

Council Members

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



City of Westlake

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

Regular Meeting and Public Hearing

Monday, March 26, 2018

Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

7:00 PM

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

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

March 21, 2018

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, March 26, 2018 at 7:00 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items (3) Minute Time Limit
5. Approval of the Minutes of the March 12, 2018 Meeting
6. Resolution 2018-8, Approving Amended Site Plan for POD K, Phase 1 Medical Office
7. Resolution 2018-9, Approving the Final Plat for FP&L Solar Energy
8. Resolution 2018-10, Approving the Final Site Plan for FP&L Solar Energy
9. City Manager
10. City Attorney
11. Council Comments
12. Audience Comments on Other Items (3) Minute Time Limit
13. Adjournment

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

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

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

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A meeting of the City Council of the City of Westlake was held on Monday, March 12, 2018, at 7:00 p.m., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

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

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Nilsa Zacarias	NZ Consultants
Isaac Hoyos	NZ Consultants
Thuha Nguyen	Via Planning, Inc.
Suzanne Dombrowski	Chen Moore and Associates
Michele Mellgren	The Mellgren Planning Group
Frank Palen	ITID
Robert Diffenderfer	Lewis, Longman and Walker for SID
Tara Duhay	Lewis, Longman and Walker for Minto

The following is a summary of the minutes and actions taken during the March 12, 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.

March 12, 2018

FOURTH ORDER OF BUSINESS

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

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the February
12, 2018 Meeting**

On MOTION by Councilwoman Crump seconded Councilman Everett with all in favor the minutes of the February 12, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS

**Approval of Financial Statements for
January 2018**

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor the financial statements for January 2018 were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports – Nilsa Zacarias

Ms. Zacarias provided the Council with an overview of all the public meetings conducted with regard to the City’s Comprehensive Plan as well as a presentation on the Comprehensive Plan.

Ms. Thuha Nguyen provided an overview of the highlights of the City’s goals with regard to transportation as well as new policies for transportation.

Ms. Suzanne Dombrowski provided an overview of the infrastructure element of the Comprehensive Plan, which is strongly tied to SID.

Mr. Isaac Hoyos provided an overview of the Department of Economic Opportunity report.

Ms. Thuha Nguyen explained Objection #5 as it relates to the transportation elements.

PUBLIC HEARING AND SECOND READING OF ORDINANCE

The public hearing was opened and comments were heard from the following members of the public:

- Ms. Michele Mellgren of The Mellgren Planning Group requested the Council wait to adopt the Comprehensive Plan for one meeting so that she can collaborate with the City’s planning staff and see if all of the issues the City of West Palm Beach has are addressed.

March 12, 2018

- Mr. Frank Palen, Legal Counsel for ITID, addressed the Council. A letter was provided to the Council and submitted as public record.
- Mr. Robert Diffenderfer, Legal Counsel for SID, addressed the Council conveying the District’s support for the City’s Comprehensive Plan.
- Ms. Tara Duhy addressed the Council on behalf of Minto PBLH, LLC and expressed support for the City’s Comprehensive Plan. A letter was provided to the Council and submitted as public record.

EIGHTH ORDER OF BUSINESS

Ordinance 2017-5, Adopting the City of Westlake Comprehensive Plan – Recommendation of Approval

Ms. Booker reviewed the documents entered into the public record.

- Correspondence from SID dated March 12, 2018 executed by the District President, Mr. Scott Massey.
- Correspondence from Ms. Michele Mellgren on behalf of the City of West Palm Beach to the City of Westlake this morning. The comments and concerns were reviewed by staff upon receipt of the letter. In good faith staff addressed the concerns in a letter provided to Ms. Mellgren this evening.
- Correspondence from Lewis, Longman & Walker dated February 21, 2018 on behalf of Minto PBLH.
- Correspondence received from ITID this evening.

Ms. Booker noted technical corrections that will be made prior to transmitting the Comprehensive Plan to the State and recommended adoption of the Comprehensive Plan.

- Administrative Element policy numbers 1.11, 1.13 and 1.2.2 have some underlines and strikeouts, which need to be corrected.
- Other items were addressed as seen in the PowerPoint presentation as well as the specifics in the letter to address future land use element policy 1.78 and the addition of 1.79.
- There is a typo under the Transportation Element, Goal 1, the word *lond* should be *long*.
- Policies 1.16 and 1.21 also contain minor typos, which need to be corrected.

March 12, 2018

- Infrastructure Element policies 1.23 and 1.37 have redline deletions, which need to be corrected.
- Conservation Element policy 1.36 has a word which was deleted. It needs to be corrected.
- Recreation policy 1.21 needs to be revised to delete the referenced map and replace it with map 3.7.
- Recreation policy 1.23, *lanes and sidewalk* needs to be revised to *lane, sidewalk*.
- Capital Improvement Element has a minor policy correction.
- Intergovernmental Element policy 1.2.2, *October 1993 as amended from time to time* needs to read *in effect as of the date this plan is adopted*.

The additional letters provided since transmittal along with staff's responses, the minor corrections outlined and a former response to FDOT will be considered along with the adoption of the Comprehensive Plan.

Mr. Cassel read Ordinance 2017-5 by title only.

On MOTION by Councilman Everett seconded by Vice Mayor Long Robinson with all in favor Ordinance 2017-5, Adopting the City of Westlake Comprehensive Plan, was adopted with the corrections made on the record by City Attorney Booker.

NINTH ORDER OF BUSINESS

City Manager

Mr. Cassel congratulated the planning staff on their hard work on the Comprehensive Plan.

TENTH ORDER OF BUSINESS

City Attorney

Ms. Booker expressed gratitude to staff on their work on the Comprehensive Plan.

ELEVENTH ORDER OF BUSINESS

Council Comments

Mayor Manning commented on the hours dedicated to the Comprehensive Plan to ensure it shared the vision the Council had of the City to live, work and play.

TWELFTH ORDER OF BUSINESS

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

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting adjourned at 8:37 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report –3/14/18

1. PETITION DESCRIPTION

PETITION NO.: SP-2018-02 (Site Plan Modification)

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The Applicant is **requesting approval of a modification to the Site Plan** for a Free-Standing Emergency Room (FSER) in Phase 1 of Pod K, previously approved by Resolution 2018-05. The proposed FSER remains at 10,379 square feet with a future expansion area of 2,000 square feet. The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.

PCN: 77-40-43-12-00-000-1010

LOCATION MAP:



2. PETITION FACTS

- a. **Total Gross Site Area:** 41.156 acres
- b. **Total Affected Area:** 5.660 acres
- c. **Total Building Footprint Area:** 12,379 sq. ft.
- d. **Total Building Square Footage:**
 - **Free-Standing Emergency Room:** 10,379 sq. ft. (one story)
 - **Future Expansion:** 2,000 sq. ft.
- e. **Land Use and Zoning**

Existing Land Use	Vacant and Agricultural
Future Land Use	Agricultural Enclave (AGE)
Zoning	Traditional Town Development (TTD) Agricultural Enclave Overlay (AGEO) Multiple Use Planned Development/Economic Development Center (MUPD/ECD)

3. BACKGROUND

The Applicant is requesting approval for a modification to the Site Plan for a Free-Standing Emergency Room (FSER) previously approved by Resolution 2018-05. The proposed FSER remains at 10,379 square feet with a future expansion area of 2,000 square feet. The proposed structure is located on same 5.66-acre portion of Pod K known as Phase I.

Pod K Phase I is located within the Westlake TTD, on the east side of Seminole Pratt Whitney Road and the south side of Persimmon Boulevard East. The pod abuts the Grove Market to the north, the Packing House to the south, Pod PC-2 to the east, and Pod H to the west.

Pod K has a MUPD/EDC designation on the TTD Master Plan. The Applicant is requesting approval of modifications to the Final Site plan for a 5.66-acre portion of Pod K, known as Phase I, which has been submitted concurrently with the Plat and Final Subdivision Plan applications for the same. The site plan, subdivision plan, and plat applications for the balance of the 41-acre pod will be submitted at a later date.

4. PLANNING & ZONING REVIEW

The applicant is proposing a 10,379-square foot Free-Standing Emergency Room (FSER) with a future expansion area of 2,000 square feet.

The proposed FSER will be a medical office use as defined by the City's Interim ULDC. Article 1 defines a Medical Office as *"an establishment where patients, who are not lodged overnight, are admitted for immediate and/or emergency examination or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A pain management clinic shall not be considered a medical or dental office."*

Medical Office is a permitted use within the MUPD/EDC district. Per the applicant Justification Statement “The proposed use admits patients for immediate and/or emergency examination or treatment and does not retain patients overnight.” Per above code provision, the proposed use meets the definition of medical office.

Review of the current Site Plan Application was conducted based on documents submitted by the applicant on March 5, 2018. Please see following analysis for compliance with the City of Westlake Interim ULDC code provisions:

Section 3 Multiple Use Planned Development (MUPD)

Required	Proposed	Status
A. General		
1. Purpose and Intent		
The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by: [Ord. 2014-025]	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	The site plan, subdivision plan, and plat applications for the balance of the 41-acre pod will be submitted at a later date.
a. allowing flexibility from standard PDRs;		
b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
c. encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
2. Applicability		
The requirements of this Section shall apply to all MUPDs, modifications to previously approved MUPDs, and modifications to previous approvals specified in Art. 3.E, Planned Development Districts unless otherwise stated. [Ord. 2009-040] [Ord. 2011-016]	The proposed structure is located on 5.66-acre portion of Pod K, known as Phase I.	As the applicant submits next phases, Staff will further review applicable Code.
3. Conflicts		
If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.	Acknowledged.	Acknowledged.

Required	Proposed	Status
B. Objectives and Standards		
1. Design Objectives		
A MUPD shall comply with the following objectives:		
a. Designed as a predominantly non-residential district;	Proposed 10,379 Sq. Ft. Free-Standing Emergency Room (FSER) and a future expansion area of 2,000 square feet. FSER will be a medical office use as defined by the City's Interim ULDC.	In compliance with Code.
b. Provide innovative building location and orientation;	Parking lot is fronting Seminole Pratt Whitney Road with the building located in the interior of the parcel.	Staff discussed with applicant the location of futures buildings. The City encourages buildings fronting the street. See Condition #1.
c. Protect adjacent residential uses from potential adverse impacts;	Proposed site plan is Not adjacent to residential uses	In compliance with Code.
d. Provide interconnection between uses in and adjacent to the project;	Connection to uses in adjacent parcels is not shown.	See Condition #2.
e. Allow for landscape design that enhances the appearance of the project; and, [Ord. 2014-025]	Landscape is enhancing the project.	In compliance with Code.
f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution and storage of products. [Ord. 2014-025]	Proposed building will be a medical office use as defined by the City's Interim ULDC.	In compliance with Code This is Phase I of Pod K. As the applicant submit next phases, Staff will further review applicable Code.
2. Performance Standards		
A MUPD shall comply with the following standards:		
a. Freestanding Buildings		
The maximum number of freestanding buildings in a MUPD with continuous vehicular circulation on all four sides is indicated in Table 3.E.3.B, Freestanding Buildings. For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building, excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.	Proposed Phase I indicates one (1) Building	Per Table 3.E.3.B, shown below, the maximum number of freestanding buildings for the EDC is three (3) buildings. See Condition #3

Table 3.E.3.B - Freestanding Buildings

FLU Designations	CL	CH	CLO	CHO	IND	EDC	CR	INST
Number of buildings	1	3	1	3	3	3	3	3
[Ord. 2014-025]								

Required	Proposed	Status
b. Non-vehicular Circulation		
A MUPD shall be designed to provide for pedestrian and bicycle oriented circulation system throughout the development.	Bicycle- and pedestrian-oriented circulation has been provided for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
1) Sidewalks		
Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.	Site plan shows typical crosswalks as “hatched”; paver treatment not specified.	See Condition #4.
c. Landscape Buffers		
A Type 3 incompatibility buffer shall be provided in any area of an MUPD adjacent to a residential use type or undeveloped land with a residential FLU designation. The BCC may allow an alternative buffer as a condition of approval.	N/A	Landscape review by Chen-Moore.
1) No overlap or easement encroachment shall be permitted in R-O-W buffers.	N/A	Landscape review by Chen-Moore.
d. Cross Access		
Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between a MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.	N/A	As the applicant submits next phases, Staff will further review applicable Code.
e. Parking		
Off street parking areas shall comply with Article 6, PARKING, Article 7, LANDSCAPING, and the following:	62 off-street parking spaces required for Phase 1.	63 off-street parking spaces provided for Phase 1. As the applicant submits next phases, Staff will further review applicable Code.
1) Parking Areas		
a) Groundcover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all terminal islands and divider medians.	N/A	Landscape review by Chen-Moore.

b) Where pedestrian access ways cross terminal islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment.	None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
---	----------------------------	--

Required	Proposed	Status
2) Loading Area Screening		
Internally oriented loading areas shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.	None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
Required	Proposed	Status
3: Civic Dedication		
The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with Art. 3.E.2.E.4.c.1), Public Civic. The PDRs for the PO district shall apply to the civic parcel. [Ord. 2006-004]	N/A	As the applicant submits next phases, Staff will further review applicable Code.
4. EDC FLU - Use Limitations		
All permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply with the following: [Ord. 2014-025]		
a. Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and, [Ord. 2014-025]	N/A. Only medical office use proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings. [Ord. 2014-025]	N/A. None proposed for Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.

Required	Proposed	Status
C. Thresholds		
Projects that meet or exceed the requirements of Table 3.E.3.D, MUPD Property Development Regulations, in addition to all other minimum MUPD requirements, may be submitted and reviewed as a MUPD. [Ord. 2006-004] [Ord. 2007-013] [Ord. 2015-031]	Acknowledged	Acknowledged
1. Underlying Land Use		
A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a combination of land uses, to satisfy the	Acknowledged	Acknowledged

requirements of Table 3.E.3.D, MUPD Property Development Regulations. Uses allowed shall correspond to the FLU designation in Table 3.E.1.B, PDD Use Matrix.		
D. Property Development Regulations		
The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations, unless otherwise stated.	See "Provided" below.	In compliance with Code.

Table 3.E.3.D - MUPD Property Development Regulations

EDC	Minimum Lot Dimensions			Max. FAR (2)	Max. Bldg. Coverage	Minimum Setbacks (1)			
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear
Required	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40
Provided	5.660 ac	329.37	744.09	.05	5 percent	>30	>15	N/A	>20

[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031]

Notes:

C	Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support a residential use. [Ord. 2015-031]
R	Indicates the setback from an adjacent parcel with residential zoning. [Ord. 2015-031]
1.	Setbacks are measured in linear feet from the boundary of the MUPD.
2.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted.

Required	Proposed	Status
1. Work/Live Space	None proposed in Phase 1.	As the applicant submits next phases, Staff will further review applicable Code.
A space within a building that is used jointly for residential, commercial and/or industrial purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards: [Ord. 2006-004]	N/A	N/A
Accessory work/live spaces may be permitted in a MUPD, MXPd, commercial pod of a PUD, commercial and industrial pods of a PIPD, or a TMD as follows: [Ord. 2004-040]	N/A	N/A

a. Shall not exceed 1000 square feet of living area; [Ord. 2004-040]	N/A	N/A
b. A minimum of 10 percent of the living area shall be designated as office space; [Ord. 2004-040]	N/A	N/A
c. Shall be counted as non-residential square footage; [Ord. 2004-040]	N/A	N/A
d. The maximum number allowed in a PDD is indicated in Table 3.E.3.D-32, Work/Live PDD; [Ord. 2004-040]	N/A	N/A
e. The maximum number allowed by the DRO in a PDD is indicated in the Table 3.E.3.D-32, Work/Live Space PDD. The maximum number allowed by the DRO in a TMD is indicated in the Table 3.E.3.D-33, Work/Live Space TMD; and [Ord. 2004-040]	N/A	N/A
f. Work/live spaces in excess of the maximum number allowed by the DRO shall be a Requested Use. [Ord. 2004-040]	N/A	N/A

Table 3.E.3.D - Work/Live Space PDD						
FLU Designation	Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	EDC (1)
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre	3/acre
DRO (2)	8	24	24	24	24	24
[Ord. 2004-040] [Ord. 2014-025]						
Notes:						
(1)	Limited to commercial pods in a PIPD only. [Ord. 2014-025]					
(2)	Maximum number of spaces.					

5. FINAL REMARKS

The following conditions of approval are recommended as part of this application:

- 1. Encourage location of buildings fronting the street with parking lots in the rear.**
- 2. Provide interconnection between uses in and adjacent to the project.**
- 3. Maximum three (3) free-standing buildings per parcel.**
- 4. Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.**

EXHIBIT "A"
MEDICAL CENTER PLAT
LEGAL 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 EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4784.06 FEET; THENCE S.88°17'08"E., A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**; THENCE N.01°42'52"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, A DISTANCE OF 313.88 FEET; THENCE N.46°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET; THENCE S.88°17'08"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 14.59 FEET; THENCE S.75°52'41"E., A DISTANCE OF 24.85 FEET; THENCE S.64°46'35"E., A DISTANCE OF 41.77 FEET; THENCE S.88°17'08"E., A DISTANCE OF 625.50 FEET; THENCE S.01°27'40"W., A DISTANCE OF 328.37 FEET; THENCE N.88°33'22"W., A DISTANCE OF 744.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 246,553 SQUARE FEET OR 5.660 ACRES MORE OR LESS.

February 12, 2018

RESOLUTION 2018-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR THE POD K, PHASE 1, MEDICAL OFFICE, LOCATED AT 16400 PERSIMMON BOULEVARD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application for site plan review and approval for Pod K, Phase 1, for medical office uses, located at, 16400 Persimmon Boulevard, Westlake, Florida, 33470, legally described in the attached Exhibit "A", ("Medical Office Phase 1"); and

WHEREAS, staff has reviewed and recommends approval of the proposed site plan provided in the attached Exhibit "B", (site plan); and

WHEREAS, the site plan is consistent with the previously approved conceptual site plan and all the requirements of the Unified Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption and implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Pod K, Phase 1, Medical Office Site Plan, containing approximately six acres (5.66), located at 16400 Persimmon Boulevard, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida. The site plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

Section 3. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 12th day

of February, 2018.



City of Westlake
Roger Manning, Mayor



Sandra Demarco, City Clerk



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

Exhibit "A"**MEDICAL CENTER SITE PLAN**

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 EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4784.06 FEET; THENCE S.88°17'08"E., A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**; THENCE N.01°42'52"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, A DISTANCE OF 313.88 FEET; THENCE N.46°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET; THENCE S.88°17'08"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 14.59 FEET; THENCE S.75°52'41"E., A DISTANCE OF 24.85 FEET; THENCE S.64°46'35"E., A DISTANCE OF 41.77 FEET; THENCE S.88°17'08"E., A DISTANCE OF 625.50 FEET; THENCE S.01°27'40"W., A DISTANCE OF 328.37 FEET; THENCE N.88°33'22"W., A DISTANCE OF 744.12 FEET TO **THE POINT OF BEGINNING**.

CONTAINING: 246,553 SQUARE FEET OR 5.660 ACRES MORE OR LESS.

March 26, 2018

RESOLUTION - 2018-8

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE AMENDED SITE PLAN FOR THE POD K, PHASE 1, MEDICAL OFFICE, LOCATED AT 16600 PERSIMMON BOULEVARD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the City Council approved the initial site plan for Pod K, Phase 1, for medical office use on February 12, 2018, for a building to be located at 16400 Persimmon Boulevard, and

WHEREAS, the applicant has requested a revision of the approved site plan to change the location of the building to the corner of Persimmon Boulevard and Seminole Pratt Whitney Road, instead of being located further to the rear of the parcel; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application to amend the site plan for Pod K, Phase 1, for medical office uses, located at, 16600 Persimmon Boulevard, Westlake, Florida, 33470, legally described in the attached Exhibit "A", ("Medical Office Phase 1"); and

WHEREAS, staff has reviewed and recommends approval of the proposed amended site plan provided in the attached Exhibit "B", (site plan); and

WHEREAS, the amended site plan is consistent with the previously approved conceptual site plan and all the requirements of the Unified Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption an implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Amended Site Plan: The City Council for the City of Westlake hereby approves the Pod K, Phase 1, Medical Office Amended Site Plan, containing approximately six acres (5.66), located at 16600 Persimmon Boulevard,

Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida. The amended site plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

Section 3: Conditions of Approval: The site plan is approved with the following conditions: (1) Encourage location of buildings fronting the street with parking lots in the rear; (2) Provide interconnection between uses in and adjacent to the project. (3) Maximum three (3) free-standing buildings per parcel; (4) Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.

Section 4. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

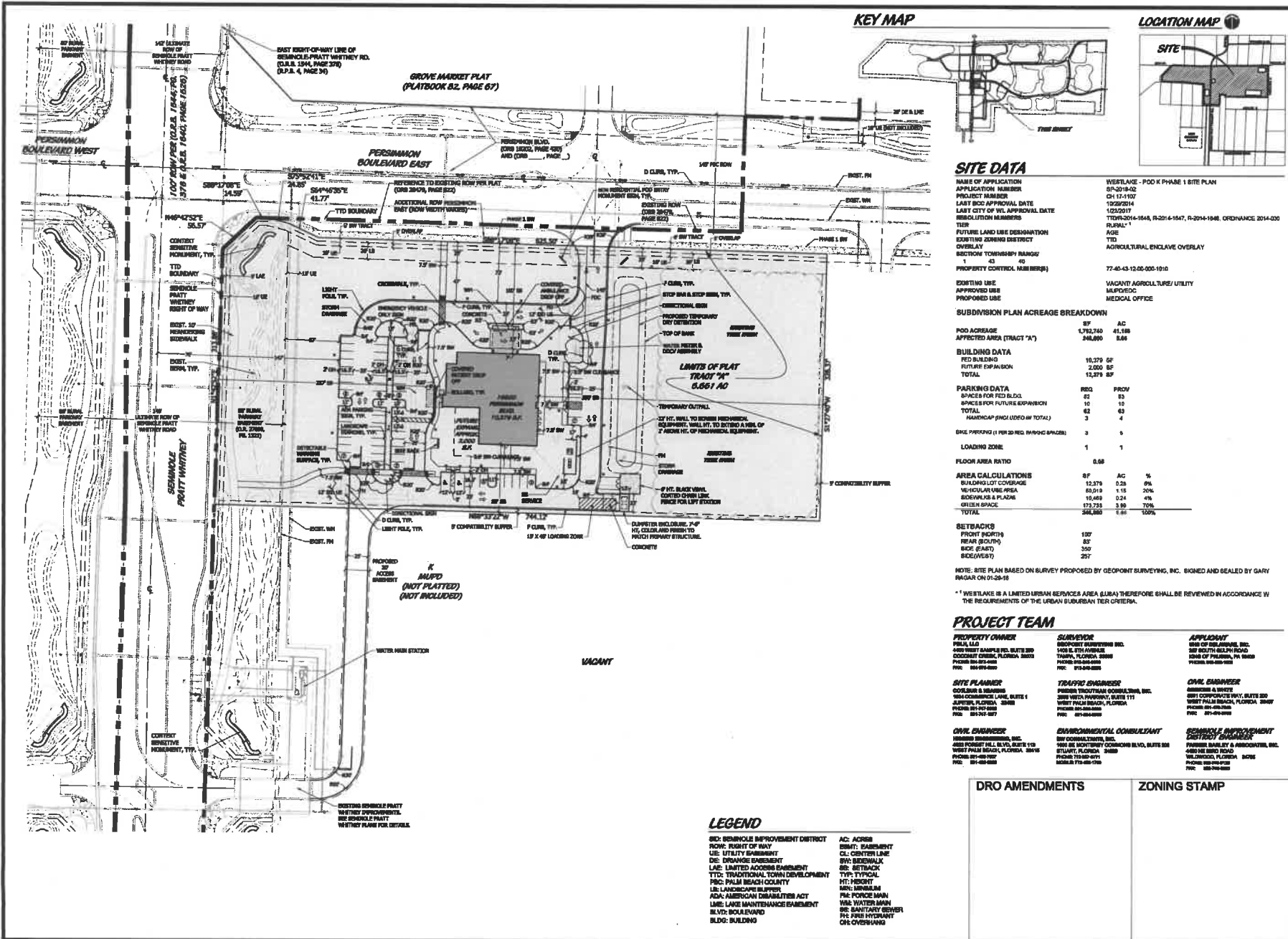
Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day
of March 26, 2018.

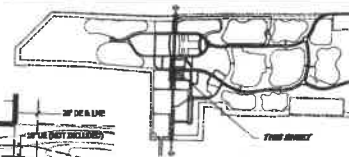
City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

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



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE - POD K PHASE 1 SITE PLAN
 APPLICATION NUMBER: SP-2018-02
 CH: 17-1107
 PROJECT NUMBER: 10220014
 LAST BCC APPROVAL DATE: 10/28/2014
 LAST CITY OF WL APPROVAL DATE: 12/02/17
 RESOLUTION NUMBERS: TDR-2016-1848, R-2016-1847, R-2014-1848, ORDINANCE 2014-020
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: AGRICULTURAL ENCLAVE OVERLAY
 EXISTING ZONING DISTRICT: TTD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION/TOWNSHIP/RANGE: 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-12.00-000-1010

EXISTING USE: VACANT AGRICULTURE / UTILITY
 APPROVED USE: MEDICAL OFFICE
 PROPOSED USE: MEDICAL OFFICE

SUBDIVISION PLAN ACREAGE BREAKDOWN

POD ACREAGE	87	AC
APPROX. AREA (TRACT "A")	1,752,740	61,188
	346,000	5.88

BUILDING DATA

FED BUILDING	10,379	SF
FUTURE EXPANSION	2,000	SF
TOTAL	12,379	SF

PARKING DATA

SPACES FOR FED BLDG	82	PROV
SPACES FOR FUTURE EXPANSION	10	10
TOTAL	92	92
HANDICAP (MIN 1.0% OF TOTAL)	3	4

FLOOR AREA RATIO

FLOOR AREA RATIO	0.68
------------------	------

AREA CALCULATIONS

BUILDING LOT COVERAGE	12.379	0.28	9%
VEHICULAR USE AREA	66,019	1.15	20%
BIODIVERSITY & PLAZA	10,468	0.24	4%
GREEN SPACE	173,733	3.99	70%
TOTAL	246,800	1.88	100%

SETBACKS

FRONT (BOTH)	120'
REAR (BOTH)	80'
SIDE (EAST)	350'
SIDE (WEST)	250'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPONT SURVEYING, INC. SIGNED AND SEALED BY GARY RAGAN ON 01-26-18

** WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA.

PROJECT TEAM

PROPERTY OWNER: PRLX, LLC
 460 WEST ANNE ST, SUITE 200
 COCONINO COUNTY, FLORIDA 33023
 PHONE: 866-875-4444
 FAX: 866-875-4444

CLIENT: WESTLAKE, INC.
 1405 E. 5TH AVENUE
 TALLAHASSEE, FLORIDA 32308
 PHONE: 904-875-4444
 FAX: 904-875-4444

APPLICANT: WESTLAKE, INC.
 300 SOUTH BULLPEN ROAD
 DEERFIELD BEACH, FLORIDA 33442
 PHONE: 561-996-7661
 FAX: 561-996-7661

SITE PLANNER: COULSON & SHANNON
 3004 COLONIAL LANE, SUITE 1
 AUSTIN, TEXAS 78703
 PHONE: 817-455-0888
 FAX: 817-455-0888

TRAFFIC ENGINEER: PETERSON & ASSOCIATES, INC.
 3000 WETA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-833-8888
 FAX: 561-833-8888

CIVIL ENGINEER: WESTLAKE, INC.
 1405 E. 5TH AVENUE, SUITE 110
 TALLAHASSEE, FLORIDA 32308
 PHONE: 904-875-4444
 FAX: 904-875-4444

ENVIRONMENTAL CONSULTANT: WESTLAKE, INC.
 1405 E. 5TH AVENUE, SUITE 110
 TALLAHASSEE, FLORIDA 32308
 PHONE: 904-875-4444
 FAX: 904-875-4444

CIVIL ENGINEER: WESTLAKE, INC.
 1405 E. 5TH AVENUE, SUITE 110
 TALLAHASSEE, FLORIDA 32308
 PHONE: 904-875-4444
 FAX: 904-875-4444

GRASSROOTS IMPROVEMENT DISTRICT ENGINEER: PETERSON & ASSOCIATES, INC.
 3000 WETA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-833-8888
 FAX: 561-833-8888

DRO AMENDMENTS	ZONING STAMP

LEGEND

- SD: SEMANOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- UE: UTILITY EMBLEMMENT
- DE: DRAINAGE EMBLEMMENT
- LAE: LIMITED ACCESS EMBLEMMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- PCD: PALM BEACH COUNTY
- LS: LANDSCAPE IMPROVEMENT
- ADA: AMERICAN DISABILITIES ACT
- LME: LAKE MAINTENANCE EMBLEMMENT
- BLVD: BOULEVARD
- BLDG: BUILDING
- AC: ACRES
- ROW: RIGHT OF WAY
- CL: CENTER LINE
- BM: SIDEWALK
- SD: SETBACK
- TY: TYPICAL
- HT: HEIGHT
- MIN: MINIMUM
- MAX: MAXIMUM
- WM: WATER MAIN
- RS: SANITARY SEWER
- FF: FIRE HYDRANT
- CO: OVERLAP

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1034 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 681.747.8208 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-000226

MINTO WESTLAKE
WRMC FED - WESTLAKE
POD K PHASE 1 SITE PLAN
 City of Westlake, Florida

DESIGNED BY:	CPH
DRAWN BY:	JAE
APPROVED BY:	CPH
DATE:	12/15/17
REVISION:	01-26-18
	02-02-18
	02-02-18
	02-02-18

Scale: 1" = 50'
 0 25 50
 March 02, 2018 10:57:03 am
 Drawing: 17-1107_0102_2P_0100
SP1 of 1
 © COTLEUR & HEARING, INC.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

Seventh Order of Business

March 26, 2018

RESOLUTION __-2018-9

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR FP&L SOLAR ENERGY CENTER, LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTIONS 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Power and Light Company, as the Applicant has requested approval for FP&L Solar Energy Center, Final Plat, described by metes and bounds description as a parcel of land lying in Sections 2, Township 43 South, Range 40 East, and Section 3, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as more particularly described in Exhibit "A", containing approximately four hundred and one (401.652) acres, attached hereto; and

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

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

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake has reviewed the application of 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 FP&L Solar Energy Center, Final Plat, as described in the attached Exhibit "A", containing approximately four hundred and one (401.652) 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 March, 2018.

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
Florida Power & Light Westlake Solar Energy Center

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

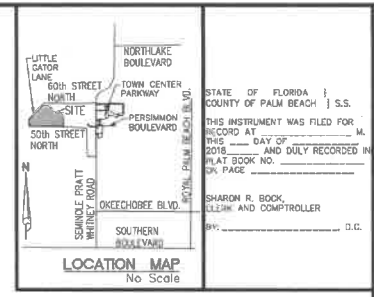
COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE **POINT OF BEGINNING**; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°35'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'35"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON

THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'56", A DISTANCE OF 272.30 FEET; THENCE N.02°13'32"E. ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 249.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.02°13'32"W., A DISTANCE OF 249.94 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 335.96 FEET, ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF 13°27'39" TO A POINT OF RADIAL INTERSECTION; THENCE S.78°45'53"W., A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 80°33'49" (THROUGH WHICH A RADIAL LINE BEARS N.78°45'53"E. AT SAID INTERSECTION) TO A POINT OF TANGENCY; 2) THENCE N.88°12'04"E., A DISTANCE OF 553.35 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 223.06 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF 08°17'57" TO A NON-TANGENT INTERSECTION; THENCE S.41°09'04"E., A DISTANCE OF 33.68 FEET; THENCE S.01°11'52"W., A DISTANCE OF 2,439.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,496,018.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS.

FPL WESTLAKE SOLAR ENERGY CENTER

BEING A PLAT OF
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH J.S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT
THIS _____ DAY OF _____, 2018, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

SHARON R. BOCK
L.L.S.M. AND COMPTROLLER
BY: _____ D.C.

AREA TABULATION (IN ACRES)

TRACT A: 400.000
ROADWAY (TOWN CENTER PARKWAY): 1.657
FPL WESTLAKE SOLAR ENERGY CENTER: 401.652 TOTAL ACRES, MORE OR LESS

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN: "TUB" - 8" x 1 1/2" BRASS DISK STAMPED "TRN 17768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN: "P" - 6" MAGNETIC NAIL AND DISK STAMPED "PCT LEFT" (UNLESS OTHERWISE NOTED)
- THE GRID BEARING AS SHOWN HEREON, REFERS TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983. 2002 ADJUSTMENT (NAD 83) FOR THE EAST ZONE OF FLORIDA AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 - 1990 ADJUSTMENT (NAD 83), AND THE SOUTH ZONE OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BEING N 5° 04' 31" W.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS CONDUIT.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SURVEYED LOTS 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 AVOID, 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 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 2002 ADJUSTMENT ZONE - FLORIDA EAST LONEA UNITS - US SURVEY FEET COORDINATE SYSTEM - 1983 STATE PLANE PROJECTION - TRANSVERS MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE FLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS FPL WESTLAKE SOLAR ENERGY CENTER BEING A PLAT OF A PORTION OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY E.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY E.D. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 563, PAGE 1155, AND OFFICIAL RECORDS BOOK 434, PAGE 149, BOTH OF SAID PUBLIC RECORDS; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY E.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF SAID PUBLIC RECORDS, AND PER SAID SKETCH OF SURVEY PREPARED BY E.D. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 563, PAGE 1155, AND OFFICIAL RECORDS BOOK 434, PAGE 149, SAID OFFICIAL RECORDS, THENCE N 0° 00' 00" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE N 8° 04' 31" W, ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT 75-7 PER OFFICIAL RECORDS BOOK 1470, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1969.50 FEET; THENCE N 8° 32' 37" W, ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY E.C. MOCK, AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY E.D. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 563, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 434, PAGE 149, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT "C-1" PER OFFICIAL RECORDS BOOK 1472, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 521.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 1472, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N 0° 00' 00" W, ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT "C-1" A DISTANCE OF 1107.80 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 1472, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N 0° 00' 00" W, ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 3000 FOOT EASEMENT "C-2", A DISTANCE OF 1359.85 FEET; THENCE S 81° 49' 12" W, ALONG A LINE 450.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 4500 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 1472, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1316.62 FEET; THENCE S 47° 47' 53" E, A DISTANCE OF 33.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1350.00 FEET AND A RADIAL BEARING OF N 82° 05' 52" E, AT SAID INTERSECTION, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 00' 36" W, A DISTANCE OF 373.39 FEET; THENCE N 0° 15' 37" E, ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 248.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 115, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S 87° 02' 11" E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) CURVES: 1) 3.02° 13' 22" W, A DISTANCE OF 29.94 FEET TO A POINT OF CURVATURE; 2) 1.50° 00' 00" W, A DISTANCE OF 15.00 FEET TO A POINT OF RADIAL INTERSECTION; HAVING A RADIUS OF 1,049.00 FEET AND A CENTRAL ANGLE OF 1° 27' 39" TO A POINT OF RADIAL INTERSECTION; THENCE S 70° 49' 37" W, A DISTANCE OF 128.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) CURVES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 159.00 FEET AND A CENTRAL ANGLE OF 89° 39' 49" THROUGH WHICH A RADIAL LINE BEARS N 7° 45' 53" E, AT SAID INTERSECTION TO A POINT OF TANGENCY; 2) THENCE N 81° 13' 16" W, A DISTANCE OF 353.33 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 231.86 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 0° 17' 37" TO A NON-TANGENT INTERSECTION; THENCE S 41° 09' 04" E, A DISTANCE OF 33.48 FEET; THENCE S 01° 11' 32" W, A DISTANCE OF 7.49 33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,496,817.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS

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

DEDICATION:
TRACT "A"
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS IN CITY OF WESTLAKE, FLORIDA, AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLM, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT REFERENCE TO CITY OF WESTLAKE.
ROAD RIGHT-OF-WAY
TOWN CENTER PARKWAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.
THE SEMINOLE IMPROVEMENT DISTRICT IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY, IN THE SURVEY, FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF WATER, WASTE WATER, SEWER AND DRAINAGE FACILITIES NOT INCONSISTENT WITH THE UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES, SAID MAINTENANCE RESPONSIBILITY FOR THE WATER, WASTE WATER, SEWER AND DRAINAGE FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED MINTO PBLM, 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.

WITNESS: _____
FRONT NAME: MINTO PBLM, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: JOHN F. CARTER, MANAGER

WITNESS: _____
FRONT 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 PBLM, 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 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
FRONT NAME: _____
COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS & RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

WITNESS: _____ BY: SCOTT MASSEY, PRESIDENT
FRONT NAME: _____
WITNESS: _____
FRONT 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 THE 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
FRONT NAME: _____
COMMISSION NO. _____

(SEAL) _____
MINTO PBLM, LLC MORTGAGEE'S JOINDER AND CONSENT

MORTGAGEE'S JOINDER AND CONSENT
STATE OF _____
COUNTY OF _____

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT (VICE PRESIDENT) AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2018.

WITNESS: _____ BY: _____ (CORPORATE NAME)
FRONT NAME: _____
WITNESS: _____ FRONT NAME: TITLE _____

FRONT NAME: _____
FRONT NAME: _____

ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF _____ (CORPORATION NAMED), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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
FRONT 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 SEC. 177.01(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

CITY MANAGER, KEN CASSEL, CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF _____

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 HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLM, 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 OR RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

(SEAL) _____

SEMINOLE IMPROVEMENT DISTRICT SURVEYORS SEAL



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

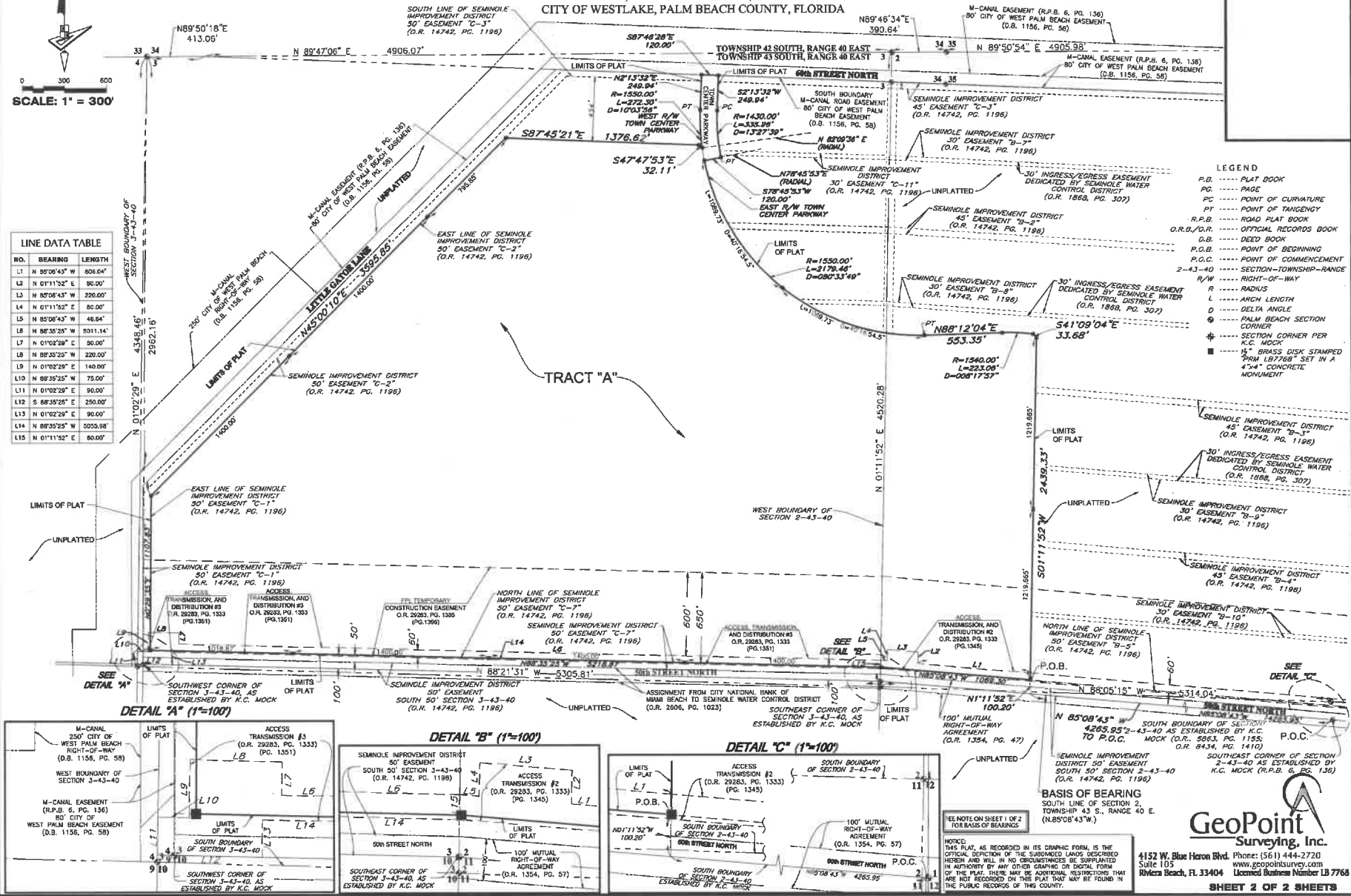
FPL WESTLAKE SOLAR ENERGY CENTER

BEING A PLAT OF A PORTION OF
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

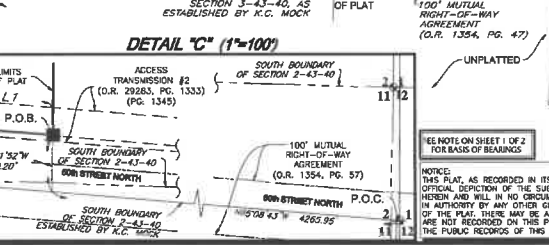
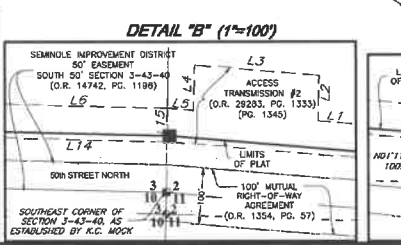
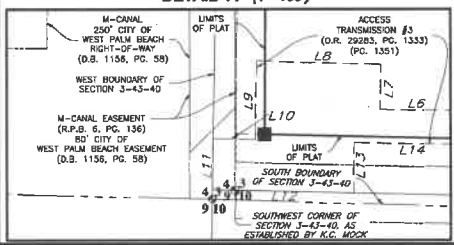


LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 85°06'43" W	808.04'
L2	N 01°11'52" E	80.00'
L3	N 82°08'43" W	220.00'
L4	N 01°11'52" E	80.00'
L5	N 83°06'43" W	46.84'
L6	N 82°35'25" W	5011.14'
L7	N 01°02'29" E	90.00'
L8	N 82°35'25" W	220.00'
L9	N 01°02'29" E	140.00'
L10	N 82°35'25" W	75.00'
L11	N 01°02'29" E	90.00'
L12	S 68°35'25" E	250.00'
L13	N 01°02'29" E	90.00'
L14	N 82°35'25" W	5035.98'
L15	N 01°11'52" E	80.00'



- LEGEND**
- P.D. PLAT BOOK
 - PC PAGE
 - PT POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R.P.B. ROAD PLAT BOOK
 - O.R.B./O.R. OFFICIAL RECORDS BOOK
 - D.B. DEED BOOK
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - 2-43-40 SECTION-TOWNSHIP-RANGE
 - R/W RIGHT-OF-WAY
 - R RADIUS
 - L ARCH LENGTH
 - Δ DELTA ANGLE
 - PALM BEACH SECTION CORNER
 - ⊕ SECTION CORNER PER K.C. MOCK
 - 1" BRASS DISK STAMPED "PHM 18718" SET IN A 4"x4" CONCRETE MONUMENT



GeoPoint Surveying, Inc.

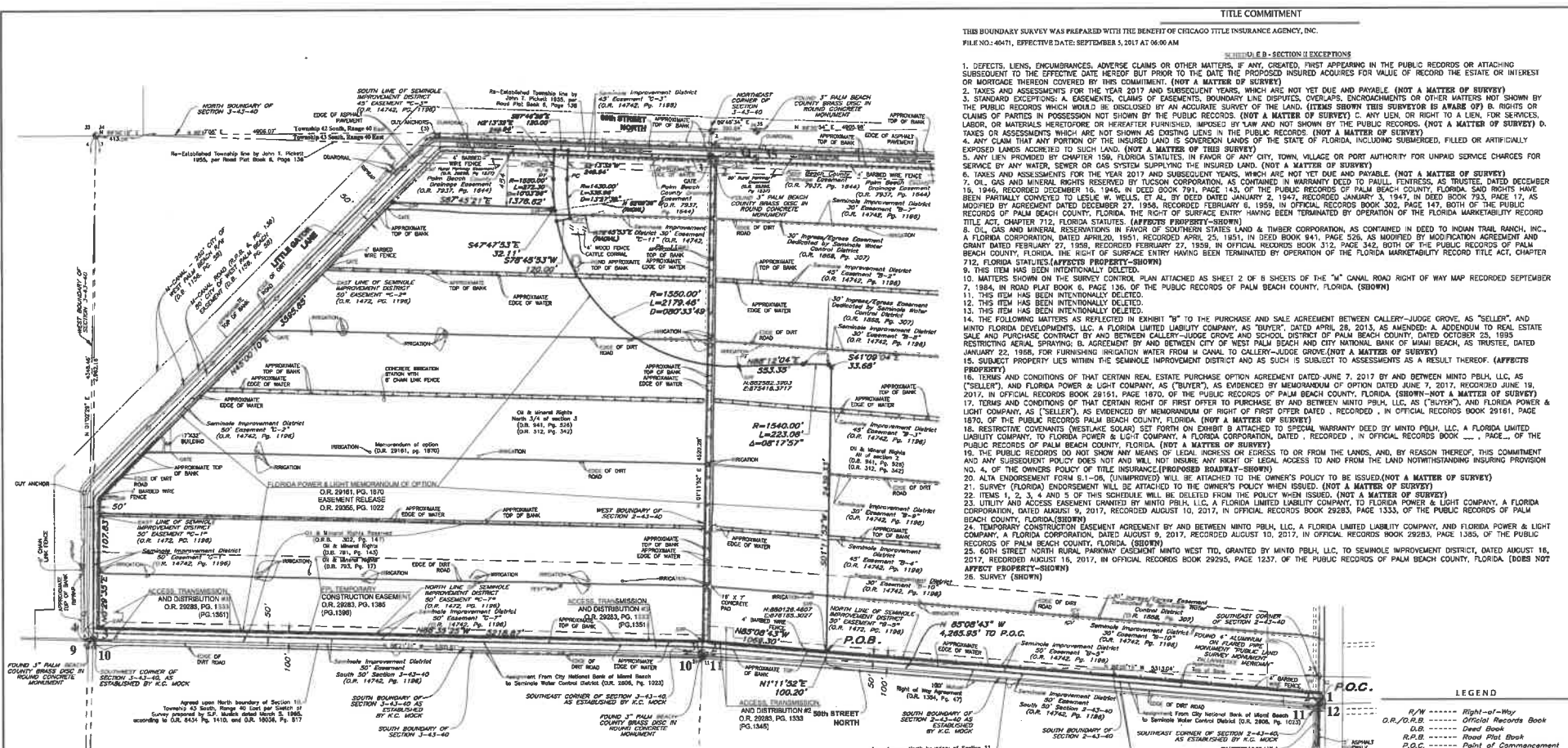
4152 W. Blue Haven Blvd. Phone: (561) 444-2720
Suite 105 www.geoanswersurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

TITLE COMMITMENT

THIS BOUNDARY SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE AGENCY, INC. FILE NO. 40471, EFFECTIVE DATE: SEPTEMBER 5, 2017 AT 06:00 AM

EXCEPTIONS

- 1. DEFECTS, LENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS... 2. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS... 3. STANDARD EXCEPTIONS... 4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOWERLAND...

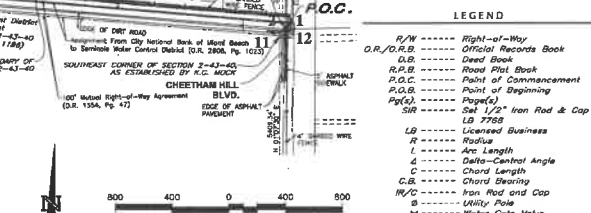


SURVEYORS NOTES
1. THE GRID BEARINGS AND COORDINATES AS SHOWN HEREON...
2. THE BEARINGS AND DISTANCES FROM CORNER MONUMENTATION ARE BASED ON CALCULATIONS...
3. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS: 1 FOOT IN 7500 FEET.

CERTIFIED TO:
Florida Power & Light Company
Miss PHLH, LLC
Chicago Title Insurance Company
Chicago Title Insurance Agency, Inc.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHWEST CORNER OF SECTION 2, AS REVISED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY S.P. MISSICK DATED MARCH 5, 1943 AND REFERENCED IN OFFICIAL RECORDS BOOK 584, PAGE 1141, AND OFFICIAL RECORDS BOOK 834, PAGE 1410 BOTH OF SAID PUBLIC RECORDS...

CONTAINING: 17,646.018 76 SQUARE FEET OR 401.451 ACRES, MORE OR LESS.



BOUNDARY SURVEY Westlake - POD X
Prepared For: MINTO
SURVEYORS CERTIFICATE
Luis J. Ortiz
GeoPoint Surveying, Inc.
4152 W. Blue Horizon Blvd. Suite 105
Mesa, AZ 85206
Phone: (481) 444-2720
www.geo-point.com



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

1. DATE: 02/26/2018

2. PETITION NUMBER: ENG-2017-13

3. DESCRIPTION

APPLICANT: FPL – Florida Power and Light.

OWNER: Minto PBLH, LLC

REQUEST: FPL SOLAR PLAT

LOCATION: Westlake, Florida

4. STAFF REVIEW:

This is the third 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. The plat and boundary survey are approved.

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



VIA ELECTRONIC MAIL

February 13, 2018

Kenneth Cassel
District Manager
Seminole Improvement District
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

RE: ENG-2017-13 – SOLAR ENERGY CENTER – 2ND REVIEW - RECORD PLAT APPROVAL
(FBA #170360.0004)

Dear Mr. Cassel:

On behalf of the Seminole Improvement District, Farnier, Barley and Associates, Inc. recommends APPROVAL for the above plat submitted by Cotleur Hearing on February 5, 2018.

Should you have any questions regarding this matter, please feel free to contact me at cpotts@farnierbarley.com.

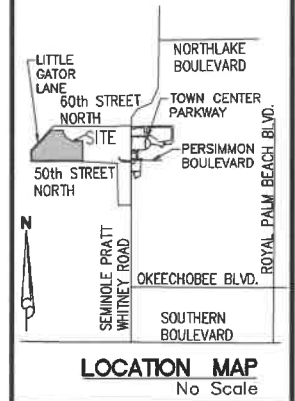
Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.



Christopher A. Potts, P.E.

FPL WESTLAKE SOLAR ENERGY CENTER

BEING A PLAT OF A PORTION OF
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTION 3, 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 DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS FPL WESTLAKE SOLAR ENERGY CENTER BEING A PLAT OF A PORTION OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410 BOTH OF SAID PUBLIC RECORDS; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF SAID PUBLIC RECORDS, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°52'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'34"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'56", A DISTANCE OF 272.30 FEET; THENCE N.02°19'32"E. ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 249.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.02°13'32"W., A DISTANCE OF 249.94 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 335.96 FEET, ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF 13°27'39" TO A POINT OF RADIAL INTERSECTION; THENCE S.78°45'53"W., A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 80°33'49" (THROUGH WHICH A RADIAL LINE BEARS N.78°45'53"E. AT SAID INTERSECTION) TO A POINT OF TANGENCY; 2) THENCE N.88°12'04"E., A DISTANCE OF 533.35 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 223.06 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF 08°17'57" TO A NON-TANGENT INTERSECTION; THENCE S.41°09'04"E., A DISTANCE OF 33.68 FEET; THENCE S.01°11'52"W., A DISTANCE OF 2,439.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,496,018.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS.

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

DEDICATION

TRACT "A"

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

ROAD RIGHT-OF-WAY

TOWN CENTER PARKWAY, 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 IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY, IN FEE SIMPLE, FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF WATER, WASTE WATER, REUSE AND DRAINAGE FACILITIES NOT INCONSISTENT WITH THE UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES, SAID MAINTENANCE RESPONSIBILITY FOR THE WATER, WASTE WATER, REUSE AND DRAINAGE FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED 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
BY: _____
JOHN F. CARTER, MANAGER

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

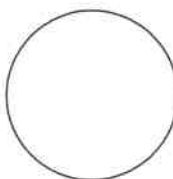
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

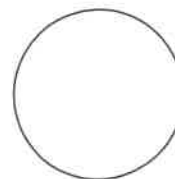
PRINT NAME: _____

COMMISSION NO. _____

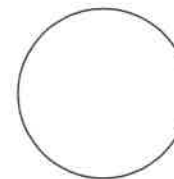
(SEAL)



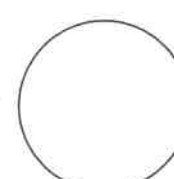
MINTO PBLH, LLC



MORTGAGEE'S JOINDER AND CONSENT



SEMINOLE IMPROVEMENT DISTRICT



SURVEYOR'S SEAL

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2018.

(CORPORATE NAME)

WITNESS: _____ BY: _____

PRINT NAME: _____ SIGNATURE OF PRESIDENT OR VICE PRESIDENT

WITNESS: _____ PRINT NAME - TITLE

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 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 SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

CITY MANAGER, KEN CASSEL

CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 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.

DATE: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

AREA TABULATION (IN ACRES)

TRACT A: 400.000
ROADWAY (TOWN CENTER PARKWAY) 1.652
FPL WESTLAKE SOLAR ENERGY CENTER: 401.652 TOTAL ACRES, MORE OR LESS

SURVEYOR'S 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". (UNLESS OTHERWISE NOTED)
- THE GRID BEARINGS AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 - 2007 ADJUSTMENT (NAD 83/07) FOR THE EAST ZONE OF FLORIDA AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 - 1990 ADJUSTMENT (NAD 83/90), AND THE SOUTH LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BEING N.85°08'43"W.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.991(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-PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

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

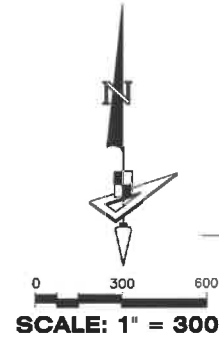
THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



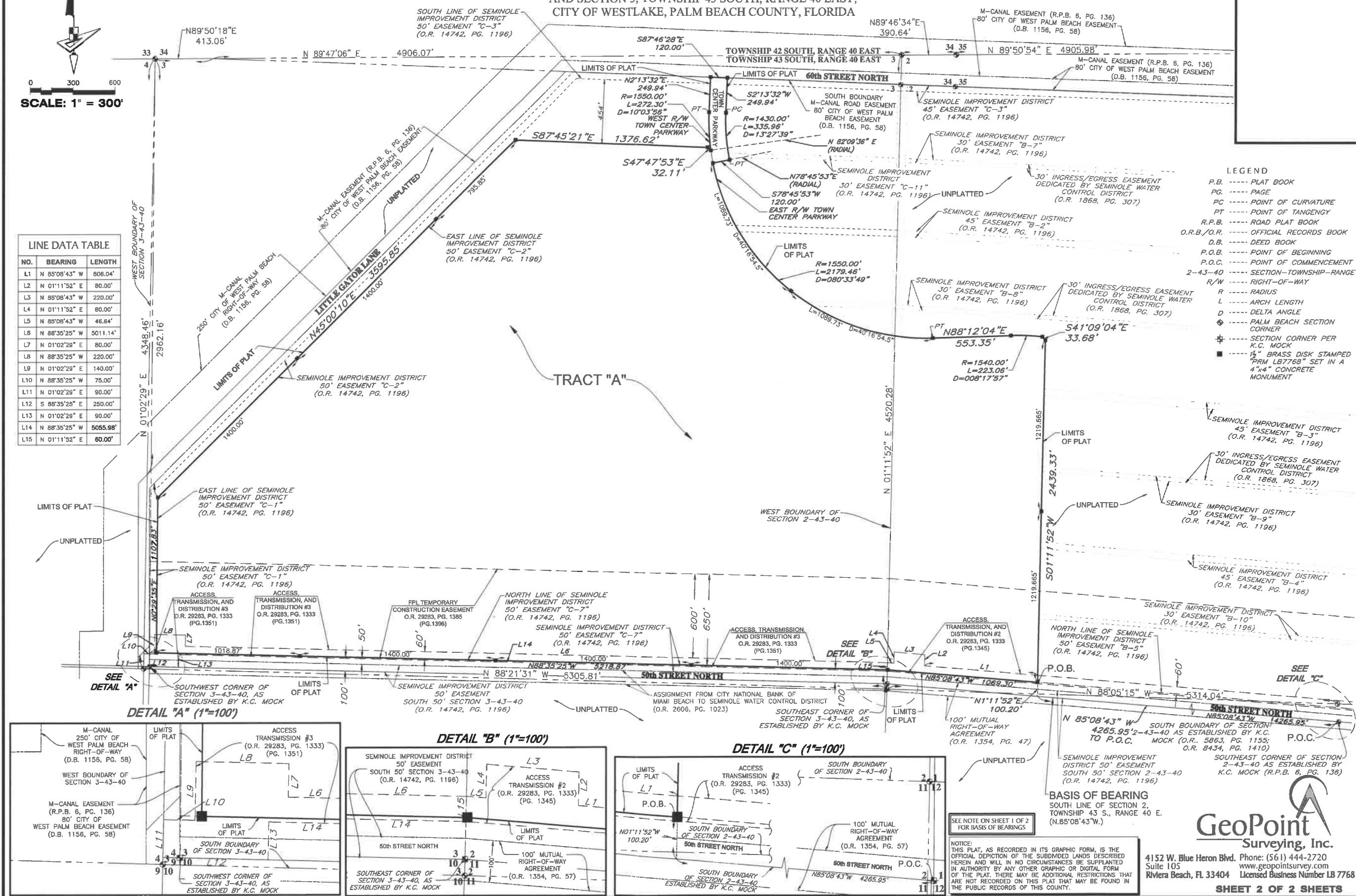
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

FPL WESTLAKE SOLAR ENERGY CENTER

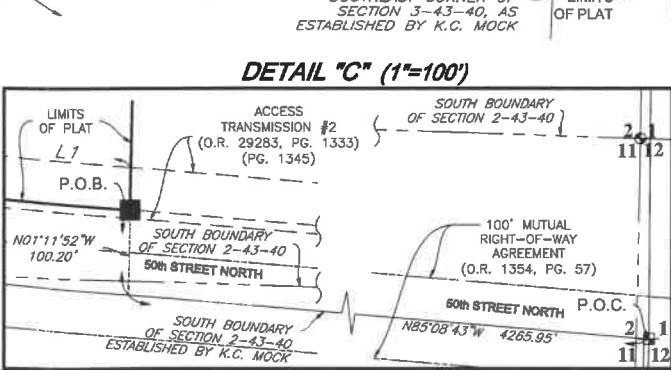
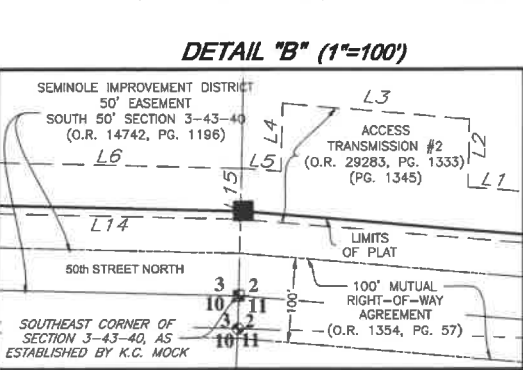
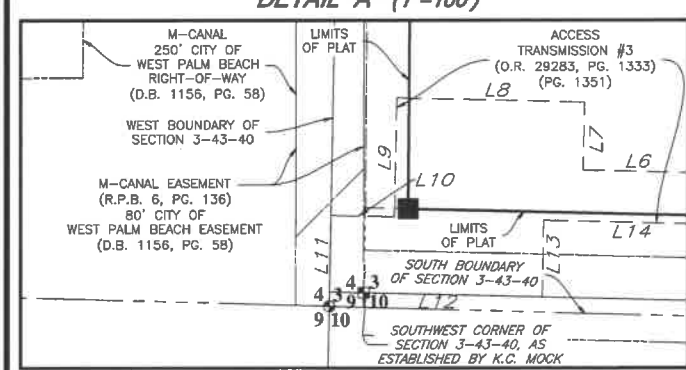
BEING A PLAT OF A PORTION OF
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 85°08'43" W	806.04'
L2	N 01°11'52" E	80.00'
L3	N 85°08'43" W	220.00'
L4	N 01°11'52" E	80.00'
L5	N 85°08'43" W	46.64'
L6	N 88°35'25" W	5011.14'
L7	N 01°02'29" E	80.00'
L8	N 88°35'25" W	220.00'
L9	N 01°02'29" E	140.00'
L10	N 88°35'25" W	75.00'
L11	N 01°02'29" E	90.00'
L12	S 88°35'25" E	250.00'
L13	N 01°02'29" E	90.00'
L14	N 88°35'25" W	5055.98'
L15	N 01°11'52" E	60.00'



- LEGEND**
- P.B. --- PLAT BOOK
 - P.G. --- PAGE
 - PC --- POINT OF CURVATURE
 - PT --- POINT OF TANGENCY
 - R.P.B. --- ROAD PLAT BOOK
 - O.R.B./O.R. --- OFFICIAL RECORDS BOOK
 - D.B. --- DEED BOOK
 - P.O.B. --- POINT OF BEGINNING
 - P.O.C. --- POINT OF COMMENCEMENT
 - 2-43-40 --- SECTION-TOWNSHIP-RANGE
 - R/W --- RIGHT-OF-WAY
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - ◆ --- PALM BEACH SECTION CORNER
 - ⊕ --- SECTION CORNER PER K.C. MOCK
 - --- 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT



SEE NOTE ON SHEET 1 OF 2 FOR BASIS OF BEARINGS

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

GeoPoint
Surveying, Inc.

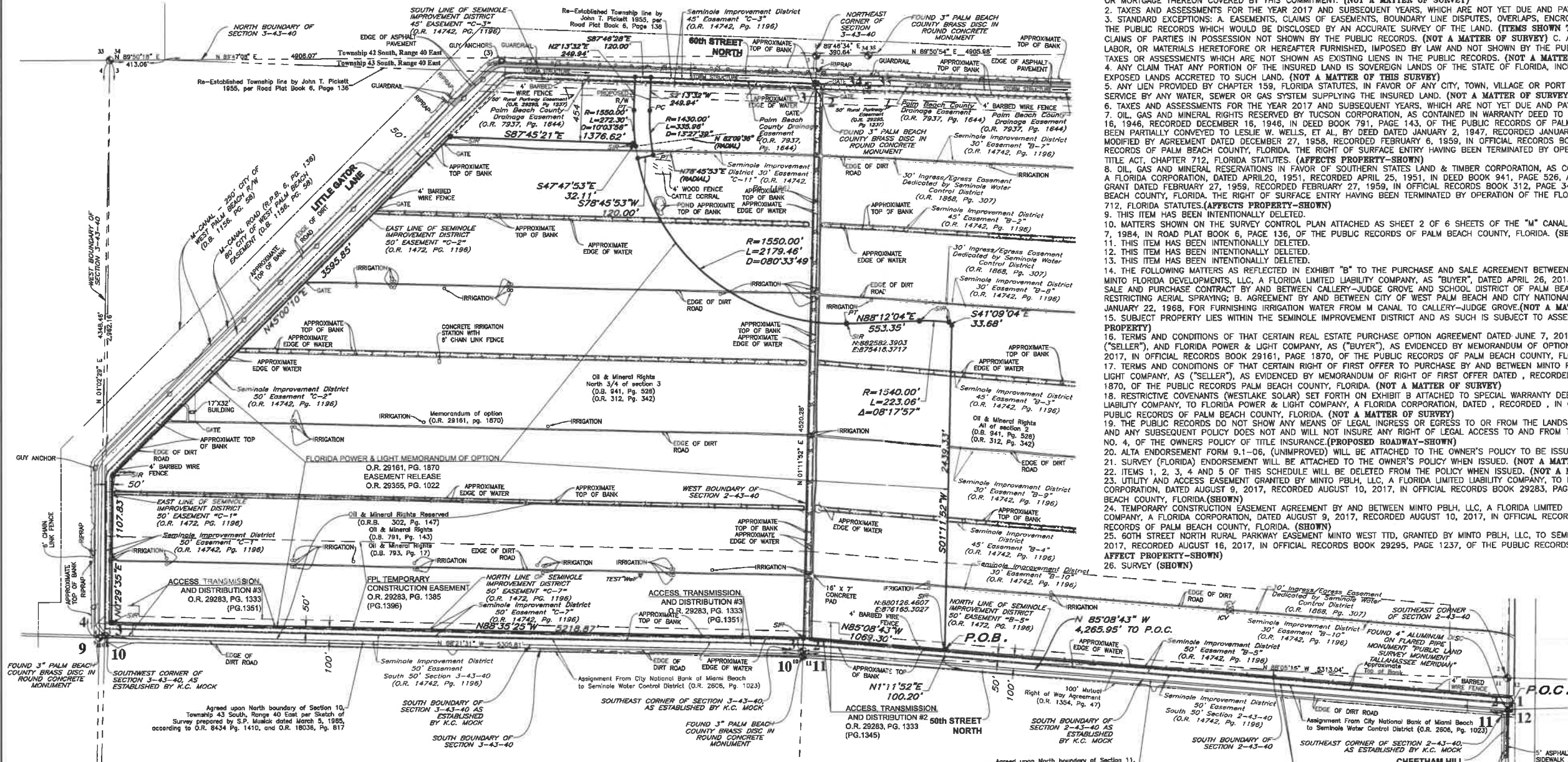
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 2 OF 2 SHEETS

THIS BOUNDARY SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE AGENCY, INC. FILE NO.: 40471, EFFECTIVE DATE: SEPTEMBER 5, 2017 AT 06:00 AM

SCHEDULE B - SECTION II EXCEPTIONS

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE 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)
2. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
3. STANDARD EXCEPTIONS: A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. (ITEMS SHOWN THIS SURVEYOR IS AWARE OF) B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY) C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY) D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRUED TO SUCH LAND. (NOT A MATTER OF THIS SURVEY)
5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. (NOT A MATTER OF SURVEY)
6. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
7. OIL, GAS AND MINERAL RIGHTS RESERVED BY TUCSON CORPORATION, AS CONTAINED IN WARRANTY DEED TO PAULL, FENTRESS, AS TRUSTEE, DATED DECEMBER 16, 1946, RECORDED DECEMBER 18, 1946, IN DEED BOOK 791, PAGE 143, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID RIGHTS HAVE BEEN PARTIALLY CONVEYED TO LESLIE W. WELLS, ET AL. BY DEED DATED JANUARY 2, 1947, RECORDED JANUARY 3, 1947, IN DEED BOOK 793, PAGE 17, AS MODIFIED BY AGREEMENT DATED DECEMBER 27, 1958, RECORDED FEBRUARY 6, 1959, IN OFFICIAL RECORDS BOOK 302, PAGE 147, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABILITY RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. (AFFECTS PROPERTY-SHOWN)
8. OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND & TIMBER CORPORATION, AS CONTAINED IN DEED TO INDIAN TRAIL RANCH, INC., A FLORIDA CORPORATION, DATED APRIL 20, 1951, RECORDED APRIL 25, 1951, IN DEED BOOK 941, PAGE 526, AS MODIFIED BY MODIFICATION AGREEMENT AND GRANT DATED FEBRUARY 27, 1959, RECORDED FEBRUARY 27, 1959, IN OFFICIAL RECORDS BOOK 312, PAGE 342, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABILITY RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. (AFFECTS PROPERTY-SHOWN)
9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
10. MATTERS SHOWN ON THE SURVEY CONTROL PLAN ATTACHED AS SHEET 2 OF 6 SHEETS OF THE "M" CANAL ROAD RIGHT OF WAY MAP RECORDED SEPTEMBER 7, 1984, IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN)
11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
14. THE FOLLOWING MATTERS AS REFLECTED IN EXHIBIT "B" TO THE PURCHASE AND SALE AGREEMENT BETWEEN CALLERY-JUDGE GROVE, AS "SELLER", AND MINTO FLORIDA DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS "BUYER", DATED APRIL 26, 2013, AS AMENDED: A. ADDENDUM TO REAL ESTATE SALE AND PURCHASE CONTRACT BY AND BETWEEN CALLERY-JUDGE GROVE AND SCHOOL DISTRICT OF PALM BEACH COUNTY, DATED OCTOBER 25, 1995 RESTRICTING AERIAL SPRAYING; B. AGREEMENT BY AND BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, AS TRUSTEE, DATED JANUARY 22, 1988, FOR FURNISHING IRRIGATION WATER FROM M CANAL TO CALLERY-JUDGE GROVE. (NOT A MATTER OF SURVEY)
15. SUBJECT PROPERTY LIES WITHIN THE SEMINOLE IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO ASSESSMENTS AS A RESULT THEREOF. (AFFECTS PROPERTY-SHOWN)
16. TERMS AND CONDITIONS OF THAT CERTAIN REAL ESTATE PURCHASE OPTION AGREEMENT DATED JUNE 7, 2017 BY AND BETWEEN MINTO PBLH, LLC, AS "SELLER", AND FLORIDA POWER & LIGHT COMPANY, AS "BUYER", AS EVIDENCED BY MEMORANDUM OF OPTION DATED JUNE 7, 2017, RECORDED JUNE 19, 2017, IN OFFICIAL RECORDS BOOK 29161, PAGE 1870, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN-NOT A MATTER OF SURVEY)
17. TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF FIRST OFFER TO PURCHASE BY AND BETWEEN MINTO PBLH, LLC, AS "BUYER", AND FLORIDA POWER & LIGHT COMPANY, AS "SELLER", AS EVIDENCED BY MEMORANDUM OF RIGHT OF FIRST OFFER DATED, RECORDED, IN OFFICIAL RECORDS BOOK 29161, PAGE 1870, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
18. RESTRICTIVE COVENANTS (WESTLAKE SOLAR) SET FORTH ON EXHIBIT B ATTACHED TO SPECIAL WARRANTY DEED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, DATED, RECORDED, IN OFFICIAL RECORDS BOOK, PAGE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
19. THE PUBLIC RECORDS DO NOT SHOW ANY MEANS OF LEGAL INGRESS OR EGRESS TO OR FROM THE LANDS, AND, BY REASON THEREOF, THIS COMMITMENT AND ANY SUBSEQUENT POLICY DOES NOT AND WILL NOT INSURE ANY RIGHT OF LEGAL ACCESS TO AND FROM THE LAND NOTWITHSTANDING INSURING PROVISION NO. 4, OF THE OWNERS POLICY OF TITLE INSURANCE. (PROPOSED ROADWAY-SHOWN)
20. ALTA ENDORSEMENT FORM 9.1-06, (UNIMPROVED) WILL BE ATTACHED TO THE OWNER'S POLICY TO BE ISSUED. (NOT A MATTER OF SURVEY)
21. SURVEY (FLORIDA) ENDORSEMENT WILL BE ATTACHED TO THE OWNER'S POLICY WHEN ISSUED. (NOT A MATTER OF SURVEY)
22. ITEMS 1, 2, 3, 4 AND 5 OF THIS SCHEDULE WILL BE DELETED FROM THE POLICY WHEN ISSUED. (NOT A MATTER OF SURVEY)
23. UTILITY AND ACCESS EASEMENT GRANTED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, DATED AUGUST 9, 2017, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 29283, PAGE 1333, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN)
24. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, DATED AUGUST 9, 2017, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 29283, PAGE 1385, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN)
25. 60TH STREET NORTH RURAL PARKWAY EASEMENT MINTO WEST TTD, GRANTED BY MINTO PBLH, LLC, TO SEMINOLE IMPROVEMENT DISTRICT, DATED AUGUST 16, 2017, RECORDED AUGUST 16, 2017, IN OFFICIAL RECORDS BOOK 29295, PAGE 1237, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY-SHOWN)
26. SURVEY (SHOWN)



SURVEYORS NOTES

- 1. THE GRID BEARINGS AND COORDINATES AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 - 2007 ADJUSTMENT (NAD 83/07) FOR THE EAST ZONE OF FLORIDA AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 - 1990 ADJUSTMENT (NAD 83/90), AND THE SOUTH LINE OF SECTION 2 BEING N.85°08'43"W.
2. THE BEARINGS AND DISTANCES FROM SECTIONAL MONUMENTATION ARE BASED ON CALCULATIONS, MEASUREMENTS, AND POSITIONS OF SAID SECTION CORNERS AS DETERMINED BY GROUND SURVEYING, INC.
3. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS: 1 FOOT IN 7,500 FEET.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410, BOTH OF SAID PUBLIC RECORDS; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF SAID PUBLIC RECORDS, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W, A DISTANCE OF 4,365.95 FEET; THENCE N.01°11'52"E, A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING; THENCE N.85°08'43"W, ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 249.94 FEET; THENCE N.88°35'25"W, ALONG A LINE 106.90 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.97 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.02°29'35"E, ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'01"E, ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E, ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E, A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'56", A DISTANCE OF 272.30 FEET; THENCE N.02°13'32"E, ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 249.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.02°14'32"W, A DISTANCE OF 249.94 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 335.96 FEET, ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF 1°27'39" TO A POINT OF RADIAL INTERSECTION; THENCE S.84°55'3"W, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 80°33'49" (THROUGH WHICH A RADIAL LINE BEARS N.78°45'53"E, AT SAID INTERSECTION) TO A POINT OF TANGENCY; 2) THENCE N.88°12'04"E, A DISTANCE OF 553.35 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 221.06 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF 08°17'57" TO A NON-TANGENT INTERSECTION; THENCE S.41°09'04"E, A DISTANCE OF 33.68 FEET; THENCE N.85°08'43"W, A DISTANCE OF 4,265.95 FEET TO P.O.C.

CONTAINING: 17,496,018.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS.

CERTIFIED TO:

Florida Power & Light Company
Minto PBLH, LLC
Chicago Title Insurance Company
Chicago Title Insurance Agency, Inc.

LEGEND

- R/W ----- Right-of-Way
O.R./O.R.B. ----- Official Records Book
D.B. ----- Deed Book
R.P.B. ----- Road Plat Book
P.O.C. ----- Point of Commencement
P.B. ----- Point of Beginning
Pg(s). ----- Page(s)
SIR ----- Set 1/2" Iron Rod & Cap LB 7768
LB ----- Licensed Business
R ----- Radius
L ----- Arc Length
Delta ----- Delta-Central Angle
C ----- Chord Length
C.B. ----- Chord Bearing
IR/C ----- Iron Rod and Cap
U ----- Utility Pole
WGV ----- Water Gate Valve
ICV ----- Irrigation Control Valve
S ----- Sign
OUL ----- Overhead Utility Lines
T ----- Top of Bank
G ----- Guardrail
BWF ----- Barbed Wire Fence
E ----- Edge of Water
W ----- WOOD FENCE

SCALE: 1" = 400'

BOUNDARY SURVEY Westlake - POD X

Table with columns: No., Date, Description, Dm., and a section for REVISIONS. Includes a 'Prepared For' section for MINTO and a 'SURVEYOR'S CERTIFICATE' section.

GeoPoint Surveying, Inc. logo and contact information: 4152 W. Blue Heron Blvd., Suite 105, Riviera Beach, FL 33404. Phone: (561) 444-2720. Website: www.geopointsurveying.com.

Eighth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report –3/14/18

1. PETITION DESCRIPTION

PETITION NO.: SP-2017-03

APPLICANT: Coteleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The subject application requests approval of a Site Plan for the FPL Westlake Solar Energy Center (Facility). The subject property is approximately 400 acres in size and is located in a natural transect at the western end of the City of Westlake (Property)

PCN: 77-40-43-02-00-000-1010
77-40-43-03-00-000-1020

LOCATION MAP:



2. PETITION FACTS

- a. **Total Gross Site Area:** ## acres
- b. **Total Affected Area:** 401.652 acres
- c. **Total Building Footprint Area:** 0 sq. ft.
- d. **Land Use and Zoning**
 - Existing Land Use** Vacant/Agricultural/Utility
 - Future Land Use** Agricultural Enclave (AGE)
 - Zoning** Traditional Town Development (TTD)
Agricultural Enclave Overlay (AGEO)
Natural Transect

3. BACKGROUND

The Applicant requests approval of a Site Plan for the FPL Westlake Solar Energy Center on the approximately 400-acre subject Property within the Westlake TTD. The subject Property is located at the western edge of the City (and the Minto Westlake Property) and is entirely within the Natural Transect area identified on the Master Plan. The subject Property is currently vacant with minimal vegetation, mostly field grasses. Applications for the Final Subdivision Plan and Plat are being submitted concurrently with this Site Plan application.

The proposed project will include a series of solar panels, which will be installed on poles that are placed into the ground, with the solar panels raised above the ground. A small collector yard will be located at the southwest corner of the property. This yard serves to convert the energy obtained from the panels to the higher wattage needed to add it to the grid. This area will be secured with fencing and barbed wire. Details of the proposed fencing have been provided with the Site Plan submittal.

The Facility has the capacity to serve approximately 15,000 homes with clean renewable energy. The emissions offset by a 74.5 MW Facility is equivalent to removing 12,000 cars from the road annually.

The Facility will create clean, renewable energy by converting sunlight via photovoltaic solar arrays into direct current (DC) electricity and converting it into alternating current (AC) utilizing power inverters. The zero-emissions electricity is then carried to the collector yard where the voltage is boosted for transmission through the electric grid.

This Facility is adjacent to a future FPL transmission line in Palm Beach County. The close proximity of transmission minimizes the length and potential environmental impacts associated with new rights-of-way for transmission lines to transmit the power generated from the Facility. Power distributed by the Facility is fed into the grid, which in turn can be utilized directly by all of FPL's 4.8 million customers.

The low impact construction and operation of the Facility is consistent with the surrounding uses in the area. The Facility is located on previously farmed agricultural land set back from adjacent

roads and buffered by existing natural vegetation on the north, south and west. The solar panels have been strategically arranged to minimize impacts to environmentally sensitive areas. The solar panels sit approximately two feet off the ground at their lowest point and are approximately seven feet in height at their highest point.

Solar centers are very quiet, low traffic generating uses. Typically, the only maintenance associated with a solar facility is vegetation management, along with as-needed component repairs and maintenance. There are minimal health or safety risks associated with the Facility, and such risks are primarily associated with energized electrical equipment, which will be located within a fenced area. The solar panels emit no odors or chemicals and all electricity conducted by the panels is distributed to the substation through insulated, buried lines to the maximum extent feasible.

The solar panels are assembled on site onto racks which are supported by structural posts driven into the ground. Minimal land disturbance is associated with the development of the Facility. The internal paths, including the entrance will be constructed as non-paved private paths for the exclusive use of maintenance personnel. This will be an un-manned facility with remote monitoring so there will be no need for a sewer, septic or water connection.

During construction, FPL will maintain those roadways located outside the development and utilized by contractors, in a safe and passable way. Construction activities and deliveries to the site will generally occur during daylight hours during the construction period. Construction of a facility of this size is typically completed in 6-10 months.

After construction the only vehicular traffic to the site will be for maintenance vehicles, and as such there are no minimum parking or loading needs for the Facility. The Facility is gated and not lit, with the exception of security lighting around the collector yard control structure.

4. PLANNING & ZONING REVIEW

Review of the current Site Plan Application was conducted based on documents submitted by the applicant on December 18, 2017 as subsequently revised. Please see following analysis for compliance with the City of Westlake Interim ULDC code provisions:

Use

The Comprehensive Plan, in Policy 2.2.5-g, permits utility uses within any transect zone. This is reiterated in Policy 2.2.9-c, which provides that “transportation and utilities uses may be permitted in all future land use designations.” Subsection no. 1 goes on to state “Electrical power facilities utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.” The Natural Transect zone is not a conservation area; therefore, the proposed solar energy use is permitted within the Natural Transect.

Setbacks

Article 4 of the Unified Land Development Code includes provisions for “Renewable Energy Facility, Solar” and establishes minimum setback requirements for lots 50 acres or greater. Twenty-five-foot (25') side and rear setbacks are required. The proposed site

plan shows 25-foot setbacks on the side and rear of the property which complies with Code.

Pursuant to Article 4, the front and side corner setbacks for lots of 50 or more acres “shall comply with the minimum front and side corner setbacks of the applicable zoning district.” The subject site is in a TTD zoning district with an AGE overlay, both of which are silent on setback requirements. No front setback is indicated on the subject site plan, and this is an interior lot.

The front property line of the subject site abuts a future right-of-way, which would require a 20-foot wide landscape buffer when the road is constructed. These 20 feet are shown on the proposed site plan to accommodate the buffer if the proposed road is built.

No other property development regulations apply to this type of facility.

5. FINAL REMARKS

The following conditions of approval are recommended as part of this application:

- 1. A buffer will be required on this site if abutting residential use is proposed in the future.**

March 26, 2018

RESOLUTION 2018-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FP&L SOLAR ENERGY CENTER FACILITY SITE PLAN, LOCATED AT 18992 TOWN CENTER PARKWAY WEST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the applicant, Florida Power & Light Company, submitted an application for the site plan for a solar energy center use, located at, 18992 Town Center Parkway West, Westlake, Florida, 33470, legally described in the attached Exhibit “A”, (“FP&L Solar Energy Center”); and

WHEREAS, staff has reviewed and recommends approval of the proposed site plan provided in the attached Exhibit “B”, (site plan); and

WHEREAS, the site plan is consistent with the previously approved conceptual site plan and all the requirements of the Unified Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption an implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

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

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

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the FP&L Solar Energy Center Site Plan, containing approximately four hundred and one acres (401.00), located at 18992 Town Center Parkway West, Westlake, Florida, 33470, as described in the attached Exhibit “A”, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3: Conditions of Approval: The site plan is recommended for approval with one condition, which requires a buffer on the site where the property is abutting residential use in the future.

Section 4. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

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

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

of March 26, 2018.

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
Florida Power & Light Westlake Solar Energy Center

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE **POINT OF BEGINNING**; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°35'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'35"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON

THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}03'56''$, A DISTANCE OF 272.30 FEET; THENCE $N.02^{\circ}13'32''E.$ ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, A DISTANCE OF 249.94 TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE $S.87^{\circ}46'28''E.$, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWN CENTER PARKWAY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY FOR THE FOLLOWING TWO (2) COURSES: 1) $S.02^{\circ}13'32''W.$, A DISTANCE OF 249.94 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 335.96 FEET, ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}27'39''$ TO A POINT OF RADIAL INTERSECTION; THENCE $S.78^{\circ}45'53''W.$, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE, ALSO A POINT ON THE WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF TOWN CENTER PARKWAY, 2179.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF $80^{\circ}33'49''$ (THROUGH WHICH A RADIAL LINE BEARS $N.78^{\circ}45'53''E.$ AT SAID INTERSECTION) TO A POINT OF TANGENCY; 2) THENCE $N.88^{\circ}12'04''E.$, A DISTANCE OF 553.35 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY, 223.06 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}17'57''$ TO A NON-TANGENT INTERSECTION; THENCE $S.41^{\circ}09'04''E.$, A DISTANCE OF 33.68 FEET; THENCE $S.01^{\circ}11'52''W.$, A DISTANCE OF 2,439.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,496,018.76 SQUARE FEET OR 401.652 ACRES, MORE OR LESS.

DEC 18 2017

**Cotleur &
Hearing**

Landscape Architects | Land Planners | Environmental Consultants

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

Received

FPL Westlake Solar Energy Center

Site Plan Approval

Justification Statement

December 18, 2017

Introduction

The subject application requests approval of a Site Plan for the FPL Westlake Solar Energy Center (Facility). The subject property is approximately 400 acres in size and is located at the western end of the City of Westlake (Property).

Background

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

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

Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, Palm Beach County approved a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648) for the Minto Westlake Property.

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

FPL Westlake Solar Energy Center FSBP
 Justification Letter
 SP-2017-02
 CH #17-0811
 December 18, 2017

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

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

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

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

Following approval of the Preliminary Master Plan by the Board of County Commission, the Applicant submitted an off-the-board DRO application for the Final Master Plan. On July 8, 2015, the DRO approved the Final Master Plan, Final Phasing Plan, and Final Transect Plan. The subject Property is identified as part of the natural transect, which permits the requested use. A copy of the Preliminary Master Plan and Final Master Plan has been included in this submittal for staff's reference.

These County regulations and approvals apply to the Minto Westlake Property until such time as the City formally adopts its own Comprehensive Plan and LDRs.

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

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

On November 13, 2017, the City of Westlake approved petition MPA-2017-010 amending the Master Plan for Minto Westlake TTD. The amendment approved the transfer of 11 dwelling units from Pod R to Pod Q.

Subject Request

The Applicant requests approval of a Site Plan for the FPL Westlake Solar Energy Center on the approximately 400 acre subject Property within the Westlake TTD. The subject Property is located at the western edge of the City (and the Minto Westlake Property) and is entirely within

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

the Natural Transect area identified on the Master Plan. The subject Property is currently vacant with minimal vegetation, mostly field grasses. Applications for the Final Subdivision Plan and Plat are being submitted concurrently with this Site Plan application.

The proposed project will include a series of solar panels, which will be installed on poles that are placed into the ground, with the solar panels raised above the ground. A small collector yard will be located at the southwest corner of the property. This yard serves to convert the energy obtained from the panels to the higher wattage needed to add it to the grid. This area will be secured with fencing and barbed wire. Details of the proposed fencing have been provided with the Site Plan submittal.

FPL Westlake Solar Energy Center

The Facility has the capacity to serve approximately 15,000 homes with clean renewable energy. The emissions offset by a 74.5 MW Facility is equivalent to removing 12,000 cars from the road annually.

The Facility will create clean, renewable energy by converting sunlight via photovoltaic solar arrays into direct current (DC) electricity and converting it into alternating current (AC) utilizing power inverters. The zero-emissions electricity is then carried to the collector yard where the voltage is boosted for transmission through the electric grid.

This Facility is adjacent to a future FPL transmission line in Palm Beach County. The close proximity of transmission minimizes the length and potential environmental impacts associated with new rights-of-way for transmission lines to transmit the power generated from the Facility. Power distributed by the Facility is fed into the grid, which in turn can be utilized directly by all of FPL's 4.8 million customers.

The low impact construction and operation of the Facility is consistent with the surrounding uses in the area. The Facility is located on previously farmed agricultural land set back from adjacent roads and buffered by existing natural vegetation on the north, south and west. The solar panels have been strategically arranged to minimize impacts to environmentally sensitive areas. The solar panels sit approximately two feet off the ground at their lowest point and are approximately seven feet in height at their highest point.

Solar centers are very quiet, low traffic generating uses. Typically, the only maintenance associated with a solar facility is vegetation management, along with as-needed component repairs and maintenance. There are minimal health or safety risks associated with the Facility, and such risks are primarily associated with energized electrical equipment, which will be located within a fenced area. The solar panels emit no odors or chemicals and all electricity conducted by the panels is distributed to the substation through insulated, buried lines to the maximum extent feasible.

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

The solar panels are assembled on site onto racks which are supported by structural posts driven into the ground. Minimal land disturbance is associated with the development of the Facility. The internal paths, including the entrance will be constructed as non-paved private paths for the exclusive use of maintenance personnel. This will be an un-manned facility with remote monitoring so there will be no need for a sewer, septic or water connection.

During construction, FPL will maintain those roadways located outside the development and utilized by contractors, in a safe and passable way. Construction activities and deliveries to the site will generally occur during daylight hours during the construction period. Construction of a facility of this size is typically completed in 6-10 months.

After construction the only vehicular traffic to the site will be for maintenance vehicles, and as such there are no minimum parking or loading needs for the Facility. The Facility is gated and not lit, with the exception of security lighting around the collector yard control building.

Use

The Comprehensive Plan, in Policy 2.2.5-g, permits utility uses within any transect zone. This is reiterated in Policy 2.2.9-c, which provides that “transportation and utilities uses may be permitted in all future land use designations.” Subsection no. 1 goes on to state “Electrical power facilities utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.” The Natural Transect zone is not a conservation area; therefore, the proposed solar energy use is permitted within the Natural Transect.

Article 4 of the Unified Land Development Code includes provisions for “Renewable Energy Facility, Solar” that establishes minimum setback requirements for lots 50 acres or greater. Side and rear property lines are identified to have a 25-foot setback. The front and side corner setbacks are dictated by the applicable zoning district. In this particular case, there are no established setbacks for the area. The front property line abuts a future right-of-way, which will require a 20-foot wide landscape buffer if the road is constructed in the future. These 20 feet has been reserved on the proposed site plan in the event the road is built.

Maintenance

The project requires a relatively low amount of maintenance, which primarily involves mowing on a regular basis. The lawn maintenance will be provided by a contracted company who will bring any necessary equipment to the property. No lawn equipment will be stored onsite.

Drainage

The existing farm ditches will remain in place and will be utilized to meet the drainage needs of the project. After the solar panels are installed, the property will remain primarily pervious. The panels create only approximately three percent impervious area. No drainage improvements are needed for the project.

FPL Westlake Solar Energy Center FSBP
Justification Letter
SP-2017-02
CH #17-0811
December 18, 2017

Phasing

The project will be constructed in one phase.

Conclusion

The Applicant requests approval of the Site Plan for the FPL Westlake Solar Energy Center as presented. The application is in compliance with the Comprehensive Plan, Westlake Conceptual Plan, and conditions of approval of the Development Order as well as any applicable ULDC regulations. The Applicant looks forward to working with together to bring the City the first solar energy facility in Palm Beach County.



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

Phone: (561) 530-5880 www.westlakegov.com

DATE: February 14, 2018
PETITION NUMBER: SP-2017-03
APPLICANT: Cotleur & Hearing
OWNER: MINTO PBLH, LLC
REQUEST: FPL Solar Energy Center Site Plan
AFFECTED PCN: 77-40-43-02-00-000-1010
77-40-43-03-00-000-1020
RESUBMITTED: February 6, 2018

PLANNING & ZONING APPROVAL

Petition No. SP-2017-03 is hereby approved without conditions per Cotleur & Hearing, FPL Westlake Solar Energy Center, Site Plan, last revised 02-05-18, and received by the City on February 5, 2018.

APPROVED BY: Nilsa Zacarias 2/14/18
Nilsa Zacarias, AICP **Date**



CITY OF WESTLAKE

Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** 3/5/2018
 2. **PETITION NUMBER:** SP-2017-03
 3. **DESCRIPTION**

APPLICANT: FPL – Florida Power and Light.

OWNER: Minto PBLH, LLC

REQUEST: FPL Westlake Solar Energy Center Final Site Plan Approval

LOCATION: Westlake, Florida
 4. **STAFF REVIEW:** Approval

The Engineering Department approves the plans.

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

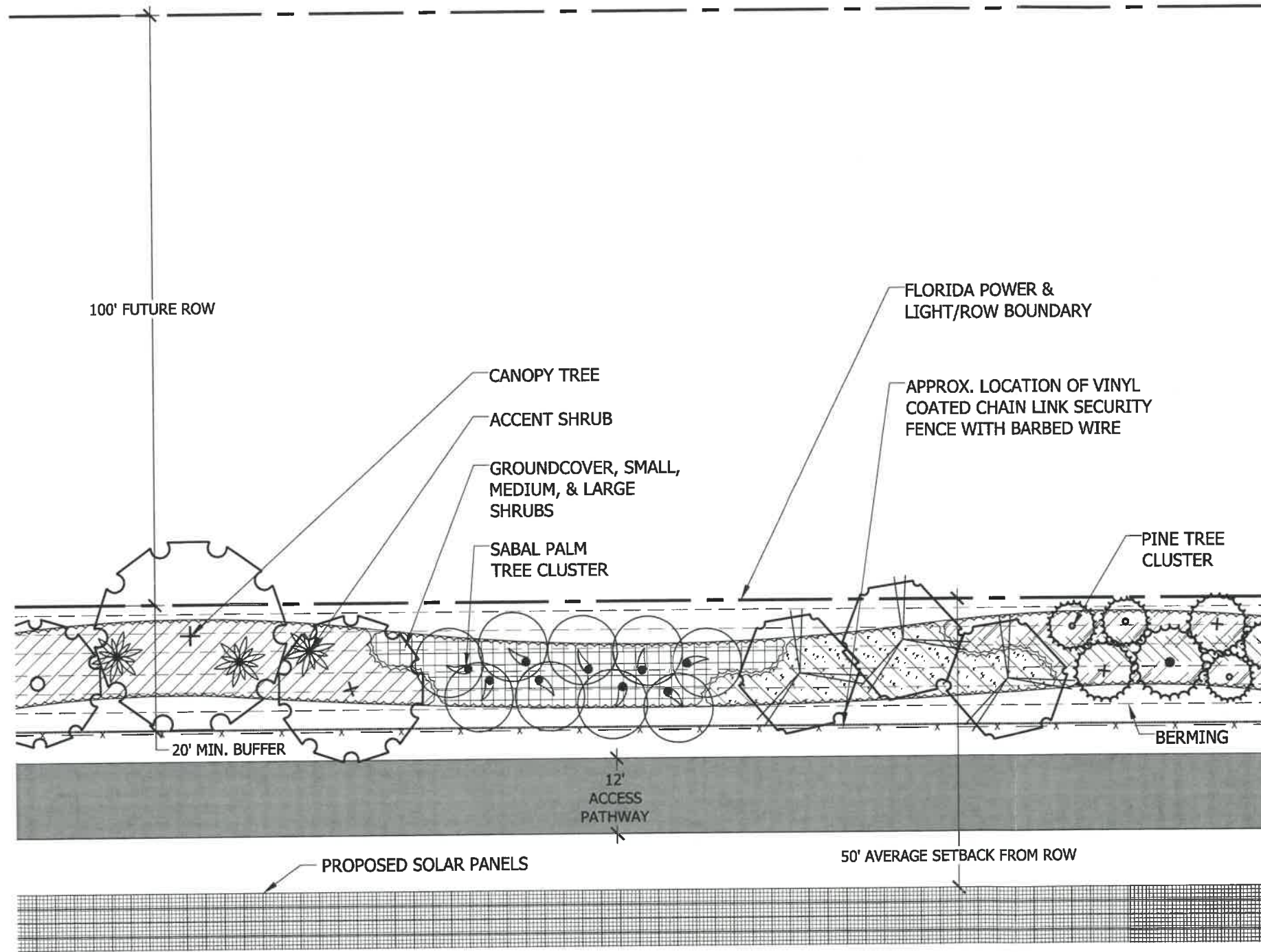
Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

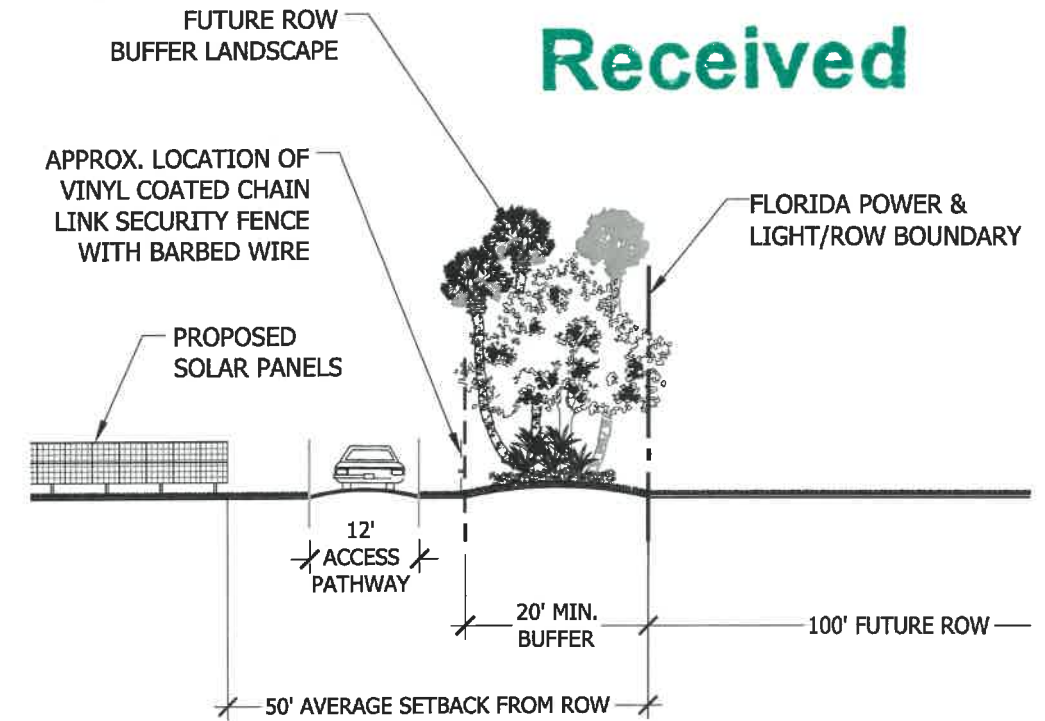
City of Westlake

JAN 09 2018

Received



TYP. FUTURE ROW BUFFER LANDSCAPE PLAN - 200' LENGTH



TYP. FUTURE ROW BUFFER SECTION

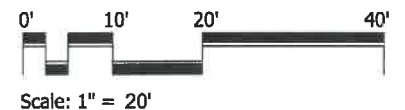
PALM BEACH COUNTY ULDC ROW BUFFER MINIMUM LANDSCAPE REQUIREMENTS:
(ARTICLE 7, CHAPTER F, SECTIONS 2 & 7)

- 1 CANOPY TREE/25 LF
- 2 GROUNDCOVER (6" HT.) / 1 LF
- 1 SMALL SHRUB (18" HT.) / 2 LF
- 1 MEDIUM SHRUB (24" HT.) / 4 LF
- 1 LARGE SHRUB (36" HT.) / 4 LF

60% NATIVE/DROUGHT TOLERANT SPECIES
3:1 PALM TREE SUBSTITUTION

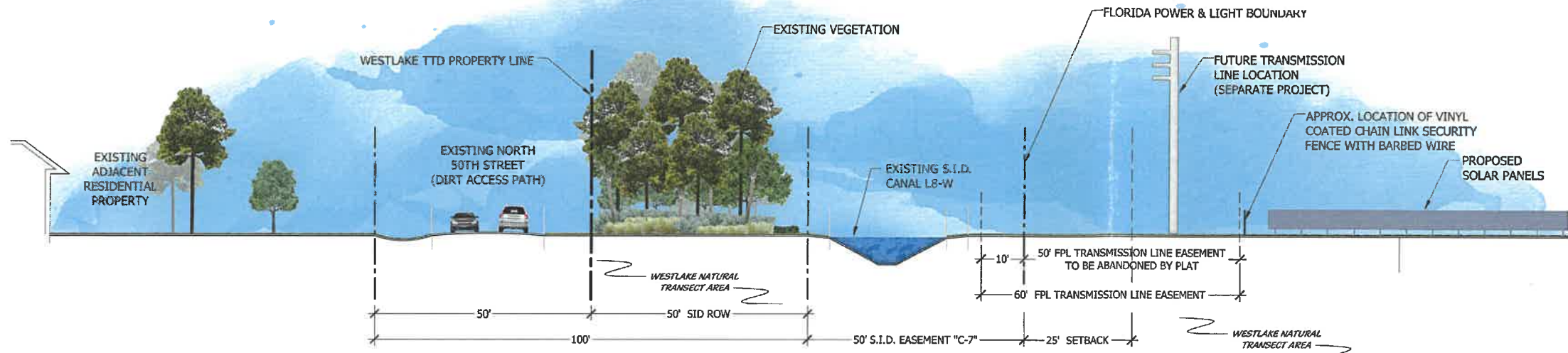
FPL WESTLAKE SOLAR ENERGY CENTER - TYP. FUTURE ROW BUFFER EXHIBIT

01-08-2018



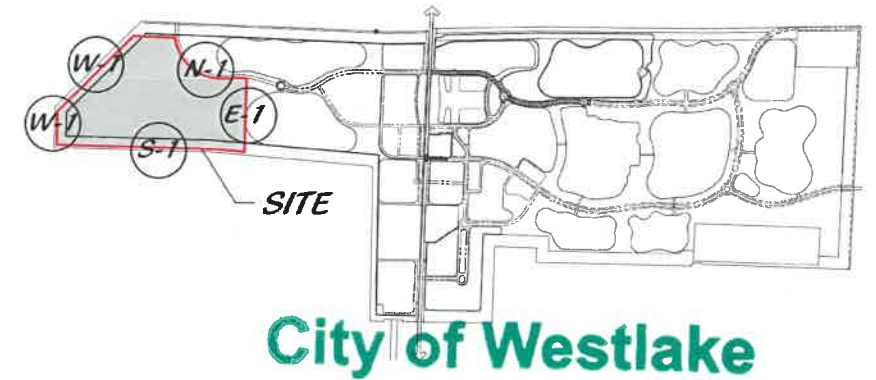
FPL WESTLAKE SOLAR ENERGY CENTER

Westlake, Florida



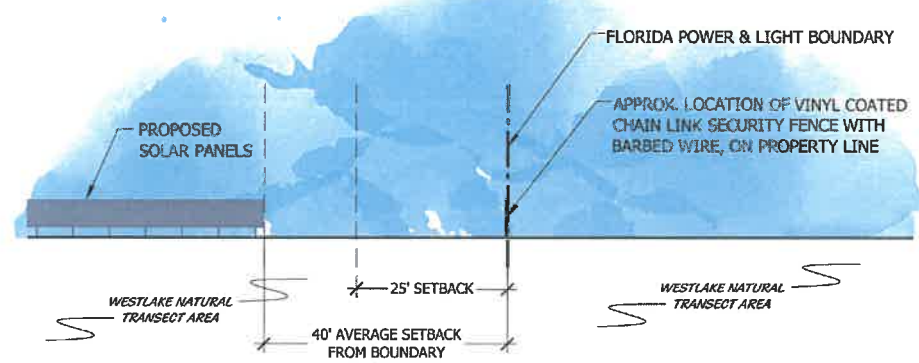
S-1 TYPICAL SOUTH PROPERTY LINE CROSS SECTION

WESTLAKE KEY MAP

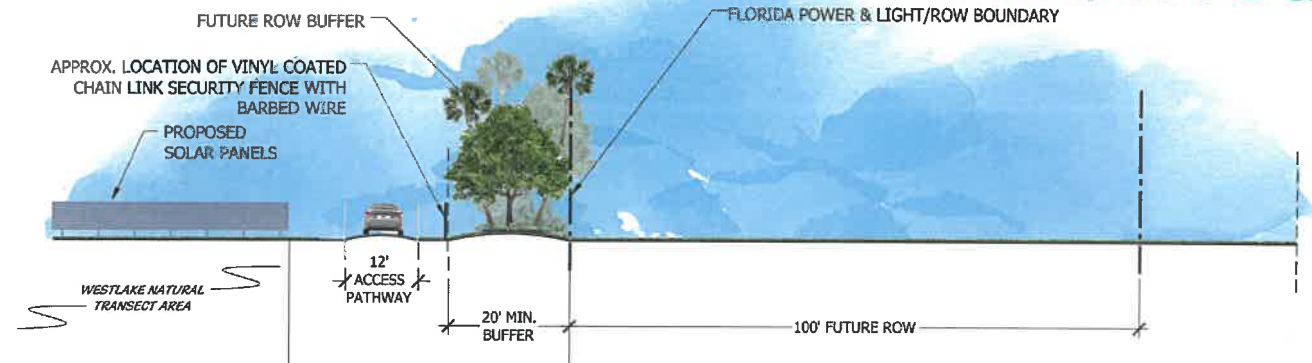


JAN 09 2018

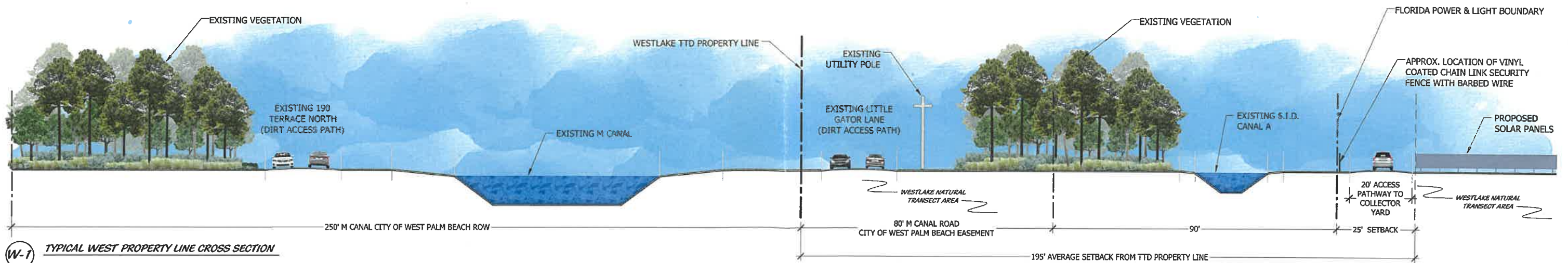
Received



E-1 EAST PROPERTY LINE CROSS SECTION

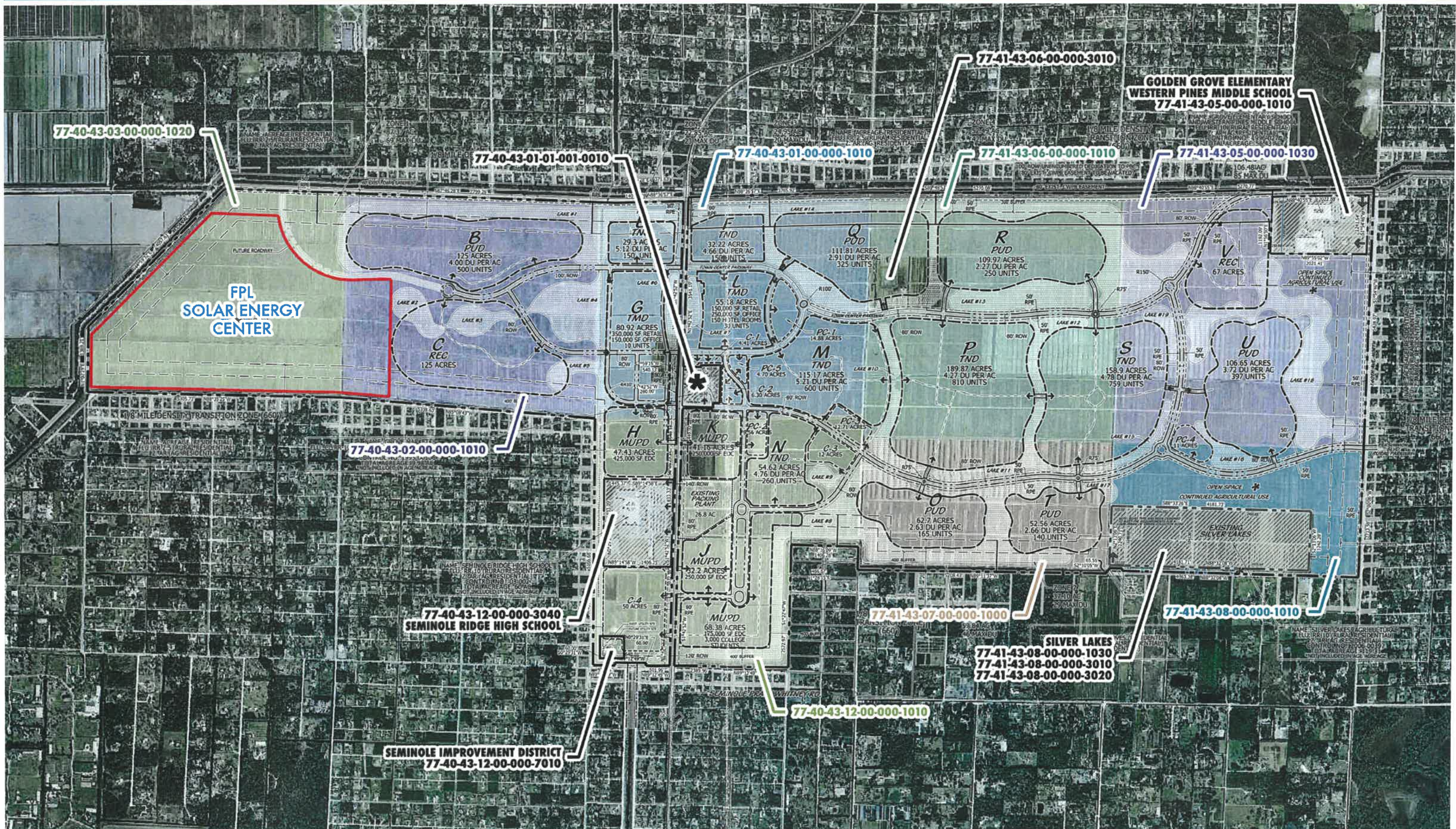


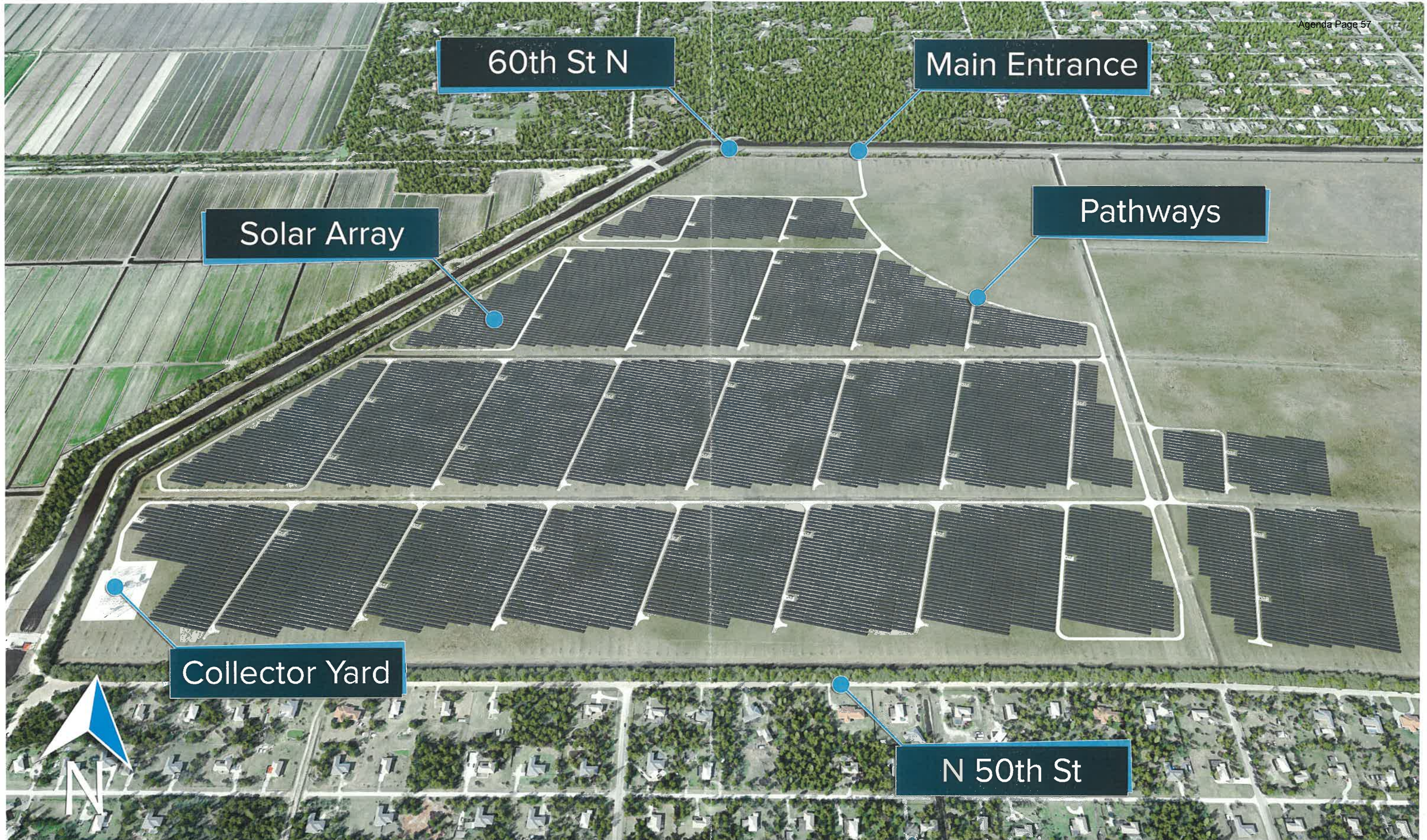
N-1 TYPICAL FUTURE PATHWAY CROSS SECTION
(TYPICAL SECTION C-1 "100' ROW" SHOWN FOR REFERENCE ONLY. FINAL FUTURE ROW DESIGN TBD)



W-1 TYPICAL WEST PROPERTY LINE CROSS SECTION

SETBACK EXHIBIT

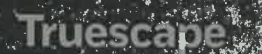




FPL Westlake Solar Energy Center

Westlake, Florida

Artists impression only
Subject to final engineering







Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1834 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6338 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

FPL WESTLAKE SOLAR ENERGY CENTER

SITE PLAN City of Westlake, Florida

SITE DATA

NAME OF APPLICATION: FPL WESTLAKE SOLAR ENERGY CENTER
 APPLICATION NUMBER: SP-2017-03
 PROJECT NUMBER: CH 17-0811
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WL APPROVAL DATE: 1/23/2017
 RESOLUTION NUMBERS: TTD#R-2014-1648, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
 TIER: RURAL-1
 FUTURE LAND USE DESIGNATION: AGRICULTURAL ENCLAVE OVERLAY
 EXISTING ZONING DISTRICT: TTD
 OVERLAY: AGRICULTURAL ENCLAVE OVERLAY
 SECTION/TOWNSHIP/RANGE: 02 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-02-00-000-1010, 77-40-43-03-00-000-1020
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: NATURAL TRANSECT/UTILITY
 SUBDIVISION PLAN ACREAGE BREAKDOWN:
 TRACT "A" TOTAL: SF 17,496,018.78 AC 401.662

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPOINT SURVEYING, INC. SIGNED AND SEALED BY GARY FAGAR ON 02-05-18
 *1 WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA.

PROJECT TEAM

APPLICANT: FLORIDA POWER & LIGHT, CO. 700 UNIVERSE BOULEVARD JUNO BEACH, FLORIDA 33408
SURVEYOR: GEOPOINT SURVEYING INC. 1408 E. 6TH AVENUE TAMPA, FLORIDA 33605
PROPERTY OWNER: FPL, LLC 4400 WEST RAMPLE RD. SUITE 200 COCCOON CREEK, FLORIDA 33073
ENVIRONMENTAL CONSULTANT: EW CONSULTANTS, INC. 1000 DE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34989
CIVIL ENGINEER: SHIBSON & WHITE 5801 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407
SITE PLANNER: COTLEUR & HEARING 1834 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458
LEGAL SERVICES: GUNSTER 777 SOUTH FLAGLER DRIVE, SUITE 802 WEST PALM BEACH, FLORIDA 33408

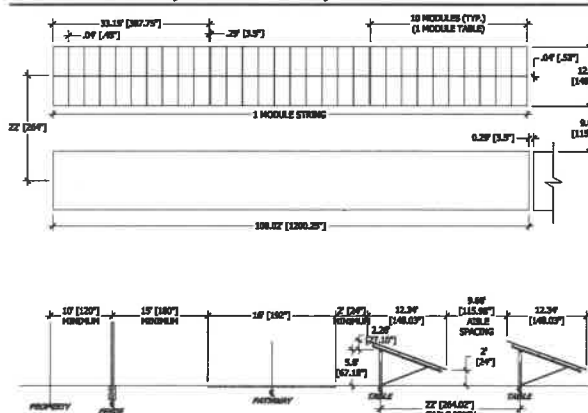
LEGEND

ROW: RIGHT OF WAY
 AC: ACRES
 UE: UTILITY EASEMENT
 DE: DRAINAGE EASEMENT
 LAE: LIMITED ACCESS EASEMENT
 TTD: TRADITIONAL TOWN DEVELOPMENT
 ESMT: EASEMENT
 CL: CENTER LINE
 TYP: TYPICAL
 PBC: PALM BEACH COUNTY
 WPB: WEST PALM BEACH
 RPE: RURAL PARKWAY EASEMENT
 FPL: FLORIDA POWER AND LIGHT
 REC: RECREATION
 SID: SEMINOLE IMPROVEMENT DISTRICT
 TL: TRANSMISSION LINE
 EXST. APPROX.: EXISTING APPROXIMATE
 TOB: TOP OF BANK
 EOW: EDGE OF WATER

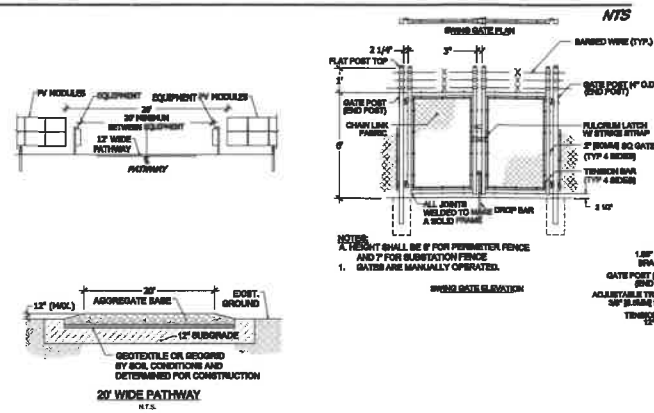
LOCATION MAP



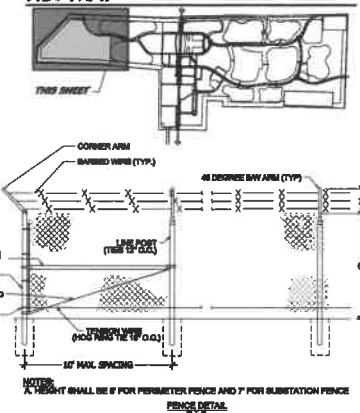
PV MODULE, PATHWAY, & FENCE DETAILS



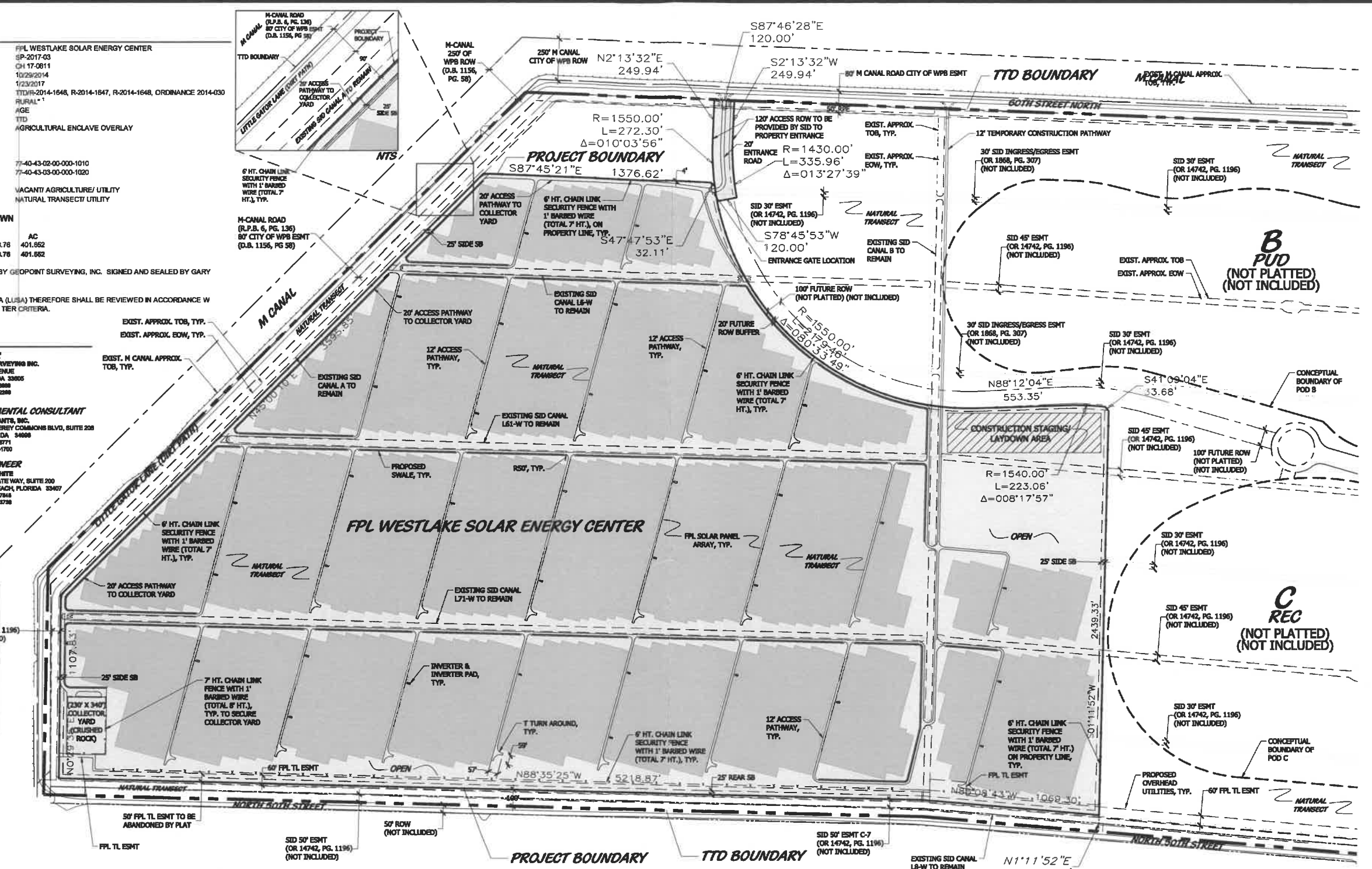
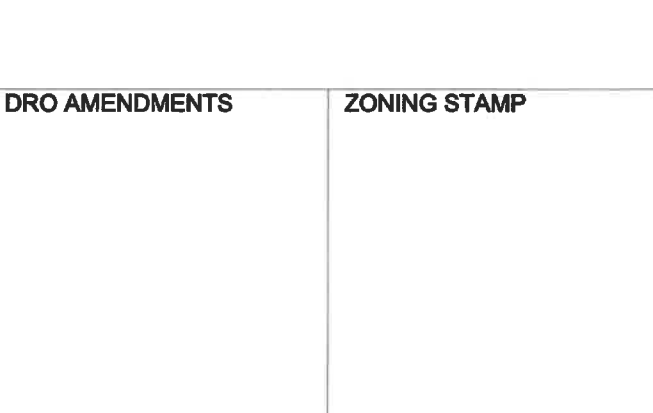
KEY MAP



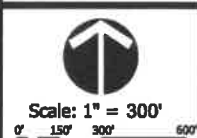
DRO AMENDMENTS



ZONING STAMP



DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	17-0811
DATE	12-18-17
REVISIONS	01-09-18
	01-24-18
	02-05-18



February 02, 2018 2:18:54 p.m.
Drawing: 170811 FPL SOLAR.DWG

SP1 of 1

COTLEUR & HEARING, INC.
These drawings are the property of Cotleur & Hearing, Inc. and shall not be used for construction or any other purpose without the express written consent of Cotleur & Hearing, Inc. Cotleur & Hearing, Inc. assumes no responsibility for any damages to the public.