

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, September 10, 2018

Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

6:30 PM

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

City of Westlake

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



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September 6, 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, September 10, 2018 at 6:30 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items (3) Minute Time Limit
5. Approval of Minutes of the August 13, 2018 Meeting
6. Approval of the Financial Statements for July 2018
7. Release of Unity Title – Official Records Book 2865, Page 744
8. Release of Unity Title – Official Records Book 7818, Page 1681
9. Public Relations Presentation – Elliot Cohen

PUBLIC HEARINGS

10. Resolution 2018-16 – Approving Meadows of Westlake Phase 1 Plat (Tabled Item)
11. Resolution 2018-20 – Approving Del Webb at Westlake Plat
12. Proposed Budget for Fiscal Year Ending September 30, 2019
 - A. Resolution 2018-21 – Approving the Proposed Millage Rate
 - B. Resolution 2018-22 – Approving the Proposed Budget

CLOSE PUBLIC HEARINGS

13. Resolution 2018-23 – Celebrating 50 Years of Home Rule
14. Consideration of Meeting Schedule for Fiscal Year 2019
15. PBSO Monthly Report – Informational Only
16. Manager’s Report
17. Attorney’s Report
18. Audience Comments on Other Items (3) Minute Time Limit
19. Council Comments
20. Adjournment

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

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

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

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

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

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

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A meeting of the City Council of the City of Westlake was held on Monday, August 13, 2018, at 6:30 p.m., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
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
Alan Baldwin	Inframark, Accounting Manager
Gina Irving	Inframark, Senior Accountant
Steven Fowler	City Accountant
Nilsa Zacarias	NZ Consultants
Don Hearing	Coutleur & Hearing
John Carter	Minto PBLH

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

Items 12A and 12B were removed from the agenda and a motion to set the preliminary and final hearing dates for the budget was added.

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

August 13, 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 Minutes of the July 9, 2018 Meeting

On MOTION by Councilwoman Crump seconded by Vice Mayor Long Robinson with all in favor the minutes of the July 9, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of Financial Statements for June 2018

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the financials for June 2018 were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Financial Audit for Fiscal Year 2017

Mr. Cassel stated there were no findings in the audit.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Everett with all in favor the financial audit for Fiscal Year 2017 was accepted.

EIGHTH ORDER OF BUSINESS

Presentation of Final Master Plan Amendment – Administratively Approved, No Council Action Required

Ms. Zacarias provided the Council with a presentation on the modifications made to the Final Master Plan Amendment.

Mr. Hearing provided an overview of why the modifications were made.

NINTH ORDER OF BUSINESS

Presentation of the Meadows of Westlake Phase 1

Ms. Zacarias and Mr. Hearing provided the Council with a presentation and overview of the Meadows of Westlake Phase 1. Changes are being made to the plat and it will come back before the Council for approval at the next meeting.

PUBLIC HEARING

TENTH ORDER OF BUSINESS

**Resolution 2018-16 – Approving
Meadows of Westlake Phase 1 Plat**

Mr. Cassel read Resolution 2018-16 by title only.

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor Resolution 2018-16 was tabled.

ELEVENTH ORDER OF BUSINESS

**Resolution 2018-17 – Notice of Intent on
National Flood Insurance Program**

Mr. Cassel read Resolution 2018-17 by title only.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor Resolution 2018-17, Notice of Intent on National Flood Insurance Program, was adopted.

TWELFTH ORDER OF BUSINESS

Budget Discussion and Presentation

Mr. Cassel provided an overview of the City’s growth over the year and the proposed budget for Fiscal Year 2019.

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor setting the budget public hearings for September 10, 2018 and September 24, 2018 at 6:30 p.m. was approved.

THIRTEENTH ORDER OF BUSINESS

IT Services Agreement

Mr. Cassel reported he and Ms. Booker have reviewed the agreements and had discussions with Avatara, Blue Prince by Harris Computer Systems, Toshiba and Florida Technical Consultants to put together the whole IT package. The total projected cost is \$192,658. The City will pay \$139,380 and SID will pay \$53,277.50.

On MOTION by Vice Mayor Long Robinson seconded by Councilman Everett with all in favor entering into IT Services Agreements, as indicated in the memorandum, was approved.

FOURTEENTH ORDER OF BUSINESS

**City of Westlake and Seminole
Improvement District Cost Sharing
Agreement**

Mayor Manning asked how the portions the City and SID will pay for are being determined.

Mr. Cassel responded it is based on the number of personnel and projected time. It will be monitored to adjust the percentage of shared costs accurately.

Ms. Booker reviewed comments made by SID’s District Counsel for minor changes to the agreement. The specific percentages reflected in the City Manager’s memorandum were not available when the agreement was initially drafted.

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor the Cost Sharing Agreement with Seminole Improvement District for Shared IT Services was approved.

FIFTEENTH ORDER OF BUSINESS

Response Time Report from Palm Beach County fire Rescue – Informational Only

This item is for informational purposes only.

SIXTEENTH ORDER OF BUSINESS

PBSO Monthly Report – Informational Only

This item is for informational purposes only.

SEVENTEENTH ORDER OF BUSINESS

Manager’s Report

There being nothing additional to report, the next item followed.

EIGHTEENTH ORDER OF BUSINESS

Attorney’s Report

Ms. Booker reported the ordinance is in the process of being drafted for the Notice of Intent on the National Flood Insurance Program. It is required to be sent to the administration for review before it comes back to the Council for approval.

Mayor Manning asked if anyone contacted staff regarding State Road 80. He questioned whether the City should get involved since it will impact the City.

Mr. Cassel will reach out to the Western Communities Council for more information.

NINETEENTH ORDER OF BUSINESS

Audience Comments on Other Items (3) Minute Time Limit

There being none, the next item followed.

TWENTIETH ORDER OF BUSINESS

Council Comments

The following comments were made:

- Vice Mayor Long Robinson asked for the status of the *State of the City*. Mr. Cassel stated the key points he discussed during the budget review will be compiled in a better format for distribution to the Council and to be posted on the City’s website.
- Vice Mayor Long Robinson would like to invite the constituents currently living in the City to hear the *State of the City* and ask questions.

August 13, 2018

- Vice Mayor Long Robinson thanked everyone for participating in the Back to School Pop Up. They were able to donate items to eight locations. She also thanked Mr. Carter for providing lunch for the teachers at Seminole Ridge High School.

TWENTY-FIRST ORDER OF BUSINESS Adjournment

There being no further business, the meeting adjourned at 7:40 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant II, Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: August 31, 2018
SUBJECT: July Financial Report

Please find attached the July 2018 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through July were approximately 109% of the annual budget, which is primarily the result of unanticipated fees from Building, Engineering and Planning/Zoning permits. Total Revenue also includes revenue from a funding agreement with Minto Community LLC. (Developer). 100% of Ad Valorem Tax has been collected.
- Total Expenditures through July were approximately 88% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- A budget amendment was approved in January.

City of Westlake

Financial Report

July 31, 2018



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City of Westlake

Financial Statements

July 31, 2018

Balance Sheet
July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 534,460	\$ -	\$ 534,460
Accounts Receivable	151,569	-	151,569
Due From Other Gov'tl Units	11,124	-	11,124
Due From Other Districts	630	-	630
Due From Other Funds	10,000	-	10,000
Investments:			
Money Market Account	87,135	281,553	368,688
Prepaid Items	123,596	-	123,596
TOTAL ASSETS	\$ 918,514	\$ 281,553	\$ 1,200,067
<u>LIABILITIES</u>			
Accounts Payable	\$ 115,106	\$ -	\$ 115,106
Accrued Expenses	35,248	-	35,248
DBPR surcharge	277	-	277
BRA surcharge	408	-	408
Due To Other Funds	-	10,000	10,000
TOTAL LIABILITIES	151,039	10,000	161,039
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	123,596	-	123,596
Restricted for:			
Special Revenue	-	271,553	271,553
Unassigned:	643,879	-	643,879
TOTAL FUND BALANCES	\$ 767,475	\$ 271,553	\$ 1,039,028
TOTAL LIABILITIES & FUND BALANCES	\$ 918,514	\$ 281,553	\$ 1,200,067

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 1,667	\$ 805	\$ (862)
Ad Valorem Taxes	138,030	138,030	140,217	2,187
Ad Valorem Taxes - Discounts	(5,521)	(5,521)	(5,463)	58
Local Option Gas Tax	-	-	77	77
FPL Franchise	-	-	5,555	5,555
Water	-	-	11,124	11,124
Communication Services Taxes	-	-	8,021	8,021
Occupational Licenses	5,000	4,167	7,980	3,813
Building Permits	160,000	133,333	742,447	609,114
Building Permits - Surcharge	-	-	1,342	1,342
Other Building Permit Fees	-	-	226,950	226,950
Building Permits - Admin Fee	-	-	16,478	16,478
Miscellaneous Plan Review	-	-	87,066	87,066
Other Licenses, Fees & Permits	-	-	878	878
Other Licenses, Fees and Perm.	-	-	160	160
Local Govt .05c Sales Tax	1,000	833	-	(833)
Recording Fees	-	-	93	93
Administrative Fees	-	-	39,909	39,909
Judgements and Fines	-	-	99	99
Other Impact Fees	1,500	1,500	-	(1,500)
Developer Contribution	1,580,967	1,053,978	769,568	(284,410)
Lien Search Fee	-	-	238	238
Inspection Fees	1,000	833	2,650	1,817
TOTAL REVENUES	1,883,976	1,328,820	2,056,194	727,374

EXPENDITURES

Administration

Mayor/Council Stipend	204,000	170,000	170,000	-
FICA Taxes	15,606	13,005	13,005	-
ProfServ-Engineering	100,000	83,333	123,137	(39,804)
ProfServ-Legal Services	284,280	236,900	242,823	(5,923)
ProfServ-Legislative Expense	18,000	15,000	18,000	(3,000)
ProfServ-Planning/Zoning Board	170,000	141,667	185,077	(43,410)
ProfServ-Consultants	40,000	33,333	15,825	17,508
ProfServ-Building Permits	160,000	133,333	488,194	(354,861)
Management Services	283,830	236,525	287,755	(51,230)
ProfServ-Web Site Maintenance	5,900	4,917	4,292	625
Auditing Services	7,000	3,500	-	3,500

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Communication - Telephone	7,500	6,250	3,304	2,946
Postage and Freight	1,500	1,250	1,155	95
Lease - Building	500	500	500	-
Insurance - General Liability	15,000	15,000	6,000	9,000
Printing and Binding	1,000	833	-	833
Legal Advertising	10,000	8,333	20,447	(12,114)
General Government	33,360	27,800	18,950	8,850
Council Expenses	10,000	8,333	-	8,333
Misc-Contingency	90,000	75,000	23,315	51,685
Office Supplies	2,500	2,083	5,471	(3,388)
Dues, Licenses, Subscriptions	9,000	7,500	3,638	3,862
Cap Outlay - Office Computers	20,000	16,667	-	16,667
Cap Outlay - Software	120,000	100,000	-	100,000
Total Administration	1,608,976	1,341,062	1,630,888	(289,826)
<u>Other Public Safety</u>				
Contracts-Sheriff	275,000	229,167	35,775	193,392
Total Other Public Safety	275,000	229,167	35,775	193,392
TOTAL EXPENDITURES	1,883,976	1,570,229	1,666,663	(96,434)
Excess (deficiency) of revenues				
Over (under) expenditures	-	(241,409)	389,531	630,940
Net change in fund balance	\$ -	\$ (241,409)	\$ 389,531	\$ 630,940
FUND BALANCE, BEGINNING (OCT 1, 2017)	377,944	377,944	377,944	
FUND BALANCE, ENDING	\$ 377,944	\$ 136,535	\$ 767,475	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,823	\$ 1,823
Developer Contribution	316,500	316,500	316,500	-
TOTAL REVENUES	316,500	316,500	318,323	1,823
EXPENDITURES				
Administration				
Misc-Admin Fee (%)	22,155	18,463	-	18,463
Assistance Program	294,345	245,288	46,745	198,543
Bank Fees	-	-	25	(25)
Total Administration	316,500	263,751	46,770	216,981
TOTAL EXPENDITURES	316,500	263,751	46,770	216,981
Excess (deficiency) of revenues Over (under) expenditures	-	52,749	271,553	218,804
Net change in fund balance	\$ -	\$ 52,749	\$ 271,553	\$ 218,804
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	-	
FUND BALANCE, ENDING	\$ -	\$ 52,749	\$ 271,553	

City of Westlake

Supporting Schedules

July 31, 2018

Cash and Investment Report

July 31, 2018

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$534,460
Money Market	BankUnited	MMA	n/a	1.00%	\$87,135
				Subtotal	<u>\$621,595</u>

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	n/a	1.00%	\$281,553
				Subtotal	<u>\$281,553</u>
				Total	<u>\$903,149</u>

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
 Statement No. 07-18
 Statement Date 7/31/2018

G/L Balance (LCY)	534,460.26	Statement Balance	556,805.14
G/L Balance	534,460.26	Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	534,460.26	Subtotal	556,805.14
Negative Adjustments	0.00	Outstanding Checks	22,344.88
		Differences	0.00
Ending G/L Balance	534,460.26	Ending Balance	534,460.26
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/4/2018	Payment	DD130	Payment of Invoice 000986	597.26	0.00	597.26
7/6/2018	Payment	7505	SISCA CONSTRUCTION SVC LLC	150.00	0.00	150.00
7/16/2018	Payment	7510	CROWN CASTLE-STA PROPERTY	202.88	0.00	202.88
7/18/2018	Payment	7515	NANCY BLACK STEWART, P.A.	2,000.00	0.00	2,000.00
7/24/2018	Payment	7516	CHEN MOORE & ASSOCIATES, INC.	19,334.91	0.00	19,334.91
7/24/2018	Payment	7517	OFFICE DEPOT	19.79	0.00	19.79
7/24/2018	Payment	7519	DBPR/BCAIB	40.04	0.00	40.04
Total Outstanding Checks.....				22,344.88		22,344.88

City of Westlake

Check register

July 1-31, 2018

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 7/1/2018 to 7/31/2018
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	7496	07/02/18	NANCY BLACK STEWART, P.A.	TLAKE-043018	LEGISLATIVE CONSULTANT 4/1-4/3	ProfServ-Legislative Expense	531025-51101	\$2,000.00
001	7497	07/02/18	FED EX	6-218-40899	SERVICE FOR 6/13 THRU 6/14/18	Postage and Freight	541006-51301	\$60.85
001	7498	07/02/18	RAMCO PROTECTIVE OF ORLANDO	061818-REFUND	OVERPAYMENT-CONTRACTOR REGI	Misc-Contingency	549900-51301	\$25.00
001	7499	07/02/18	INFRAMARK, LLC	31518	6/18 MANAGEMENT FEES	Management Services	531093-51301	\$31,196.83
001	7499	07/02/18	INFRAMARK, LLC	31518	6/18 MANAGEMENT FEES	Postage and Freight	541006-51301	\$15.20
001	7499	07/02/18	INFRAMARK, LLC	31518	6/18 MANAGEMENT FEES	Office Supplies	551002-51301	\$21.10
001	7499	07/02/18	INFRAMARK, LLC	31518	6/18 MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51301	\$366.67
001	7500	07/02/18	NZ CONSULTANTS, INC.	WES-20	PROF PLANNING & ZONING-MAY	ProfServ-Planning/Zoning Board	531032-51501	\$16,838.75
001	7502	07/06/18	T-MOBILE USA, INC.	63851-062018	SERVICE FOR 5/21 THRU 6/20/18	Communication - Telephone	541003-51301	\$218.70
001	7503	07/06/18	FLORIDA TECHNICAL CONSULTANTS	460	SOFTWARE REVIEW 4/5-6/21/18	General Government	549109-51301	\$5,015.00
001	7504	07/06/18	SOLID WASTE AUTHORITY	WSA-063018	SOLID WASTE FEES 6/18	Solid Waste fees	202130	\$1,792.46
001	7505	07/06/18	SISCA CONSTRUCTION SVC LLC	062918-SISCA	DOUBLE PAYMENT OF CONTRACTOR	Misc-Contingency	549900-51301	\$150.00
001	7508	07/12/18	PBC SHERIFF'S OFFICE	60432	OFF DUTY 6/1-6/29/18	Contracts-Sheriff	534100-52901	\$5,777.00
001	7508	07/12/18	PBC SHERIFF'S OFFICE	60431	OFF DUTY 6/11/18	Contracts-Sheriff	534100-52901	\$212.00
001	7509	07/12/18	PBC FINANCE DEPARTMENT	063018-IMPACT FEES	6/18 IMPACT FEES	Other Current Liabilities	229000	\$219,061.80
001	7510	07/16/18	CROWN CASTLE-STA PROPERTY	070618	PERMIT FEE DIFFERENCE REIMB	refund of overpayment	322000-51301	\$202.88
001	7511	07/18/18	LAW OFFICES OF PAM E. BOOKER, ESQ	125	7/18 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$24,282.25
001	7512	07/18/18	NOVA ENGINEERING AND	0167210	SERVICE FOR 5/29 THRU 6/29/18	ProfServ-Building Permits	531091-51501	\$69,197.50
001	7513	07/18/18	CMG-PB REMITTANCE ADDRESS	35857-062918	NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51301	\$700.00
001	7513	07/18/18	CMG-PB REMITTANCE ADDRESS	35857-070218	NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51301	\$700.00
001	7514	07/18/18	OFFICE DEPOT	160060787001	OFFICE SUPPLIES	Office Supplies	551002-51301	\$103.37
001	7515	07/18/18	NANCY BLACK STEWART, P.A.	TLAKE-062118	LEGISLATIVE SERVICE 5/1-5/31/1	ProfServ-Legislative Expense	531025-51101	\$2,000.00
001	7516	07/24/18	CHEN MOORE & ASSOCIATES, INC.	0000135499	PROF SERVICE 6/1-6/30/18	ProfServ-Engineering	531013-51501	\$19,334.91
001	7517	07/24/18	OFFICE DEPOT	160077682001	SELF INKING STAMP	Office Supplies	551002-51301	\$19.79
001	7518	07/24/18	MARK L. DUBOIS	18184	SERVICE FOR 7/3-7/12/18	ProfServ-Consultants	531075-51301	\$475.00
001	7519	07/24/18	DBPR/BCAIB	063018-4THQTR	SURCHARGES-6/30/18	Building Permits	322000-51301	\$40.04
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	UPS STORE INV#03158C	541006-51301	\$5.00
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	CARIBE ROYALE HOTEL	549900-51301	\$502.30
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	AMAZON PRIME MEMBERSHIP	549900-51301	\$13.24
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	PUBLIX MISC OFFICE SUPPLIES	551002-51301	\$11.75
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	PUBLIX MISC OFFICE SUPPLIES	551002-51301	\$14.97
001	DD130	07/04/18	CARD SERVICES CENTER	0935-060818	PURCHASES FOR 5/23 THRU 6/8/18	HURRICAN PREPAREDNESS	549900-51301	\$50.00
001	DD136	07/16/18	FBC'S BUILDING CODE	115683-ACH	Q4 FY18 ENDING 6/30/18	Building Permits	322000	\$48.38
001	7501	07/09/18	PHILLIP D EVERETT	PAYROLL	July 09, 2018 Payroll Posting			\$2,909.27
001	DD131	07/09/18	KARA S. CRUMP	PAYROLL	July 09, 2018 Payroll Posting			\$2,784.77
001	DD132	07/09/18	KATRINA L. LONG	PAYROLL	July 09, 2018 Payroll Posting			\$2,784.77

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 7/1/2018 to 7/31/2018
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD133	07/09/18	ROGER B MANNING	PAYROLL	July 09, 2018 Payroll Posting			\$2,826.27
001	DD134	07/09/18	JOHN A. STANAVITCH	PAYROLL	July 09, 2018 Payroll Posting			\$2,867.77
							Fund Total	\$414,625.59

Total Checks Paid	\$414,625.59
--------------------------	---------------------

Seventh Order of Business

RELEASE OF UNITY OF TITLE

Whereas, on or about May 19, 1978, Callery Judge Groves', in particular William G. Edwards, sought a permit for development purposes from Palm Beach County; and

Whereas, as a condition of the issuance of the permit, a Unity of Title was required for development upon the parcel in question, a copy of the Unity of Title is attached hereto as Exhibit "A"; and

Whereas, a Unity of Title was recorded on the following described property "The E. ½ of the S.W. ¼ of the S.E. ¼ of the N.W. ¼ and the W.1/2 of the S.W. ¼ of the E.E. ¼ of the N.W. ¼ of Section 12, Township 43, Range 40", for the use of a mobile home by the property owner Callery Judge Groves', in the Official Records Book 2865, Page 744; and

Whereas, the property consisted of a minimum of 10 acres, which parcel was to be considered as one parcel of land for development purposes, and no portion of the land could be transferred, conveyed, sold or divided into any unit, other than the entirety as one lot or parcel of land; and

Whereas, the Unity of Title provided for a release of the unity of title upon cessation of the use of the property as a mobile home use or removal of the mobile home; and

Whereas, Minto PBHL, acquired the property on or about September 19, 2013, through a purchase and sale agreement, and

Whereas, the current owner of the property has requested a release of the Unity of Title as recorded in the public records in and for Palm Beach County,

Now Therefore, the Parties for good and valuable consideration, do agree as follows:

1. The City Council for the City of Westlake having reviewed the request for release of the Unity of Title and being the party with jurisdiction over the development and permitting process for properties within the City of Westlake, hereby agree to release the Unity of Title.
2. The Unity of Title recorded on or about May 24, 1978, recorded at official record book 2865, page 744 of the Public Records for Palm Beach County, Florida is hereby released, discharged and rendered a nullity by the execution and recording of this instrument.

3. In accordance with the codes for the City of Westlake, the parcels may be developed independently of each other.

IN WITNESS WHEREOF, we have set out hands and seals this _____ day of September, 2018.

Minto PBLH, LLC

By: John Carter, Manager

Witnesses:

Print Name:

Sign Name:

Print Name:

Sign Name:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of September, 2018, by John Carter, as Manager of Minto PBLH, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or has produced _____ as Identification and did take an oath.

Witnesses:

Print Name

Sign Name

Sign Name

Print Name

Notary Public, State of Florida

My Commission Expires:

City of Westlake, a Florida Municipality

By _____

Roger Manning, Mayor

Attest:

Sandra Demarco, City Clerk

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of September, 2018, by _____ Roger Manning, Mayor and Sandra DeMarco, City Clerk of the City of Westlake for the municipal corporation. They are personally known to me or have produced _____ as identification and did take an oath.

Print Name

Notary Public, State of Florida

My Commission Expires:

80445

UNITY OF TITLE - MOBILE HOME

In consideration of the issuance of a Permit to Callery Judge Grove
(William G. Edwards)

for the use of a mobile home subject to special permit regulations in Palm Beach County, Florida, and for other good and valuable considerations, the undersigned hereby agree(s) to restrict the use of lots(s) 23, Block _____, of 23 Plat Book _____ at Page _____ of the Public Records of Palm Beach County, Florida; or a parcel otherwise described by a metes and bounds descriptions as follows:

AM The 1/2 of the S.W. 1/4 of the S.E. 1/4 of the
24 N.W. 1/4 and the W. 1/2 of the S.E. 1/4 of the E.E. 1/4
MAY of the N.W. 1/4 of Section 12, Township 43, Range 40
78

in the following manner:

1. That said property containing a minimum of ten (10) acres shall be considered as one (1) lot and parcel of land, held under single ownership, and that no portion of said lot and parcel of land shall be eligible for further subdivision, shall be transferred, conveyed, sold or divided into any unit other than in its entirety as one (1) lot and parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the mobile home use is discontinued, the mobile home removed from the above described property, and a sworn affidavit acknowledging said removal is received by the Department of Planning, Zoning and Building of Palm Beach County, Florida.
3. Upon the discontinuance of the mobile home use, removal of the mobile home, and receipt of the notarized affidavit, the Unity of Title for Mobile Home Agreement shall cease and the parties thereto shall be released from all responsibilities and obligations thereunder.
4. The undersigned further agrees that this instrument shall be recorded in the Public Records of Palm Beach County, Florida, along with the notarized Mobile Home Use Release instrument which shall be executed by Palm Beach County upon the completion of the above requirements.

Signed, sealed, executed, and acknowledged on this 19 day of May, 19 78, at West Palm Beach, Florida.

WITNESSES:

Fannie M. Bines William G. Edwards (SEAL)
Sherry L. Guionaud _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

769

UNITY OF TITLE - MOBILE HOME

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 19 day of May, A.D. 19 78, before me personally appeared William G. Edwards for ~~the~~ Callery Judge Grove, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at West Palm Beach, in the County and State aforesaid, the day and year last aforesaid.

John E. Dunkle
Notary Public



NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 7, 1981
BONDED THRU GENERAL INS. UNDERWRITERS

This is not a certified copy

PALM OFF BEACH REC 2865 PAGE 745

Record Verified
Palm Beach County, Fla
John E. Dunkle
Clerk Circuit Court

Eighth Order of Business

RELEASE OF UNITY OF TITLE

Whereas, on or about July 29, 1993, Callery Judge Groves', sought a permit for development purposes from Palm Beach County; and

Whereas, as a condition of the issuance of the permit, a Unity of Title was required for development upon the parcel in question, a copy of the Unity of Title is attached hereto as Exhibit "A"; and

Whereas, a Unity of Title was recorded on the following described property "A portion of Section 12, Township 43 South, Range 40 East, Palm Beach County, Florida", consisting of approximately 20 acres, for the use of a mobile home by the property owner Callery Judge Groves', in the Official Records Book 7818, Page 1681; and

Whereas, the property consisted of a minimum of 10 acres, which parcel was to be considered as one parcel of land for development purposes, and no portion of the land could be transferred, conveyed, sold or divided into any unit, other than the entirety as one lot or parcel of land; and

Whereas, Minto PBHL, acquired the property on or about September 19, 2013, through a purchase and sale agreement, and

Whereas, the current owner of the property has requested a release of the Unity of Title as recorded in the public records in and for Palm Beach County,

Now Therefore, the Parties for good and valuable consideration, do agree as follows:

1. The City Council for the City of Westlake having reviewed the request for release of the Unity of Title and being the party with jurisdiction over the development and permitting process for properties within the City of Westlake, hereby agree to release the Unity of Title.
2. The Unity of Title recorded on or about July 29, 1993, recorded at official record book 7818, page 1681 of the Public Records for Palm Beach County, Florida is hereby released, discharged and rendered a nullity by the execution and recording of this instrument.
3. In accordance with the codes for the City of Westlake, the parcels may be developed independently of each other.

IN WITNESS WHEREOF, we have set out hands and seals this _____ day of
September, 2018.

Minto PBLH, LLC

By: John Carter, Manager

Witnesses:

Print Name:

Sign Name:

Print Name:

Sign Name:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of September, 2018,
by John Carter, as Manager of Minto PBLH, LLC, a Florida Limited Liability Company, on
behalf of the Company. He is personally known to me or has produced _____
as Identification and did take an oath.

Witnesses:

Print Name

Sign Name

Sign Name

Print Name

Notary Public, State of Florida

My Commission Expires:

City of Westlake, a Florida Municipality

By _____

Roger Manning, Mayor

Attest:

Sandra Demarco, City Clerk

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of September, 2018, by _____ Roger Manning, Mayor and Sandra DeMarco, City Clerk of the City of Westlake for the municipal corporation. They are personally known to me or have produced _____ as identification and did take an oath.

Print Name

Notary Public, State of Florida

My Commission Expires:

LINDA KENDER
KILDAY & ASSOCIATES
1551 FORUM PLACE
FORUM WEST PALM BEACH
FL 33411

PALM BEACH COUNTY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DIVISION

UNITY OF TITLE

PR # _____

In consideration of the issuance of a permit to allow two (2) office trailers
in Palm Beach County, Florida, and for other good and valuable
considerations, the undersigned hereby agrees to restrict the use of Lot/s
3010, Blocks 00, Subdivision 000
Pg 40, Twn 43, Sec 12, Plat Book _____, Page _____ of the Public Records of
Palm Beach County, Florida, or property being otherwise described by
metes and bounds as: See attached Exhibit "A"

in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned their heirs and assigns until such time as the same may be released in writing by the Palm Beach County Planning, Zoning and Building, the Executive Director or, in the absence of such Executive Director, by the Board of County Commissioners.
3. The undersigned further agrees that this instrument may be recorded in the Public Records of Palm Beach County.

OWNER

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

WITNESSES (2)

[Handwritten signature]
[Handwritten signature]

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 29th day of July, A.D.,
1993, before me personally appeared [Handwritten name]
and the persons described in and who executed the foregoing
instrument, and they acknowledged to me the execution thereof to be their
free act and deed for the uses and purposes therein mentioned.

Sworn to and subscribed before me
this 29th day of July,
1993.

[Handwritten signature]
Notary Public

My commission expires _____

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAR. 25, 1994
PLEASE PRINT NAME AND ADDRESS OF PUBLIC UNDERWRITER

AA-752929

ORB 7818 Pg 1682

DESCRIPTION

A portion of Section 12, Township 43 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said Section 12, witnessed by a County concrete monument 100 feet West thereof, run South $00^{\circ} 08' 21''$ West, along the West line of said Section 12, a distance of 2309.20 feet, said point lying in the Seminole Outfall Canal, with a witness pin 100 feet West; thence run East a distance of 2277.04 feet to a steel pin with Cap No. PLS 3435 and the Point of Beginning.

From the Point of Beginning, run North a distance of 1000.00 feet; thence run West a distance of 550.00 feet; thence run South a distance of 1584.00 feet; thence run East a distance of 550.00 feet; thence run North a distance of 584.00 feet to the Point of Beginning.

All the above containing 20.00 acres.

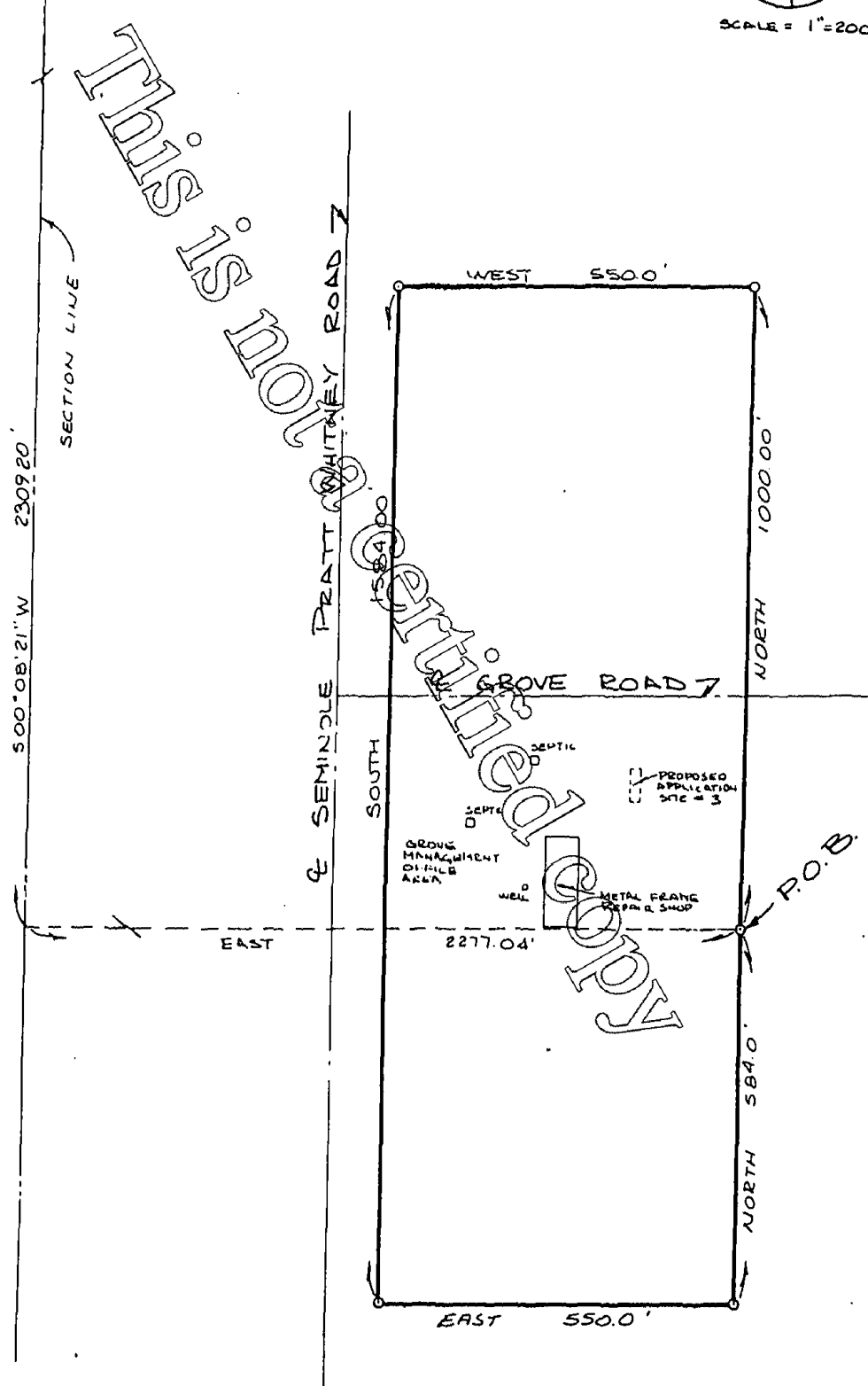
Date Prepared: July 12, 1993
Prepared for: Callery-Judge Grove
Prepared by: James A. Fowler, P.L.S.
1239 South U.S. # 1
Vero Beach, FL 32962

NORTHWEST CORNER
 SECTION 12
 11 12

SKETCH TO ACCOMPANY DESCRIPTION



SCALE = 1"=200'



This is not a certified copy

RECORDEES MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Tenth Order of Business

September 10, 2018

RESOLUTION 2018-16

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF MEADOWS OF WESTLAKE PHASE I, BEING DESCRIBED AS A PORTION LAND DESCRIBED BY METES AND BOUNDS AS A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Meadows of Westlake, Phase I, as described in the attached Exhibit "A", containing approximately 169.427 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 10th day
of September, 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 MEADOWS OF WESTLAKE PHASE I:

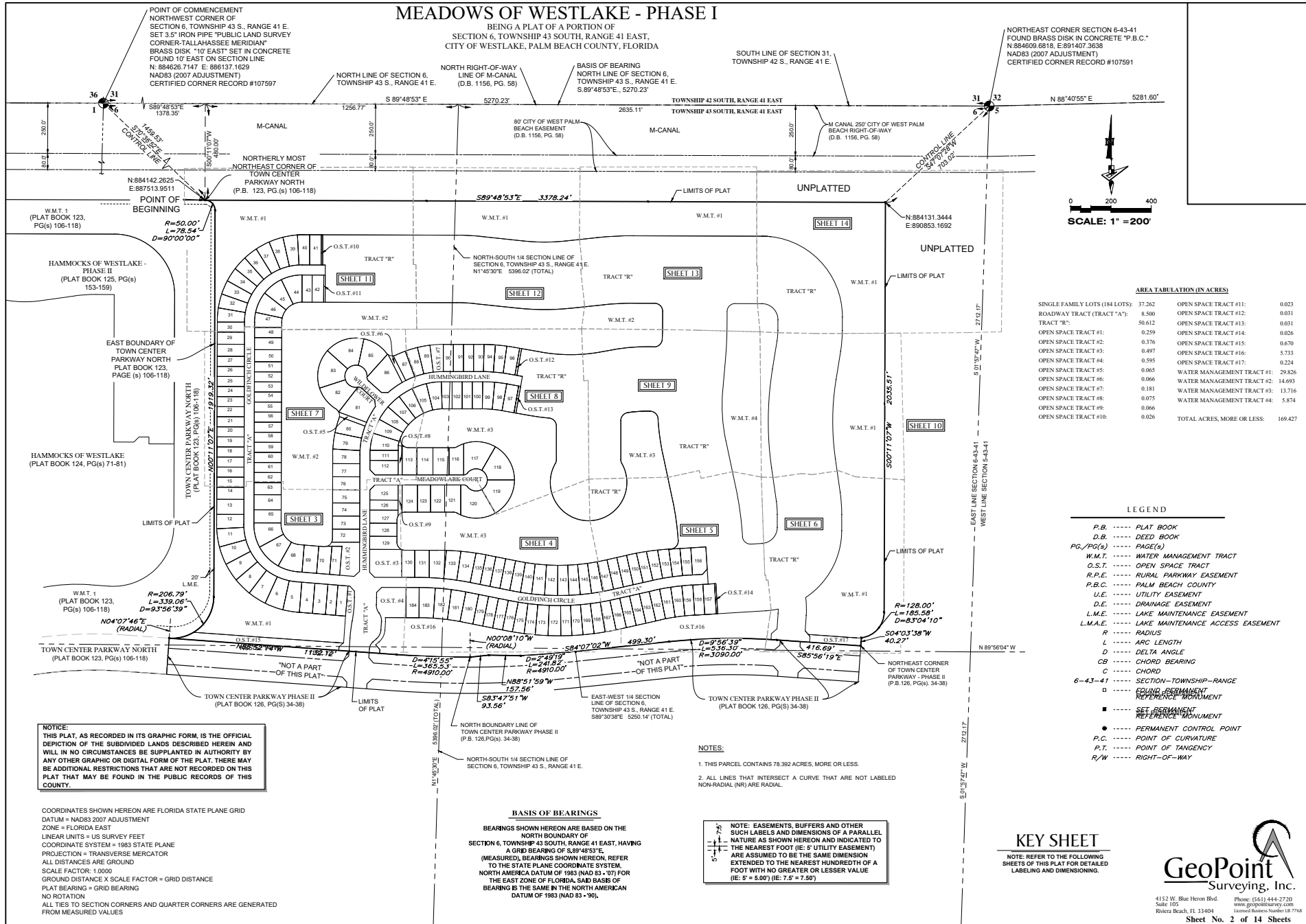
KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS MEADOWS OF WESTLAKE - PHASE I, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 1378.35 FEET; THENCE S.00°11'07"W., A DISTANCE OF 480.00 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE S.89°48'53"E. ALONG A LINE 480.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SECTION 6, A DISTANCE OF 3378.24 FEET; THENCE S.00°11'07"W., A DISTANCE OF 2035.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 128.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'10", A DISTANCE OF 185.58 FEET TO A NON-TANGENT INTERSECTION; THENCE S.04°03'38"W., A DISTANCE OF 40.27 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGE ____ OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTH LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE II FOR THE FOLLOWING (8) COURSES; 1) N.85°56'19"W., A DISTANCE OF 416.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3090.00 FEET; 2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'39", A DISTANCE OF 536.30 FEET TO A POINT OF TANGENCY; 3) THENCE S.84°07'02"W., A DISTANCE OF 499.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 4910.00 FEET; 4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'19", A DISTANCE OF 241.82 FEET TO A POINT OF TANGENCY; 5) THENCE N.88°51'59".W, A DISTANCE OF 157.56 FEET; 6) THENCE S.83°47'51"W., A DISTANCE OF 93.56 FEET TO A NON-TANGENT INTERSECTION TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 4910.00 FEET, AND A RADIAL BEARING OF N.00°08'10"W. AT SAID INTERSECTION; 7) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'55", A DISTANCE OF 365.53 FEET TO A POINT OF TANGENCY; 8) THENCE N.85°52'14"W., A DISTANCE OF 1132.12 FEET TO A NON-TANGENT INTERSECTION TO A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 206.79 FEET, AND A RADIAL BEARING OF N.04°07'46"E. AT SAID INTERSECTION, ALSO A POINT ON THE EAST BOUNDARY LINE OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID EAST LINE OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING (3) COURSES; 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39", A DISTANCE OF 339.06 FEET TO A POINT OF TANGENCY; 2) THENCE N.00°11'07"E., A DISTANCE OF 1919.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

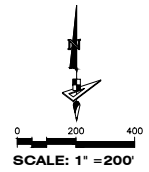
CONTAINING: 169.427 ACRES, MORE OR LESS.

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:88609.8818, E:891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591



AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (184 LOTS)	37.262	OPEN SPACE TRACT #11:	0.023
ROADWAY TRACT (TRACT "A")	8.500	OPEN SPACE TRACT #12:	0.031
TRACT "B"	5.612	OPEN SPACE TRACT #13:	0.031
OPEN SPACE TRACT #1:	0.259	OPEN SPACE TRACT #14:	0.026
OPEN SPACE TRACT #2:	0.376	OPEN SPACE TRACT #15:	0.670
OPEN SPACE TRACT #3:	0.497	OPEN SPACE TRACT #16:	5.733
OPEN SPACE TRACT #4:	0.595	OPEN SPACE TRACT #17:	0.224
OPEN SPACE TRACT #5:	0.065	WATER MANAGEMENT TRACT #1:	29.826
OPEN SPACE TRACT #6:	0.066	WATER MANAGEMENT TRACT #2:	14.693
OPEN SPACE TRACT #7:	0.181	WATER MANAGEMENT TRACT #3:	13.716
OPEN SPACE TRACT #8:	0.075	WATER MANAGEMENT TRACT #4:	5.874
OPEN SPACE TRACT #9:	0.066		
OPEN SPACE TRACT #10:	0.026	TOTAL ACRES, MORE OR LESS:	169.427

LEGEND

- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(S) PAGE(S)
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- R.P.E. RURAL PARKWAY EASEMENT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- R. RADIUS
- L. ARC LENGTH
- D. DELTA ANGLE
- CB. CHORD BEARING
- C. CHORD
- 6-43-41 SECTION-TOWNSHIP-RANGE
- FOUND PERMANENT REFERENCE MONUMENT
- SET PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R/W. RIGHT-OF-WAY

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.

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

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

- NOTES:**
- THIS PARCEL CONTAINS 78.392 ACRES, MORE OR LESS.
 - ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

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

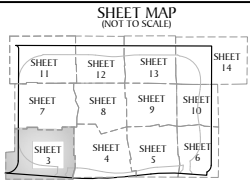
KEY SHEET

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



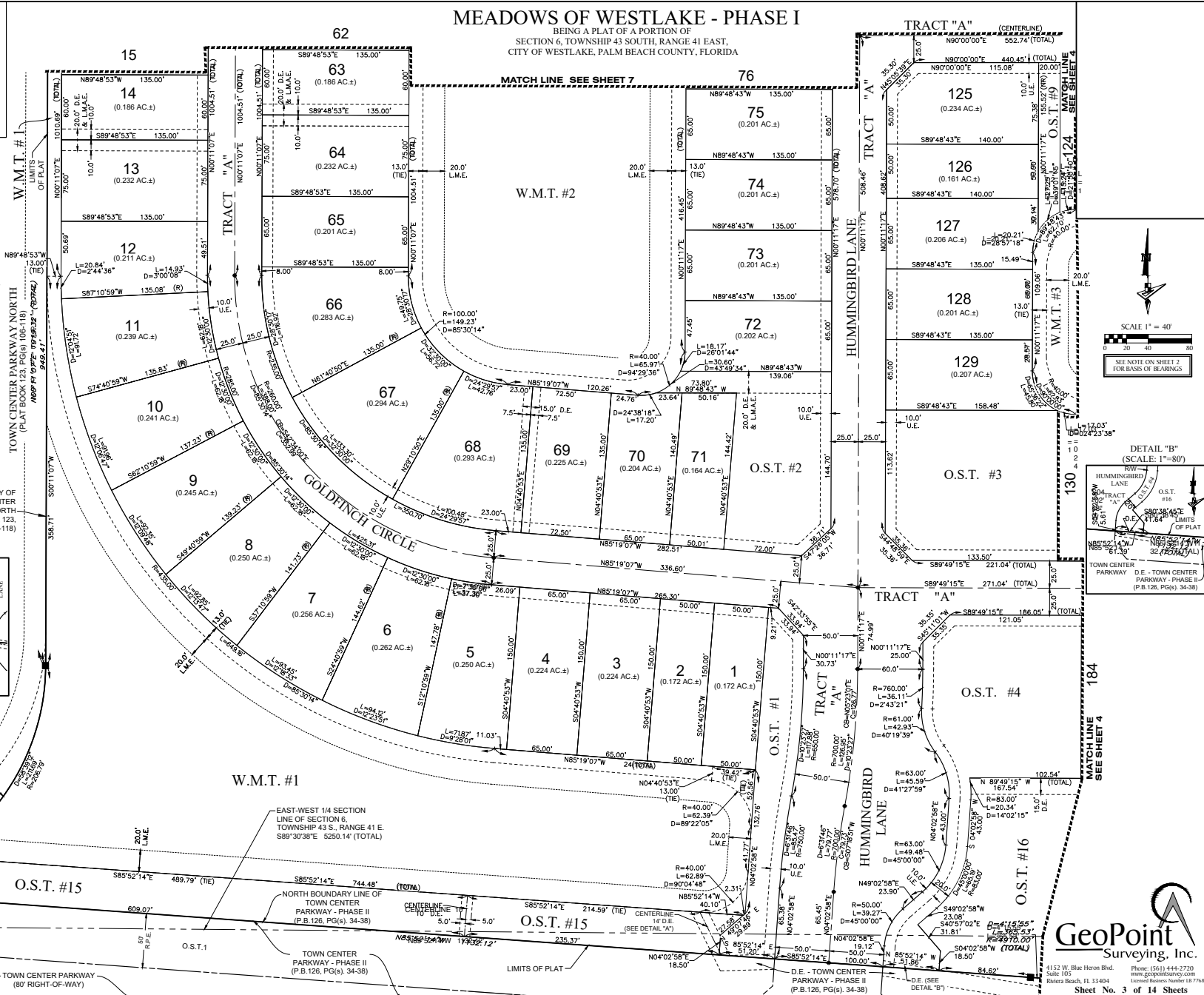
MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



LEGEND

- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(S) ... PAGE(S)
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- R.P.E. RURAL PARKWAY EASEMENT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- R RADIUS
- L ARCH LENGTH
- D DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- 6-43-41 ... SECTION-TOWNSHIP-RANGE
- EQUITABLE EASEMENT REFERENCE MONUMENT
- SET PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R/W RIGHT-OF-WAY

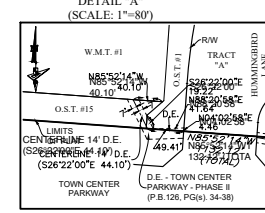


SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS.



TOWN CENTER PARKWAY D.E. TOWN CENTER PARKWAY - PHASE II (P.B. 126, PG(S) 34-38)



EAST BOUNDARY OF TOWN CENTER PARKWAY NORTH PLAT BOOK 123, PG(S) 105-118

R=206.79' L=330.06' D=93°56'39"

N04°07'46"E (RADIAL)

O.S.T. #15

TOWN CENTER PARKWAY (80' RIGHT-OF-WAY)

O.S.T. #1

TOWN CENTER PARKWAY - PHASE II (P.B. 126, PG(S) 34-38)

W.M.T. #1

EAST-WEST 1/4 SECTION LINE OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S89°30'38"E 5250.14' (TOTAL)

NORTH BOUNDARY LINE OF TOWN CENTER PARKWAY - PHASE II (P.B. 126, PG(S) 34-38)

O.S.T. #15

TOWN CENTER PARKWAY - PHASE II (P.B. 126, PG(S) 34-38)

LIMITS OF PLAT

W.M.T. #2

MATCH LINE SEE SHEET 7

O.S.T. #1

O.S.T. #2

O.S.T. #3

O.S.T. #4

W.M.T. #1

O.S.T. #1

O.S.T. #2

O.S.T. #3

O.S.T. #4

O.S.T. #6

W.M.T. #1

O.S.T. #1

O.S.T. #2

O.S.T. #3

O.S.T. #4

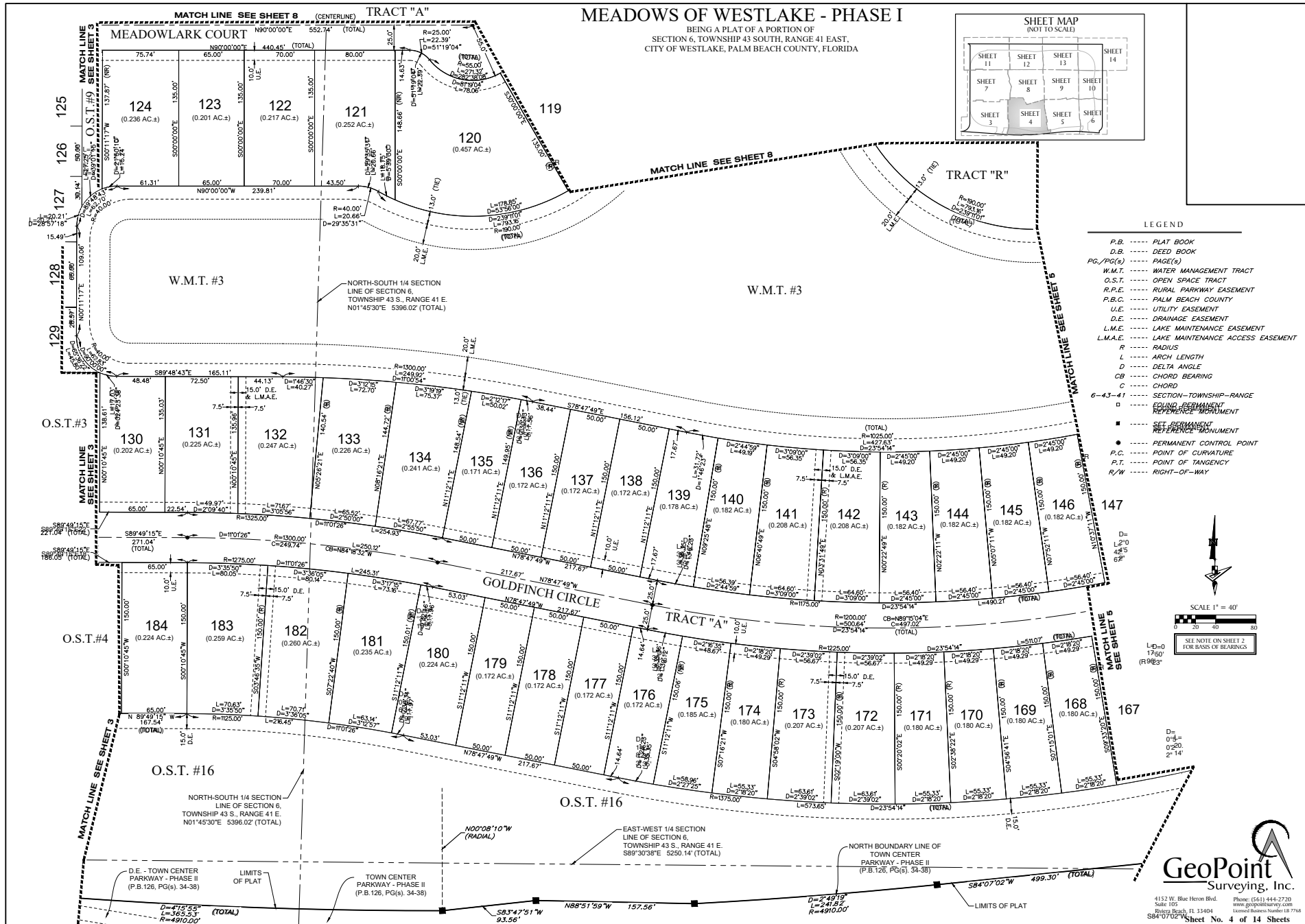
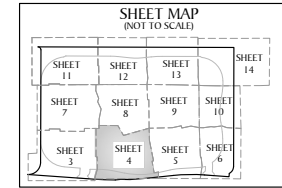
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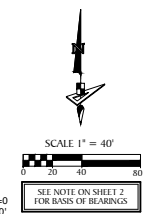
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Sheet No. 3 of 14 Sheets

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND**
- P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG./PG(S) ... PAGE(S)
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - R.P.E. RURAL PARKWAY EASEMENT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - R RADIUS
 - L ARCH LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - 6-43-41 SECTION-TOWNSHIP-RANGE
 - EOUND PERMANENT REFERENCE MONUMENT
 - SET PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY



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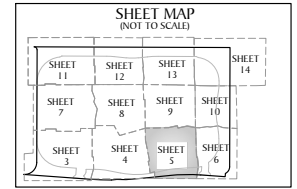
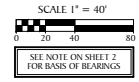
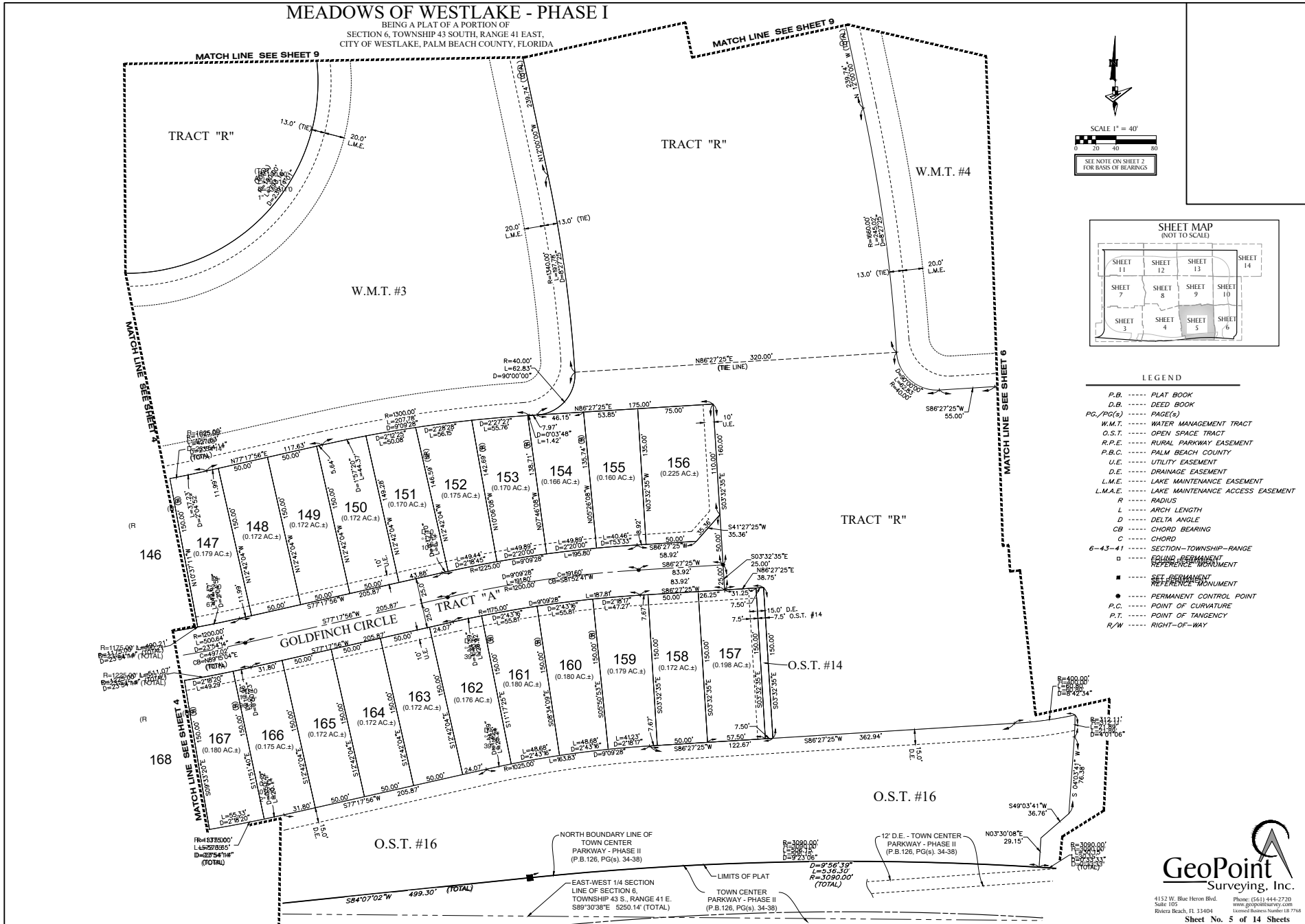
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Boca Raton, FL 33404
888-707-0222

Phone: (561) 444-2720
www.geoPointSurvey.com
Licenses: Business Number LB 7748

Sheet No. 4 of 14 Sheets

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND**
- P.B. PLAT BOOK
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 - PG./PG(s) PAGE(S)
 - W.M.T. WATER MANAGEMENT TRACT
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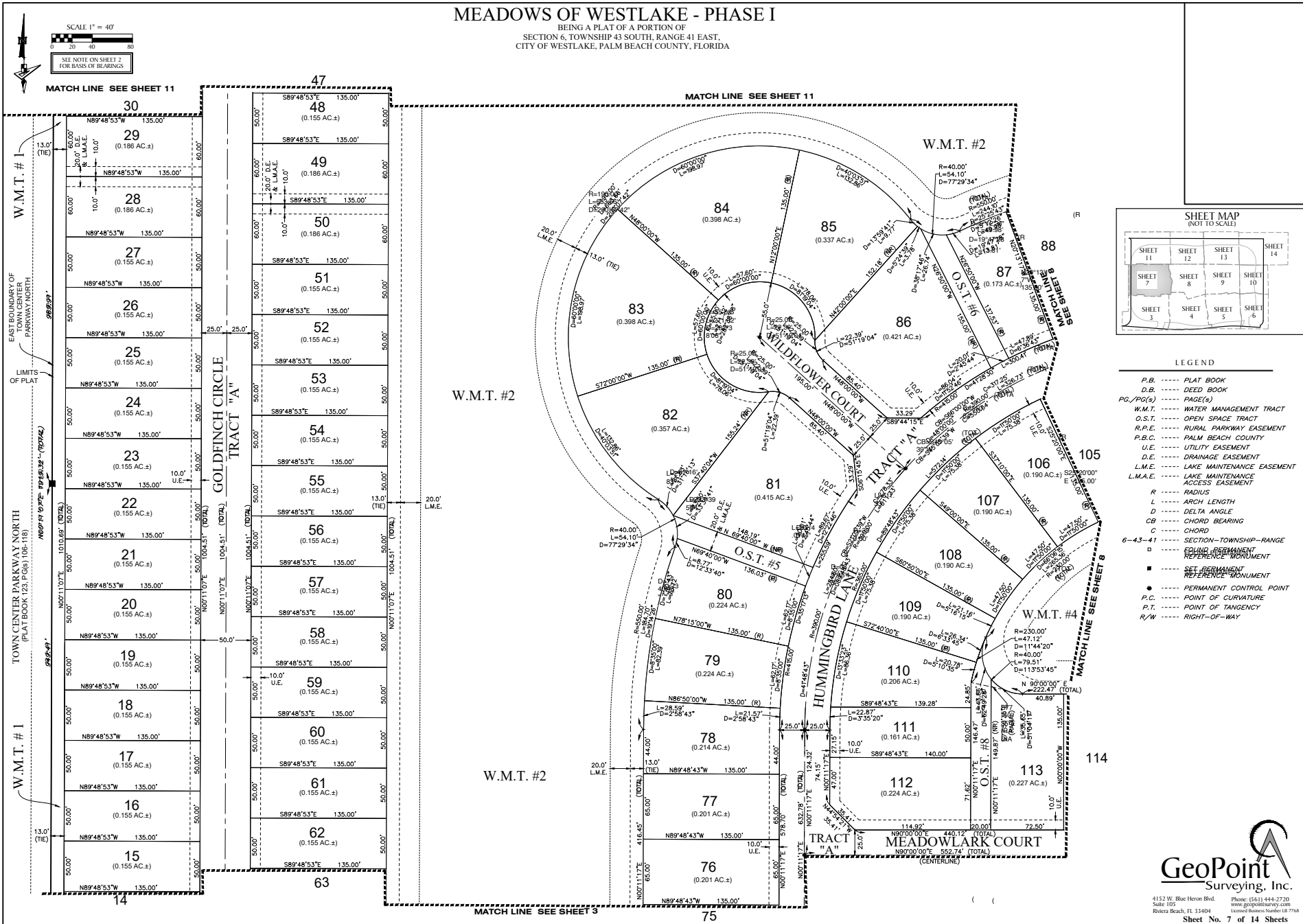
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Surveying, Inc.

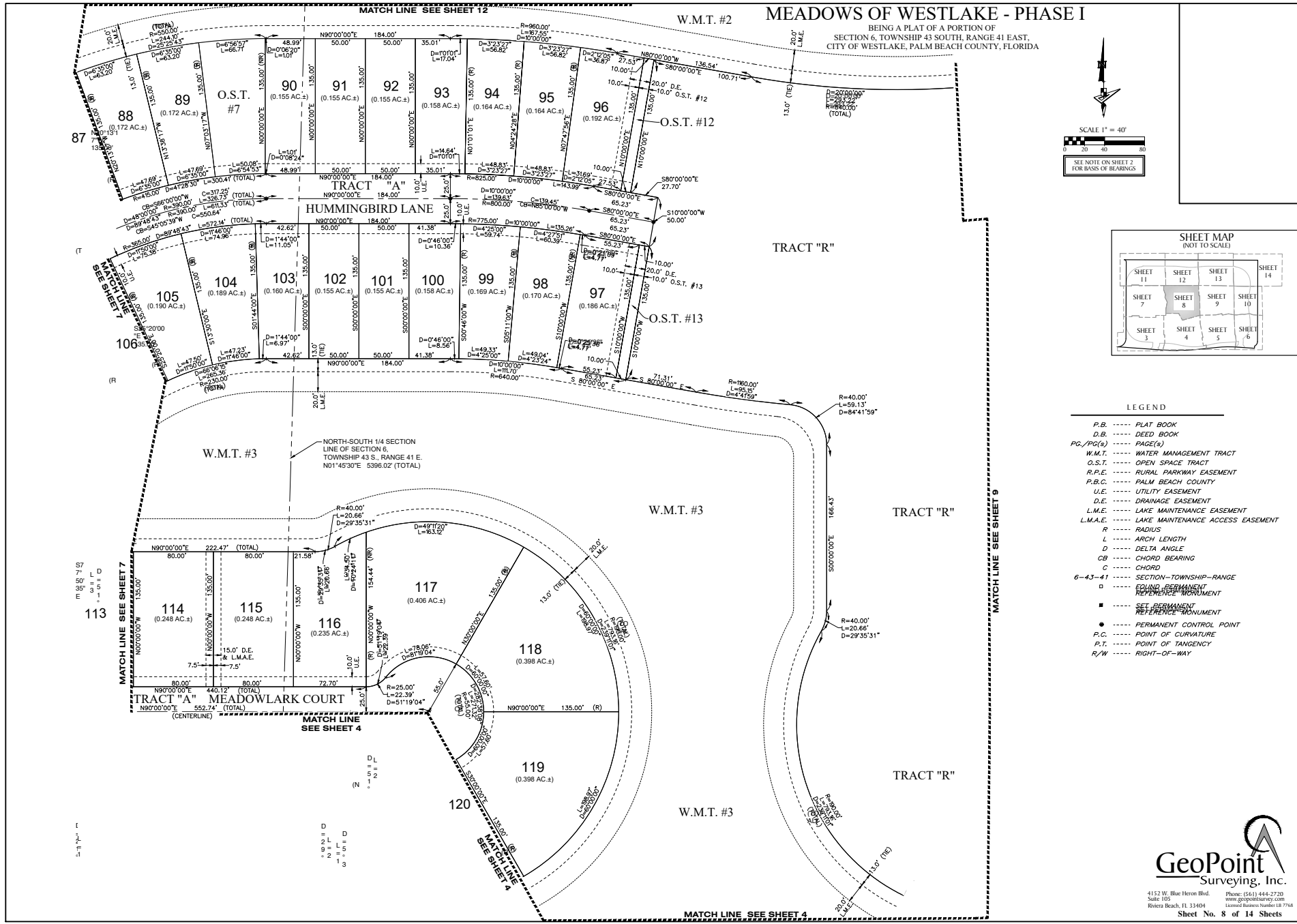
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SHEET No. 5 of 14 Sheets

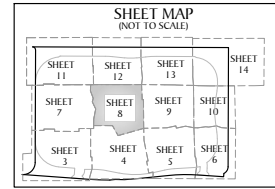
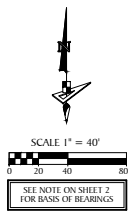
MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA





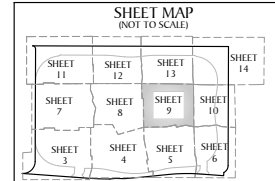
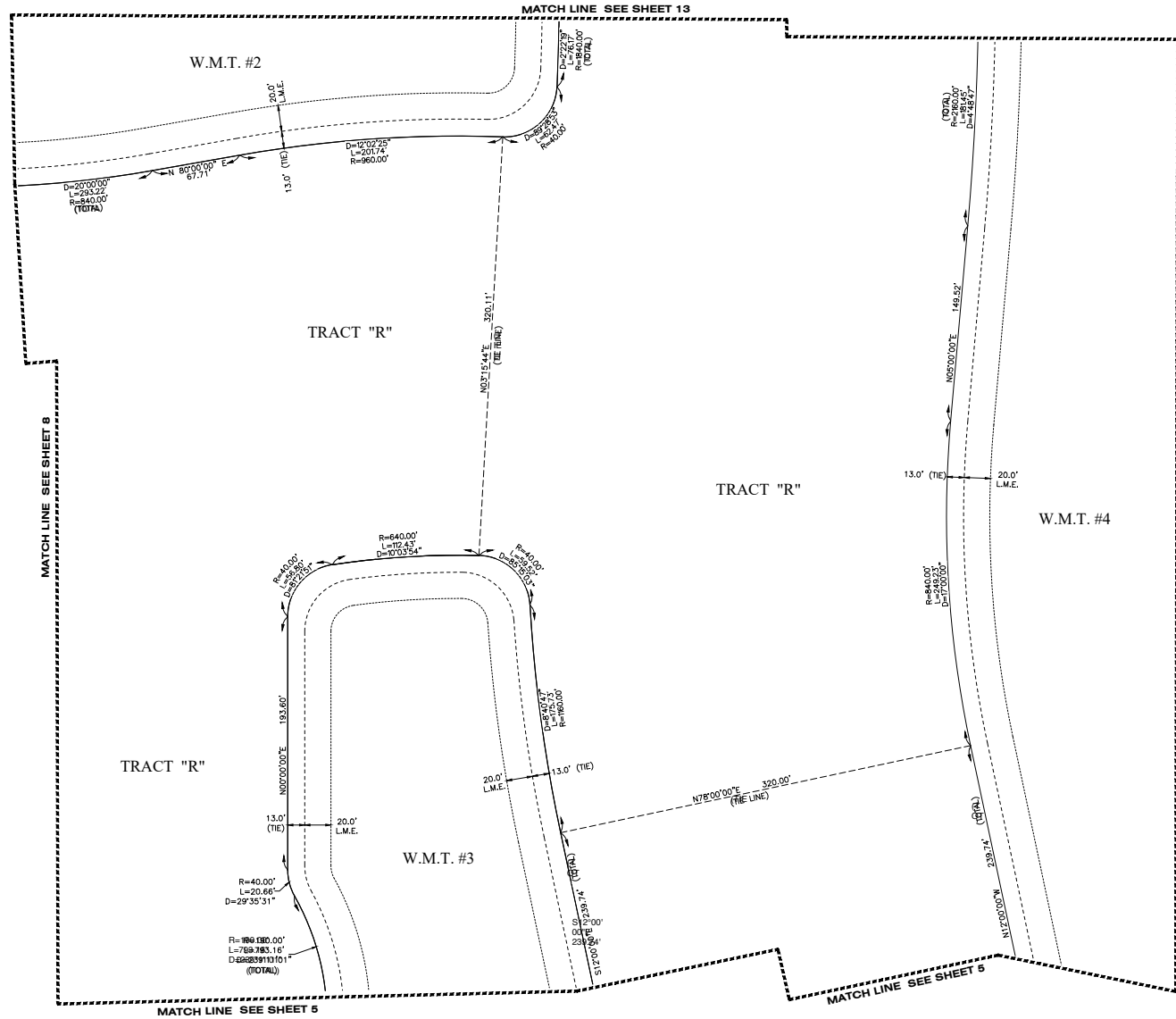
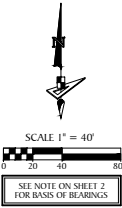
MEADOWS OF WESTLAKE - PHASE I
 BEING A PLAT OF A PORTION OF
 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND**
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 - 6-43-41 SECTION-TOWNSHIP-RANGE
 - FOUND PERMANENT REFERENCE MONUMENT
 - SEE PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
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 - R/W RIGHT-OF-WAY

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND**
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 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
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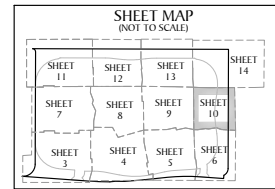
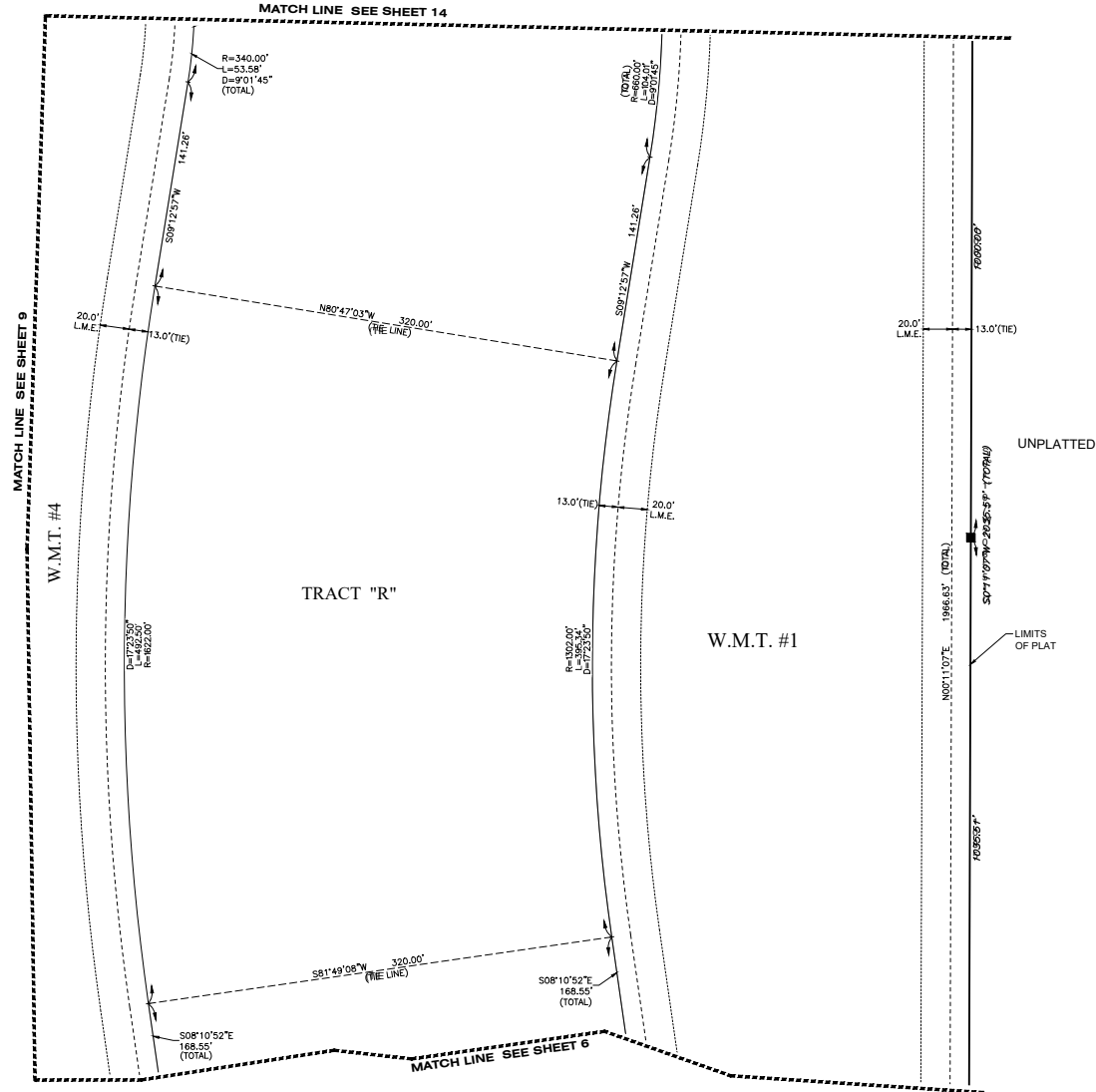
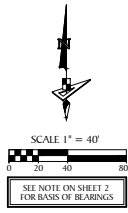
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Sheet No. 9 of 14 Sheets

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND**
- P.B. PLAT BOOK
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 - W.M.T. WATER MANAGEMENT TRACT
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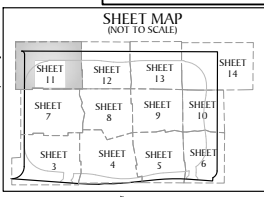
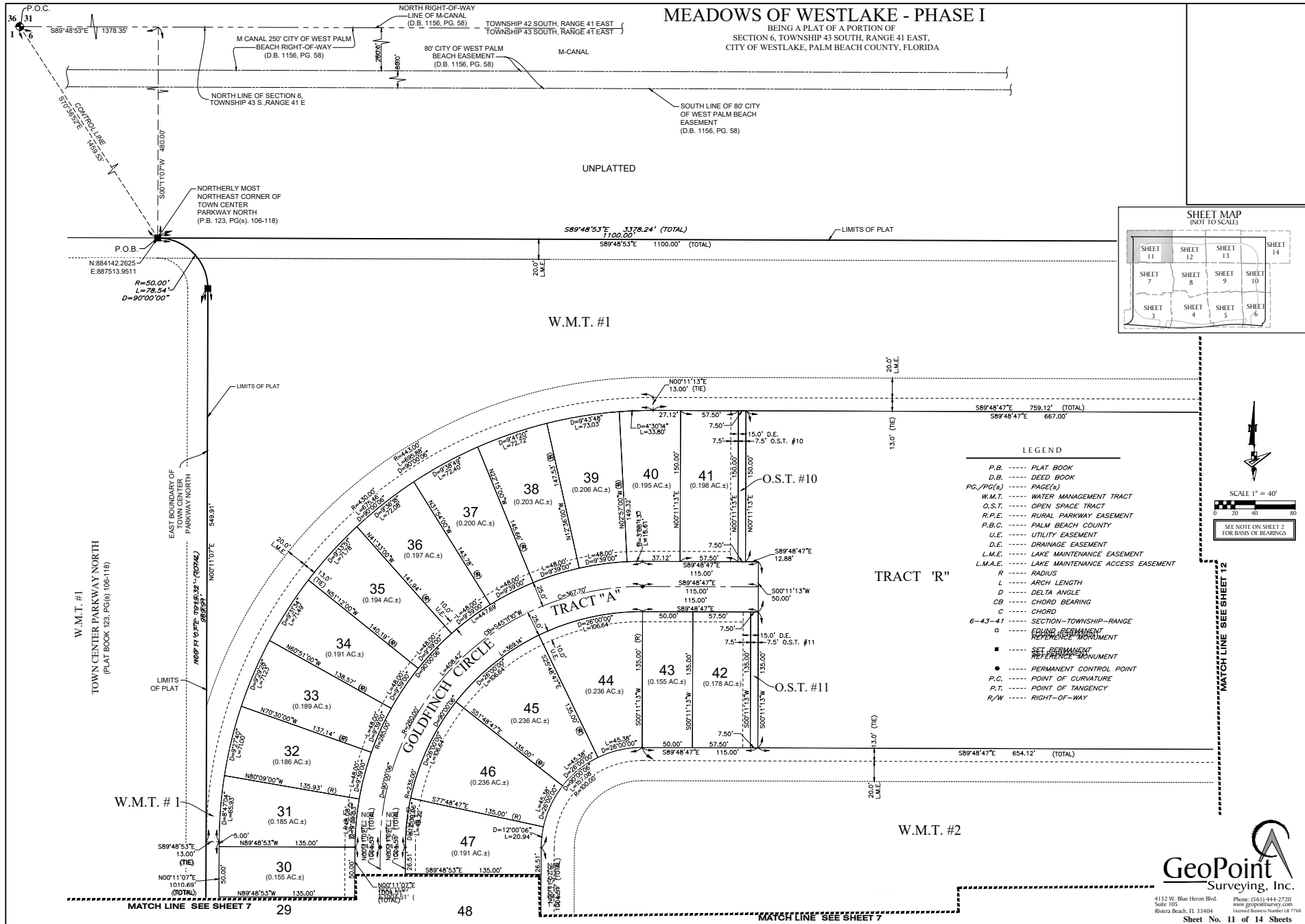
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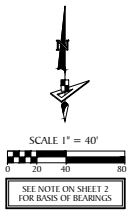
Sheet No. 10 of 14 Sheets

MEADOWS OF WESTLAKE - PHASE I

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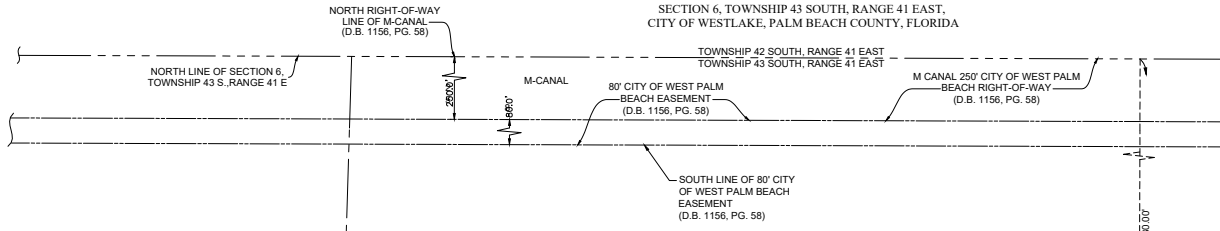


- LEGEND**
- P.B. ----- PLAT BOOK
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 - CB ----- CHORD BEARING
 - C ----- CHORD
 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
 - ----- EVIDENT PERMANENT REFERENCE MONUMENT
 - ----- SET PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
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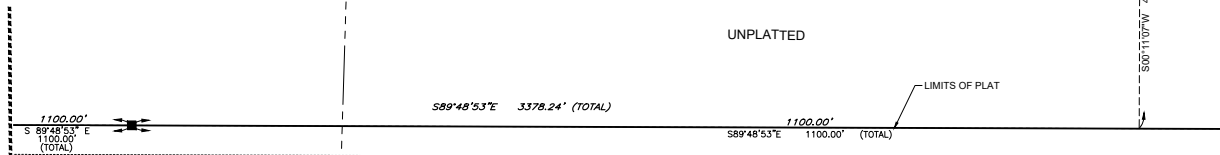


MEADOWS OF WESTLAKE - PHASE I

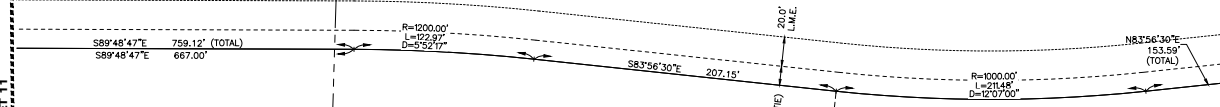
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SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
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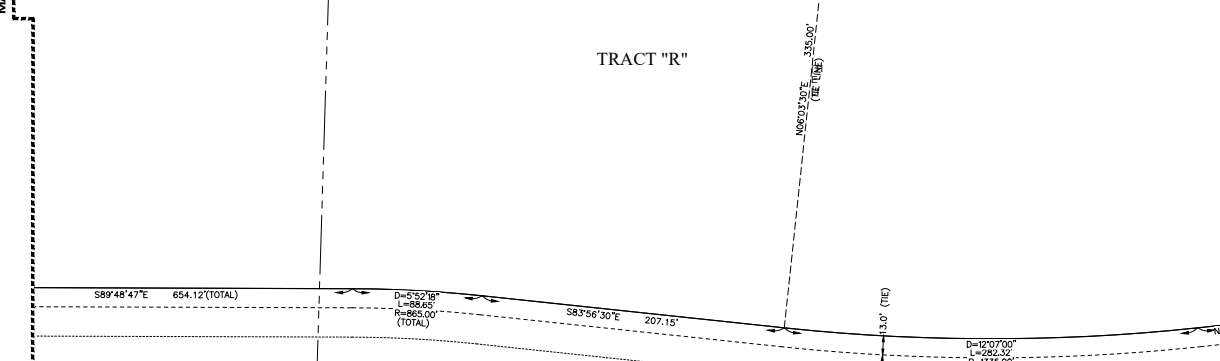
UNPLATTED



W.M.T.#1

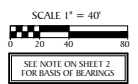
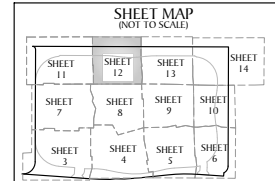


TRACT "R"



W.M.T. #2

MATCH LINE SEE SHEET 8



LEGEND

- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(s) PAGE(S)
- W.M.T. WATER MANAGEMENT TRACT
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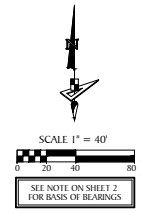
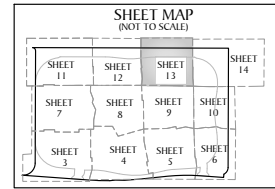
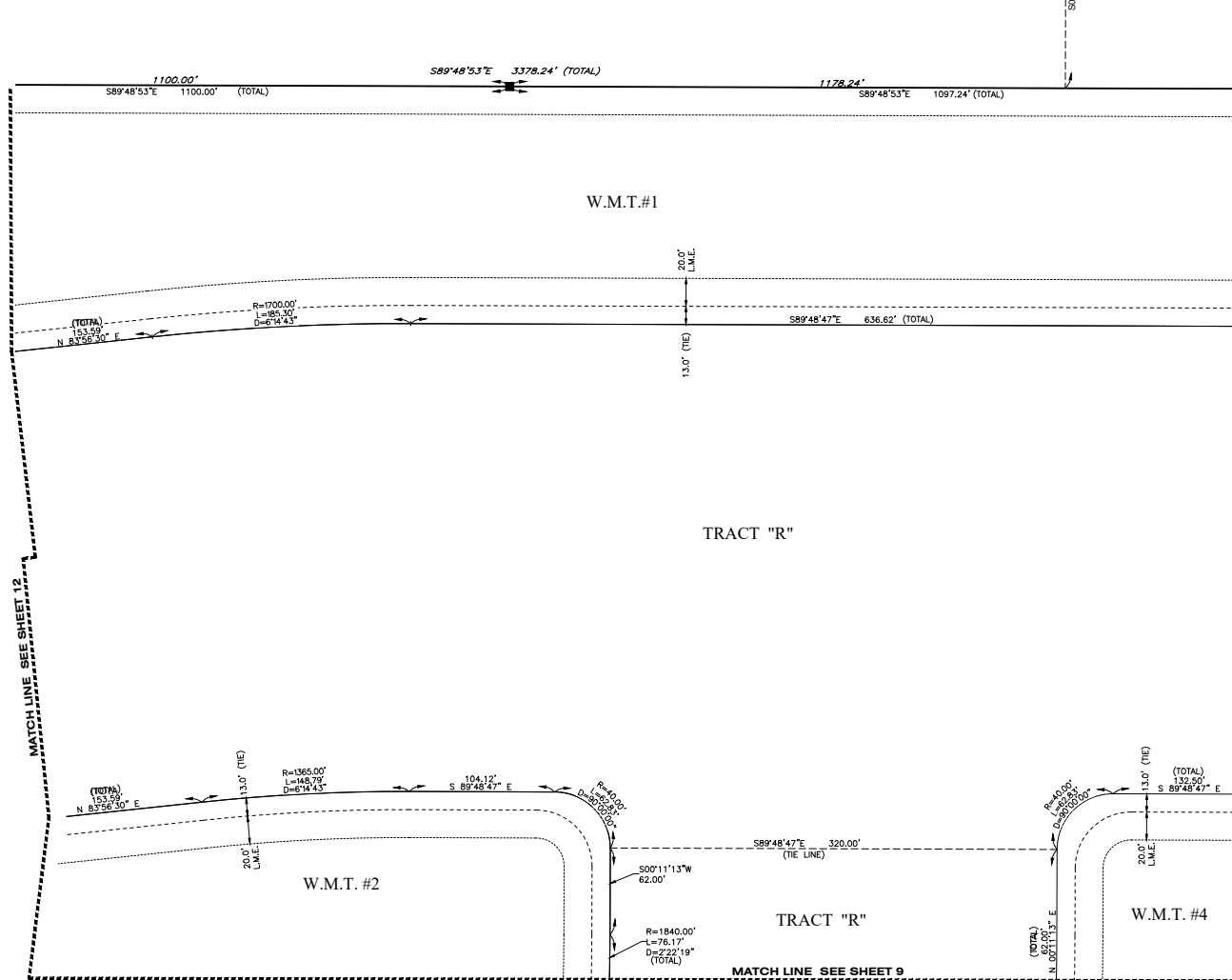
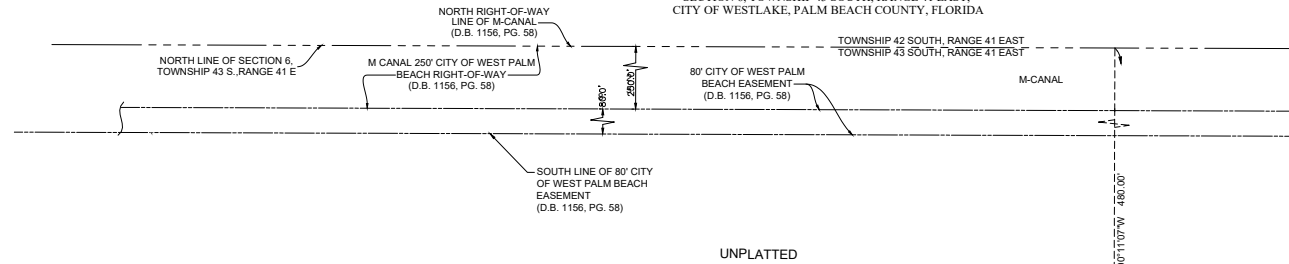
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Sheet No. 12 of 14 Sheets

MEADOWS OF WESTLAKE - PHASE I

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



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Sheet No. 13 of 14 Sheets



CITY OF WESTLAKE

Engineering Department

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

- | | |
|----------------------------|-------------------------------|
| 1. DATE: | 8/24/2018 |
| 2. PETITION NUMBER: | ENG-2018-15 |
| 3. DESCRIPTION: | Pod R Phase I Plat |
| APPLICANT: | Minto PBLH, LLC |
| OWNER: | Minto PBLH, LLC |
| REQUEST: | Plat & Boundary Survey Review |
| LOCATION: | Westlake, Florida |
| 4. STAFF REVIEW: | SECOND APPROVAL LETTER |

This is the fifth review of this Plat and Boundary Survey. This review is done following removal of the maintenance easements within the water management tracts and for compliance with Chapter 177, Florida Statutes, and the City of Westlake's codes and ordinances. Following are our comments:

Plat Comments

All of our previous comments have been adequately addressed. The plat is in compliance with Chapter 177 Florida Statutes.

Boundary Survey Comments

All of our previous comments have been adequately addressed.

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

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

Eleventh Order of Business

September 10, 2018

RESOLUTION 2018-20

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR DEL WEBB AT WESTLAKE, BEING DESCRIBED AS A PORTION LAND DESCRIBED BY METES AND BOUNDS AS A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for Del Webb at Westlake, as described in the attached Exhibit "A", containing approximately 94.7567 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 10th day
of September, 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
DEL WEBB AT WESTLAKE

DESCRIPTION:

A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.85°52'14"E. ALONG THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 1,132.12 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,090.00 FEET AND A CENTRAL ANGLE OF 03°54'55"; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 347.83 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTH LINE, S.00°48'23"W., A DISTANCE OF 1,795.17 FEET; THENCE N.89°11'37"W., A DISTANCE OF 155.00 FEET; THENCE S.80°23'33"W., A DISTANCE OF 50.84 FEET; THENCE S.83°00'00"W., A DISTANCE OF 152.08 FEET TO A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.46°07'48"W., A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°24'11", A DISTANCE OF 41.37 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,130.00 FEET AND A CENTRAL ANGLE OF 08°41'39"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 171.47 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°59'05"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 80.27 FEET TO A POINT OF TANGENCY; THENCE N.75°47'17"W., A DISTANCE OF 337.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°02'45"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 79.45 FEET TO A POINT OF TANGENCY; THENCE S.15°15'28"W., A DISTANCE OF 235.95 FEET; THENCE N.75°47'15"W., A DISTANCE OF 109.75 FEET; THENCE S.60°00'35"W., A DISTANCE OF 35.84 FEET; THENCE N.87°11'51"W., A DISTANCE OF 50.01 FEET; THENCE N.75°47'17"W., A DISTANCE OF 134.79 FEET; THENCE N.14°12'43"E., A DISTANCE OF 25.08 FEET; THENCE N.75°47'17"W., A DISTANCE OF 80.54 FEET TO A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.80°21'11"E., A RADIAL DISTANCE OF 829.15 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°11'15", A DISTANCE OF 292.14 FEET TO A POINT OF TANGENCY; THENCE N.29°50'04"E., A DISTANCE OF 141.07 FEET; THENCE N.60°09'56"W., A DISTANCE OF 135.00 FEET; THENCE S.29°50'04"W., A DISTANCE OF 112.67 FEET; THENCE N.59°34'00"W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,280.00 FEET AND A CENTRAL ANGLE OF 06°20'28"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 141.66 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.89°12'18"W., A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°02'23", A DISTANCE OF 25.34 FEET TO A POINT OF TANGENCY; THENCE S.29°50'04"W., A DISTANCE OF 13.96 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,149.15 FEET AND A CENTRAL ANGLE OF 19°31'14"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 391.51 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF

50.00 FEET AND A CENTRAL ANGLE OF 67°05'51"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 58.55 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 07°25'24"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 72.55 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°29'02"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 79.83 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 63°24'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 498.06 FEET TO A POINT OF TANGENCY; THENCE N.44°53'11"E., A DISTANCE OF 87.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 35°07'45"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 30.66 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.44°02'09"E., A RADIAL DISTANCE OF 1,280.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°51'02", A DISTANCE OF 19.00 FEET TO A POINT OF TANGENCY; THENCE N.45°06'49"W., A DISTANCE OF 125.11 FEET; THENCE N.58°44'16"W., A DISTANCE OF 51.45 FEET; THENCE N.45°06'49"W., A DISTANCE OF 155.00 FEET; THENCE S.44°53'11"W., A DISTANCE OF 103.88 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 19°43'47"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 272.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 86°35'16"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 75.56 FEET TO A POINT OF TANGENCY; THENCE N.68°15'21"W., A DISTANCE OF 21.73 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 71°10'46"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 49.69 FEET TO A POINT OF TANGENCY; THENCE N.02°55'25"E., A DISTANCE OF 130.26 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.87°11'28"W., A RADIAL DISTANCE OF 1,990.64 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°15'28", A DISTANCE OF 356.36 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE FROM SAID POINT BEARS S.76°56'00"W.; THENCE N.10°32'36"W., A DISTANCE OF 470.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°46'01"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 49.54 FEET TO A POINT OF TANGENCY; THENCE N.46°13'26"E., A DISTANCE OF 76.91 FEET; THENCE N.10°34'55"W., A DISTANCE OF 548.72 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT O.S.T. 5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.79°25'03"E. ALONG THE SOUTH LINE OF SAID TRACT O.S.T. 5, A DISTANCE OF 107.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.85°52'14"E. ALONG SAID SOUTH LINE, A DISTANCE OF 214.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,127,600 SQUARE FEET/94.7567 ACRES MORE OR LESS.

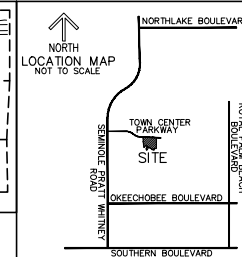
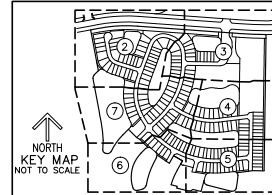
DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD AND WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°52'14"E ALONG THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 1,132.12 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°45'46"; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 47.62 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTH LINE, S.00°48'23"W, A DISTANCE OF 1,795.17 FEET; THENCE N.80°17'37"W, A DISTANCE OF 5,802.327"W, A DISTANCE OF 50.84 FEET; THENCE S.83°10'00"E, A DISTANCE OF 153.08 FEET TO A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.40°07'48"W, A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°24'11", A DISTANCE OF 41.37 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 11,300 FEET AND A CENTRAL ANGLE OF 08°41'39"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 171.47 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 81°59'05"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 80.27 FEET TO A POINT OF TANGENCY; THENCE N.75°47'17"W, A DISTANCE OF 337.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 01°20'45"; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°24' FEET; THENCE S.151°52'28"W, A DISTANCE OF 235.95 FEET; THENCE N.75°47'17"W, A DISTANCE OF 109.75 FEET; THENCE S.60°00'35"W, A DISTANCE OF 35.84 FEET; THENCE N.87°15'51"W, A DISTANCE OF 51.01 FEET; THENCE N.54°51'17"W, A DISTANCE OF 154.79 FEET; THENCE N.14°24'43"E, A DISTANCE OF 25.08 FEET; THENCE N.75°47'17"W, A DISTANCE OF 80.54 FEET TO A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.80°21'11"E, A RADIAL DISTANCE OF 89.15 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°11'54", A DISTANCE OF 282.14 FEET TO A POINT OF TANGENCY; THENCE N.29°50'04"E, A DISTANCE OF 141.07 FEET; THENCE N.60°09'56"W, A DISTANCE OF 135.00 FEET; THENCE S.29°50'04"W, A DISTANCE OF 112.67 FEET; THENCE N.59°34'00"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 12,800.00 FEET AND A CENTRAL ANGLE OF 08°29'29"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 141.67 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.89°21'25"W, A RADIAL DISTANCE OF 45.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°22'22", A DISTANCE OF 25.34 FEET TO A POINT OF TANGENCY; THENCE S.29°20'04"W, A DISTANCE OF 13.98 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,484.15 FEET AND A CENTRAL ANGLE OF 19°31'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 391.51 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 67°05'50"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 48.55 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 07°25'23"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 72.55 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°20'25"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 79.83 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 63°24'55"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 496.06 FEET TO A POINT OF TANGENCY; THENCE N.44°31'11"E, A DISTANCE OF 87.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 33°07'45"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 106.66 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.44°30'00"E, A RADIAL DISTANCE OF 128.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°50'02", A DISTANCE OF 18.00 FEET TO A POINT OF TANGENCY; THENCE N.45°08'49"W, A DISTANCE OF 125.11 FEET; THENCE N.59°44'05"W, A DISTANCE OF 61.72 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 103°88'10"; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°42'45", THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 272.04 FEET TO A POINT OF TANGENCY TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°35'16"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 75.56 FEET TO A POINT OF TANGENCY; THENCE N.68°19'27"W, A DISTANCE OF 21.73 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 71°70'47"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 49.69 FEET TO A POINT OF TANGENCY; THENCE N.02°55'25"E, A DISTANCE OF 130.26 FEET TO A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.87°11'28"W, A DISTANCE OF 13.98 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,484.15 FEET AND A CENTRAL ANGLE OF 19°31'13"; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°15'29", A DISTANCE OF 356.39 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE FROM SAID POINT BEARS S.76°58'00"W; THENCE N.02°52'36"E, A DISTANCE OF 470.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°44'02"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 49.34 FEET TO A POINT OF TANGENCY; THENCE N.40°13'26"E, A DISTANCE OF 76.91 FEET; THENCE N.02°54'55"W, A DISTANCE OF 548.72 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT O.S.T. 5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.79°29'03"E, ALONG THE SOUTH LINE OF SAID TRACT O.S.T. 5, A DISTANCE OF 107.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.89°52'14"E, ALONG SAID SOUTH LINE, A DISTANCE OF 214.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,127.600 SQUARE FEET/94.767 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

STREETS TRACT 1 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, TO BE SUBJECT TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT UNDER SAID TRACT 1 AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO AND FOR INSTALLATION AND MAINTENANCE OF: PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANCES THEREON, AND THE INSPECTION, REPAIR, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES, AN EASEMENT OVER AND UNDER SAID TRACT 1 AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES, AND THE CITY OF WESTLAKE IS HEREBY DEDICATED TO THE DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATION TRACTS TRACTS REC-1 AND REC-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS ALL UTILITY EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE. THEREIN, ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR DERIVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS, THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

WATER MANAGEMENT TRACTS TRACTS W-1 THROUGH W-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

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

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

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.

MINTO PBLM, LLC A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____ JOHN F. CARTER MANAGER WITNESS: _____ SCOTT MASSEY PRESIDENT

ACKNOWLEDGMENT: 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 SAID INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

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

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

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

WELLS FARGO BANK, NATIONAL ASSOCIATION A NATIONAL ASSOCIATION

PRINT NAME: _____ BY: _____ VICE PRESIDENT WITNESS: _____

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC PRINT NAME: _____ MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

(SEAL)

MINTO PBLM, LLC MORTGAGEE HOMEOWNERS ASSOCIATION

ACCEPTANCE OF DEDICATION: 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 MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2018.

ACKNOWLEDGMENT: 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.

NOTARY PUBLIC PRINT NAME: _____ MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____ 2018.

DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2018.

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DEL WEBB AT WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC PRINT NAME: _____ MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

I, DAVID P. BARKER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLM, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ DAVID P. BARKER, ESQ. SEAN, BEARD, EGERTON, BLOODWORTH, CAPUANO & BOZARTH, P.A. ATTORNEYS AT LAW

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ A.D. 201_ AND DULY RECORDED IN PLAT BOOK _____ AND PAGES _____ AND _____ SHARON R. BOOK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 1 OF 7

Table with 2 columns: AREA TABULATION, ACRES. Rows include SINGLE FAMILY LOTS (34,340), OPEN SPACE TRACTS (7,301), WATER MANAGEMENT TRACTS (26,528), etc.

AREA TABULATION SINGLE FAMILY LOTS 34,340 ACRES OPEN SPACE TRACTS 7,301 ACRES WATER MANAGEMENT TRACTS 26,528 ACRES FUTURE OPEN SPACE TRACTS 4,573 ACRES PARCEL A 7,624 ACRES PARCEL B 3,202 ACRES PARCEL C 0,245 ACRES TOTAL THIS PLAT 94,767 ACRES

CITY OF WESTLAKE 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. 177.09(1)(b), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.08(1), F.S.

BY: KEN CASSELL CITY MANAGER BY: ROGER MANNING CITY MAYOR

SURVEYOR & MAPPER'S NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONDUCE, 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. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS. 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFITAIRES 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 CONDUCE. 4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.88°52'14"E ALONG THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT). 5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGHAM NETWORK. 6. LAKES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE. 7. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

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) ACCORDING TO SEC. 177.09(1)(b), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1)(c), F.S., WILL BE SET FURTHER, THAT THE SURVEY DATA COMPLETS WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

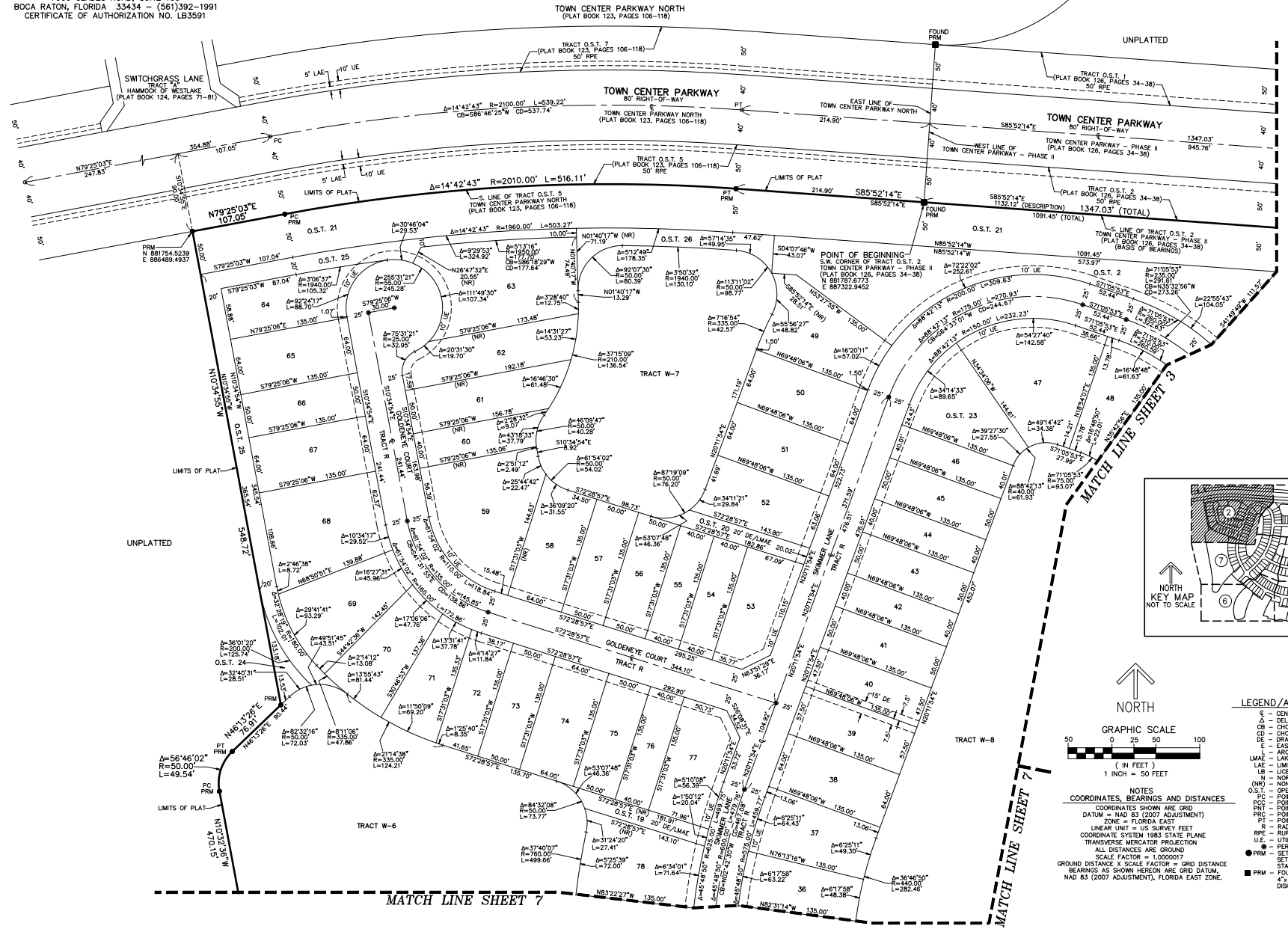
DATED: _____ DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR #6005 STATE OF FLORIDA LB #5991

SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE SURVEYOR

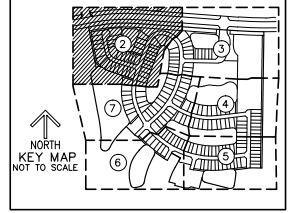
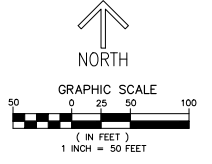
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - MAE - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - NR - NON-RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PI - POINT OF INTERSECTION
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - RAE - RURAL PARKWAY EASEMENT
 - UE - UTILITY EASEMENT
 - - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT
 - - STAMPED "C&W PRM LESSOR"
 - - FOUND PERMANENT REFERENCE MONUMENT
 - - STAMPED "PRM LB7878"
- NOTES**
- COORDINATES SHOWN ARE GRID
 - DATUM = NAD 83 (2007 ADJUSTMENT)
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US SURVEY FEET
 - COORDINATE SYSTEM 1983 STATE PLANE
 - TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.0000017
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



MATCH LINE SHEET 7

MATCH LINE SHEET 7

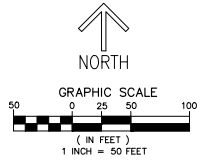
MATCH LINE SHEET 3

DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 7

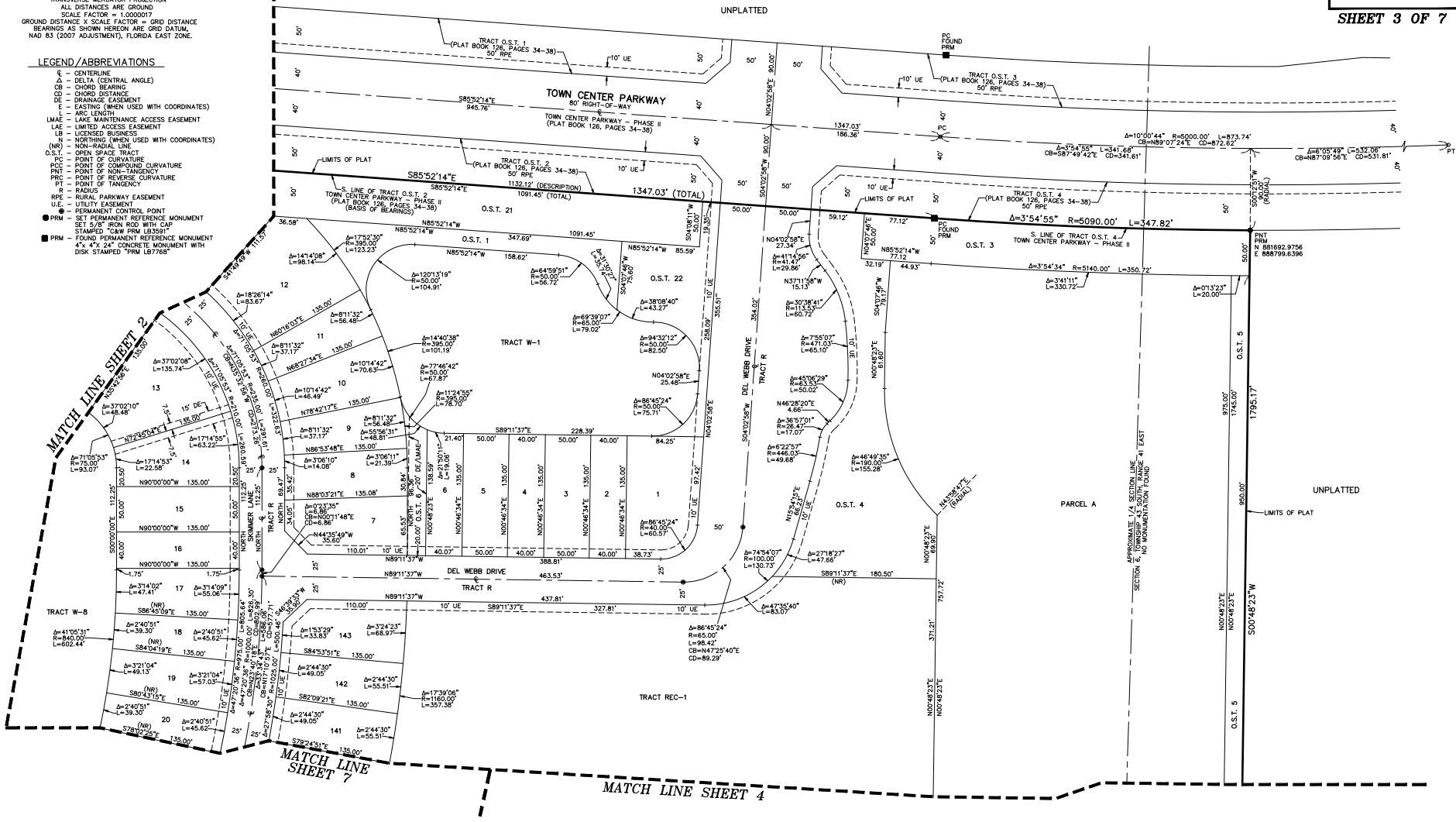
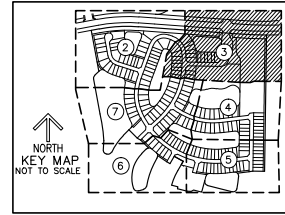
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



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

LEGEND / ABBREVIATIONS

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



MATCH LINE SHEET 2

MATCH LINE SHEET 7

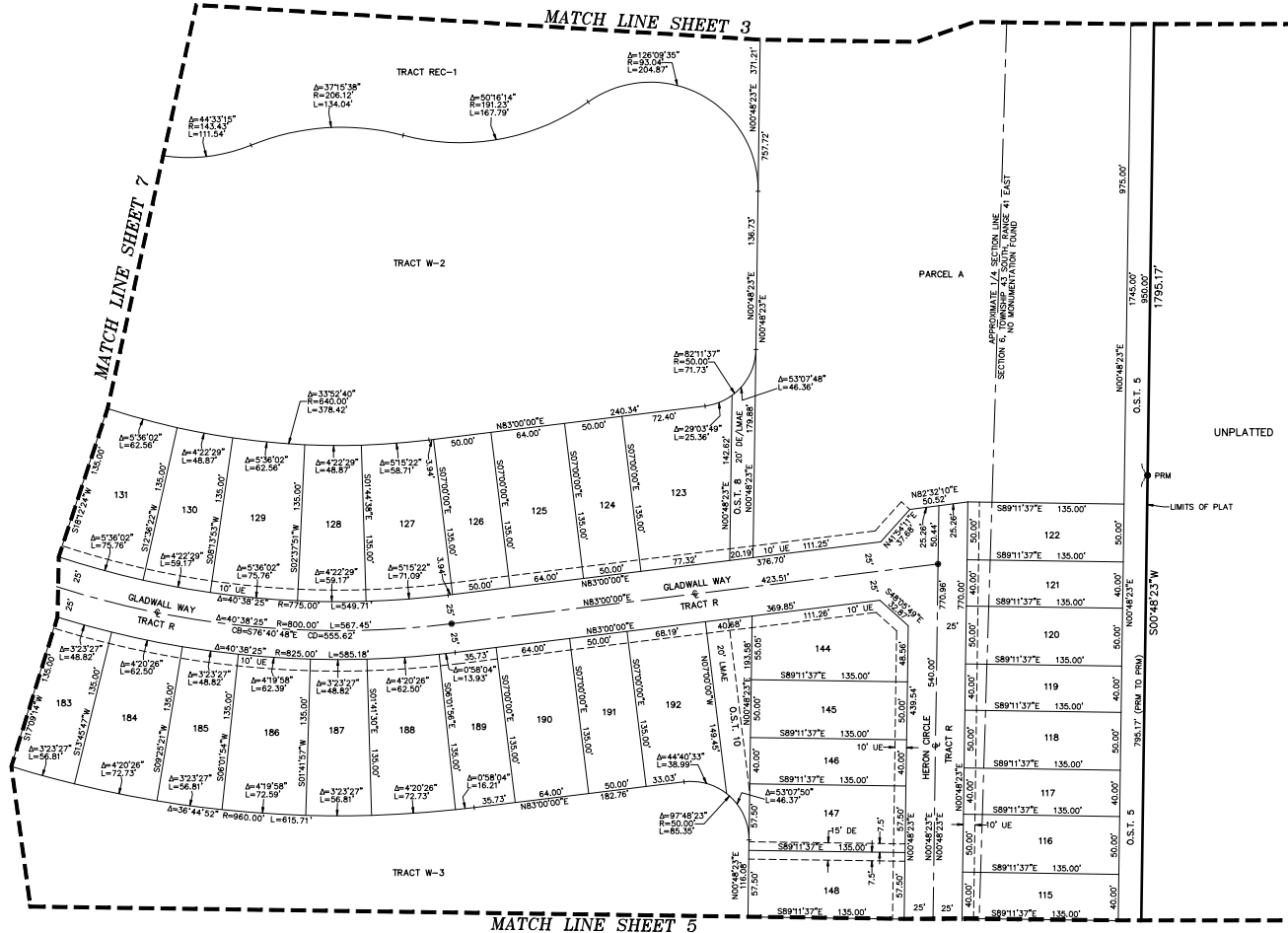
MATCH LINE SHEET 4

APPROXIMATE 1/4 SECTION LINE
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
NO MONUMENT FOUND

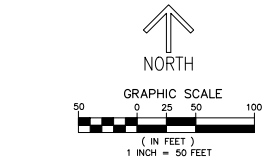
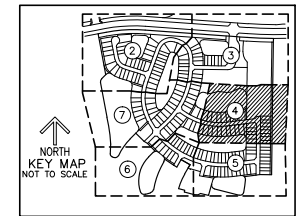
THIS INSTRUMENT PREPARED BY
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561) 392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SHEET 4 OF 7



- NOTES**
- COORDINATES SHOWN ARE GRID
 - DATUM = NAD 83 (2007 ADJUSTMENT)
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US SURVEY FEET
 - COORDINATE SYSTEM 1983 STATE PLANE
 - TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.0000017
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.
- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - LAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LAE - LIMITED ACCESS EASEMENT
 - LS - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NB) - NON-RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - P - POINT OF CURVATURE
 - PC - POINT OF COMPounding CURVATURE
 - PT - POINT OF TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT
 - - SET 5/8" IRON ROD WITH CAP
 - - STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
 - - 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

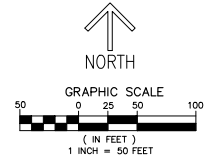
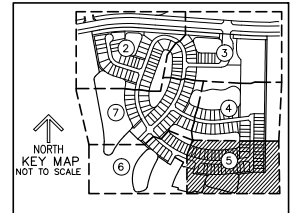
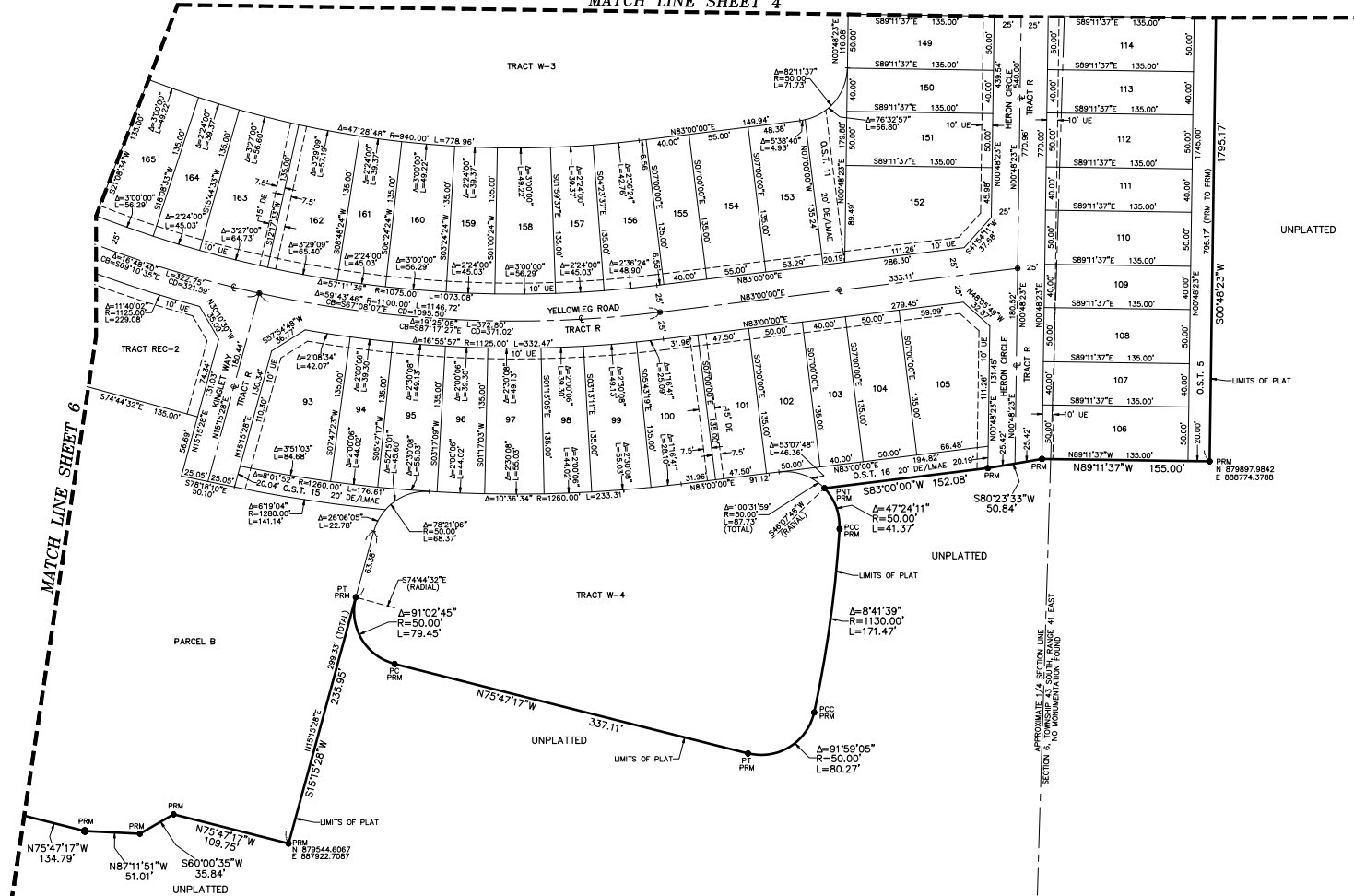
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

MATCH LINE SHEET 4

SHEET 5 OF 7



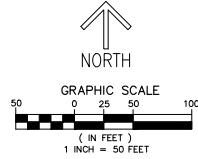
NOTES -
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE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

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - ARC LENGTH
 - LMAA - LAKE MAINTENANCE ACCESS EASEMENT
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - O.S. - OPEN SPACE TRACT
 - PC - POINT OF CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - UE - UTILITY EASEMENT
 - PERM - PERMANENT CONTROL POINT
 - - SET PERMANENT REFERENCE MONUMENT SET 1/2" FROM R.O.G. WITH C.P. STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB3768"

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

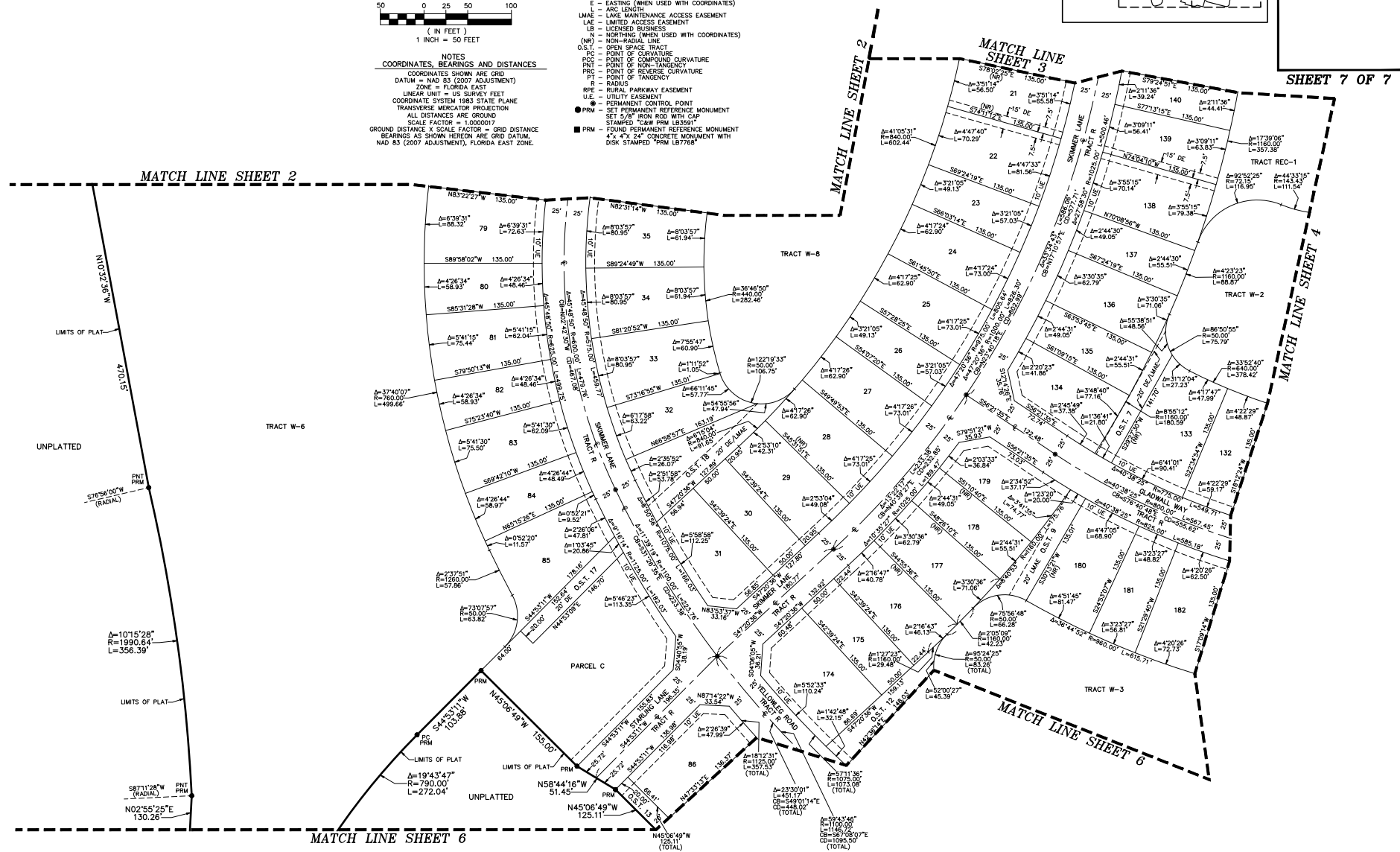
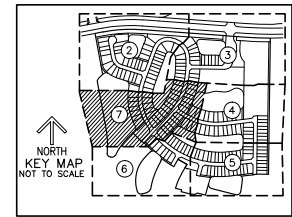
DEL WEBB AT WESTLAKE

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

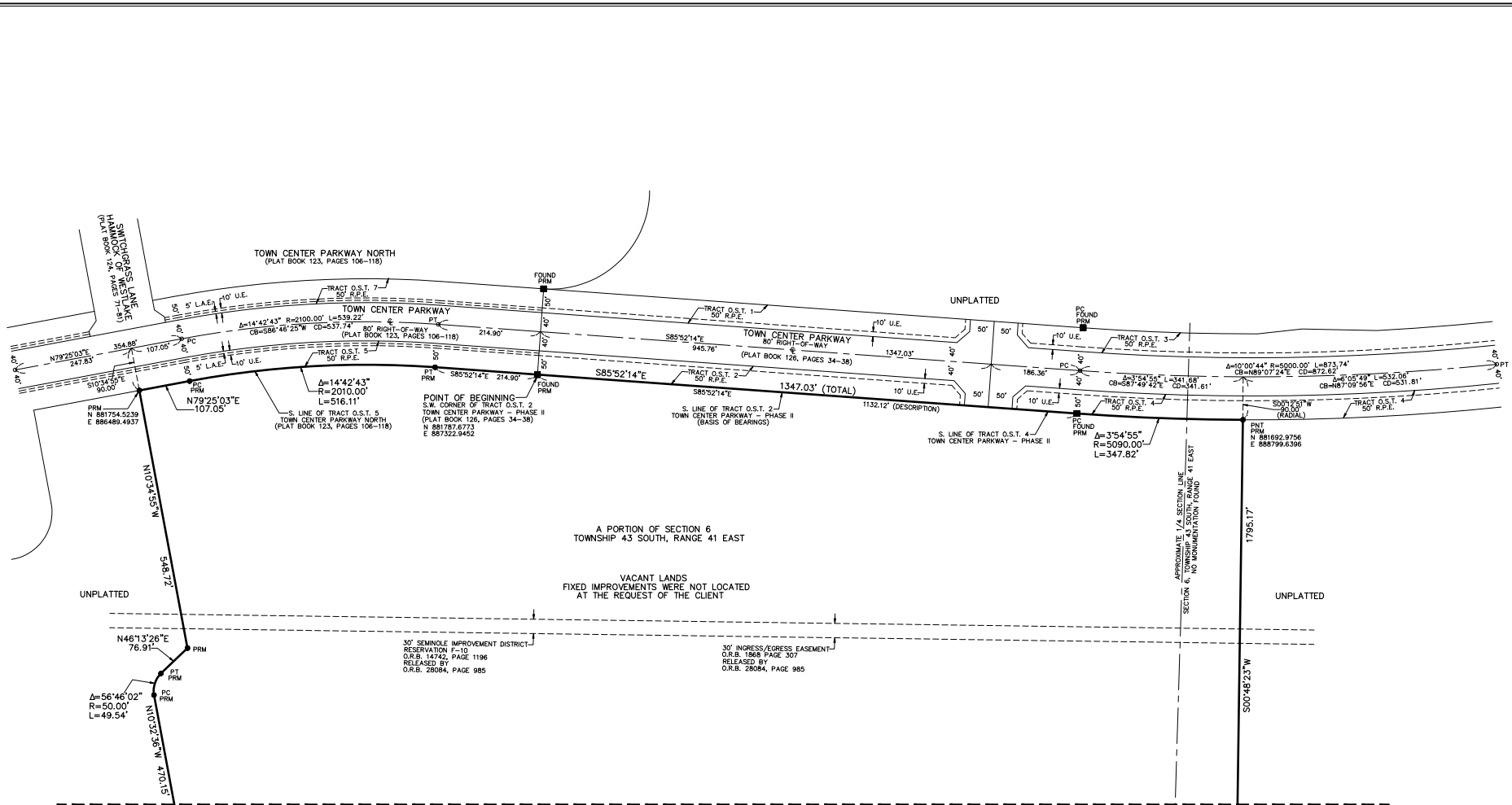


- LEGEND/ABBREVIATIONS**
- ± = CENTERLINE
 - Δ = DELTA (CENTRAL ANGLE)
 - OB = CHORD BEARING
 - CD = CHORD DISTANCE
 - DE = DRAINAGE EASEMENT
 - E = EASTING (WHEN USED WITH COORDINATES)
 - L = LINE LENGTH
 - LMAE = LAKE MAINTENANCE ACCESS EASEMENT
 - LAE = LIMITED ACCESS EASEMENT
 - LB = LICENSED BUSINESS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

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



SHEET 7 OF 7



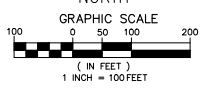
A PORTION OF SECTION 6
TOWNSHIP 43 SOUTH, RANGE 41 EAST

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

MATCH LINE SHEET 3

30' SEMINOLE IMPROVEMENT DISTRICT
RESERVATION P-10
O.R.B. 14742, PAGE 1196
RELEASED BY
O.R.B. 28084, PAGE 985

30' INGRESS/EGRESS EASEMENT
O.R.B. 1868 PAGE 307
RELEASED BY
O.R.B. 28084, PAGE 985



- LEGEND/ABBREVIATIONS**
- S - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LIB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - R.P.E. - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - PRM - SET PERMANENT REFERENCE MONUMENT
 - PRM - SET 3/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3593"
 - PRM - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

NOTES

COORDINATES, BEARINGS AND DISTANCES

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

REVISIONS	DATE	BY

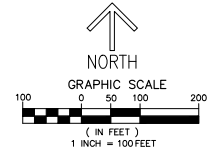
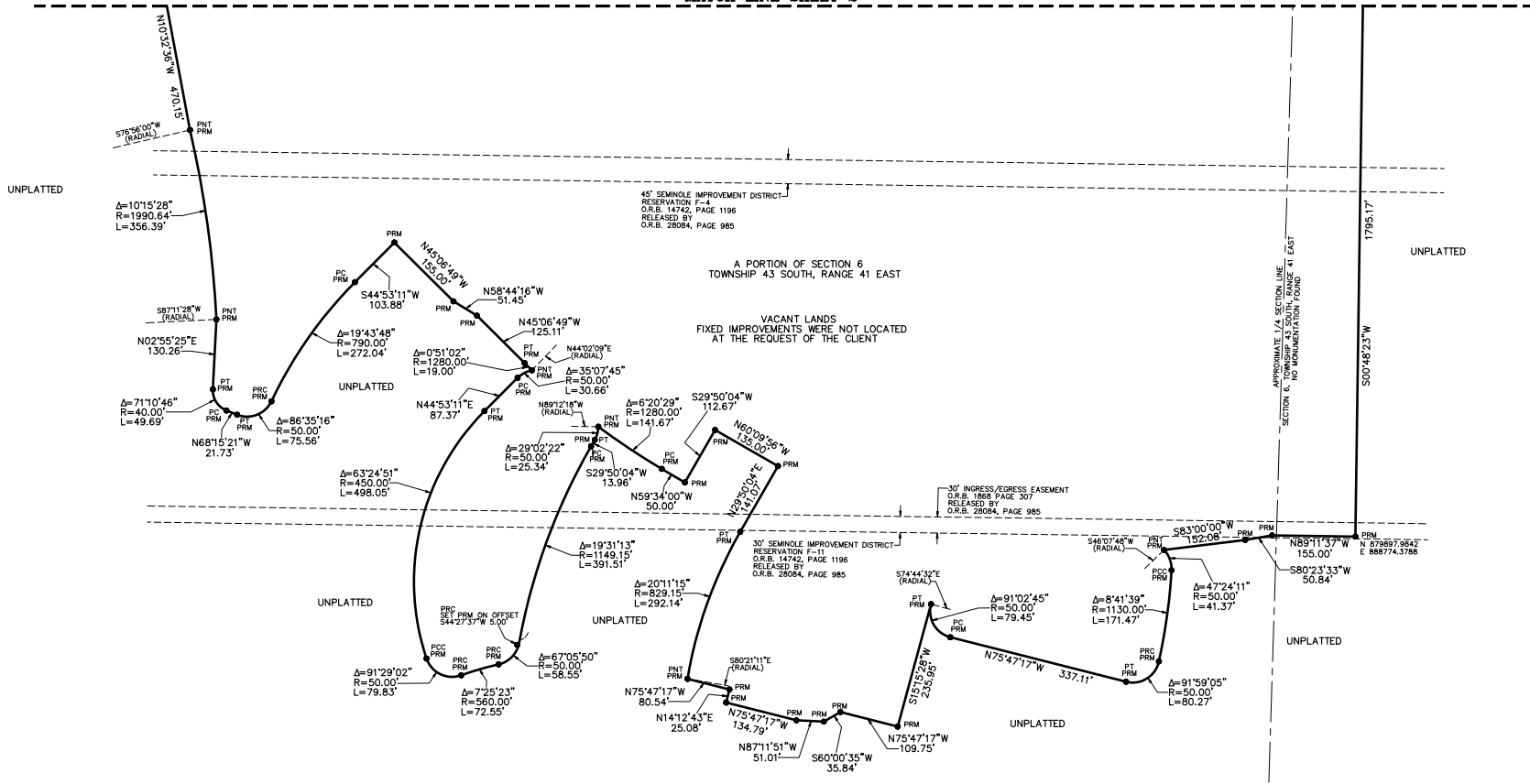
CALLFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
1000 BLAINE ROAD - SUITE 300
PALM BEACH, FLORIDA 33480
PHONE 561-836-9999 / FAX 561-836-7048

BOUNDARY SURVEY
A PORTION OF SECTION 6
TOWNSHIP 43 SOUTH, RANGE 42 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE 07/06/18
DRAWN BY JC
F.B./P.C. ELEC
SCALE AS SHOWN

JOB # 8272
SHT. NO. 2
OF 3 SHEETS

MATCH LINE SHEET 2



- LEGEND/ABBREVIATIONS**
- € - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - PC - POINT OF CURVATURE
 - POC - POINT OF COMPOUND CURVATURE
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - R - RADIUS
 - R.P.E. - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - PRM - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB509"
 - PRM - FOUND PERMANENT REFERENCE MONUMENT
4x 4x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (2007 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

RELEASER FOR CITY COMMENTS	FILE NAME	DATE	BY
RELEASER FOR SEMINOLE IMPROVEMENT DISTRICT COMMENTS	R-04-18		

CALLFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 7000 BLUESHAW BLVD - SUITE 400
 BOCA RATON, FLORIDA 33433
 PHONE 561-996-9991 / FAX 561-996-4452

BOUNDARY SURVEY
 A PORTION OF SECTION 6
 TOWNSHIP 43 SOUTH, RANGE 42 EAST
 CITY OF WESTLAKE COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

DATE 07/06/18
 DRAWN BY JC
 F.B./P.C. ELEC
 SCALE AS SHOWN

JOB # 8272
 SHEET NO. 3
 OF 3 SHEETS



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

- 1. DATE:** 8/23/2018
- 2. PETITION NUMBER:** ENG-2018-16
- 3. DESCRIPTION:** Del Webb/Pod P Phase I Plat
- APPLICANT:** Minto PBLH, LLC
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **THIRD APPROVAL**

This is the Fourth review of this Plat. This review is done for street name revisions. The plat remains in compliance with Chapter 177 Florida Statutes. 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

Twelfth Order of Business

CITY OF WESTLAKE



Annual Operating Budget **Fiscal Year 2019**

Version 1 - Proposed Budget
(Version Date: 8/10/2018)

Table of Contents

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CITY OF WESTLAKE

Public Officials

Mayor

Roger Manning

Vice Mayor

Katrina Long Robinson

Councilmann

Philip Everett

Councilman

John Stanavitch

Councilwoman

Kara Crump

Administrative Staff

Ken Cassel, City Manager

Pam Booker, Attorney

Inframark Infrastructure Management Services, Financial Services

FY2019 Summary Budget - General Fund

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUNE-2018	PROJECTED JUL - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 1,293	\$ 2,000	\$ 730	\$ 243	\$ 973	\$ 2,000
Ad Valorem Taxes (5.125 millage)	-	138,030	140,217	-	140,217	236,400
Ad Valorem Taxes - Discounts	-	(5,521)	(5,463)	-	(5,463)	(9,500)
Licenses, Permits & Fees	253,397	167,500	814,569	10,586	825,155	970,500
Other Taxes	-	1,000	19,724	9,855	29,579	123,200
Developer Contribution	1,117,965	1,580,967	769,568	811,399	1,580,967	2,408,400
TOTAL REVENUES	1,372,655	1,883,976	1,739,345	832,083	2,571,428	3,731,000
EXPENDITURES						
<i>Legislative</i>						
Salaries	204,000	204,000	153,000	51,000	204,000	204,000
Payroll Taxes	15,606	15,606	11,705	3,902	15,607	15,600
Other Legislative / Council Expenses	-	28,000	16,000	5,333	24,667	44,000
Total Legislative	219,606	247,606	180,705	60,235	244,273	263,600
<i>Administrative</i>						
Executive Services	249,101	283,830	256,558	85,519	342,077	410,000
Auditing Services	3,085	7,000	-	7,000	7,000	7,000
General Government	58,361	126,260	71,153	23,400	94,886	423,100
Misc-Contingency	1,858	90,000	11,597	3,866	15,463	90,000
Cap Outlay	-	140,000	10,973	-	10,973	6,000
Total Administrative	312,405	647,090	350,281	119,785	470,399	936,100
<i>Legal Counsel</i>						
ProfServ-Legal Services	296,300	284,280	218,540	74,100	292,640	296,300
Total Legal Counsel	296,300	284,280	218,540	74,100	292,640	296,300
<i>Comprehensive Planning</i>						
ProfServ-Planning/Zoning/Eng	475,949	430,000	696,235	103,073	799,308	925,000
Total Comprehensive Planning	475,949	430,000	696,235	103,073	799,308	925,000
<i>Other Public Safety</i>						
Contracts-Sheriff	6,820	275,000	29,388	9,796	39,184	550,000
Total Other Public Safety	6,820	275,000	29,388	9,796	39,184	550,000
<i>Road and Street Facilities</i>						
Electricity-General	-	-	-	-	-	10,000
Total Road and Street Facilities	-	-	-	-	-	10,000
<i>Parks and Recreation</i>						
R&M-Parks	-	-	-	-	-	50,000
Total Parks and Recreation	-	-	-	-	-	50,000
<i>Reserves</i>						
Building-Future City Hall (yr.1 of 5)	-	-	-	-	-	700,000
Total Reserves	-	-	-	-	-	700,000
TOTAL EXPENDITURES	1,311,080	1,883,976	1,475,149	366,989	1,845,804	3,731,000
Excess (deficiency) of revenues over (under) expenditures	61,575	-	264,196	465,094	725,624	-
FUND BALANCE, BEGINNING	329,686	391,261	391,261	-	391,261	1,116,885
FUND BALANCE, ENDING	\$ 391,261	\$ 391,261	\$ 655,457	\$ 465,094	\$1,116,885	\$1,116,885

FY2019 Detail Budget - General Fund

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUN-2018	JUL - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 1,293	\$ 2,000	\$ 730	\$ 243	\$ 973	\$ 2,000
Ad Valorem Taxes	-	138,030	140,217	-	140,217	236,400
Ad Valorem Taxes - Discounts	-	(5,521)	(5,463)	-	(5,463)	(9,500)
Local Option Fuel Tax	-	-	68	27	95	100
Local Discretionary Sales Tax	-	-	-	-	-	800
FPL Franchise Fee	-	-	-	8,333	8,333	33,300
Public Service Tax-Electricity	-	-	-	-	-	18,000
Public Service Tax-Water	-	-	12,800	6,400	19,200	76,800
Communications Service Tax	-	-	6,856	3,428	10,284	27,100
Occupational Licenses	7,575	5,000	4,680	-	4,680	5,000
Building Permits	242,697	160,000	546,851	-	546,851	600,000
Engineering Permits	-	-	179,938	-	179,938	75,000
Planning/Zoning Permits	-	-	79,360	-	79,360	250,000
Other Licenses, Fees and Permits	-	-	758	253	1,011	4,700
Municipal Revenue Sharing program	-	-	-	-	-	1
Local Govt Half Cent Sales Tax	-	1,000	-	-	-	400
Administrative Fees	-	-	495	-	495	-
Judgements and Fines	-	-	99	-	99	-
Other Impact Fees	1,565	1,500	-	1,500	1,500	1,500
Developer Contribution	1,117,965	1,580,967	769,568	811,399	1,580,967	2,408,400
Lien Search Fees	-	-	238	-	238	-
Inspection Fees	1,560	1,000	2,150	500	2,650	1,000
TOTAL REVENUES	1,372,655	1,883,976	1,739,345	832,083	2,571,428	3,731,000
EXPENDITURES						
<i>Legislative</i>						
Mayor/Council Stipend	204,000	204,000	153,000	51,000	204,000	204,000
FICA Taxes	15,606	15,606	11,705	3,902	15,607	15,600
ProfServ-Legislative Expense	-	18,000	16,000	5,333	21,333	24,000
Council Expenses	-	10,000	-	-	3,333	20,000
Total Legislative	219,606	247,606	180,705	60,235	244,273	263,600
<i>Administrative</i>						
ProfServ-Consultants	-	40,000	14,700	4,900	19,600	40,000
ProfServ-Information Technology	-	-	-	-	-	148,000
Management Services	249,101	283,830	256,558	85,519	342,077	410,000
ProfServ-Web Site Maintenance	-	5,900	3,925	1,308	5,233	6,100
Auditing Services	3,085	7,000	-	7,000	7,000	7,000
Communication - Telephone	2,789	7,500	2,187	729	2,916	7,500
Postage and Freight	415	1,500	1,049	350	1,399	1,500
Insurance - General Liability	5,000	15,000	6,000	-	6,000	16,500
Lease - Building	500	500	500	-	500	500
Printing & Binding	-	1,000	-	-	333	1,000
Legal Advertising	11,884	10,000	19,047	6,349	25,396	12,000
Miscellaneous Services	-	-	439	-	439	-
General Government	28,219	33,360	14,395	2,867	17,262	100,000
Misc-Contingency	1,858	90,000	11,597	3,866	15,463	90,000
City Events	-	-	-	-	-	75,000

FY2019 Detail Budget - General Fund

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUN-2018	JUL - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Office Supplies	9,554	2,500	5,106	1,702	6,808	5,000
Dues, Licenses, Subscriptions	-	9,000	3,805	5,195	9,000	10,000
Cap Outlay - Equipment	-	-	10,973	-	10,973	-
Cap Outlay - Software	-	120,000	-	-	-	-
Cap Outlay - Computers	-	20,000	-	-	-	6,000
Total Administrative	312,405	647,090	350,281	119,785	470,399	936,100
Legal Counsel						
ProfServ-Legal Services	296,300	284,280	218,540	74,100	292,640	296,300
Total Legal Counsel	296,300	284,280	218,540	74,100	292,640	296,300
Comprehensive Planning						
ProfServ-Engineering	-	100,000	107,339	35,780	143,119	75,000
ProfServ-Building Permits	-	160,000	435,394	16,126	451,520	600,000
ProfServ-Planning/Zoning Board	-	170,000	153,502	51,167	204,669	250,000
Total Comprehensive Planning	475,949	430,000	696,235	103,073	799,308	925,000
Other Public Safety						
Contracts-Sheriff	6,820	275,000	29,388	9,796	39,184	550,000
Total Other Public Safety	6,820	275,000	29,388	9,796	39,184	550,000
Road and Street Facilities						
Electricity-General	-	-	-	-	-	10,000
Total Road and Street Facilities	-	-	-	-	-	10,000
Parks and Recreation						
R&M-Parks	-	-	-	-	-	50,000
Total Parks and Recreation	-	-	-	-	-	50,000
Reserves						
Building-Future City Hall (yr.1 of 5)	-	-	-	-	-	700,000
Total Reserves	-	-	-	-	-	700,000
TOTAL EXPENDITURES	1,311,080	1,883,976	1,475,149	366,989	1,845,804	3,731,000
Excess (deficiency) of revenues over (under) expenditures	61,575	-	264,196	465,094	725,624	-
FUND BALANCE, BEGINNING	329,686	391,261	391,261	-	391,261	1,116,885
FUND BALANCE, ENDING	\$ 391,261	\$ 391,261	\$ 655,457	\$ 465,094	\$ 1,116,885	\$ 1,116,885

FY2019 Budget - Special Revenue Fund (Housing Assistance Program)

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1,585	\$ 59	\$ 1,644	\$ -
Other Impact Fees	-	-	-	-	-	-
Developer Contribution	-	316,500	316,500	-	316,500	-
Housing Assistance Fee	-	-	-	-	75,000	150,000
TOTAL REVENUES	-	316,500	318,085	59	318,144	150,000
EXPENDITURES						
<i>Administrative</i>						
Administration Fee	-	22,155	-	5,539	5,539	11,300
Assistance Program	-	294,345	46,745	10,000	56,745	138,700
Total Administrative	-	316,500	46,745	15,539	62,284	150,000
TOTAL EXPENDITURES	-	316,500	46,745	15,539	62,284	150,000
Excess (deficiency) of revenues Over (under) expenditures	-	-	271,340	(15,480)	255,860	-
FUND BALANCE, BEGINNING	-	-	-	-	-	255,860
FUND BALANCE, ENDING	\$ -	\$ -	\$ 271,340	\$ (15,480)	\$ 255,860	\$ 255,860

Budget Narratives

General Fund-Revenue

Interest - Investments

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

Ad Valorem Taxes

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

Ad Valorem Taxes - Discounts

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

Local Option Fuel Tax

Florida statutes allow a municipality to levy a tax on the sale of fuel. The State of Florida administers the tax and remits receipts to the municipality.

Local Discretionary Sales Tax

Florida statutes allow municipalities to levy surtaxes on various transactions subject to state sales and communication services taxes. The State of Florida administers the tax and remits receipts to the municipality.

FPL Franchise Fee

Florida statutes allow municipalities to collect a fee from utilities companies for their use of public facilities necessary to provide service to customers. The fee is collected by the utility from its customers and remitted to the municipality.

Public Service Tax-Electricity

Florida statutes allow municipalities to levy a tax on the value of electrical service provided within its borders. The tax is collected by the utility from its customers and remitted to the municipality.

Public Service Tax-Water

Florida statutes allow municipalities to levy a tax on the value of water service provided within its borders. The tax is collected by the company from its customers and remitted to the municipality.

Communication Services Tax

The State of Florida levies a tax on the sale of communication services. This revenue is shared with its counties and municipalities.

Occupational Licenses

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

Building Permits

The City collects fees to cover the costs of operating the Building Department. This revenue will vary from year to year depending upon the volume of permit activity.

Engineering Permits

The City collects fees to cover the cost of operating the Engineering Department. This revenue will vary from year to year depending upon the volume of permit activity.

Planning/Zoning Permits

The City collects fees to cover the cost operating the Planning and Zoning Department. This revenue will vary from year to year depending upon the volume of permit activity.

Other Licenses, Fees and Permits

The City collects fees from vendors to register to do work within its borders, as well as fees for various other licenses and permits.

Budget Narratives

General Fund-Revenue (continued)

Municipal Revenue Sharing Program

The State of Florida provides municipalities with a share of its revenues based on an allocation formula.

Local Govt. Half Cent Sales Tax

The Half-Cent Sales Tax is a state authorized tax, approved by residents of a city, for funding certain well-defined community projects.

Other Impact Fees

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

Developer Contribution

The City has a funding agreement in place with Minto PBLH, LLC.

Inspection Fees

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

Budget Narratives

General Fund-Expenditures

Expenditures – Legislative

Mayor/Council Stipend

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

FICA Taxes

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

ProfServ - Legislative Expense

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

Council Expense

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

Expenditures – Administrative

ProfServ – Consultants

This amount represents fees paid for compiling, organizing and maintaining permitting and other files.

ProfServ – Information Technology

This amount is the expected first-year costs for the development and maintenance of the City's information technology infrastructure. This amount is net of expected reimbursements from Seminole Improvement District for its share of the costs.

Management Services

The City receives City Manager, City Clerk, Administrative and Financial services as part of a Management Agreement with Inframark Infrastructure Management Services. This amount for the fiscal year is based on the current and projected staffing needs for the City in the coming year.

ProfServ - Web Site Maintenance

This amount is for the cost of website hosting and posting of information to meet current Florida Statutes, as well as the annual domain name fees and the cost of any modifications to the web site.

Auditing Services

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

Communication - Telephone

Services are provided by Telephone T-Mobile USA Inc.

Postage and Freight

This amount is for postage and/or freight used for City mailings, vendor checks and other correspondence.

Insurance – General Liability

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

Budget Narratives

General Fund Expenditures – Administrative (continued)

Lease – Building

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

Printing & Binding

This amount is for the cost of copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

General Governmental

This amount is for various expenditures not covered in specific line items within the budget but that are recurring in nature.

Misc-Contingency

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

City Events

This amount is for the cost of city-wide social events that City may wish to sponsor.

Office Supplies

This amount is for supplies used in the preparation of required mailings, and other special projects, as well as the cost for supplies in the City's office.

Dues, Licenses, Subscriptions

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

Capital Outlay - Computers

This amount is for the funding of computers to operate the building department software and other programs not supplied by contract.

Expenditures – Legal Counsel

ProfServ - Legal Services

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

Expenditures – Comprehensive Planning

ProfServ – Engineering Department

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

ProfServ – Building Department

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

Budget Narratives

General Fund Expenditures – Comprehensive Planning (continued)

ProfServ – Planning/Zoning Department

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

Expenditures – Other Public Safety

Contracts-Sheriff

The City contracts for police services through the Palm Beach County Sheriff within the City limits.

Expenditures – Road and Street Facilities

Electricity-General

This amount is for electric service to the City's traffic signals.

Expenditures – Parks and Recreation

R&M-Parks

This amount is for costs to maintain the City's park facilities.

Reserves

Building-Future City Hall

Funds will be set aside over a 5-year period for the construction of a City Hall. This amount is the funding for the first year.

Budget Narratives

Special Revenue Fund (Housing Assistance Program)-Revenue

Housing Assistance Fee

A portion of the building permit fee for new construction will go toward funding the Housing Assistance Program.

Special Revenue Fund (Housing Assistance Program)-Expenditures

Assistance Program

This is the amount of funding available for homeowner assistance less an allowance of 7.5 % of funding for administrative expenditures.

Administration Fee

This is an allowance for administrative expenditures equal to 7.5% of available funding.

12A.

September 10, 2018

RESOLUTION 2018-21

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING THE PROPOSED AD VALOREM MILLAGE RATE TO BE LEVIED FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2018, ENDING ON SEPTEMBER 30, 2019.

WHEREAS, pursuant to applicable provisions of law, the City of Westlake has computed a proposed millage rate and prepared a tentative budget for the fiscal year beginning October 1, 2018 and ending on September 30, 2019; and

WHEREAS, a "Notice of Proposed Millage Rate and Tentative Budget Hearings" advising the public that a public hearing on the proposed millage rate and tentative budget would be held on September 10, 2018, at 6:30 pm in the Westlake Community Center, located at 4005 Seminole Pratt Whitney Road, in Westlake, Florida, has been mailed as required by Florida Statute 200.065; and

WHEREAS, said public hearing has been held as stated above and comments from the public concerning said proposed millage rate and tentative budget have been heard and considered; and

WHEREAS, the gross taxable value for operation purposed not exempt from taxation within Palm Beach County, has been certified by the Palm Beach County Appraiser to the City of Westlake is **\$48,564,617.00**; and

WHEREAS, it is the desire of the City Council for the City of Westlake to adopt a Proposed millage rate for the fiscal year beginning October 1, 2018 and ending on September 30, 2019;

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

- Section 1: That the proposed ad valorem millage rate of \$1,000.00 of assessed value for real and personal property value as established by the Palm Beach County Property Appraiser for the October 1, 2018 to September 30, 2019, fiscal year is hereby set at **5.125** mills.
- Section 2: The operating millage rate for the fiscal year 2018/2019 is set at **5.125** mills, which is **89.37%** higher than the "rolled-back rate" of **2.7064**.
- Section 3: The City of Westlake does not have voted debt for fiscal year 2018/2019.

Section 4: That a public hearing to adopt a final millage rate and budget shall be held on September 24, 2018 at 6:30 pm, in accordance with Section 200.065, of the Florida Statutes.

Section 5: That this resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of September 2018.

Roger Manning, Mayor
City of Westlake

Sandra Demarco, City Clerk

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

12B.

September 10, 2018

RESOLUTION 2018-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF WESTLAKE, FLORIDA, AND MAKING AN APPROPRIATION FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2018, AND ENDING ON SEPTEMBER 30, 2019.

WHEREAS, in accordance with applicable provision of the law, the City Council for the City of Westlake has prepared a tentative budget for the City of Westlake for the fiscal period beginning on October 1, 2018 and ending on September 30, 2019, and determined the amount of available funds on hand, the estimated revenues, and appropriated amounts for the support of various operations of the City for the fiscal period; and

WHEREAS, a "Notice of Proposed Tax Increase" advising the public that the public hearing on the proposed millage rate and the tentative budget would be held on September 10, 2018, at 6:30 pm, at the Westlake Community Center, located at 4005 Seminole Pratt Whitney Road, Westlake, Florida 33470, has been mailed as required by Florida Statute 200.065; and

WHEREAS, said public hearing has been held as stated above and comments from the public concerning said proposed millage rates and tentative budget have been heard and considered; and

WHEREAS, as set forth during the tentative budget hearing the City Council acknowledges that said tentative budgets reflect the following revenue and expenditure estimates for the fiscal year beginning on October 1, 2018 and ending September 30, 2019 for all funds total \$3,881,000; and

WHEREAS, it is the desire of the City Council for the City of Westlake, to adopt a tentative budget for the fiscal year beginning October 1, 2018 and ending on September 30, 2019;

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

SECTION 1. There is hereby approved and adopted the tentative budget for the City of Westlake, Florida, as reflected in Exhibit "A", which is attached hereto and made a part hereof, for the fiscal period beginning on October 1, 2018 and ending on September 30, 2019.

SECTION 2. There is hereby appropriated for all the funds of the City of Westlake, Florida, the sum of \$3,881,000 as the appropriation for the fiscal year, October 1, 2018 through September 30, 2019.

SECTION 3. That the adopted tentative operation budget for Fiscal Year 2019 established limitations on expenditures/expenses by fund total. Said limitation meaning that the total sum allocated to each fund for total expenditures/expenses may not be increased without specific authorization by a duly enacted resolution effecting such amendment or transfer.

SECTION 4. That during the course of the 2019 fiscal year the City Council may transfer budgeted amounts from one fund or project to another fund or project and otherwise amend the budget by resolution, in accordance with laws of this state and the City Charter.

SECTION 5. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY the City Council for the City of Westlake, Florida, this 10th day of September 2018.

Roger Manning, Mayor
City of Westlake, Florida

Sandra Demarco, City Clerk

Approved as to Form
Pam E. Booker, City Attorney

Thirteenth Order of Business

RESOLUTION 2018-23

A RESOLUTION OF CITY OF WESTLAKE HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION AND COMMITTING TO AN EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT

WHEREAS, Florida's voters placed municipal Home Rule powers into the Florida Constitution on November 5, 1968, during the regular elections as an amendment to Article VIII; and

WHEREAS, this power has enabled each city, town and village across the Sunshine State to consider, adopt, revise or remove its own laws without the need to seek legislative permission from the state and has further served as the foundation upon which every municipality builds its governmental structure; and

WHEREAS, the political climate within the Florida Legislature has recently included many attacks on these powers; and

WHEREAS, grassroots measures calling such actions wrong and declaring that local decisions be made at the local level by local officials must continue so that all legislators clearly understand Florida's Home Rule as a constitutional power and one upheld in state statutes; and

WHEREAS, a 50th anniversary is a fitting time for all municipalities to engage their respective citizens to educate them about the Florida Constitution and local laws, so that all Floridians may continue to receive the many benefits of Home Rule.

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

Section 1. That this anniversary presents a tremendous opportunity to educate all citizens about Florida's Constitution, municipal government and Home Rule authority, and that all necessary resources shall be provided for such public information.

Section 2. That the City of Westlake will actively challenge all efforts to reduce or erode this cherished right and further employ all efforts to ensure state and federal government partners understand that a one-size-fits-all approach to governance is not in the interests of Florida citizens.

Section 3. That the tradition of local decision-making in Florida is essential to protect, as it provides each municipality the ability to preserve and enhance the myriad characteristics that make each one uniquely special and that maintains its quality of life.

Section 4. That the City of Westlake will include this information on its website, as a regular agenda item for public discussion and within the City of Westlake services in as many outreach venues as possible.

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of September, 2018.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Fourteenth Order of Business

NOTICE OF MEETING SCHEDULE CITY OF WESTLAKE

The City Council of the City of Westlake will hold meetings for 2019 at the Westlake Community Center located at 4005 Seminole-Pratt Whitney Road, Westlake, Florida at 6:30 p.m. on the second Monday of every month.

October 8, 2018
November 12, 2018 (Veterans Day Observed)
December 10, 2018
January 14, 2019
February 11, 2019
March 11, 2019
April 8, 2019
May 13, 2019
June 10, 2019
July 8, 2019
August 12, 2019
September 9, 2019

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Municipalities. Meetings may be continued to a date, time and location to be specified on the record at the meetings. A scheduled meeting may be cancelled by the Council based on the business needs of the City.

There may be occasions when one or more Councilmen/Councilwoman will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the City Clerk at 954-603-0033 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the City.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kenneth Cassel
City Manager

Fifteenth Order of Business

District 15 City of Westlake

Monthly Report: August 2018



Calls for Service	Monthly
Business/Residence Checks	223
Traffic Stops	97
Calls for Service (Excluding 1061's)	184
All CAD Calls – Total*	407

Traffic Summary	Monthly
Warnings (Written and Verbal)	60
Citations	39
Total	99

Data Source: CrimeView Dashboard
*Omit Miscellaneous Calls

Summary: During the month, there were 320 generated calls within the district. 79% of these calls were self-initiated.

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

Vandalism:

- **S40: 18-109444 at 5022 Seminole Pratt Whitney Rd occurred on 8/15/18.**

Complainant and coworker Jodi Simpson got into a verbal argument at work. Jodi then walked outside the business for a couple minutes and when she returned, she got into another argument with the complainant. Then, Jodi again exited the business at which time the complainant followed her and noticed scratch marks on her Ford pickup truck.