - SET PERMANENT REFERENCE MONUMENT
 ● - FOUND 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 ■ PRM - FOUND PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB7768"

MATCH LINE SHEET 3

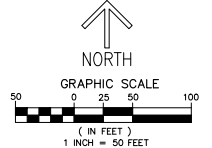
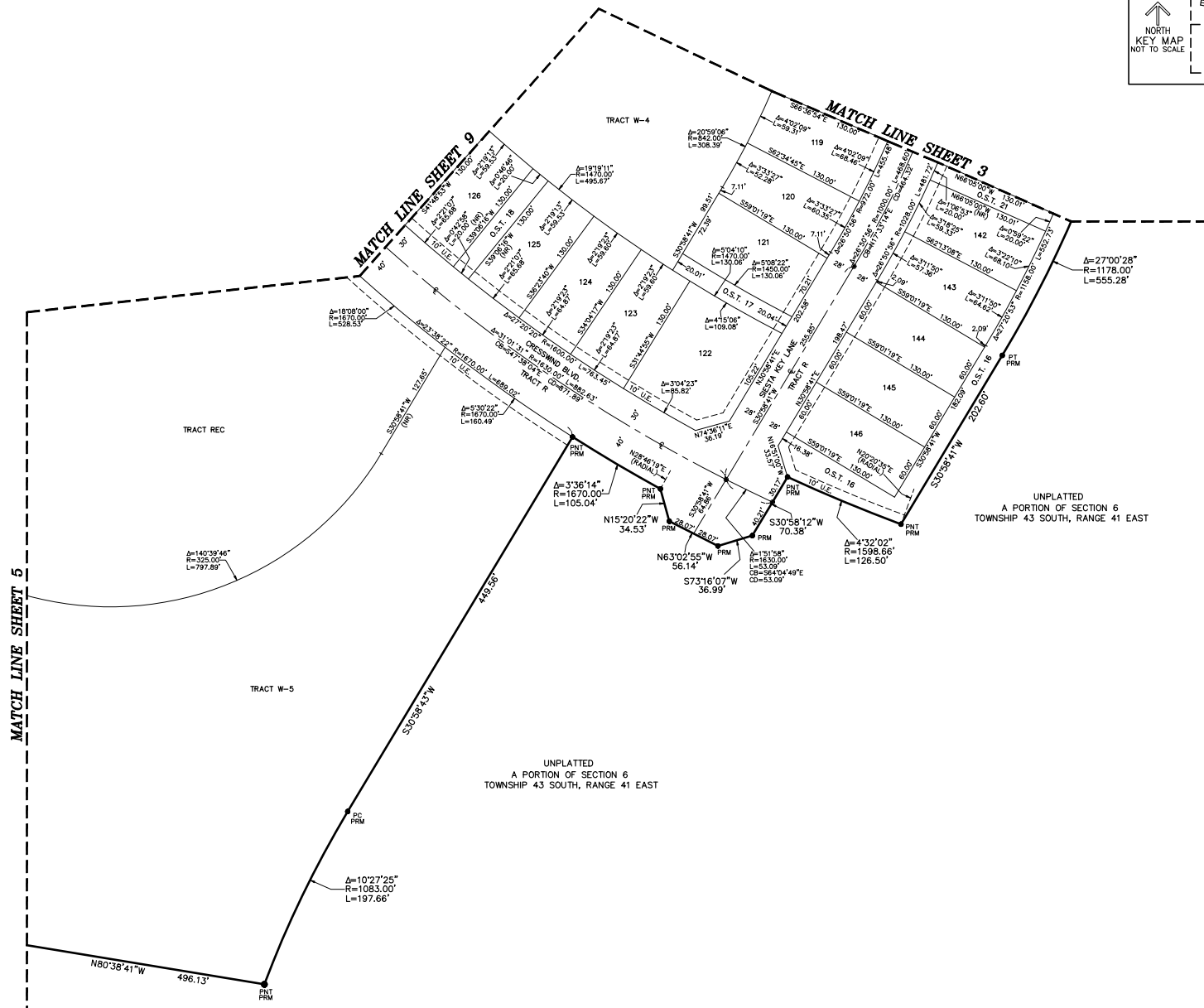
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
 TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 AND SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



SHEET 4 OF _



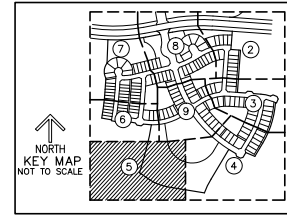
NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

- LEGEND / ABBREVIATIONS**
- ⊕ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - OS.T. - OPEN SPACE TRACT
 - PC - POINT OF CURVATURE
 - RCC - POINT OF COMPOUND CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - ⊙ - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
 4" 4"x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB3765"

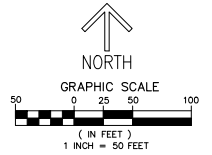
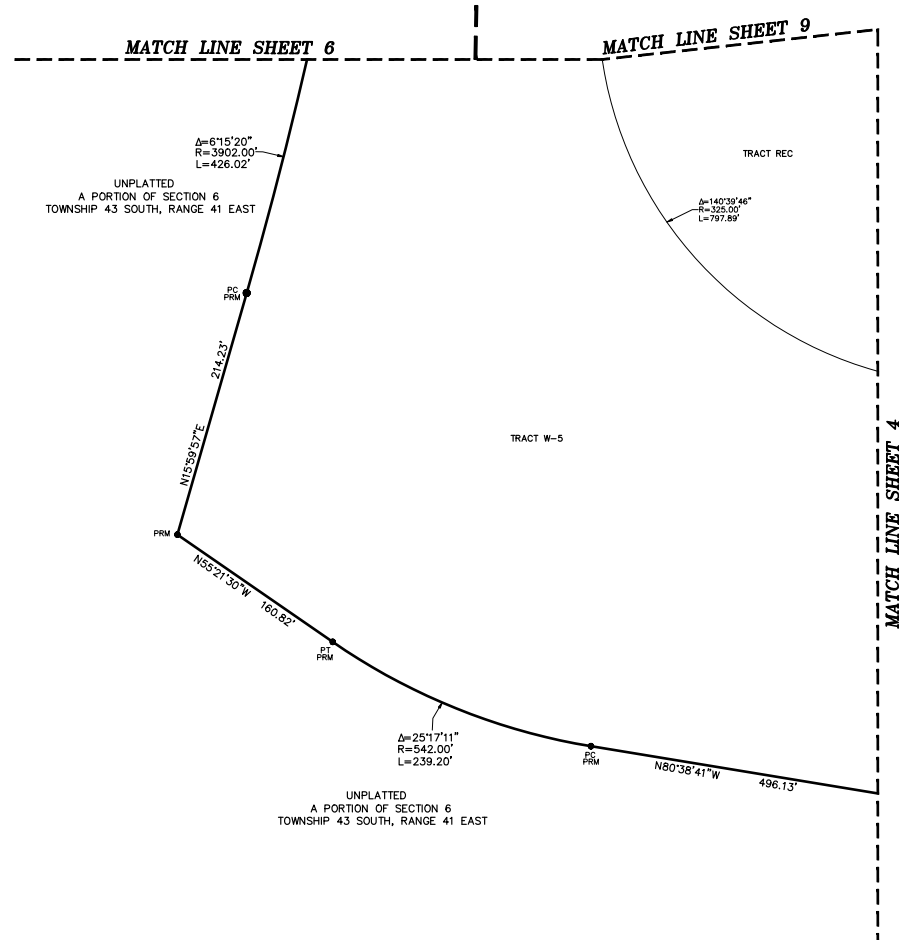
THIS INSTRUMENT PREPARED BY
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 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
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 AND SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



SHEET 5 OF 9



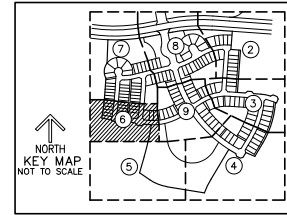
NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
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 - PT - POINT OF TANGENCY
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
4" 4"x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB3591"

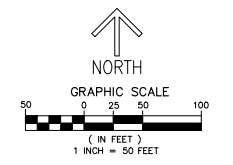
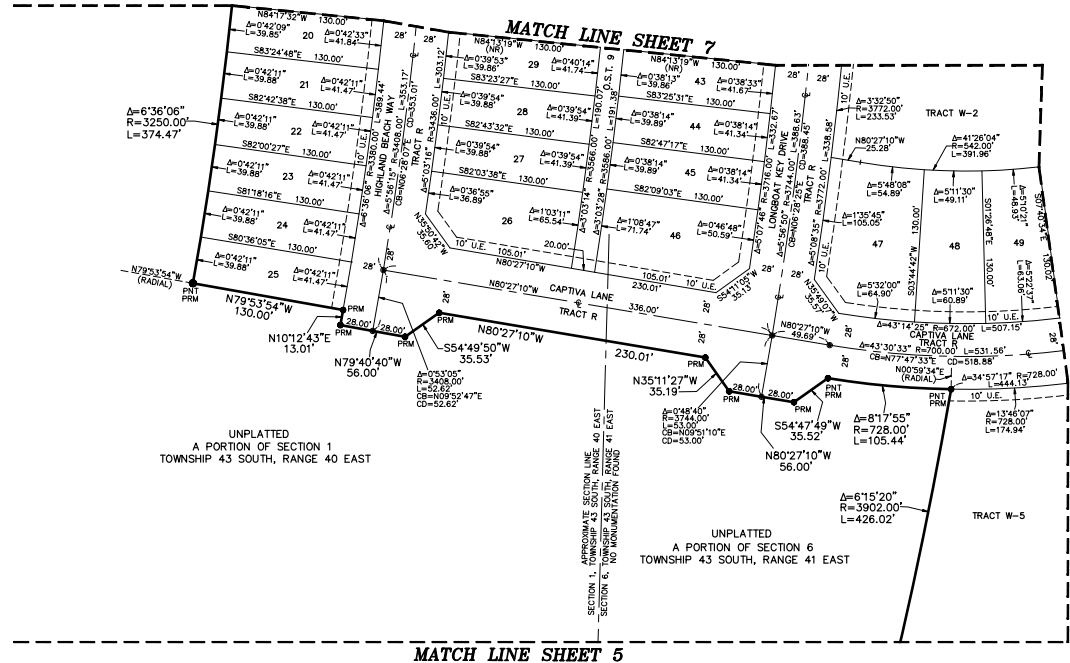
THIS INSTRUMENT PREPARED BY
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CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
 TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118
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 AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



SHEET 6 OF 9



NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

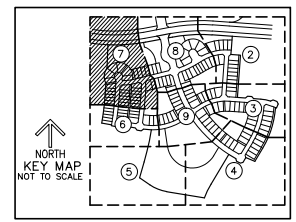
LEGEND / ABBREVIATIONS

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
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- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
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- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- (NR) - NON-RADIAL LINE
- OS.T. - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
- POC - POINT OF COMPOUND CURVATURE
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- ⊙ - PERMANENT CONTROL POINT
- - SET PERMANENT REFERENCE MONUMENT
- SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB7765"

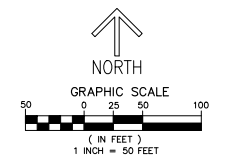
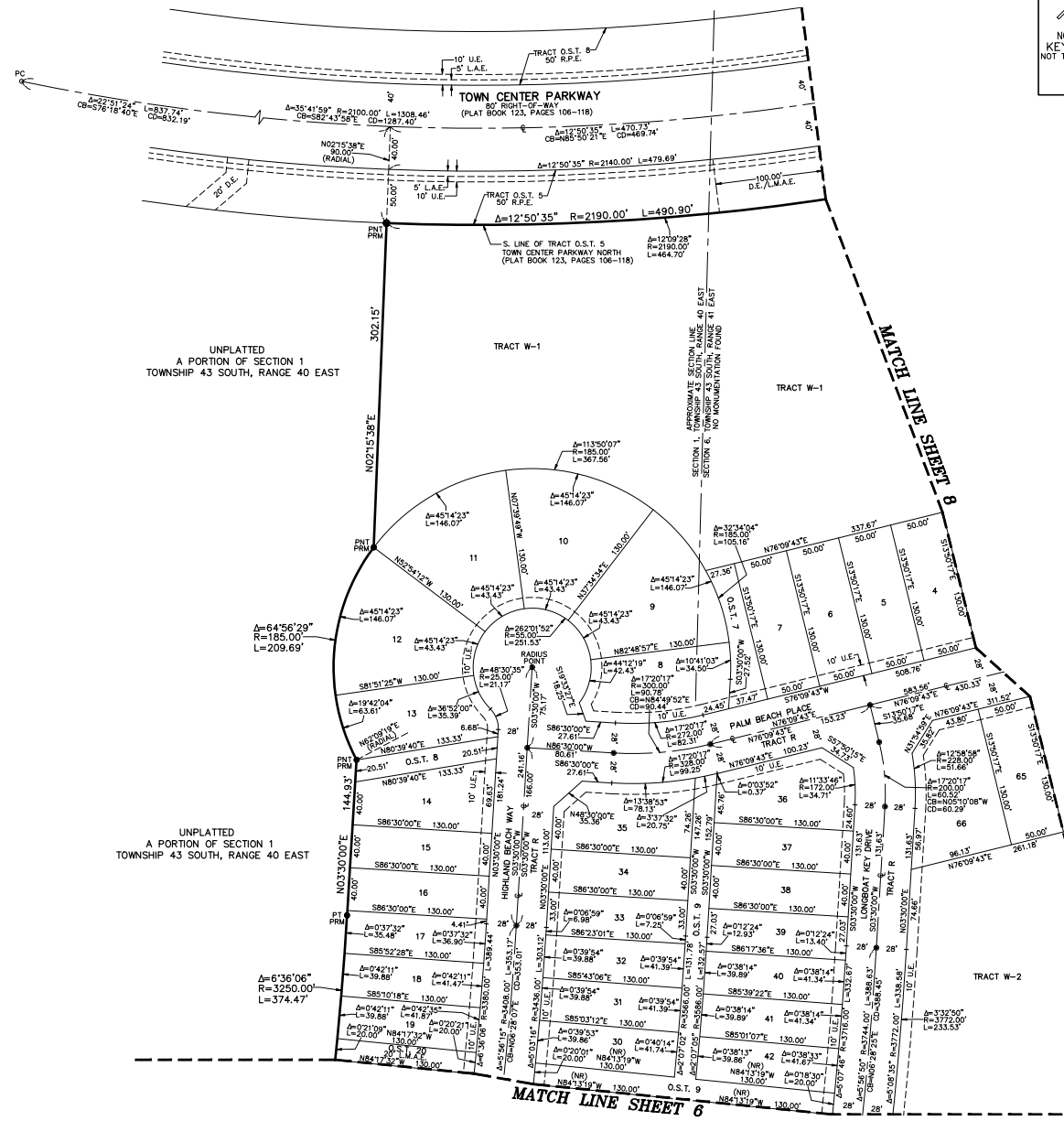
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 CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
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 AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



SHEET 7 OF 9



NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 SCALE FACTOR = 1.0000017
 ALL DISTANCES ARE GROUND
 DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

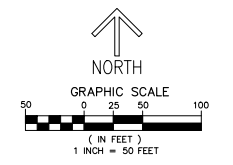
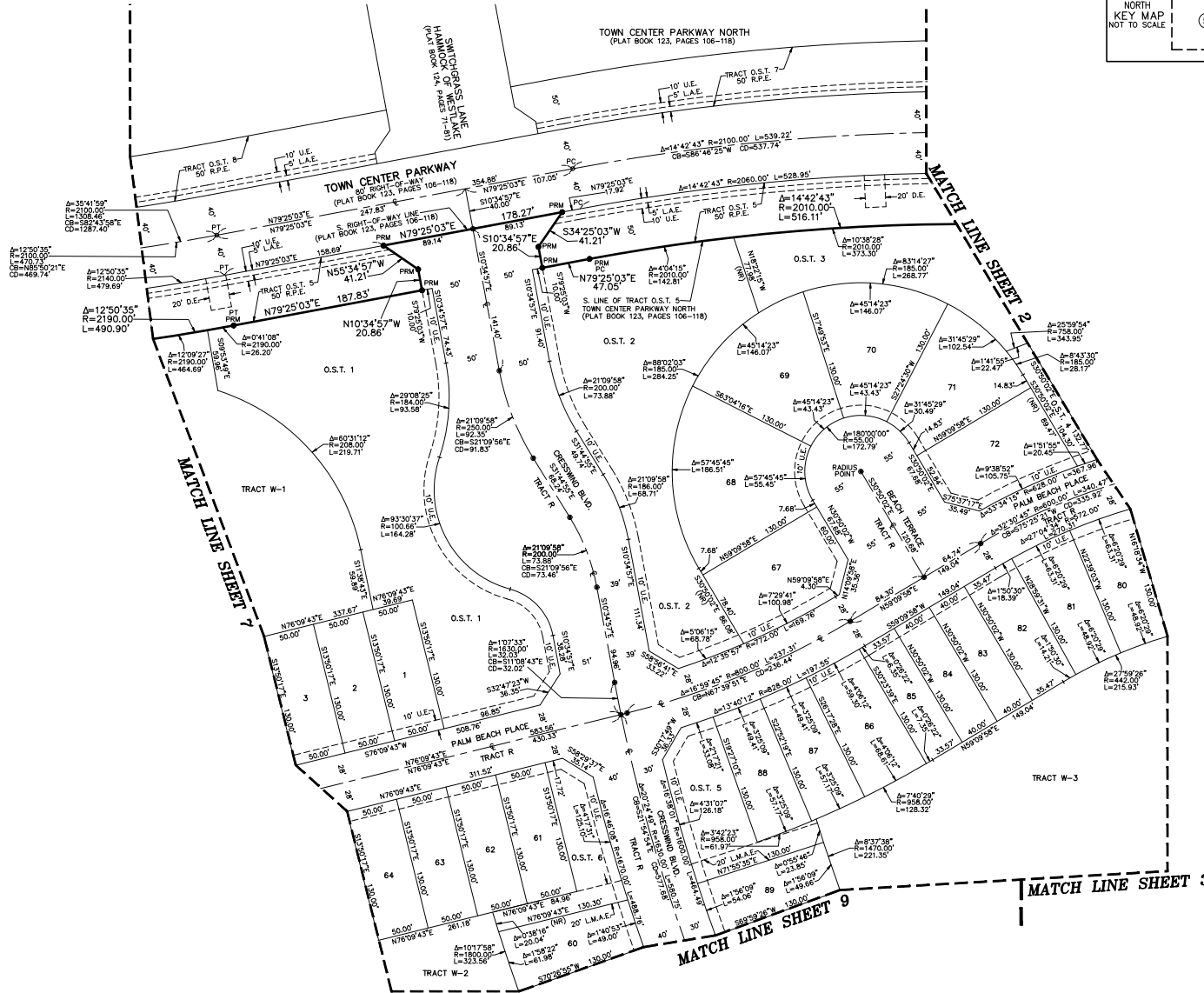
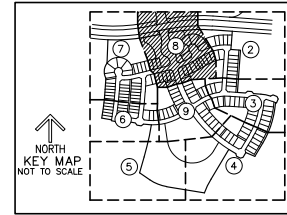
LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
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- CB - CHORD BEARING
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- POC - POINT OF COMPOUND CURVATURE
- PT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- R - RADIUS
- RP - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- ⊙ - PERMANENT CONTROL POINT
- - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W P.M. LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "P.M. LB3591"

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
 TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 AND SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

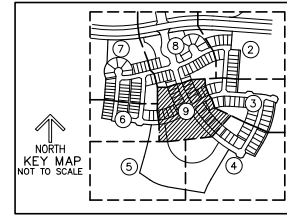
LEGEND / ABBREVIATIONS

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
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- E - EASING (WHEN USED WITH COORDINATES)
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- U.E. - UTILITY EASEMENT
- ⊙ - PERMANENT CONTROL POINT
- - SET PERMANENT REFERENCE MONUMENT
- - SET 5/8" IRON ROD WITH CAP
- - STAMPED "C&W P.M. LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT
- - 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB3765"

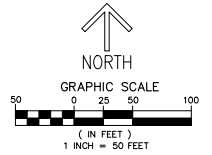
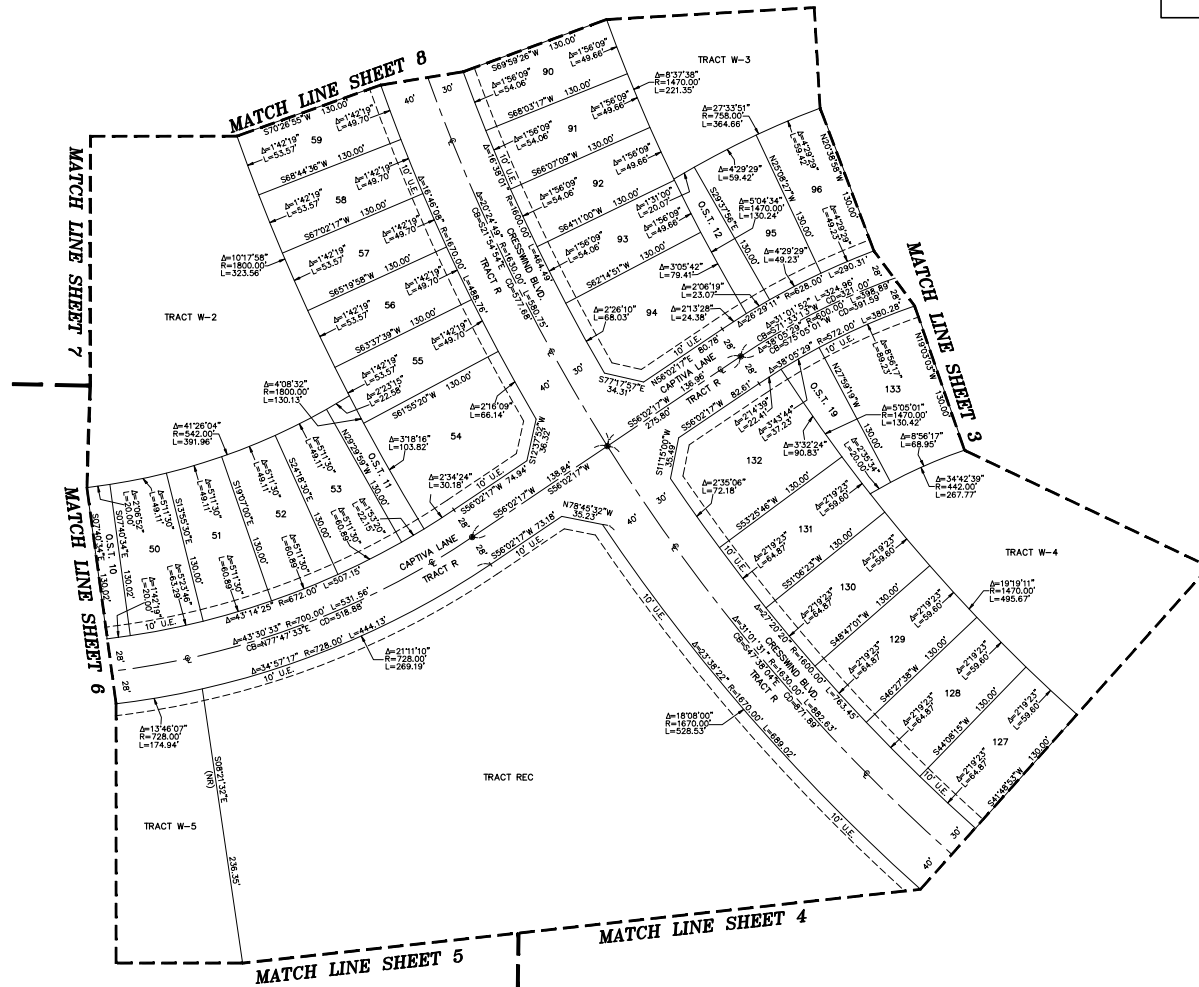
THIS INSTRUMENT PREPARED BY
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CRESSWIND PALM BEACH

BEING A REPLAT OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5,
 TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118
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 AND SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



SHEET 9 OF 9



NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

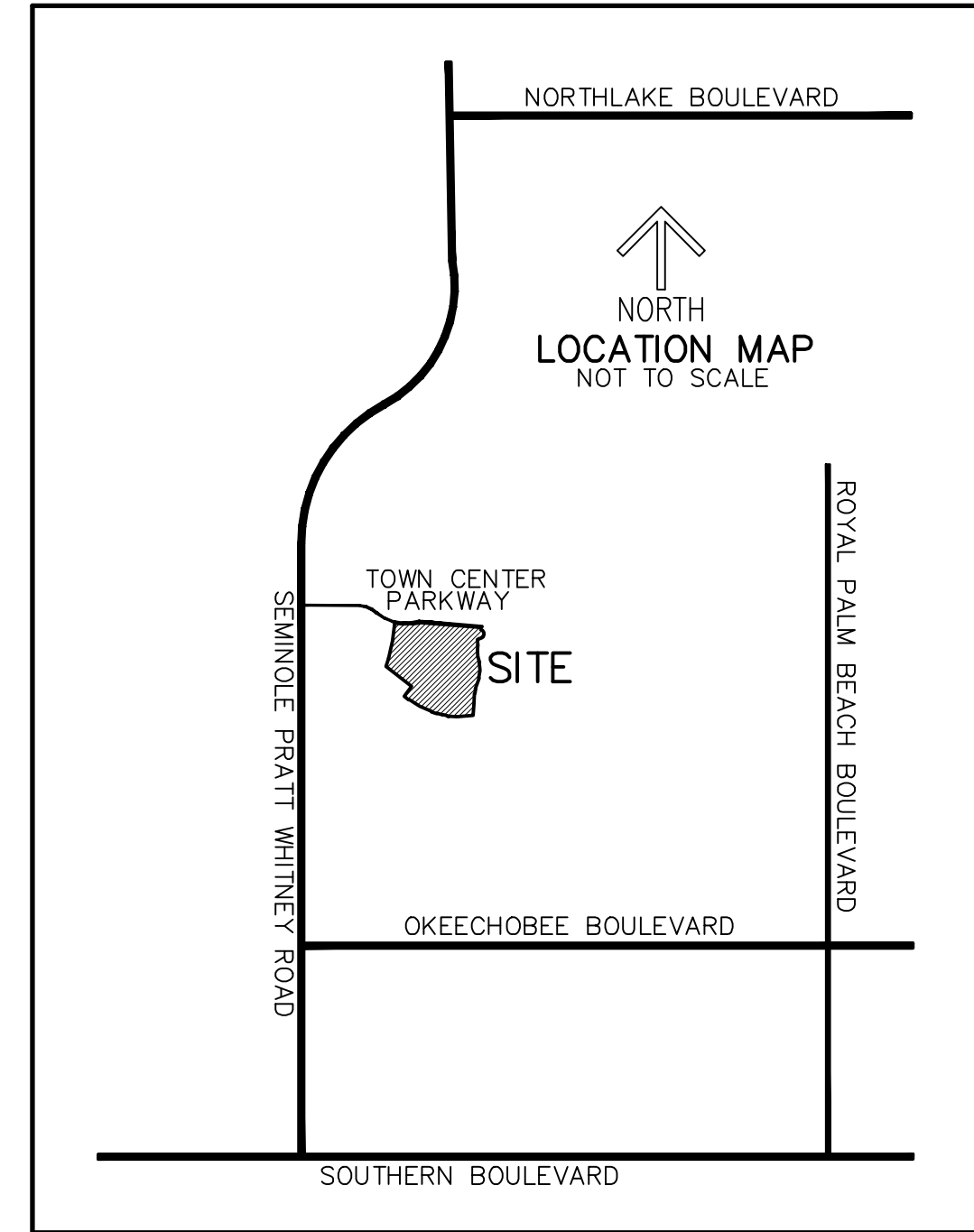
- LEGEND / ABBREVIATIONS**
- ⊖ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (N/R) - NON-RADIAL LINE
 - OS.T. - OPEN SPACE TRACT
 - PC - POINT OF CURVATURE
 - RCC - POINT OF COMPOUND CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - ⊙ - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
 4" 4"x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB3591"

DESCRIPTION:

ALL OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 103 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.85°52'14"E. ALONG THE SOUTH LINE OF SAID TRACT O.S.T. 2, A DISTANCE OF 48.81 FEET; THENCE DEPARTING SAID SOUTH LINE, S.04°07'45"W, A DISTANCE OF 180.00 FEET; THENCE S.04°38'29"W, A DISTANCE OF 56.00 FEET; THENCE S.85°52'01"E, A DISTANCE OF 125.00 FEET; THENCE S.04°07'46"W, A DISTANCE OF 551.70 FEET; THENCE S.85°52'14"E, A DISTANCE OF 105.00 FEET; THENCE N.49°07'46"E, A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E, A DISTANCE OF 56.00 FEET; THENCE S.40°52'14"E, A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E, A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 528.00 FEET AND A CENTRAL ANGLE OF 13°52'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 127.92 FEET TO A POINT OF NON TANGENCY; THENCE N.65°28'30"E, A DISTANCE OF 36.03 FEET; THENCE S.67°28'33"E, A DISTANCE OF 56.23 FEET; THENCE S.22°29'02"E, A DISTANCE OF 35.61 FEET; THENCE S.22°55'26"W, A DISTANCE OF 56.00 FEET; THENCE N.67°04'27"W, A DISTANCE OF 12.50 FEET TO A POINT OF NON TANGENCY WITH A CURVE CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°01'47"W, A RADIAL DISTANCE OF 1,178.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°00'28", A DISTANCE OF 555.28 FEET TO A POINT OF TANGENCY; THENCE S.30°58'41"W, A DISTANCE OF 202.60 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.20°20'35"E, A RADIAL DISTANCE OF 1,598.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°32'02", A DISTANCE OF 126.50 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'12"W, A DISTANCE OF 70.38 FEET; THENCE S.73°16'07"W, A DISTANCE OF 36.99 FEET; THENCE N.63°02'55"W, A DISTANCE OF 56.14 FEET; THENCE N.15°20'22"W, A DISTANCE OF 34.53 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.28°46'19"E, A RADIAL DISTANCE OF 1,670.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'43"W, A DISTANCE OF 449.56 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,083.00 FEET AND A CENTRAL ANGLE OF 10°27'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 197.66 FEET TO A POINT OF NON TANGENCY; THENCE N.80°38'41"W, A DISTANCE OF 496.13 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET TO A POINT OF TANGENCY; THENCE N.55°21'30"W, A DISTANCE OF 160.82 FEET; THENCE N.15°59'57"E, A DISTANCE OF 214.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,902.00 FEET AND A CENTRAL ANGLE OF 06°15'20", THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 426.02 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.00°59'49"E, A RADIAL DISTANCE OF 728.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°17'55", A DISTANCE OF 103.44 FEET TO A POINT OF NON TANGENCY; THENCE S.54°47'49"W, A DISTANCE OF 35.52 FEET; THENCE N.80°27'10"W, A DISTANCE OF 56.00 FEET; THENCE N.35°11'27"W, A DISTANCE OF 35.19 FEET; THENCE N.80°27'10"W, A DISTANCE OF 230.01 FEET; THENCE S.54°49'50"W, A DISTANCE OF 35.53 FEET; THENCE N.79°40'40"W, A DISTANCE OF 56.00 FEET; THENCE N.10°12'43"E, A DISTANCE OF 13.01 FEET; THENCE N.79°53'54"W, A DISTANCE OF 130.00 FEET TO A POINT NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.79°53'54"W, A RADIAL DISTANCE OF 3,250.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°36'06", A DISTANCE OF 374.47 FEET TO A POINT OF TANGENCY; THENCE N.03°30'00"E, A DISTANCE OF 144.93 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.62°09'19"E, A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°56'29", A DISTANCE OF 209.69 FEET TO A POINT OF NON TANGENCY; THENCE N.02°15'38"E, A DISTANCE OF 302.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.02°15'38"E, A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 12°50'35", A DISTANCE OF 490.90 FEET TO A POINT OF TANGENCY; THENCE N.79°25'03"E. ALONG SAID SOUTH LINE, A DISTANCE OF 187.83 FEET; THENCE N.10°34'57"W, A DISTANCE OF 20.86 FEET; THENCE N.55°34'57"W, A DISTANCE OF 41.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID TOWN CENTER PARKWAY NORTH; THENCE N.79°25'03"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 178.27 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.34°25'03"W, A DISTANCE OF 41.21 FEET; THENCE S.10°34'57"E, A DISTANCE OF 20.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5; THENCE N.79°25'03"E. ALONG SAID SOUTH LINE, A DISTANCE OF 47.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.85°52'14"E. ALONG SAID SOUTH LINE, A DISTANCE OF 214.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,187,215 SQUARE FEET/73.1684 ACRES MORE OR LESS.



**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. PURSUANT TO CHAPTER 5J-17(5)(b), FLORIDA ADMINISTRATIVE CODE, THE FOLLOWING NOTE HAS BEEN PLACED ON THE MAP OF THIS SURVEY: "FIXED IMPROVEMENTS WERE NOT LOCATED AT THE REQUEST OF THE CLIENT".
5. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.85°52'14"E. ALONG THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

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| REVISIONS | DATE | BY |
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CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)392-1991 / FAX (561)750-1452

BOUNDARY SURVEY
 A PORTION OF SECTION 1
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE, FLORIDA
 PALM BEACH COUNTY, FLORIDA

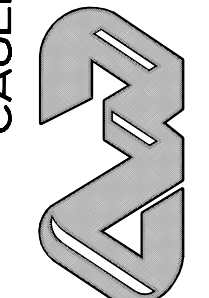
DATE 10/24/18
 DRAWN BY JC
 F.B./ PG. ELEC
 SCALE AS SHOWN

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

JOB # 8272-1
 SHT.NO.
 1
 OF 3 SHEETS

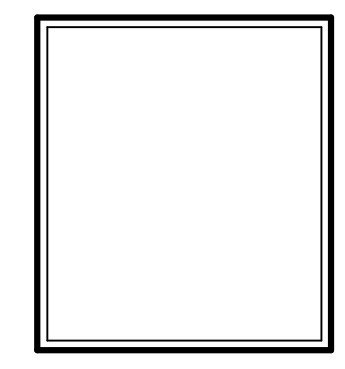
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| REVISIONS | DATE | BY |
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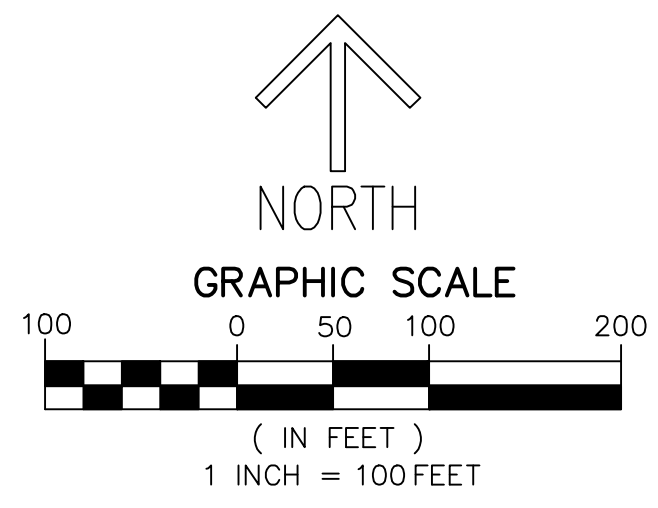
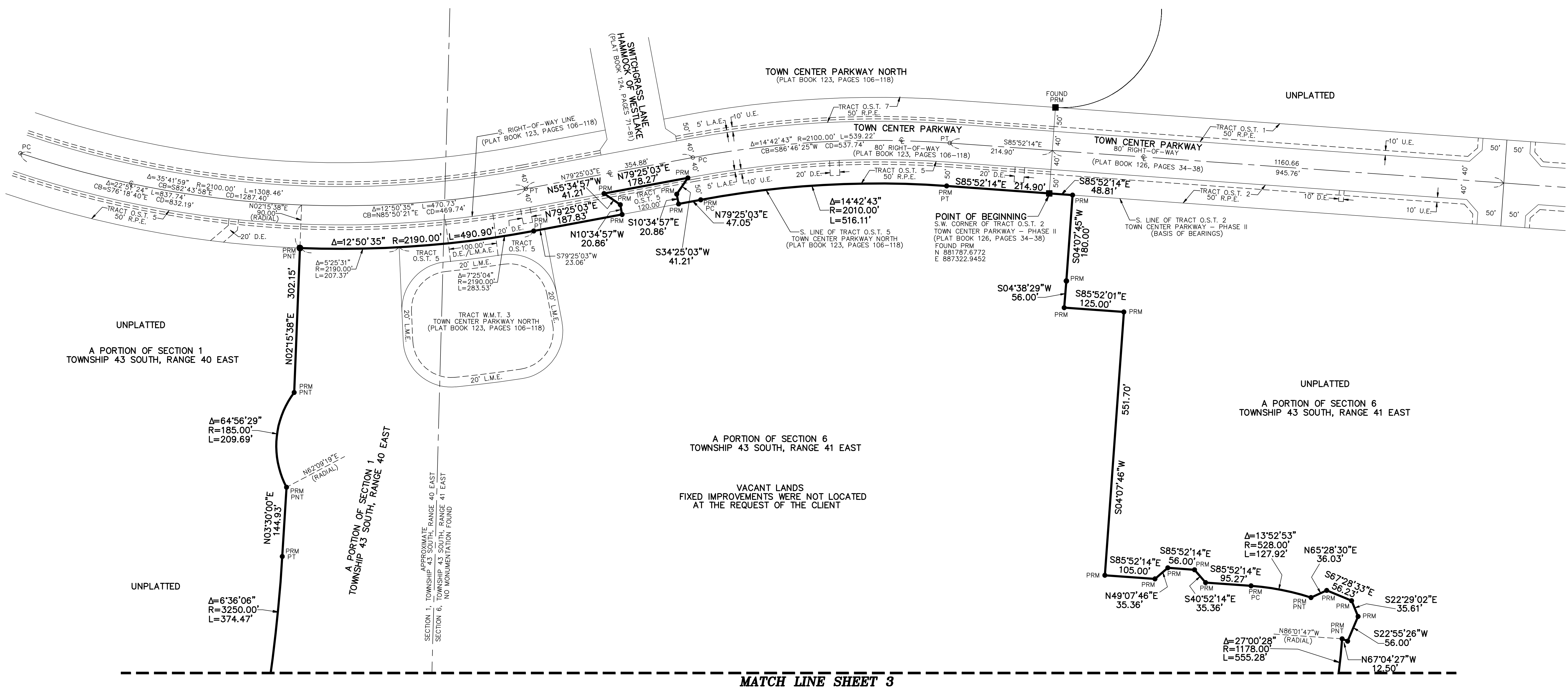


BOUNDARY SURVEY
 A PORTION OF SECTION 1
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

DATE 10/24/18
 DRAWN BY JC
 F.B./ PG. ELEC
 SCALE AS SHOWN



JOB # 8272-1
 SHT. NO.
 2
 OF 3 SHEETS

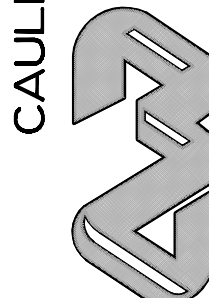


- LEGEND/ABBREVIATIONS**
- © - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - D.E. - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - PC - POINT OF CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - R.P.E. - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - PRM - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
 - PRM - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB768"

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

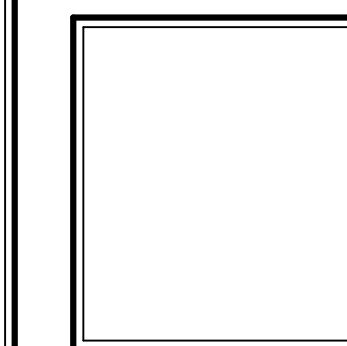
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| REVISIONS | DATE | BY |
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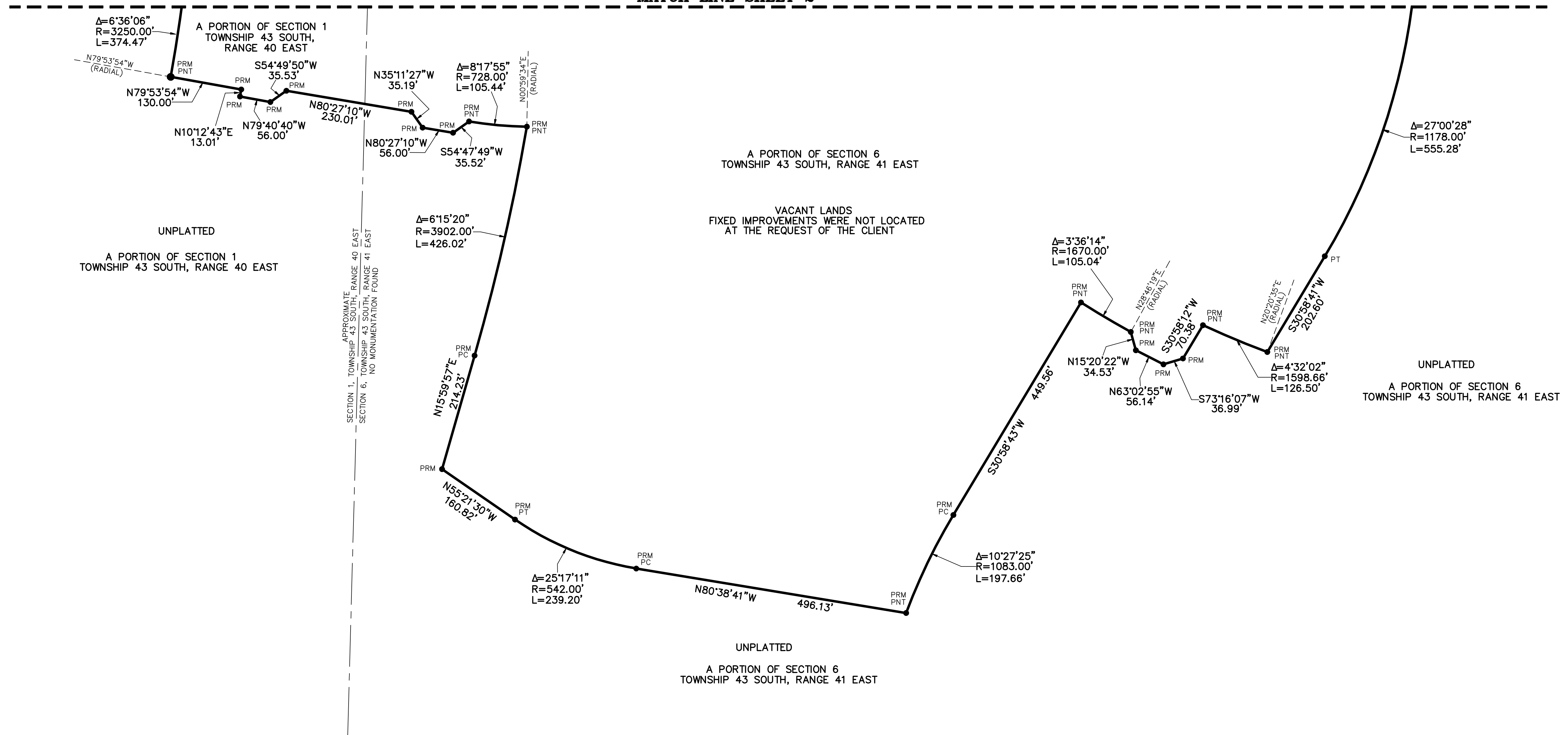
BOUNDARY SURVEY
 A PORTION OF SECTION 1
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

DATE 10/24/18
 DRAWN BY JC
 F.B./ PG. ELEC
 SCALE AS SHOWN



JOB # 8272-1
 SHT. NO.
 3
 OF 3 SHEETS

MATCH LINE SHEET 2

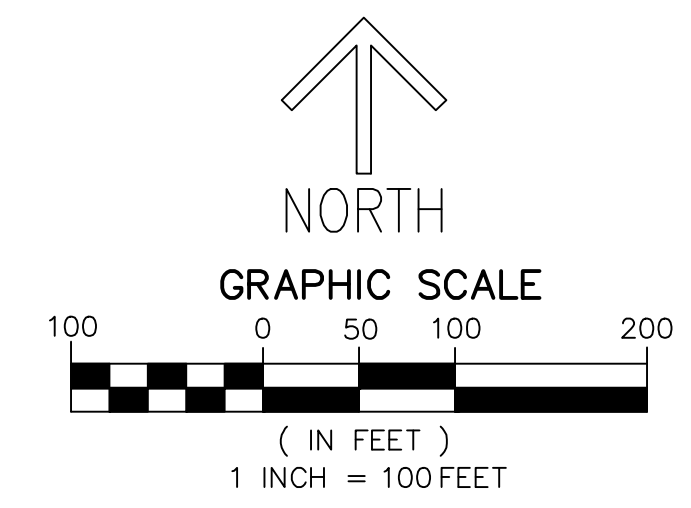


A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

VACANT LANDS
 FIXED IMPROVEMENTS WERE NOT LOCATED
 AT THE REQUEST OF THE CLIENT

UNPLATTED
 A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED
 A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 41 EAST



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - D.E. - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - N - NORTHING (WHEN USED WITH COORDINATES)
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 - PNT - POINT OF NON-TANGENCY
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - R.P.E. - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - PRM - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
 - PRM - FOUND PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** 1/4/2019
 2. **PETITION NUMBER:** ENG-2018-24
 3. **DESCRIPTION:** Pod P Phase I Plat
APPLICANT: Cotleur-Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat & Boundary Survey Review
LOCATION: Westlake, Florida
 4. **STAFF REVIEW:** **APPROVAL LETTER**

This is the second review of this Plat and Boundary Survey. This review is done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. The Plat is now in compliance with Chapters 177, Florida Statutes, and the City of Westlake's codes and ordinances. We therefore recommend that the plat be approved for recording.

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

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

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Twelfth Order of Business

January 14, 2019

RESOLUTION 2019-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, DESIGNATING DAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR NORMAL BUSINESS HOURS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake hereby desires to designate days during the year wherein the offices for the City of Westlake will not be open for normal business hours; and

WHEREAS, the City of Westlake is hereby providing notice for the days within the 2019 calendar year, where the City of Westlake will be closed to honor and observe specific holidays throughout the year.

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

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

Section 2. The City Council for the City of Westlake, hereby designates the days set forth in the attached Exhibit "A", as holidays for the 2019 calendar year where the offices of City of Westlake will be closed.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of January, 2019.

Roger Manning, Mayor
City of Westlake

Sandra Demarco, City Clerk

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

R-2019-05

Exhibit “A”

CITY OF WESTLAKE HOLIDAYS

2019

| | |
|------------------------------------|------------------------------|
| New Year’s Day | Tuesday, January 1, 2019 |
| Martin Luther King, Jr. Day | Monday, January 21, 2019 |
| Seasonal Holiday | Friday, April 19, 2019 |
| Memorial Day | Monday, May 27, 2019 |
| Independence Day | Thursday, July 4, 2019 |
| Labor Day | Monday, September 2, 2019 |
| Veteran’s Day | Monday, November 11, 2019 |
| Thanksgiving Holiday | Thursday, November 28, 2019 |
| Thanksgiving Holiday | Friday, November 29, 2019 |
| Seasonal Holiday | Tuesday, December 24, 2019 |
| Seasonal Holiday | Wednesday, December 25, 2019 |
| New Year’s Day (2020) | Wednesday, January 1, 2020 |

The City of Westlake will be closed on the days listed above.

Thirteenth Order of Business

District 15 City of Westlake

Monthly Report: December 2018



| Calls for Service | Monthly |
|--------------------------------------|------------|
| Business/Residence Checks | 164 |
| Traffic Stops | 79 |
| Calls for Service (Excluding 1061's) | 158 |
| All CAD Calls – Total* | 322 |

| Traffic Summary | Monthly |
|-------------------------------|-----------|
| Warnings (Written and Verbal) | 64 |
| Citations | 19 |
| Total | 83 |

Data Source: CrimeView Dashboard
*Omit Miscellaneous Calls

Summary: During the month of December, there were 322 generated calls within the district. 75% of these calls were self-initiated.

| Crimes | Monthly |
|----------------------------------|----------|
| Murder | 0 |
| Sexual Assault | 0 |
| Robbery | 0 |
| Burglary - Residential | 0 |
| Burglary - Vehicle | 0 |
| Burglary - Business/Construction | 1 |
| Theft | 0 |
| Motor Vehicle Theft | 0 |
| Vandalism | 0 |
| Fire | 0 |
| Total | 1 |

Burglary - Business:

- **21B: 18-156496 at 16800 Blk Persimmon Blvd reported on 12/17/2018.**

Unknown suspect(s) entered the construction site and removed a reel of copper worth approximately \$2,000. No CCTV or witnesses.

Fourteenth Order of Business



12/4/2018

Palm Beach County Fire Rescue

Westlake Response Time Report

20181101 to 20181131

| Event # | Station | Location of Event | Date | Received | Entered | Dispatch | Enroute | Oncene | Close | Disp Hand | Turnout | Travel | Resp Time* |
|--------------------------------|---------|--------------------------------------------|------------|----------|----------|----------|----------|----------|----------|------------------------------------------|----------------|----------------|----------------|
| Emergency Calls: | | | | | | | | | | | | | |
| F18182335 | 22 | | 11/01/2018 | 07:38:41 | 07:39:22 | 07:39:34 | 07:40:15 | 07:42:59 | 08:06:56 | 0:00:53 | 0:00:41 | 0:02:44 | 0:04:18 |
| F18183004 | 22 | PERSIMMON BLVD/SEMINOLE PRATT WHITNEY RD V | 11/02/2018 | 11:16:05 | 11:16:23 | 11:16:50 | 11:17:45 | 11:20:00 | 12:03:38 | 0:00:45 | 0:00:55 | 0:02:15 | 0:03:55 |
| F18184062 | 22 | SEMINOLE PRATT WHITNEY RD WLK | 11/04/2018 | 01:19:45 | 01:20:11 | 01:20:18 | 01:22:34 | 01:23:26 | 01:53:28 | 0:00:33 | 0:02:16 | 0:00:52 | 0:03:41 |
| F18186689 | 22 | SEMINOLE PRATT WHITNEY RD WLK | 11/08/2018 | | 15:03:42 | 15:04:22 | 15:05:43 | 15:08:57 | 15:48:31 | 0:01:05 | 0:01:21 | 0:03:14 | 0:05:40 |
| F18190885 | 26 | 140TH AVE N WLK | 11/15/2018 | 14:22:50 | 14:23:09 | 14:23:38 | 14:24:00 | 14:33:09 | 14:58:42 | 0:00:48 | 0:00:22 | 0:09:09 | 0:10:19 |
| F18191241 | 22 | SEMINOLE PRATT WHITNEY RD WLK | 11/16/2018 | 08:17:58 | 08:18:16 | 08:18:23 | 08:18:56 | 08:21:47 | 09:07:52 | 0:00:25 | 0:00:33 | 0:02:51 | 0:03:49 |
| F18191261 | 22 | SEMINOLE PRATT WHITNEY RD WLK | 11/16/2018 | | 08:55:25 | 08:55:40 | 08:56:33 | 08:59:27 | 09:33:45 | 0:00:40 | 0:00:53 | 0:02:54 | 0:04:27 |
| Average Response Times: | | | | | | | | | | 0:00:44 | 0:01:00 | 0:03:26 | 0:05:10 |
| Non Emergency Calls: | | | | | | | | | | | | | |
| F18183690 | 22 | WHIPPORWILL CIR WLK | 11/03/2018 | | 13:00:33 | 13:00:40 | 13:01:01 | 13:05:28 | 13:15:08 | 0:00:32 | 0:00:21 | 0:04:27 | 0:05:20 |
| F18191533 | 26 | 140TH AVE N WLK | 11/16/2018 | | 16:27:39 | 16:28:06 | 16:28:56 | 16:32:50 | 16:38:58 | 0:00:52 | 0:00:50 | 0:03:54 | 0:05:36 |
| Corrupt Data: | | | | | | | | | | | | | |
| F18195916 | 22 | SEMINOLE PRATT WHITNEY RD WLK | 11/24/2018 | | 14:17:19 | 14:17:30 | 14:19:05 | 14:17:42 | 15:18:56 | Enroute Time is greater than Oncene Time | | | |
| F18195667 | 22 | WHIPPORWILL CIR WLK | 11/24/2018 | | 02:03:03 | 02:03:10 | 02:06:24 | | 02:10:27 | Empty Time Fields | | | |

Total number of Events: 11

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.



12/4/2018

Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20181101 to 20181131

| <u>Type - Situation Dispatched</u> | <u># of Incidents</u> |
|------------------------------------|-----------------------|
| Medical Calls: | 7 |
| Vehicle/Boating Accidents: | 1 |
| Alarms: | 3 |
| Total number of Events: | 11 |

Calls by Situation Dispatched

