

Council Members

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



City of Westlake

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

Council Meeting

Monday, April 8, 2019

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

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

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Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466
Website: westlakegov.com

April 3, 2019

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, April 8, 2019 at 6:30 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
 2. Pledge of Allegiance
 3. Approval of Agenda
 4. Audience Comments on Agenda Items (3) Minute Time Limit
 5. Approval of the minutes of the March 11, 2019 Council Meeting and March 11, 2019 Workshop
 6. Approval of Financial Statements for February 2019
 7. Master Plan Amendment
 - A. Staff Report
 - B. PowerPoint Presentation
 8. Sky Cove Phase I A&B (Pod M) Presentation
- PUBLIC HEARING TO APPROVE PLATS**
9. Resolution 2019-10, Approving Final Plat for Sky Cove Phase IA (Pod M)
 10. Resolution 2019-11, Approving Final Plat for Sky Cove Phase IB (Pod M)
 11. Resolution 2019-12, Approving Final Plat for 7-Eleven
- CLOSE PUBLIC HEARING**
12. Resolution 2019-13, Selecting Vice Mayor Until April 13, 2020
 13. Manager's Report
 14. Attorney's Report
 15. PBSO Monthly Report – Informational Only
 16. Response Time Report from Palm Beach County Fire Rescue – Informational Only
 17. Audience Comments on Other Items (3) Minute Time Limit
 18. Council Comments
 19. Adjournment

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

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

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

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A Regular Meeting and Public Hearing of the City Council of the City of Westlake was held Monday, March 11, 2019 at 6:30 p.m. at the Westlake Council Chambers, located at 4005 Seminole Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

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

Also present were:

Pam Booker	City Attorney
Lynn Lobrutto	Inframark
Donaldson Hearing	Cotleur & Hearing
Nilsa Zacarias	NZ Consultants
John Carter	Minto PBLH

The following is a summary of the discussions and actions taken at the March 11, 2019 City of Westlake Council Meeting and Public Hearing.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order, and Ms. Lobrutto called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Councilman Stanavitch, seconded by Councilman Everett, with all in favor, the Agenda was approved as presented.
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FOURTH ORDER OF BUSINESS

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

Mayor Manning made a statement regarding proper decorum at meetings with regards to submission of items to the Board.

Hearing no comments from the audience, the next order of business followed.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2019 Council Meeting and February 11, 2019 Workshop

On MOTION by Councilman Everett, seconded by Councilwoman Crump, with all in favor, the Minutes of the January 14, 2019 Council Meeting and February 11, 2019 Workshop were approved.

SIXTH ORDER OF BUSINESS

Approval of Financial Statements for January 2019

On MOTION by Councilwoman Crump, seconded by Vice Mayor Long Robinson, with all in favor, the Financial Statements for January 2019 were approved.

SEVENTH ORDER OF BUSINESS

Meadows of Westlake Pod R Phase II

- A. Staff Report**
- B. PowerPoint Presentation**

Ms. Zacarias provided the Council with a presentation map with details pertaining to Resolution 2019-07, the Final Subdivision Plan for Pod R (Meadows of Westlake) Phase II located within the Westlake Traditional Town Development.

PUBLIC HEARING TO APPROVE PLATS

EIGHTH ORDER OF BUSINESS

Resolution 2019-06, Approving Final Plat for Sky Cove Phase I

- Ms. Lobrutto read Resolution 2019-06 by title only.
- Staff is in the process of making changes to this plat. Therefore, it was requested that this item be tabled to the April 8, 2019 Meeting.

On MOTION by Councilman Stanavitch, seconded by Councilman Everett, with all in favor, Resolution 2019-06 was tabled to the next meeting.

NINTH ORDER OF BUSINESS

Resolution 2019-07, Approving Final Plat for Meadows of Westlake Phase II

- Ms. Lobrutto read Resolution 2019-07 by title only.
- Mr. Hearing provided an overview of this item.
 - Mr. Carter discussed sales and commercial properties.

- Ms. Booker distributed an updated plat.

On MOTION by Councilwoman Crump, seconded by Vice Mayor Long Robinson, with all in favor, Resolution 2019-07, Approving the Final Plat for Meadows of Westlake Phase II (Pod R), Located by Metes and Bounds Being Described as a Parcel of Land Lying in Section 6, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida; Providing for Recordation; and Providing an Effective Date, was adopted as amended.

TENTH ORDER OF BUSINESS

Resolution 2019-08, Approving Final Plat for Westlake Civic Tract

- Mr. Hearing provided an overview of this item.
- Ms. Lobrutto read Resolution 2019-08 by title only.
- Ms. Booker indicated there is a change in Note 3 and the Surveyor’s notes to add language which reference SID permits.

On MOTION by Councilman Stanavitch, seconded by Vice Mayor Long Robinson, with all in favor, Resolution 2019-08, Approving the Final Plat for Westlake Civic Tract (Pod C-2), Located by Metes and Bounds Being Described as a Parcel of Land Lying in Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida; Providing for Recordation; and Providing an Effective Date, was adopted as amended.

CLOSE PUBLIC HEARING

ELEVENTH ORDER OF BUSINESS

Resolution 2019-09, Providing Authority to Alan Baldwin as Assistant Treasurer and Secondary Signatory

Ms. Lobrutto read Resolution 2019-09 by title only.

On MOTION by Vice Mayor Long Robinson, seconded by Councilman Everett, with all in favor, Resolution 2019-09, Providing Authority for Agents of the City to Act on the City’s Behalf and Providing Authorized Signatures for Conducting the City’s Financial Matters and for Banking and Accounting Purposes, was adopted.

TWELFTH ORDER OF BUSINESS

Manager’s Report

It was noted that Mr. Cassel was attending the County meeting.

THIRTEENTH ORDER OF BUSINESS Attorney’s Report

Ms. Booker reported that City staff continues to work on a weekly basis drafting codes to bring forward at the next workshop. Articles 1, 2 and 3 are currently being worked on. She will follow up at the April meeting to determine whether a second meeting or workshop in April is necessary.

FOURTEENTH ORDER OF BUSINESS PBSO Monthly Report

This item is for informational purposes only.

FIFTEENTH ORDER OF BUSINESS Response Time Report from Palm Beach County Fire Rescue

This item is for informational purposes only.

SIXTEENTH ORDER OF BUSINESS Audience Comments on Other Items (3) Minute Time Limit

Hearing no comments from the audience, the next order of business followed.

SEVENTEENTH ORDER OF BUSINESS Council Comments

The following comments were made:

- Vice Mayor Long Robinson thanked Minto for sponsoring the Homeless Coalition of Palm Beach County.
- Vice Mayor Long Robinson attended Commissioner McKinley’s Town Hall Meeting in Loxahatchee. It was well attended and there were questions regarding traffic.
- Vice Mayor Long Robinson will send an email to the Council regarding District 6.

EIGHTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned at approximately 7:12 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

**MINUTES OF WORKSHOP
CITY OF WESTLAKE**

A Workshop of the City Council of the City of Westlake was held Monday, March 11, 2019, immediately following the Regular Meeting at 7:14 p.m., at the Westlake Council Chambers, located at 4005 Seminole Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

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

Also present were:

Pam Booker	City Attorney
Lynn Lobrutto	Inframark
Suzanne Dumbrowski	City of Westlake Engineering Department
Nelson Bennett	Minto Communities
Residents	

The following is a summary of the discussions held at the March 11, 2019 City of Westlake Council Workshop.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The workshop was called to order.

SECOND ORDER OF BUSINESS

Article 5, Land Development Regulations

Ms. Dumbrowski provided an overview and the following was discussed:

- A plat is required based on Chapter 177 of the Florida Statutes. There are additional standards.
- Minimum required improvements are legal access, circulation system in place, easements for utility access, lighting, stormwater management and utilities.
- A surety is established to guarantee the minimum required improvements are constructed. This is a form of insurance. The amount is 115% of the cost of the infrastructure improvements. This accounts for fluctuations in the market as well as any corrective work to be done.

- The premium cost to obtain this bond is 1% to 3% of the construction costs, which is provided by the developer.
- The City Engineer’s office ensures the sureties are in place prior to recording the plats.
- This is for a site development permit which is needed for any construction activities not regulated by the Florida Building Code.
- Stormwater standards were addressed.
- Underground utilities are required.
- Erosion control standards are in place.
- The timeframe for completion is approximately two months.
- Ms. Carline Millan of 15934 Rain Lilly Way, Lot 158, is happy with the Hammocks. She noted a section of Rain Lilly Way does not have traffic signals and is not well-lit.
 - Mr. Bennett responded that there may be a section not yet installed. Staff will check the area in question to determine whether anything can be done or ensure everything was installed as designed initially.
 - The survey shows a light pole should have been installed. Mr. Bennett will investigate and follow up with Ms. Millan.

THIRD ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned.

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: March 25, 2019
SUBJECT: February Financial Report

Please find attached the February 2019 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 February were approximately 31% of the annual budget. Approximately 91% of FY2019 Ad Valorem Tax had been collected through February. The annual budget includes revenue from a funding agreement with Minto Community LLC. Actual receipts under this funding agreement were far less than anticipated as of the end of February.
- Total Expenditures through February were approximately 33% of the annual budget. Actual expenditures for Parks and Grounds Maintenance, Special Events, Building Reserve and Public Safety through February were far less than anticipated as of the end of February.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through February were approximately 99% of the annual budget. \$1,500 per SFR building permit is paid into the Housing Assistance Program as a donation. The City received a \$60,000 donation from FPL in November. There were no uses of program resources through February.

City of Westlake

Financial Report

February 28, 2019



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City of Westlake

Financial Statements

February 28, 2019

Balance Sheet
February 28, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 728,349	\$ -	\$ 728,349
Accounts Receivable	3,700	-	3,700
Due From Other Districts	4,044	-	4,044
Due From Other Funds	1,500	-	1,500
Investments:			
Money Market Account	88,324	432,563	520,887
Prepaid Items	125	-	125
Deposits	641	-	641
TOTAL ASSETS	\$ 826,683	\$ 432,563	\$ 1,259,246
<u>LIABILITIES</u>			
Accounts Payable	\$ 44,473	\$ -	\$ 44,473
Accrued Expenses	168,900	-	168,900
DBPR surcharge	630	-	630
DCA surcharge	911	-	911
Deferred Revenue-Developer Submittals (Minto)	38,482	-	38,482
Due To Other Funds	-	1,500	1,500
TOTAL LIABILITIES	253,396	1,500	254,896
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	125	-	125
Restricted for:			
Special Revenue	-	431,063	431,063
Unassigned:	573,162	-	573,162
TOTAL FUND BALANCES	\$ 573,287	\$ 431,063	\$ 1,004,350
TOTAL LIABILITIES & FUND BALANCES	\$ 826,683	\$ 432,563	\$ 1,259,246

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 833	\$ 1,031	\$ 198
Ad Valorem Taxes	248,894	245,161	225,874	(19,287)
Ad Valorem Taxes - Discounts	(9,994)	(9,844)	(7,570)	2,274
Local Option Gas Tax	100	50	27	(23)
Discretionary Sales Surtaxes	800	333	-	(333)
FPL Franchise	33,300	13,875	29,447	15,572
Electricity	18,000	7,500	-	(7,500)
Water	76,800	32,000	2,485	(29,515)
Communication Services Taxes	27,100	11,292	11,935	643
Occupational Licenses	5,000	2,083	2,350	267
Building Permits	600,000	250,000	257,871	7,871
Building Permits - Surcharge	-	-	550	550
Other Building Permit Fees	-	-	5,100	5,100
Building Permits - Admin Fee	-	-	23,352	23,352
Engineering Permits	75,000	31,250	51,382	20,132
Planning & Zoning Permits	250,000	104,167	19,477	(84,690)
Other Licenses, Fees & Permits	4,700	1,958	4,510	2,552
Local Govt .05c Sales Tax	400	167	-	(167)
Penalties	-	-	46	46
Admin Fee	-	-	4,547	4,547
Other Operating Revenues	-	-	300	300
Other Impact Fees	1,500	375	-	(375)
Developer Contribution	1,806,400	1,204,267	325,000	(879,267)
Lien Search Fee	-	-	95	95
Inspection Fees	1,000	417	6,150	5,733
TOTAL REVENUES	3,141,000	1,895,884	963,959	(931,925)
EXPENDITURES				
Administration				
Mayor/Council Stipend	204,000	85,000	85,000	-
FICA Taxes	15,600	6,500	6,503	(3)
ProfServ-Engineering	75,000	31,250	73,086	(41,836)
ProfServ-Info Technology	148,000	61,667	62,883	(1,216)
ProfServ-Legal Services	356,300	148,458	152,116	(3,658)
ProfServ-Legislative Expense	24,000	10,000	-	10,000
ProfServ-Planning/Zoning Board	250,000	104,167	89,321	14,846
ProfServ-Consultants	40,000	16,667	6,400	10,267
ProfServ-Building Permits	600,000	250,000	298,011	(48,011)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Management Services	410,000	170,833	173,012	(2,179)
ProfServ-Web Site Maintenance	6,100	2,542	3,208	(666)
Auditing Services	7,000	-	-	-
Communication - Telephone	7,500	3,125	5,970	(2,845)
Postage and Freight	1,500	625	302	323
Lease - Building	500	500	500	-
Liability/Property Insurance	16,500	16,500	7,120	9,380
Printing	1,000	417	457	(40)
Legal Advertising	12,000	5,000	1,337	3,663
Miscellaneous Services	-	-	150	(150)
General Government	100,000	41,667	13,965	27,702
Misc-Late Fees	-	-	282	(282)
Council Expenses	20,000	8,333	1,861	6,472
Misc-Contingency	90,000	37,500	6,196	31,304
Office Supplies	5,000	2,083	3,924	(1,841)
Dues, Licenses, Subscriptions	10,000	4,167	2,341	1,826
Total Administration	2,400,000	1,007,001	993,945	13,056
<u>Other Public Safety</u>				
Contracts-Sheriff	550,000	229,167	35,075	194,092
Total Other Public Safety	550,000	229,167	35,075	194,092
<u>Capital Expenditures & Projects</u>				
Cap Outlay - Office Computers	6,000	2,500	-	2,500
Total Capital Expenditures & Projects	6,000	2,500	-	2,500
<u>Road and Street Facilities</u>				
Electricity - General	10,000	4,167	1,630	2,537
Total Road and Street Facilities	10,000	4,167	1,630	2,537
<u>Park & Grounds</u>				
R&M-Parks	50,000	20,833	-	20,833
Total Park & Grounds	50,000	20,833	-	20,833
<u>Special Events</u>				
Misc-Event Expense	75,000	31,250	-	31,250
Total Special Events	75,000	31,250	-	31,250
<u>Reserves</u>				
Reserve - Buildings	50,000	50,000	-	50,000
Total Reserves	50,000	50,000	-	50,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES & RESERVES	3,141,000	1,344,918	1,030,650	314,268
Excess (deficiency) of revenues				
Over (under) expenditures	-	550,966	(66,691)	(617,657)
Net change in fund balance	\$ -	\$ 550,966	\$ (66,691)	\$ (617,657)
FUND BALANCE, BEGINNING (OCT 1, 2018)	639,978	639,978	639,978	
FUND BALANCE, ENDING	\$ 639,978	\$ 1,190,944	\$ 573,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 2,637	\$ 2,637
Donations	150,000	62,500	145,405	82,905
TOTAL REVENUES	150,000	62,500	148,042	85,542
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Bank Charges	-	-	24	(24)
Total Administration	-	-	24	(24)
<u>Public Assistance</u>				
Misc-Admin Fee (%)	11,300	4,708	-	4,708
Assistance Program	138,700	57,792	-	57,792
Total Public Assistance	150,000	62,500	-	62,500
TOTAL EXPENDITURES	150,000	62,500	24	62,476
Excess (deficiency) of revenues Over (under) expenditures	-	-	148,018	148,018
Net change in fund balance	\$ -	\$ -	\$ 148,018	\$ 148,018
FUND BALANCE, BEGINNING (OCT 1, 2018)	283,045	283,045	283,045	
FUND BALANCE, ENDING	\$ 283,045	\$ 283,045	\$ 431,063	

City of Westlake

Supporting Schedules

February 28, 2019

CITY OF WESTLAKE

Bank Acc. - Detail Trial Bal.

Period: 02/28/19

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 02/28/19

Bank Account No.	Bank Account Name	Balance at Date
Entry Amt Lcy Bank Acc Ledg		
0300	Bank United - GF	728,348.53
4269	BankUnited - Housing Authority Fund	432,563.24
7182	Bank United - GF Money Market Account	88,324.32

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
 Statement No. 02/19
 Statement Date 2/28/2019

G/L Balance (LCY)	728,348.53	Statement Balance	785,747.21
G/L Balance	728,348.53	Outstanding Deposits	155.23
Positive Adjustments	0.00		
		Subtotal	785,902.44
Subtotal	728,348.53	Outstanding Checks	57,553.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	728,348.53	Ending Balance	728,348.53
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
11/30/2018	Payment	7635	CROWN CASTLE-STA PROPERTY	202.88	0.00	202.88	
2/4/2019	Payment	7692	NZ CONSULTANTS, INC.	18,830.00	0.00	18,830.00	
2/7/2019	Payment	DD202	Payment of Invoice 001540	1,841.21	0.00	1,841.21	
2/21/2019	Payment	7718	OFFICE DEPOT	63.22	0.00	63.22	
2/21/2019	Payment	7720	MINTO COMMUNITIES, LLC	150.00	0.00	150.00	
2/27/2019	Payment	DD199	Payment of Invoice 001524	392.88	0.00	392.88	
2/27/2019	Payment	7722	MARK L. DUBOIS	500.00	0.00	500.00	
2/27/2019	Payment	7723	FPL	185.64	0.00	185.64	
2/28/2019	Payment	7724	INFRAMARK, LLC	35,125.64	0.00	35,125.64	
2/28/2019	Payment	7725	OFFICE DEPOT	66.28	0.00	66.28	
2/28/2019	Payment	7726	MINTO COMMUNITIES, LLC	150.00	0.00	150.00	
2/28/2019	Payment	7727	WESTSIDE REPROGRAPHICS, INC	46.16	0.00	46.16	
Total Outstanding Checks.....				57,553.91		57,553.91	
Outstanding Deposits							
2/28/2019		DEP00550	PERMIT	G/L Ac	155.23	0.00	155.23
Total Outstanding Deposits.....				155.23		155.23	

City of Westlake

Check register

February 1-28, 2019

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 02/1/2019 to 2/28/2019
(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	7690	02/04/19	T-MOBILE USA, INC.	63851-012119	MOBILE SERVICE FOR 12/21-1/20	Communication - Telephone	541003-51301	\$199.47
001	7691	02/04/19	INFRAMARK, LLC	37550	1/19 MANAGEMENT FEES	Management Services	531093-51301	\$34,166.67
001	7691	02/04/19	INFRAMARK, LLC	37550	1/19 MANAGEMENT FEES	Postage and Freight	541006-51301	\$13.85
001	7691	02/04/19	INFRAMARK, LLC	37550	1/19 MANAGEMENT FEES	Printing	547006-51301	\$42.55
001	7691	02/04/19	INFRAMARK, LLC	37550	1/19 MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51301	\$366.67
001	7691	02/04/19	INFRAMARK, LLC	37550	1/19 MANAGEMENT FEES	Management Services	531093-51301	\$1,257.50
001	7692	02/04/19	NZ CONSULTANTS, INC.	WES-27	PLANNING & ZONING 12/31/18	ProfServ-Planning/Zoning Board	531032-51501	\$18,830.00
001	7693	02/04/19	SEMINOLE IMPROVEMENT DISTRICT	TLAKE-020119	SID ENGINEERING FEES/MAINT.	Due to Other Districts	206500	\$10,720.00
001	7694	02/04/19	OFFICE DEPOT	260542464001	KEYBOARD, MOUSE, NOTEBOOK	Office Supplies	551002-51301	\$46.57
001	7694	02/04/19	OFFICE DEPOT	260543369001	UPS,BK-UP,8OUT,685V/390V	Office Supplies	551002-51301	\$89.90
001	7695	02/04/19	MARK L. DUBOIS	18213	SERVICE FOR 1/19	ProfServ-Consultants	531075-51301	\$575.00
001	7696	02/04/19	FED EX	6-438-16899	SERVICE FOR 1/11/19	Postage and Freight	541006-51301	\$33.97
001	7697	02/04/19	SOLID WASTE AUTHORITY	SWA-13119	SOLID WAST AUTHORITY FEES	Solid Waste fees	202130	\$3,502.29
001	7698	02/04/19	FPL	45148-011819	11639-45148 12/18-1/18/19	Electricity-General	543006-54101	\$76.42
001	7698	02/04/19	FPL	02039-012319	51575-02039 12/20-1/23/19	Electricity-General	543006-54101	\$134.73
001	7698	02/04/19	FPL	00227-012219-ACH	78436-00227 12/19-1/22/19	Electricity-General	543006-54101	\$112.52
001	7698	02/04/19	FPL	00227-012419	78436-00227 DEPOSIT	Deposits	156100-51301	\$71.00
001	7699	02/04/19	AVATARA PARTNERS LLC	2631	CLOUD SVC.1/19 CW portion .75	Prepaid Items	155000	\$1,467.00
001	7699	02/04/19	AVATARA PARTNERS LLC	2631	CLOUD SVC.1/19 CW portion .75	ProServ-Info Technology	531020-51301	\$4,401.00
001	7700	02/04/19	GREATAMERICA FINANCIAL SERVICES CORP	24072672	JAN.KONIKA RENTAL/LATE PAYMENT	Office Supplies	551002-51301	\$315.13
001	7700	02/04/19	GREATAMERICA FINANCIAL SERVICES CORP	24072672	JAN.KONIKA RENTAL/LATE PAYMENT	Office Supplies	551002-51301	\$22.06
001	7701	02/04/19	FLORIDA VENDORS ASSOCIATION	HCA124148	CLEANING 12/7-1/11/19	General Government	549109-51301	\$800.00
001	7702	02/04/19	NETONE TECHNOLOGIES, INC	7508	2/18 CONSULTING SERVICES	ProServ-Info Technology	531020-51301	\$1,162.50
001	7703	02/04/19	MILNER INC	62225279	SERVICE FOR 1/15-2/14/19	General Government	549109-51301	\$893.76
001	7703	02/04/19	MILNER INC	62225279	SERVICE FOR 1/15-2/14/19	Due from Other Districts	133500-51301	\$223.44
001	7704	02/04/19	FLORIDA DEPARTMENT OF STATE	011719	ANNUAL MEMBERSHIP	Dues, Licenses, Subscriptions	554020-51301	\$60.00
001	7705	02/04/19	DBPR/BCAIB	DBPR BCAI-4258	BUILDING PERMIT CERTIFICATION	DCA Surcharge	202117	\$2,735.53
001	7707	02/12/19	NZ CONSULTANTS, INC.	WES-26	PROF PLANNING & ZONING 11/18	ProfServ-Planning/Zoning Board	531032-51501	\$15,225.00
001	7708	02/12/19	NOVA ENGINEERING AND	0183885	PROF SERVICE 12/30-1/26/19	ProfServ-Building Permits	531091-51501	\$59,196.25
001	7709	02/12/19	PBC FINANCE DEPARTMENT	TLAKE-013119	IMPACT FEES 1/19	Other Current Liabilities	229000	\$24,463.19
001	7710	02/12/19	FLORIDA TECHNICAL CONSULTANTS	593	GIS SVC.DEC.	CW PORTION	531020-51301	\$5,950.00
001	7710	02/12/19	FLORIDA TECHNICAL CONSULTANTS	593	GIS SVC.DEC.	SID PORTION	133500-51301	\$2,550.00
001	7711	02/12/19	SOLID WASTE AUTHORITY	020119	SOLID WASTE AUTHORITY 9/18-1/1	Solid Waste fees	202130	\$39,467.88
001	7712	02/19/19	LAW OFFICES OF PAM E. BOOKER, ESQ	132	2/19 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$30,572.39
001	7713	02/19/19	SEMINOLE IMPROVEMENT DISTRICT	TLAKE-021219	1/19 COMCAST CHGD.TO SID BANK	Due to Other Districts	206500	\$1,636.58
001	7714	02/19/19	MARK L. DUBOIS	18215	2/19 SERVICE	ProfServ-Consultants	531075-51301	\$600.00
001	7716	02/19/19	FPL	99121-020819	09796-99121 GUARANTTEE DEPOSIT	Deposits	156100-51301	\$70.00

CITY OF WESTLAKE

**Payment Register by Fund
For the Period from 02/1/2019 to 2/28/2019
(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	7717	02/19/19	MILNER INC	62224975	KONICA LEASE FOR 1/15-2/14/19	General Government	549109-51301	\$1,748.30
001	7717	02/19/19	MILNER INC	62224975	KONICA LEASE FOR 1/15-2/14/19	Due from Other Districts	133500-51301	\$749.27
001	7718	02/21/19	OFFICE DEPOT	271212384001	FOLDERS,PAPER,CORRECTION TAPE	Office Supplies	551002-51301	\$52.73
001	7718	02/21/19	OFFICE DEPOT	271191453001	MAGNETIC CLIPS	Office Supplies	551002-51301	\$10.49
001	7719	02/21/19	PBC SHERIFF'S OFFICE	62705	SECURITY FOR 1/2-1/31/19	Contracts-Sheriff	534100-52901	\$6,725.00
001	7720	02/21/19	MINTO COMMUNITIES, LLC	021419	LOT 327 TUG PD.2/8 AND 2/13	Other Building Permit Fees	322111	\$150.00
001	7721	02/26/19	SEMINOLE IMPROVEMENT DISTRICT	TLAKE-022019	ENG.FEES,POATAGE PD.BY SID	Due to Other Districts	206500	\$1,613.95
001	7722	02/27/19	MARK L. DUBOIS	18217	SERVICE 2/11-21	ProfServ-Consultants	531075-51301	\$500.00
001	7723	02/27/19	FPL	02039-022019	51575-02039 1/23-2/20/19	Electricity-General	543006-54101	\$115.23
001	7723	02/27/19	FPL	45148-021819	11639-45148 1/18-2/18/19	Electricity-General	543006-54101	\$70.41
001	7724	02/28/19	INFRAMARK, LLC	38557	MANAGEMENT FEES 2/19	Management Services	531093-51301	\$34,166.67
001	7724	02/28/19	INFRAMARK, LLC	38557	MANAGEMENT FEES 2/19	Postage and Freight	541006-51301	\$14.05
001	7724	02/28/19	INFRAMARK, LLC	38557	MANAGEMENT FEES 2/19	Printing	547006-51301	\$77.00
001	7724	02/28/19	INFRAMARK, LLC	38557	MANAGEMENT FEES 2/19	ProfServ-Web Site Maintenance	531094-51301	\$366.67
001	7724	02/28/19	INFRAMARK, LLC	38557	MANAGEMENT FEES 2/19	Management Services	531093-51301	\$501.25
001	7725	02/28/19	OFFICE DEPOT	277002159001	INK REFILL	Office Supplies	551002-51301	\$4.79
001	7725	02/28/19	OFFICE DEPOT	277003098001	PAPER,CLIPS,SCISSORS	Office Supplies	551002-51301	\$61.49
001	7726	02/28/19	MINTO COMMUNITIES, LLC	TLAKE-022219	TUG FEE REFUND-LOT 284	Other Building Permit Fees	322111	\$150.00
001	7727	02/28/19	WESTSIDE REPROGRAPHICS, INC	273727	MISC COPIES	Printing	547006-51301	\$46.16
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	PALM BEACH POST	554020-51301	\$49.21
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	AMAZON	551002-51301	\$55.60
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	JOSEPHS CLASSIC MARKET	551002-51301	\$401.74
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	AMAZON	551002-51301	\$171.19
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	AMAZON	554020-51301	\$13.22
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	AMAZON	551002-51301	\$21.39
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	PALM BEACH POST	554020-51301	\$49.21
001	DD196	02/04/19	CARD SERVICES CENTER	0968-011019	PURCHASES FOR 12/10-1/10/19	POSTAL CENTER	541006-51301	\$26.85
001	DD197	02/17/19	FPL	89127-020619	61367-89127 1/8-2/6/19	Electricity-General	543006-54101	\$59.38
001	DD198	02/17/19	FPL	99121-020619-ACH	09796-99121 1/8-2/6/19	Electricity-General	543006-54101	\$93.03
001	DD199	02/27/19	COMCAST	020619-6842-ACH	TV/INTRNT 6842 2/10-3/9/19	Communication - Telephone	541003-51301	\$392.88
001	DD200	02/17/19	COMCAST	74961-012619-ACH	PH/TV/INTERNET FEB.	Communication - Telephone	541003-51301	\$436.75
001	DD201	02/17/19	COMCAST	74953-012619-ACH	SERVICE FOR 1/30-2/28/19	Communication - Telephone	541003-51301	\$263.19
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	MLK COORDINATING COMMITTEE	549170-51101	\$450.00
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	AMAZON	551002-51301	\$53.54
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	AMAZON PRIME	554020-51301	\$13.14
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	PUBLIX MISC SUPPLIES	551002-51301	\$227.32
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	PALM BEACH POST	554020-51301	\$49.21
001	DD202	02/07/19	CARD SERVICES CENTER	0968-020719	PURCHASES FOR 1/11-2/7/19	HONEY BAKED HAM	549022-51301	\$1,048.00

CITY OF WESTLAKE

Payment Register by Fund
 For the Period from 02/1/2019 to 2/28/2019
 (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	DD210	02/19/19	COMCAST	030819-3484-ACH	tv/ph/internet 1/26-2/19/19	Communication - Telephone	541003-51301	\$555.78
001	7706	02/11/19	PHILLIP D EVERETT	PAYROLL	February 11, 2019 Payroll Posting			\$2,909.27
001	DD187	02/11/19	KARA S. CRUMP	PAYROLL	February 11, 2019 Payroll Posting			\$2,784.77
001	DD188	02/11/19	KATRINA L. LONG	PAYROLL	February 11, 2019 Payroll Posting			\$2,784.77
001	DD189	02/11/19	ROGER B MANNING	PAYROLL	February 11, 2019 Payroll Posting			\$2,826.27
001	DD190	02/11/19	JOHN A. STANAIVITCH	PAYROLL	February 11, 2019 Payroll Posting			\$2,867.77
							Fund Total	\$327,777.76

SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM - 101

101	7715	02/19/19	MINTO COMMUNITIES, LLC	TLAKE-020519	Lot 048 pd.2/19 and 11/17	Donations	366030	\$1,500.00
							Fund Total	\$1,500.00

Total Checks Paid	\$329,277.76
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Seventh Order of Business

7A



City of Westlake

Planning and Zoning Department

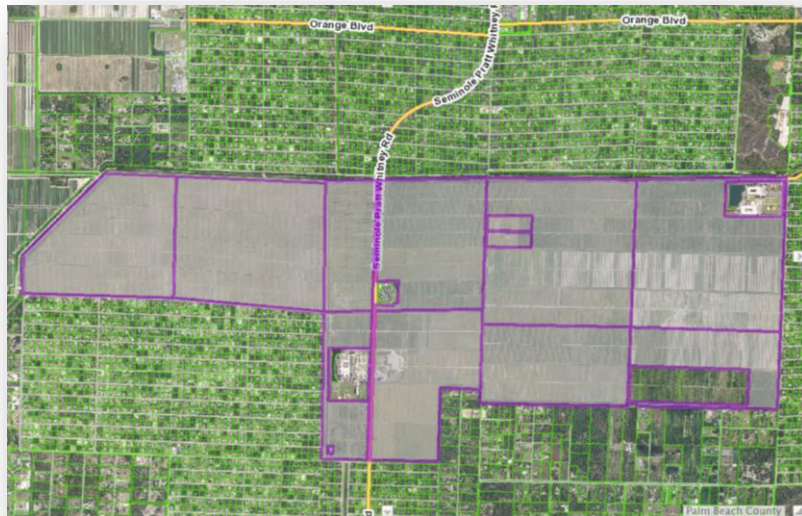
Staff Report – 4/8/19

PETITION DESCRIPTION

PETITION NUMBER: MPA-2019-01 – Master Plan Amendment
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Amend the Minto Westlake Final Master Plan as follows:
LOCATION: Westlake, FL 33470
AFFECTED PCN: 77-41-43-05-00-000-1030; 77-41-43-06-00-000-3010; 77-41-43-06-00-000-1010; 77-40-43-12-00-000-1010; 77-41-43-08-00-000-1010; 77-40-43-01-00-000-1010; 77-41-43-07-00-000-1000

Total Gross Site Area: 3,788.60 acres
Existing Land Use: Vacant and Agricultural
Future Land Use: The City of Westlake adopted its Future Land Use Map on March 12, 2018
Zoning: Traditional Town Development (TTD); Agricultural Enclave Overlay (AGE)

Site Location Map



BACKGROUND

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

October 29, 2014

- *Ordinance No. 2014-030* approved an amendment to the Comprehensive Plan for the site specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are include as part of the County's Comprehensive Plan.
- *Resolution No. 2014-1646* included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

- *Resolution No. R-2014-1647* approved a Requested Use for a College or University to be located within the property.
- *Resolution No. R-2014-1648* approved a Requested Use for a Hotel to be located within the property.

December 8, 2014

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

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

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

- 1) MPA-2016-01** The subject amendment was approved on January 23, 2017, and it modified the Master Plan as follows:
 - Reduction in TND Pod F acreage by 42 acres and 200 dwelling units
 - Increase in TND Pod P acreage by 42 acres and 200 dwelling units
 - Reduction in PUD Pod Q acreage by 21 acres
 - Increase in PUD Pod R acreage by 21 acres
 - Increase in PUD Pod Q dwelling units by 17 units
 - Reduction in PUD Pod U dwelling units by 17 units
 - Reduction in TMD Pod L acreage by 5 acres
 - Increase in Pod PC-1 acreage by 5 acres
 - Right-of-way adjustments
- 2) MPA-2017-01** The subject amendment was approved on November 13, 2017 and it modified the Master Plan allowing minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q: Eleven (11) dwelling units were transferred from Pod R to Pod Q.
 - Increase in PUD Pod R dwelling units from 239 units to 388 units (increase of 149 units)
 - Reduction in PUD Pod U dwelling units from 397 units to 248 units (decrease of 149 units)
 - Increase in PUD Pod R acreage from 109.96 acres to 132.97 acres (increase of 23.01 acres)
 - Reduction in PUD Pod U acreage from 106.60 acres to 83.59 acres (decrease of 23.01 acres)
 - Reduction in Pod P dwelling units from 810 units to 500 units-age restricted/active-adult residential development- (decrease of 310 units)
 - Reduction in Pod P acreage from 189.87 acres to 146.00 acres (decrease of 43.87 acres)
 - Increase in Pod S dwelling units from 759 units to 1,043 units (increase of 284 units)
 - Increase in Pod S acreage from 158.90 acres to 202.77 acres (increase of 43.87 acres)
 - Increase in Pod M dwelling units from 600 units to 626 units (increase of 26 units)
 - Revise the configuration of Pod P to reflect the proposed internal pod design.
 - Update the roadway configurations on the Master Plan to be consistent with the City's recently adopted Future Land Use Map. The roadway acreages that were modified have been added to the affected pod acreage. This resulted in acreage changes to Pods I, J, and K. The acreages for Pods I and K decreased by 0.0048 percent and 6.16 percent, respectively. The acreage for Pod J increased by 15.06 percent.
 - The easements and proposed ROW's (60th) contained along the northern boundary of the TTD have been updated to reflect current configuration. The approved FMP reflects overlapping easements and ROW dedications. The Applicant has worked to remove any overlapping easements from the TTD boundary, which has been depicted on the proposed FMP.

- 3) **MPA-2018-01** The subject amendment was approved on July 24, 2018, and it modified the Master Plan as follows:
- Modifications to the dwelling unit allocation in Pods M, P, R and U
 - Modification to the boundary of Pods P, R, S and U
 - Updates to roadway configurations
 - Adjustments to the acreages of Pods I, J and K to reflect the right of way changes to be consistent with the approved Comprehensive Plan (1.94 acres of right of way decreased, resulting in an increase of 1.94 acres within the MUPD parcels (I, J and K)
 - Modifications to the Transect Plan and Phasing Plan to provide consistency with the Final Master Plan
- 4) **MPA-2018-02** The subject amendment was approved on December 6, 2018, and it modified the Master Plan as follows:
- Reduction in TND Pod M acreage from 115.17 acres to 64.39 acres (decrease of 50.78 acres)
 - Reduction in TND Pod M dwelling units from 626 units to 385 units (decrease of 241 units)
 - Increase in PUD Pod O dwelling units from 165 units to 183 units (increase of 18 units)
 - Increase in TND Pod P acreage from 146 acres to 195.14 acres (increase of 49.14 acres)
 - Increase in TND Pod P dwelling units from 500 units to 659 units (increase of 159 units)
 - Increase in TND Pod S acreage from 202.77 acres to 207.56 acres (increase of 4.79 acres)
 - Increase in TND Pod S dwelling units from 1,043 units to 1,107 units (increase of 64 units)
 - Reduction in Pod PC-2 acreage from 9.56 acres to 9.14 acres (decrease of 0.42 acres)
 - Reduction in Pod PC-3 acreage from 12.71 acres to 9.98 acres (decrease of 2.73 acres)

On December 6, 2018, the City approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P and S, and to modify the pod acreages of Pods M, P, S, PC-2 and PC-3.

APPLICATION REQUEST & ANALYSIS

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

1. Separation of Pod P into P-1 and P-2.
2. Modifications to the dwelling units in Pods P-1, P-2, S and N
3. Adjustments to the acreages of Pod S.
4. Modifications to the Transect Plan and Phasing Plan to provide consistency with the Final Master Plan.

Final Master Plan

The applicant is proposing to make the following modification to the Final Master Plan (FMP) that was previously approved on December 6, 2018 (MPA-2018-02):

- Separate Pod P into Pod P-1 and Pod P-2
- Pod P-1 boundary remains the same as the current approved FMP Pod P
- Decrease in TND Pod P-1 (currently approved Pod P) dwelling units from 659 units to 651 units
(decrease of 8 units)
- Decrease in TND Pod S dwelling units from 1107 units to 1043 units (decrease of 64 units)
- Decrease in TND Pod S acreage from 207.56 acres to 168.77 acres (decrease of 38.79 acres)
- Decrease in TND Pod N dwelling units from 260 units to 183 units (decrease of 77 units)
- Addition of Pod P-2, contains 38.79 acres and 149 dwelling units. This acreage comes from the decrease of acreage from TND Pod S. The 149 dwelling units comes from the decrease of dwelling units from TND Pod's S, N and P-1

The overall acreage of PUD areas will remain unchanged. The total TND pod acreage will remain unchanged as well. Table 1 summarizes amendments to the Final Master Plan including petitions 2016-01, 2017-01, 2018-01, 2018-02 and the current subject application 2019-01 in terms of acreage, number of dwelling units and density.

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

POD(1)		ACREAGE					NO. DWELLING UNITS				DENSITY				
		PETITION 2016-01	PETITION 2017-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01	PETITION 2016-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01	PETITION 2016-01	PETITION 2017-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01
C	REC	125	125	125	125	125	-	-	-	-	-	-	-	-	
B	PUD	125	125	125	125	125	500	500			4.00	4.00	4.00	4.00	4.00
E	TND	29.3	29.3	29.3	29.3	29.3	150	150	-	-	5.12	5.12	5.12	5.12	5.12
F	TND	32.22	32.22	32.22	32.22	32.22	150	150			4.66	4.66	4.66	4.66	4.66
G	TMD	74.95	74.95	74.95	74.95	74.95	10	10							
H	MUPD	40.7	40.7	40.7	40.7	40.7	-	-							
I	MUPD	68.38	68.38	68.05	68.05	68.05	-	-							
J	MUPD	32.2	32.2	37.05	37.05	37.05	-	-							
K	MUPD	41.16	41.16	38.58	38.58	38.58	-	-	-	-	-	-	-	-	-
L	TMD	55.18	55.18	55.18	55.18	55.18	30	30	-	-	-	-	-	-	-
M	TND	115.17	115.17	115.17	64.39	64.39	600	626	385	385	5.21	5.21	5.44	5.98	5.98
N	TND	54.62	54.62	54.62	54.62	54.62	260	260	260	183	4.76	4.76	4.76	4.76	3.35
O	PUD	62.7	62.7	62.7	62.7	62.7	165	165	183	183	2.63	2.63	2.63	2.92	2.92
P-1	TND	189.87	189.87	146	195.14	195.14	810	500	659	651	4.14	4.27	3.42	3.38	3.34
P-2	TND	0	0	0	0	38.79	0	0	0	149				0	3.84
Q	PUD	111.82	111.82	111.82	111.82	111.82	325	336	336	336	2.32	3.00	3.00	3.00	3.00
R	PUD	109.96	109.96	132.97	132.97	132.97	250	388	388	388	2.82	2.17	2.92	2.92	2.92
S	TND	158.9	158.9	202.77	207.56	168.77	759	1,043	1,107	1,043	4.78	4.78	5.14	5.33	6.18
T	PUD	52.56	52.56	52.56	52.56	52.56	140	140	140	140	2.66	2.66	2.66	2.66	2.66
U	PUD	106.6	106.6	83.59	83.59	83.59	397	248	248	248	3.88	3.72	2.97	2.97	2.97
V	REC	67	67	67	67	67	-								
PLANT		26.8	26.8	26.8	26.8	26.8	-	-	-	-	-	-	-	-	-
C-1	CIVIC	4.4	4.4	4.41	4.41	4.41	-								
C-2	CIVIC	6.3	6.3	6.3	6.3	6.3	-								
C-3	CIVIC	12	12	12	12	12	-								
C-4	CIVIC	50	50	50	50	50	-	-	-	-	-	-	-	-	-
PC-1	PR. CIV	14.88	14.88	14.88	14.88	14.88	-	-	-	-	-	-	-	-	-
PC-2	PR. CIV	9.56	9.56	9.56	9.14	9.14	-	-	-	-	-	-	-	-	-
PC-3	PR. CIV	12.71	12.71	12.71	9.98	9.98	-	-	-	-	-	-	-	-	-
PC-4	PR. CIV	11	11	11	11	11	-	-	-	-	-	-	-	-	-
PC-5	PR. CIV	4.7	4.7	4.7	4.7	4.7	-	-	-	-	-	-	-	-	-
TOTAL		1,806	1,806	1,808	1,808	1,808	4,546	4,546	4,546	4,546	4,546				

Phasing Plan

The Applicant has updated the table on the Phasing Plan to reflect the reallocation of the dwelling units and acreages from Pods P-1, P-2, S and N. In addition, the phasing schedule has been modified as described below:

- Phase 1 = decrease of 8 units from Pod P-1
- Phase 3 = increase of 149 units to Pod P-2
- Phase 4 = decrease of 77 units from Pod N
- Phase 6 = decrease of 64 units from Pod S

Table 2. Proposed Phasing Plan Amendments

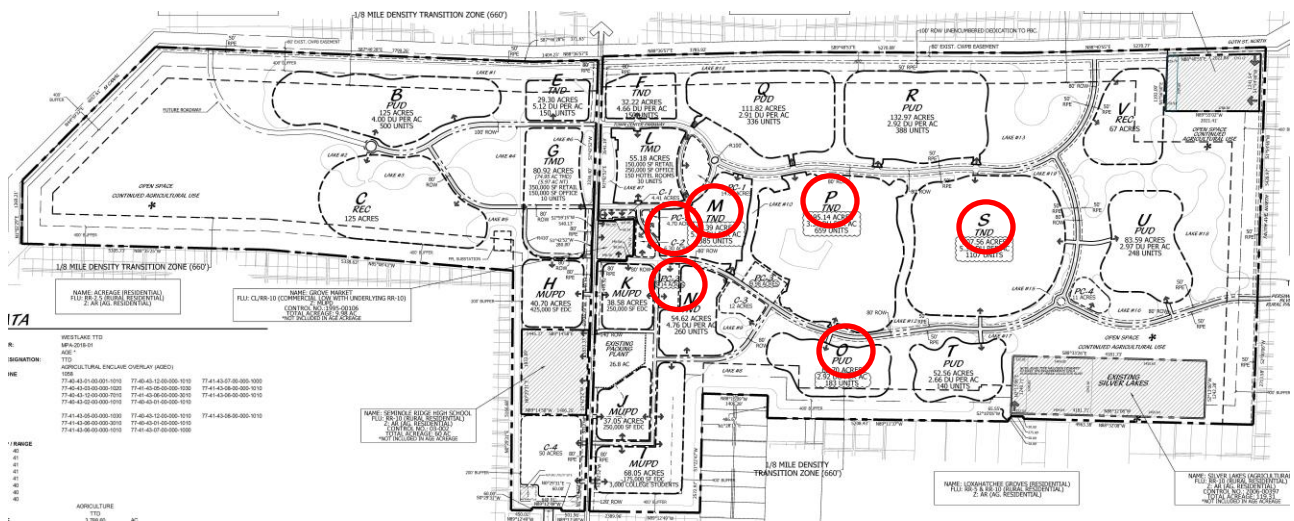
TTD PHASING TABLE

PHASE	PETITION MPA-2018-02						PETITION MPA-2019-01					
	PARCEL	ACRES	CUMULATIVE ACRES	DWELLING UNITS	CUMULATIVE DU	NON RES. ACRES	PARCEL	ACRES	CUMULATIVE ACRES	DWELLING UNITS	CUMULATIVE DU	NON RES. ACRES
1	L,Q,R,P	1,529.16	1,529.18	1,413	1,413	55.18	L,Q,R,P-1	1,527.46	1,527.46	1,405	1,405	55.18
2	M, O	373.45	1,902.63	568	1,981	0.00	M, O	373.45	1,902.63	568	1,981	0.00
3	F,J	75.75	1,978.38	150	2,131	37.05	F,J, P-2	114.54	2,015.45	299	2,272	37.05
4	G,K,N	224.56	2,202.94	270	2,401	113.53	G,K,N	224.56	2,202.94	270	2,401	113.53
5	I	119.66	2,322.60	0	2,401	68.05	I	119.66	2,322.60	0	2,401	68.05
6	B,S,T	616.66	2,939.26	1,747	4,148	0.00	B,S,T	579.59	2,939.26	1,683	4,148	0.00
7	U,V	541.84	3,481.10	248	4,396	0.00	U,V	541.84	3,481.10	248	4,396	0.00
8	E	31.62	3,512.72	150	4,546	0.00	E	31.62	3,512.72	150	4,546	0.00
9	C	230.53	3,743.25	0	4,546	0.00	C	230.53	3,743.25	0	4,546	0.00
10	H	45.35	3,788.60	0	4,546	40.70	H	45.35	3,788.60	0	4,546	40.70
TOTAL			3788.6	4,546	4,546	314.51			3788.6	4,546	4,546	314.51

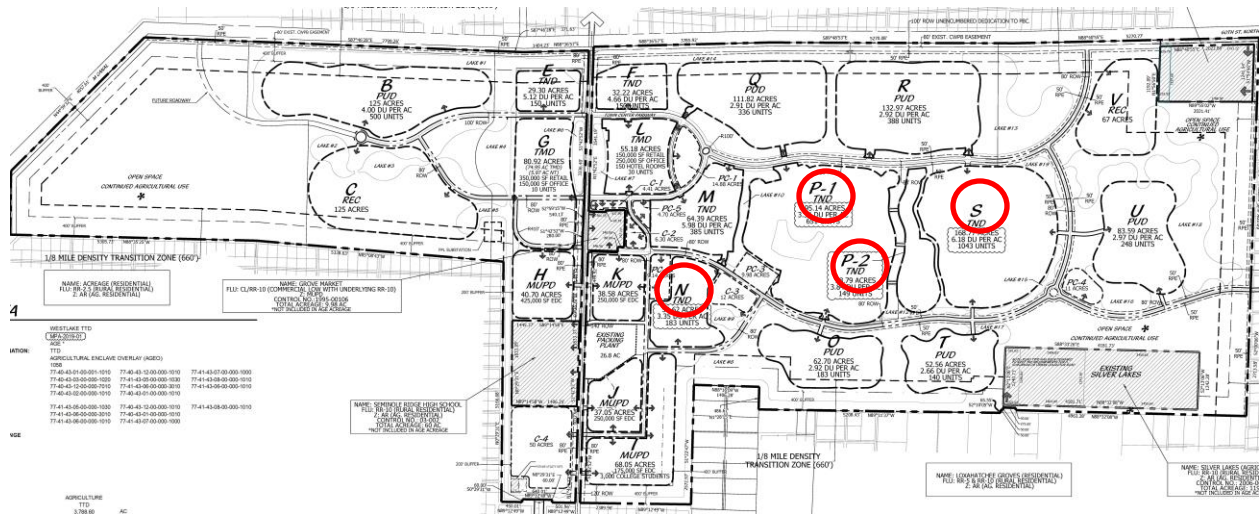
The City's Transportation Engineer reviewed the traffic equivalency for the Master Plan Amendment, MPA-2019-01. Since the amendment does not change the overall acreage, there is no traffic impact.

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

Approved Master Plan



Proposed Master Plan



Transect Plan

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

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

Consistency with Comprehensive Plan

Consistency with Comprehensive Plan

The City adopted its Comprehensive Plan in March 2018. Included with the adoption was the Future Land Use Map (FLUM). The roadways depicted on the Future Land Use Map vary slightly from the way these roads are shown in Final Master Plan. In an effort to maintain consistency with the newly adopted Comprehensive Plan, the roadways on the proposed master plan have been updated to match the FLUM.

Consistency with Development Order conditions of approval

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

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

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

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

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

<p>6. The Conceptual Plan and Implementing Principles require:</p> <ul style="list-style-type: none"> a. The Conceptual Plan establishes a maximum of 15% of Enclave may be developed under the PUD-Residential Pod standards; b. The Conceptual Plan depicts the location of Rural Parkways; and c. The Implementing Principles establishes provisions consistent with the "Transect Zone" definition in the Comprehensive Plan. (ONGOING: PLANNING- Planning) 	<p>The proposed FMP amendment is in compliance with this condition and percentage thresholds.</p>
<p>8. To ensure a balanced development with a diversity of uses: at the time of rezoning and any subsequent Development Order Amendments, the project shall include a Phasing Plan and/or Conditions of Approval requiring minimum non-residential uses to be concurrent with residential uses, unless all non-residential uses are built out. (ONGOING: PLANNING- Planning)</p>	<p>The proposed amendment includes an updated Phasing Plan, which demonstrates residential and non-residential uses being provided in Phase I of development.</p>
<p>10. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan shall be revised to include a table indicating minimum dimensions for the Natural Transect. (DRO: PLANNING- Planning)</p>	<p>The condition was satisfied with the approved Final</p>
	<p>Master Plan. Certified by the DRO on 7/8/15.</p>
<p>11. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan shall be revised to indicate a minimum of fifty-five (55) percent of the total land area designated as Natural Transect. (DRO: PLANNING- Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>
<p>12. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Transect Plan and associated table shall be revised to indicate the location, quantities, and requirements of the Sub-urban Transect Subzones. (DRO: PLANNING- Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>
<p>14. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall provide a conceptual Rural Parkway Landscape Plan , for the subject length of Seminole Pratt-Whitney Road identified as a Rural Parkway in the Comprehensive Plan, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:</p> <ul style="list-style-type: none"> a. Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement; b. Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement; c. Palms, 1 per 1,800 square feet of Rural Parkway Easement; d. Pines, 1 per 4,000 square feet of Rural Parkway Easement; e. Large Shrubs, 1 per 400 square feet of Rural Parkway Easement; f. Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement; g. Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and h. Turf grass and other groundcover as applicable for areas not planted with landscape material. (DRO: PLANNING – Planning) 	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>

<p>16. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Seminole Pratt Whitney Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING -Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>
<p>37. Prior to Final Master Plan approval by the DRO, the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Persimmon Road Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards (DRO: PLANNING –Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>
<p>43. Prior to Final Master Plan approval by the DRO, the property owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the "Town Center Parkway" Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING- Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>
<p>47. Prior to Final Master Plan approval, the Master Plan shall be revised to incorporate the "AG Enclave TTD Pod Limitations" table as depicted on the adopted Conceptual Plan. (DRO: PLANNING- Planning)</p>	<p>The condition was satisfied with the approved Final Master Plan. Certified by the DRO on 7/8/15.</p>

FINAL REMARKS

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

7B



CITY COUNCIL

Master Plan Amendment

MPA-2019-01



04.08.19

APPLICANT: Cotleur & Hearing



OWNER: Minto PBLH, LLC

REQUEST: Amend the Minto Westlake Final Master Plan

Site Information

Total Gross Site Area

3,788.60 acres

Future Land Use

FLU Map was approved on March 12, 2018

Zoning

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

Background

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

- ▶ **Ordinance No. 2014-030** approved an amendment to the Comprehensive Plan for the site specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are include as part of the County's Comprehensive Plan.
- ▶ **Resolution No. 2014-1646** included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.
- ▶ **Resolution No. R-2014-1647** approved a Requested Use for a College or University to be located within the property.
- ▶ **Resolution No. R-2014-1648** approved a Requested Use for a Hotel to be located within the property.

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

- ▶ **Corrective resolution (No. R-2014-1892)** approved amendment to Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

Background

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

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

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

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

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

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

City's Comprehensive Plan Ordinance 2017-05

Adopted on March 12, 2018.

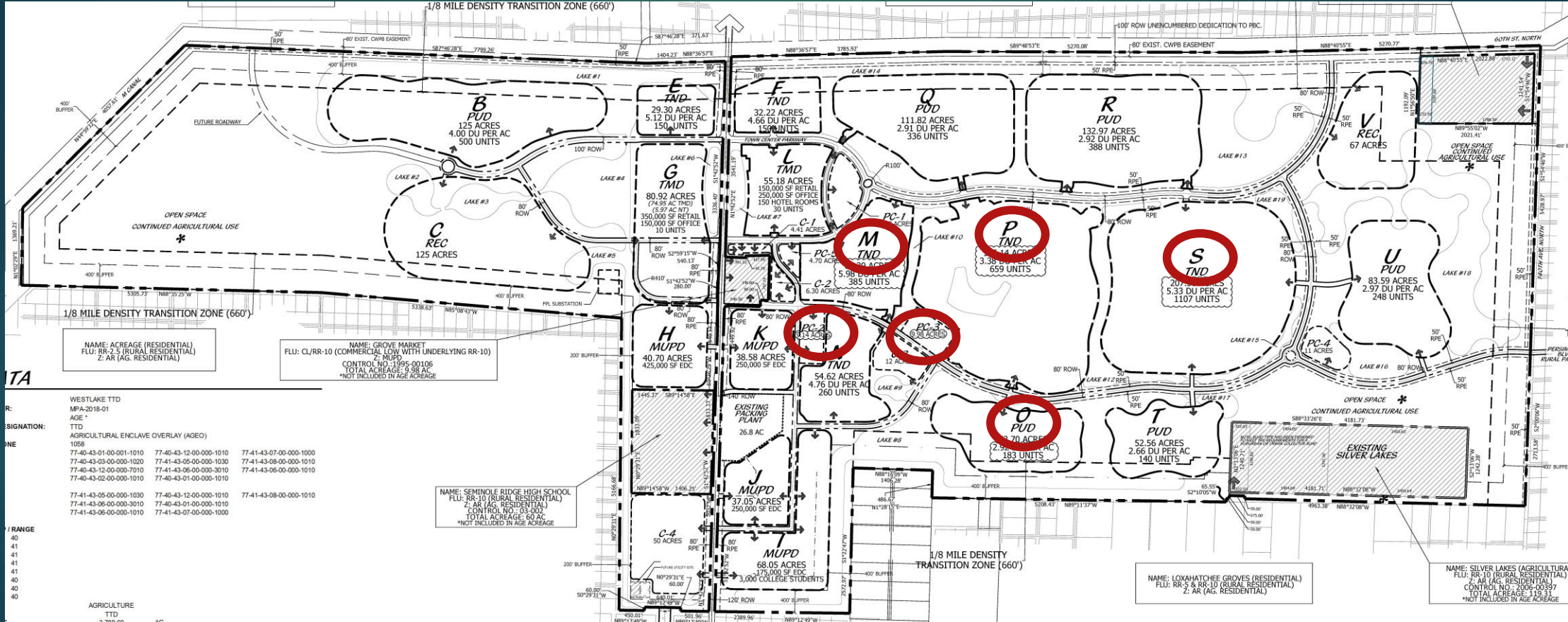
MPA-2018-02: The subject amendment was **Approved on December 6, 2018**, and it modified the Master Plan as follows:

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

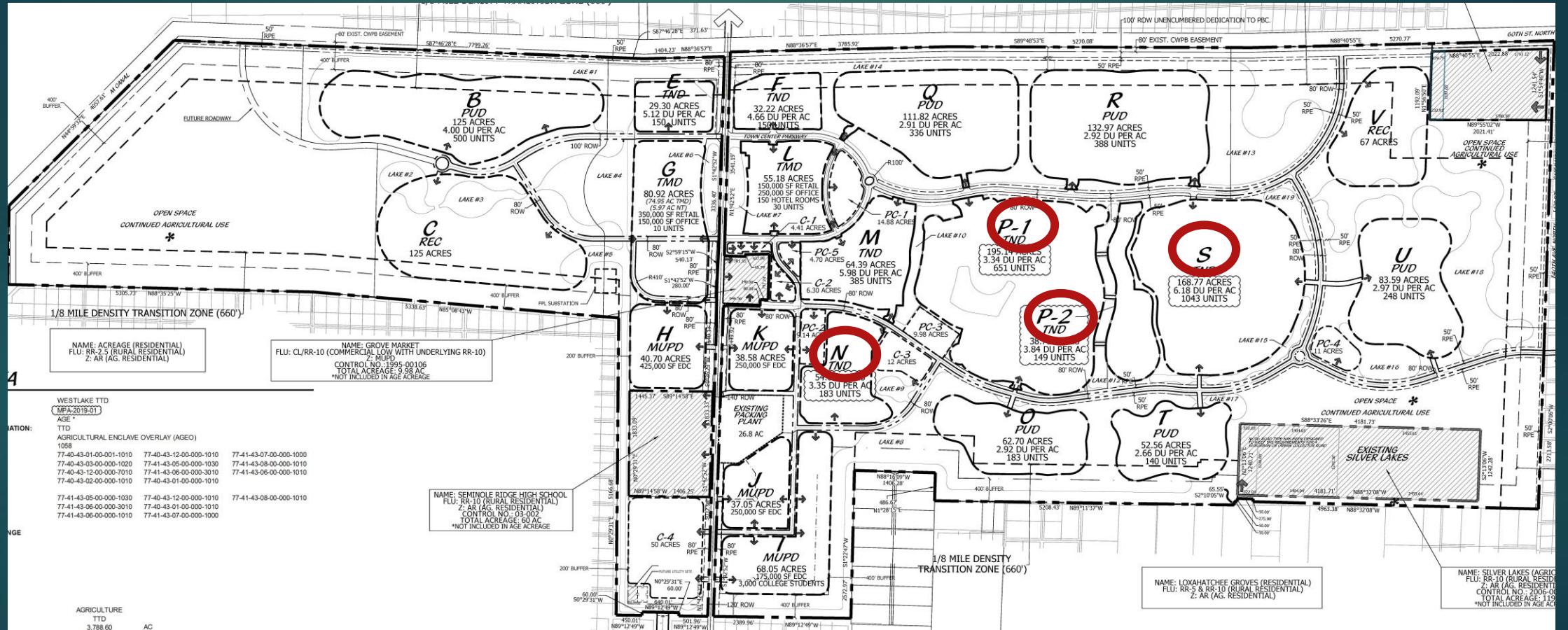
Subject Final Master Plan Amendment- MPA-2019-01

- ▶ • Separate Pod P into Pod P-1 and Pod P-2
- ▶ • Pod P-1 boundary remains the same as the current approved FMP Pod P
- ▶ • Decrease in TND Pod P-1 (currently approved Pod P) dwelling units from 659 units to 651 units
- ▶ • (decrease of 8 units)
- ▶ • Decrease in TND Pod S dwelling units from 1107 units to 1043 units (decrease of 64 units)
- ▶ • Decrease in TND Pod S acreage from 207.56 acres to 168.77 acres (decrease of 38.79 acres)
- ▶ • Decrease in TND Pod N dwelling units from 260 units to 183 units (decrease of 77 units)
- ▶ • Addition of Pod P-2, contains 38.79 acres and 149 dwelling units. This acreage comes from the decrease of acreage from TND Pod S. The 149 dwelling units comes from the decrease of dwelling units from TND Pod's S, N and P-1

CURRENT - Final Master Plan MPA-2018-02



Proposed - Final Master Plan - MPA-2019-01



		ACREAGE					NO. DWELLING UNITS				DENSITY				
POD(1)		PETITION 2016-01	PETITION 2017-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01	PETITION 2016-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01	PETITION 2016-01	PETITION 2017-01	PETITION 2018-01	PETITION 2018-02	PETITION 2019-01
C	REC	125	125	125	125	125	-	-	-	-	-	-	-	-	
B	PUD	125	125	125	125	125	500	500			4.00	4.00	4.00	4.00	
E	TND	29.3	29.3	29.3	29.3	29.3	150	150	-	-	5.12	5.12	5.12	5.12	
F	TND	32.22	32.22	32.22	32.22	32.22	150	150			4.66	4.66	4.66	4.66	
G	TMD	74.95	74.95	74.95	74.95	74.95	10	10	-	-	-	-	-	-	
H	MUPD	40.7	40.7	40.7	40.7	40.7	-	-			-	-	-	-	
I	MUPD	68.38	68.38	68.05	68.05	68.05	-	-			-	-	-	-	
J	MUPD	32.2	32.2	37.05	37.05	37.05	-	-			-	-	-	-	
K	MUPD	41.16	41.16	38.58	38.58	38.58	-	-	-	-	-	-	-	-	
L	TMD	55.18	55.18	55.18	55.18	55.18	30	30	-	-	-	-	-	-	
M	TND	115.17	115.17	115.17	64.39	64.39	600	626	385	385	5.21	5.21	5.44	5.98	
N	TND	54.62	54.62	54.62	54.62	54.62	260	260	260	183	4.76	4.76	4.76	3.35	
O	PUD	62.7	62.7	62.7	62.7	62.7	165	165	183	183	2.63	2.63	2.63	2.92	
P-1	TND	189.87	189.87	146	195.14	195.14	810	500	659	651	4.14	4.27	3.42	3.38	
P-2	TND	0	0	0	0	38.79	0	0	0	149			0	3.84	
Q	PUD	111.82	111.82	111.82	111.82	111.82	325	336	336	336	2.32	3.00	3.00	3.00	
R	PUD	109.96	109.96	132.97	132.97	132.97	250	388	388	388	2.82	2.17	2.92	2.92	
S	TND	158.9	158.9	202.77	207.56	168.77	759	1,043	1,107	1,043	4.78	4.78	5.14	6.18	
T	PUD	52.56	52.56	52.56	52.56	52.56	140	140	140	140	2.66	2.66	2.66	2.66	
U	PUD	106.6	106.6	83.59	83.59	83.59	397	248	248	248	3.88	3.72	2.97	2.97	
V	REC	67	67	67	67	67	-								
PLANT		26.8	26.8	26.8	26.8	26.8	-	-	-	-	-	-	-	-	
C-1	CIVIC	4.4	4.4	4.41	4.41	4.41	-								
C-2	CIVIC	6.3	6.3	6.3	6.3	6.3	-								
C-3	CIVIC	12	12	12	12	12	-								
C-4	CIVIC	50	50	50	50	50	-	-	-	-	-	-	-	-	
PC-1	PR. CIV	14.88	14.88	14.88	14.88	14.88	-	-	-	-	-	-	-	-	
PC-2	PR. CIV	9.56	9.56	9.56	9.14	9.14	-	-	-	-	-	-	-	-	
PC-3	PR. CIV	12.71	12.71	12.71	9.98	9.98	-	-	-	-	-	-	-	-	
PC-4	PR. CIV	11	11	11	11	11	-	-	-	-	-	-	-	-	
PC-5	PR. CIV	4.7	4.7	4.7	4.7	4.7	-	-	-	-	-	-	-	-	
TOTAL		1,806	1,806	1,808	1,808	1,808	4,546	4,546	4,546	4,546	4,546				

Summary Table



Final Remarks

Per the City's Current Interim ULDC Code



The subject application **MPA-2019-01** was reviewed and approved Administratively by the Development Review Officers (DRO)

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



THANK YOU!

Eighth Order of Business



CITY COUNCIL

Phase I Final Subdivision Plan FSBP-2018-25 Pod M Phase I A & B



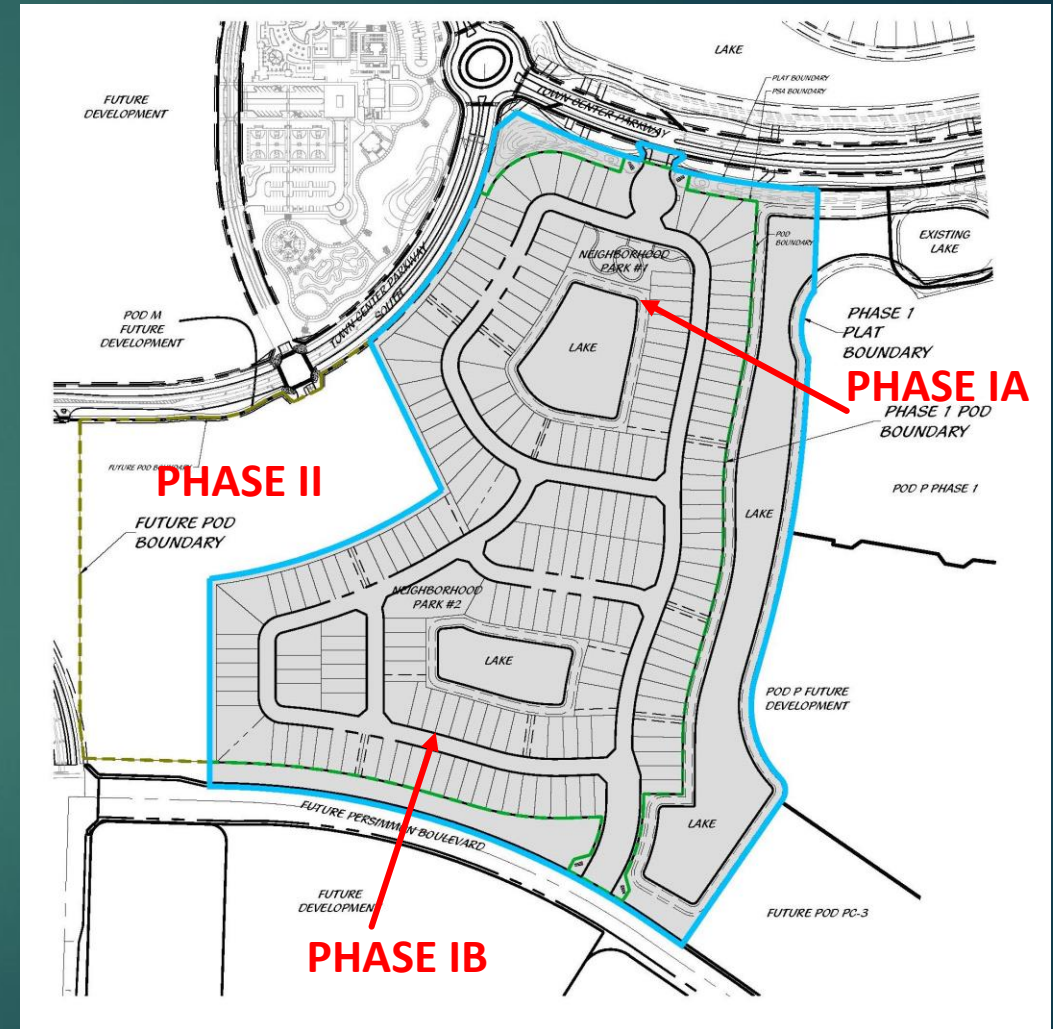
4.8.19

FSBP-2018-25

Per the current City's Interim ULDC Code:

The subject application FSBP-2018-25 Final Subdivision Plan (Pod M) Phase I A & B was reviewed and approved Administratively by the Development Review Officers (DRO)

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



APPLICATION WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH:

- ❑ FUTURE LAND USE: R2
- ❑ ZONING: TTD / TND
- ❑ NUMBER OF PROPOSED UNITS: 204
- ❑ RECREATION AND OPEN SPACE: .85 ACRES REQUIRED, 1.741 ACRES PROVIDED
- ❑ GUEST PARKING: TOTAL OF 15 SPACES PROVIDED
 - MAIL KIOSK: 5
 - NEIGHBORHOOD PARK: 10
- ❑ RESIDENTIAL POD ENTRY SIGNS

	Phase I A & B	Phase II	Total
Pod Boundary	48.735 acres	15.655 acres	64.39 acres
Lot Width	Phase I A & B (Dwelling Units)	Phase II (Dwelling Units)	Total (Dwelling Units)
42 feet	204	-	-
Total	204	181	385

MODELS



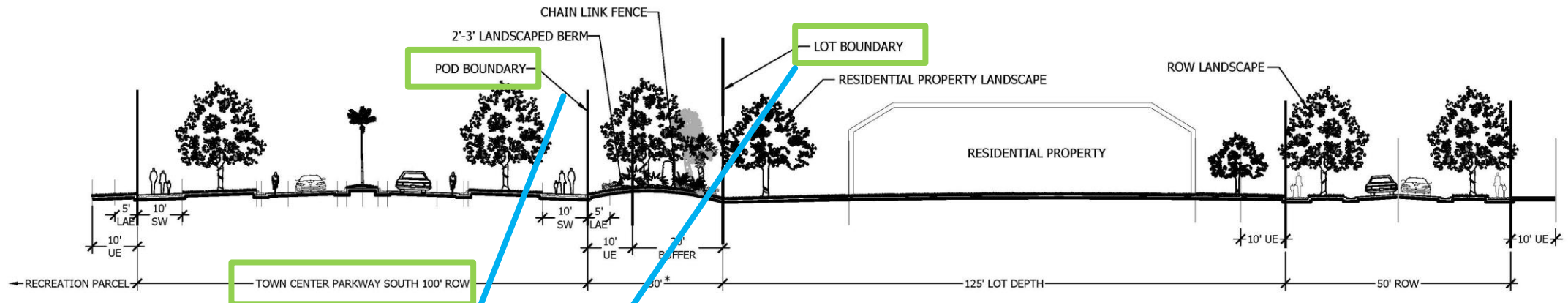
PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

TND - SINGLE FAMILY (PER ORDINANCE 2018-5)

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS			
		SIZE	WIDTH	DEPTH	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	POD M (TND)	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10'	10' BUILDING 5' ACCESORY
PROVIDED	POD M (TND)	5,250 SF	42'	125'	10' - BLDG 20' - FLG 10' - SLG	5'	10'	10' BUILDING 5' ACCESORY

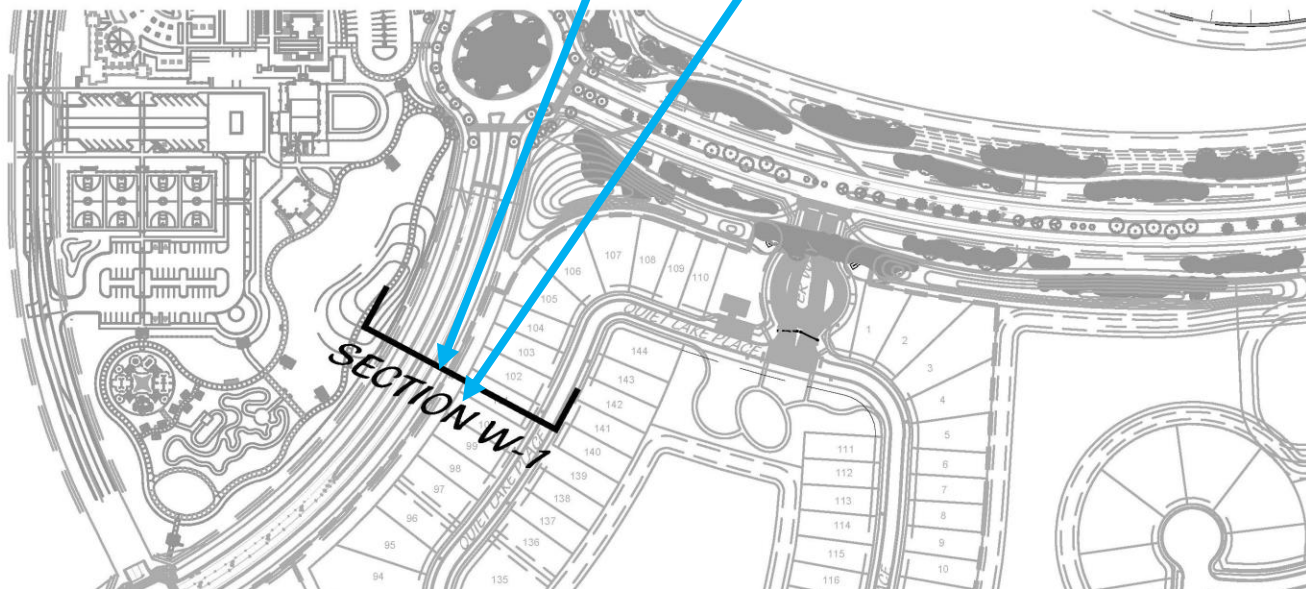
TOWN CENTER PARKWAY SOUTH BUFFER



W-1 *TYPICAL WEST PROPERTY LINE CROSS SECTION
ADJACENT TO TOWN CENTER PARKWAY SOUTH*

* NOTE:
TO BE MAINTAINED BY SKY COVE HOA

SCALE: 1" = 30'



The applicant proposes to provide a black or green coated chain-link fence for security. The fence will be screened by a 6' tall Clusia hedge and other landscaping. Detailed landscape plans will be submitted for review at a later date.

Ninth Order of Business

RESOLUTION 2019-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE - PHASE 1A (POD M), LOCATED BY METES AND BOUNDS BEING DESCRIBED A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 Sky Cove - Phase 1A (Pod M), located by metes and bounds being described as a Subdivision in Sections 1 And 12, Township 43 South, Range 40 East, City Of Westlake, Palm Beach County, Florida, being in part a Replat of Portions of Town Center Parkway North, Plat Book 123, Pages 106 through 118, inclusive, and Town Center Parkway South - Phase 1A, Plat Book 126, Pages 114 and 115, Public Records of Palm Beach County, Florida, 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 City of Westlake's interim land development code 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 Sky Cove - Phase 1A (Pod M), as described in the attached Exhibit "A", containing approximately 63.186 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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

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

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Legal Description
Sky Cove - Phase 1A

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE - PHASE 1 A, A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE POINT OF BEGINNING; THENCE S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°07'46", A DISTANCE OF 323.23 FEET TO A REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°46'08", A DISTANCE OF 68.74 FEET TO THE POINT OF TANGENCY; THENCE S.34°38'22"W., A DISTANCE OF 524.11 FEET TO THE FUTURE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.55°21'38"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 111.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2293.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

32°55'30", A DISTANCE OF 1317.67 FEET TO THE POINT OF TANGENCY; THENCE N. 88°17'08" W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET; THENCE N.00°00'00"E., A DISTANCE OF 614.58 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1533.00 FEET AND A RADIAL BEARING OF N.06°59'23"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A NON-TANGENT INTERSECTION; THENCE N.25°53'21"W., A DISTANCE OF 491.64 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY LINE OF OPEN SPACE TRACT #1, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH PHASE II, AS RECORDED IN PLAT BOOK 126, PAGE 114 OF SAID PUBLIC RECORDS, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1050.00 FEET AND A RADIAL BEARING OF N.38°55'00"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°29'32", A DISTANCE OF 742.06 FEET TO A NON-TANGENT INTERSECTION; THENCE N.50°31'02"E., A DISTANCE OF 82.24 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT; THENCE S.64°52'58"E. ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT, A DISTANCE OF 53.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, AND ALONG SAID 50.0 FOOT RURAL PARKWAY EASEMENT THROUGH A CENTRAL ANGLE OF 08°53'55", A DISTANCE OF 340.13 FEET TO A NON-TANGENT INTERSECTION; THENCE N.14°53'03 E., A DISTANCE OF 21.36 FEET; THENCE N.29°14'32"W., A DISTANCE OF 26.71 FEET; THENCE N.16°44'22"E., A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2140.00 FEET AND A RADIAL BEARING OF N.16°44'22"E. AT SAID INTERSECTION AND A POINT OF THE SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'36", A DISTANCE OF 138.57 FEET TO A NON-TANGENT INTERSECTION; THENCE S.13°01'45"W., A DISTANCE OF 10.00 FEET; THENCE S.59°00'39"W., A DISTANCE OF 26.71 FEET; THENCE S.14°53'03"W., A DISTANCE OF 21.36 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.13°33'00"E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'21", A DISTANCE OF 431.51 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,752,404 SQUARE FEET OR 63.186 ACRES MORE OR LESS.

SKY COVE - PHASE 1 A
 A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF
 PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106
 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT
 BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

SKY COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2019.

WITNESS: _____ SKY COVE HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR-PROFIT
 PRINT NAME: _____ BY: _____
 _____ JOHN CARTER, PRESIDENT
 WITNESS: _____
 PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC STATE OF FLORIDA
 PRINT NAME: _____
 COMMISSION NO. _____
 (SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2019, IN ACCORDANCE WITH SEC. 177.071, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
 COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1060 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS _____ DAY OF _____, 2019.

WITNESS: _____ BY: _____
 _____ SUSAN BEAUGRAND
 SENIOR VICE PRESIDENT
 PRINT NAME: _____
 WITNESS: _____
 PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF DUVAL

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

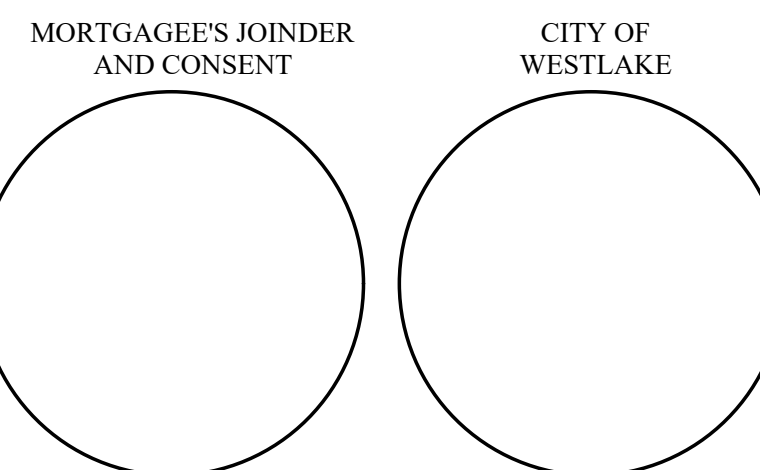
 NOTARY PUBLIC STATE OF FLORIDA
 PRINT NAME: _____
 COMMISSION NO. _____
 (SEAL)

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (127 LOTS):	18.660	OPEN SPACE TRACT #7:	0.057
ROADWAY TRACT (TRACT "A"):	5.571	RECREATION PARK #1:	0.934
OPEN SPACE TRACT #1:	0.013	RECREATION PARK #2:	0.807
OPEN SPACE TRACT #2:	0.013	WATER MANAGEMENT TRACT #1:	3.344
OPEN SPACE TRACT #3:	0.331	WATER MANAGEMENT TRACT #2:	11.323
OPEN SPACE TRACT #4:	0.151	WATER MANAGEMENT TRACT #3:	2.498
OPEN SPACE TRACT #5:	0.802	TRACT "M":	17.923
OPEN SPACE TRACT #6:	0.759	TOTAL ACRES, MORE OR LESS:	63.186

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 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

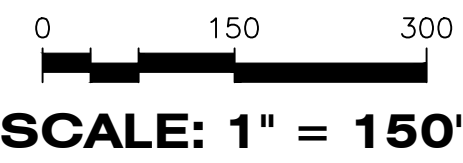


SKY COVE - PHASE 1 A

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BASIS OF BEARINGS

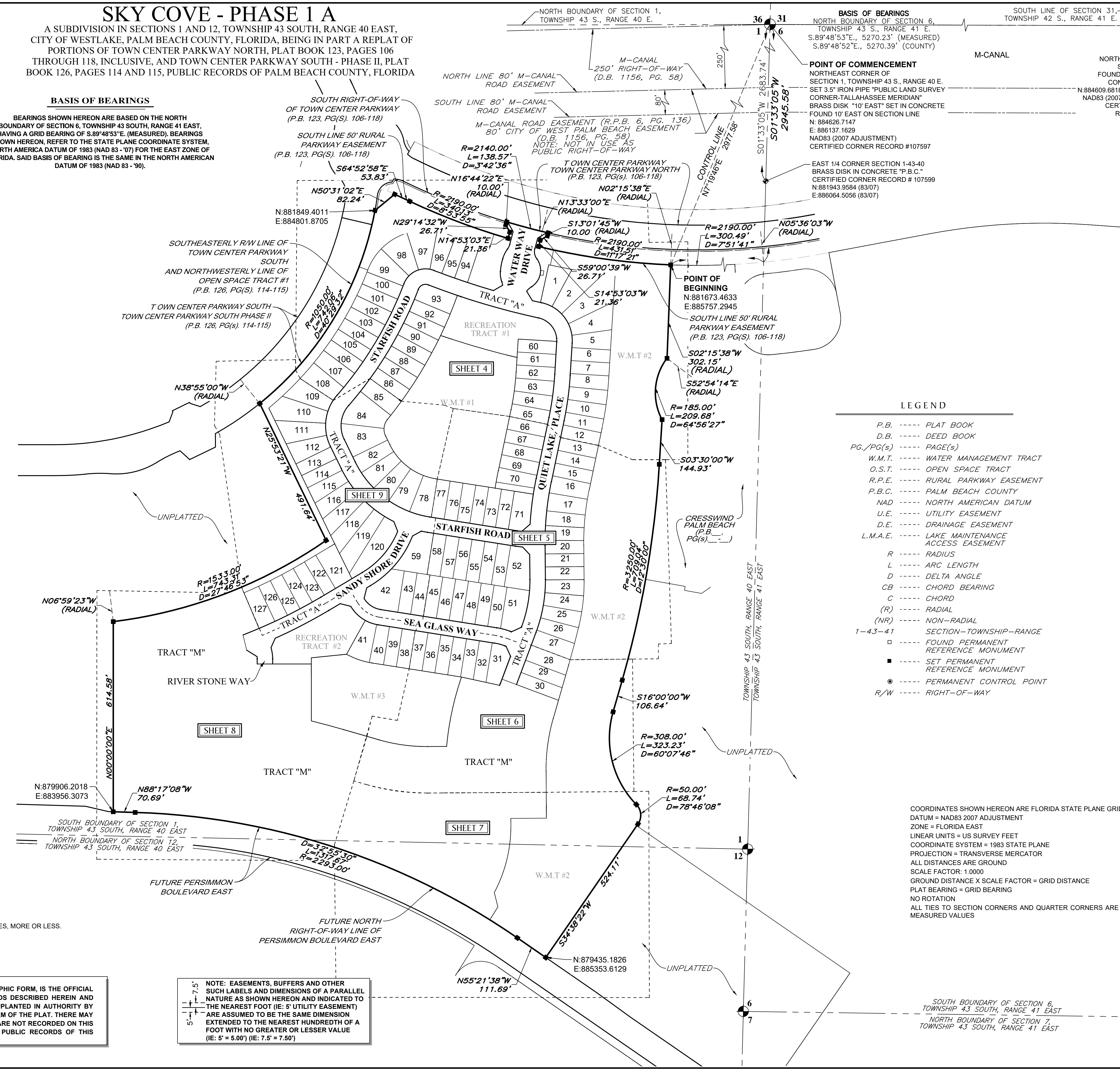
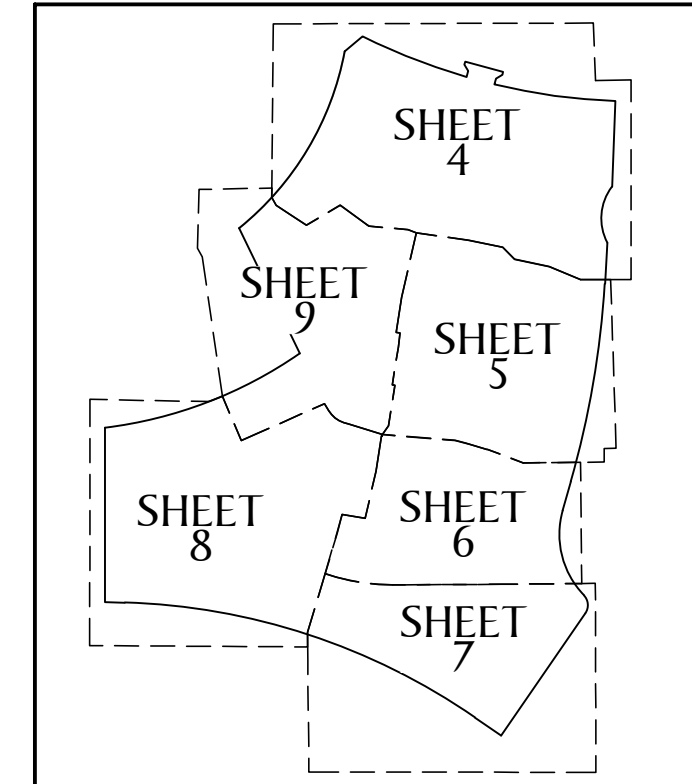
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED), BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS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



KEY SHEET

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

KEY MAP (NOT TO SCALE)



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
NAD	NORTH AMERICAN DATUM
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
(R)	RADIAL
(NR)	NON-RADIAL
1-43-41	SECTION-TOWNSHIP-RANGE
□	FOUND PERMANENT REFERENCE MONUMENT
■	SET PERMANENT REFERENCE MONUMENT
●	PERMANENT CONTROL POINT
R/W	RIGHT-OF-WAY

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

NOTES:
1. THIS PARCEL CONTAINS 63.186 ACRES, MORE OR LESS.

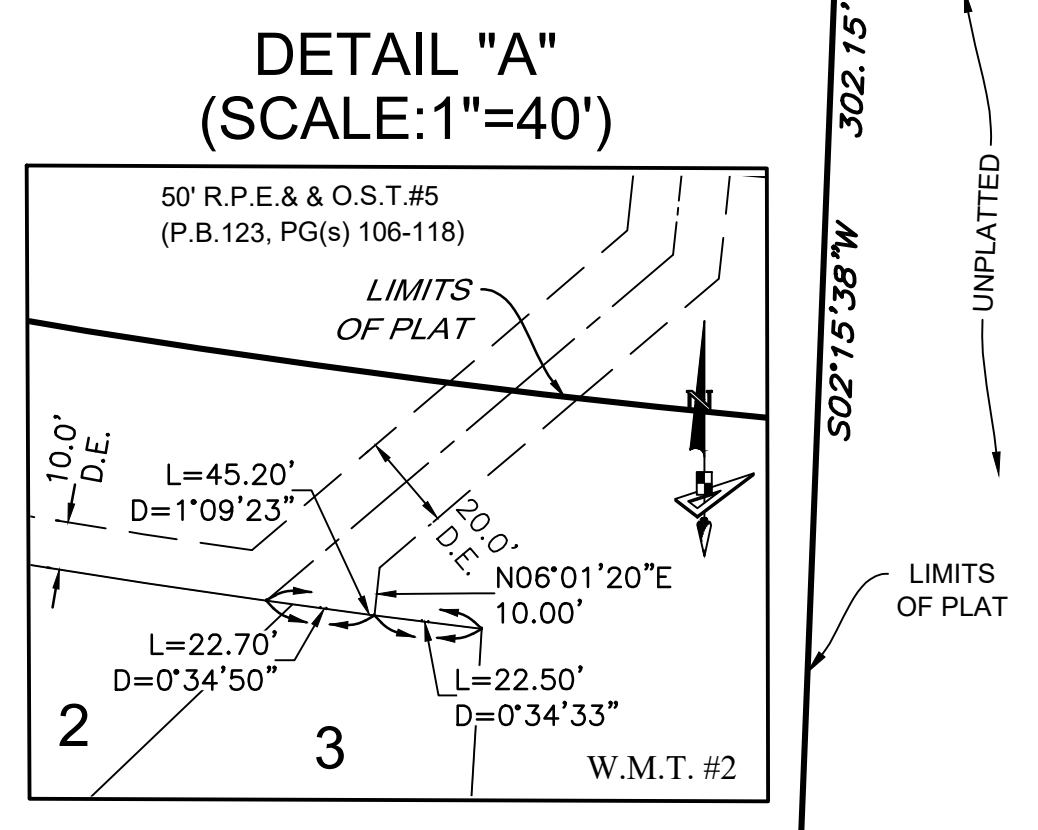
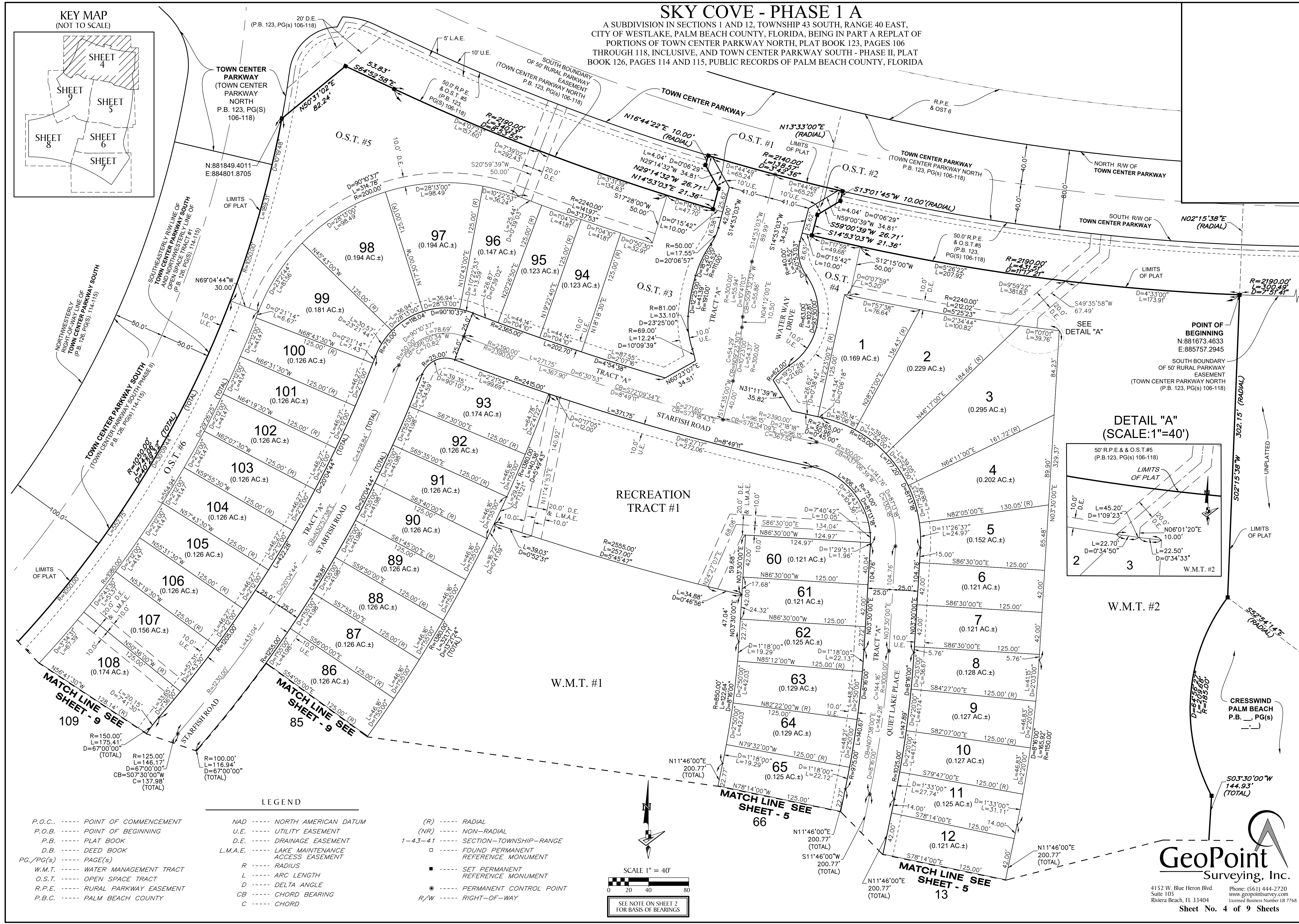
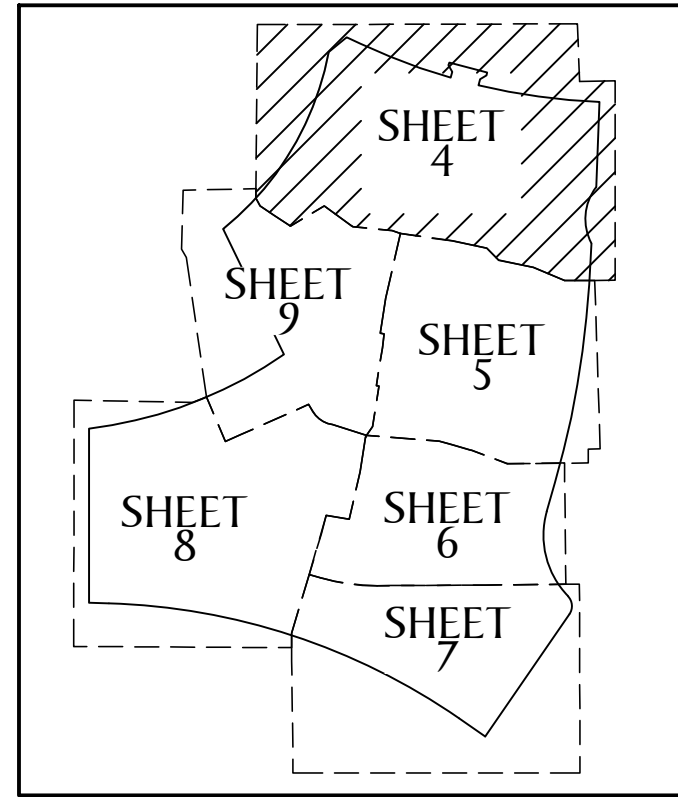
NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY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

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')

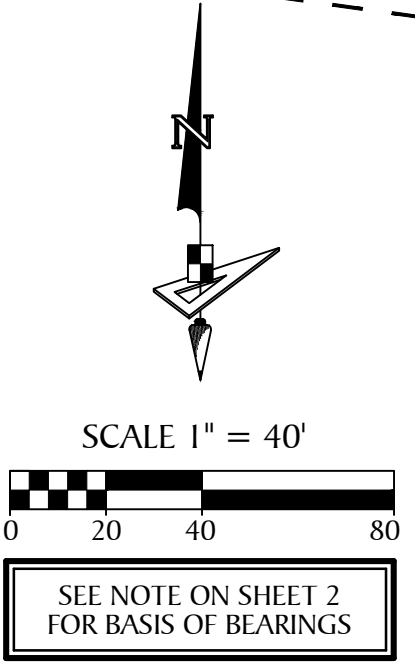
SKY COVE - PHASE 1 A

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

KEY MAP (NOT TO SCALE)



P.O.C. --- POINT OF COMMENCEMENT	NAD --- NORTH AMERICAN DATUM	(R) --- RADIAL
P.O.B. --- POINT OF BEGINNING	U.E. --- UTILITY EASEMENT	(NR) --- NON-RADIAL
P.B. --- PLAT BOOK	D.E. --- DRAINAGE EASEMENT	1-43-41 --- SECTION-TOWNSHIP-RANGE
D.B. --- DEED BOOK	L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT	□ --- FOUND PERMANENT REFERENCE MONUMENT
PG./PG(S) --- PAGE(S)	R --- RADIUS	■ --- SET PERMANENT REFERENCE MONUMENT
W.M.T. --- WATER MANAGEMENT TRACT	L --- ARC LENGTH	● --- PERMANENT CONTROL POINT
O.S.T. --- OPEN SPACE TRACT	D --- DELTA ANGLE	R/W --- RIGHT-OF-WAY
R.P.E. --- RURAL PARKWAY EASEMENT	CB --- CHORD BEARING	
P.B.C. --- PALM BEACH COUNTY	C --- CHORD	



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Surveying, Inc.

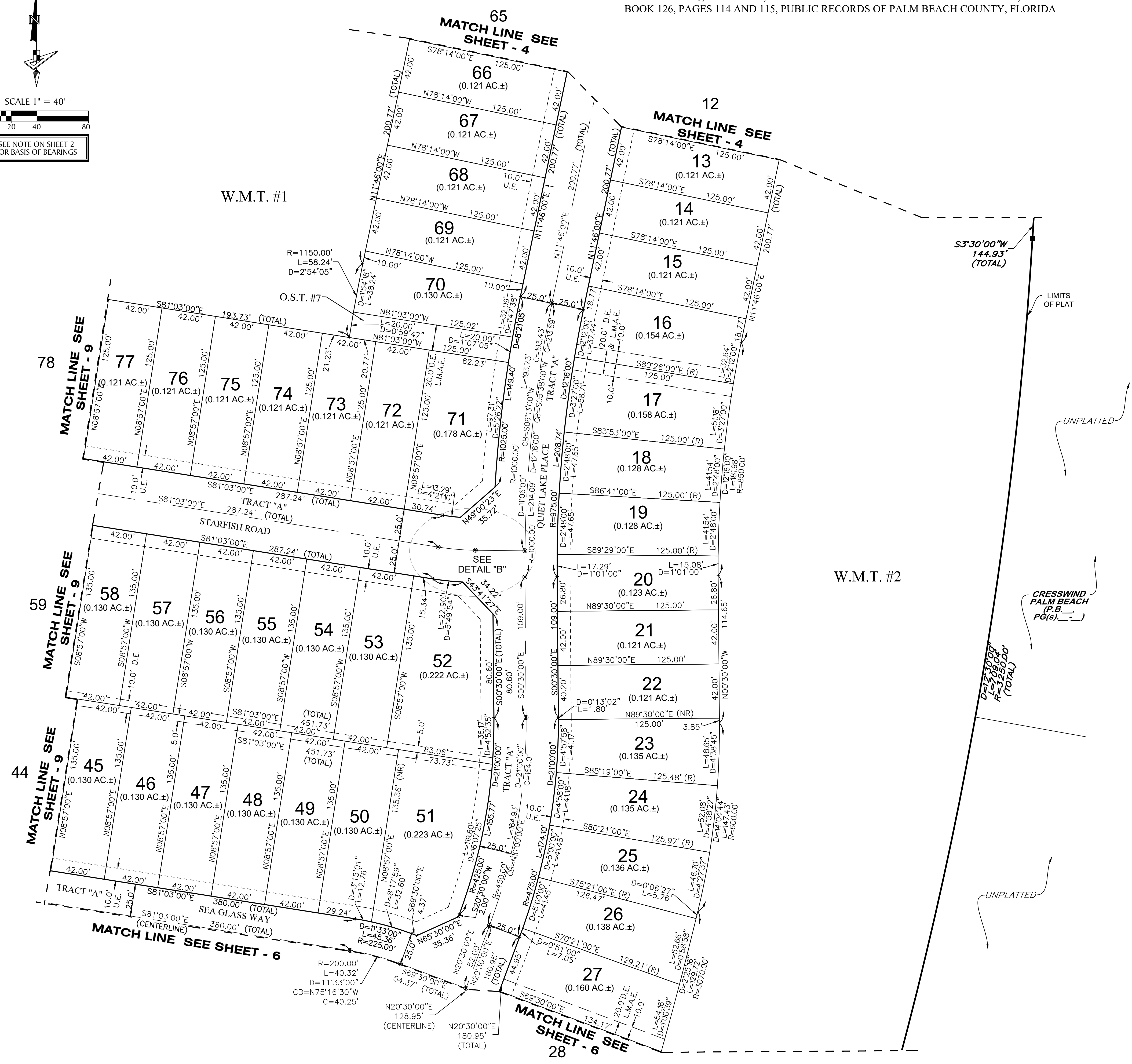
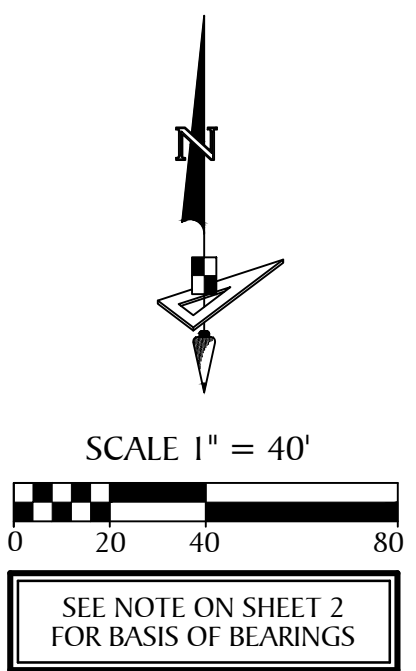
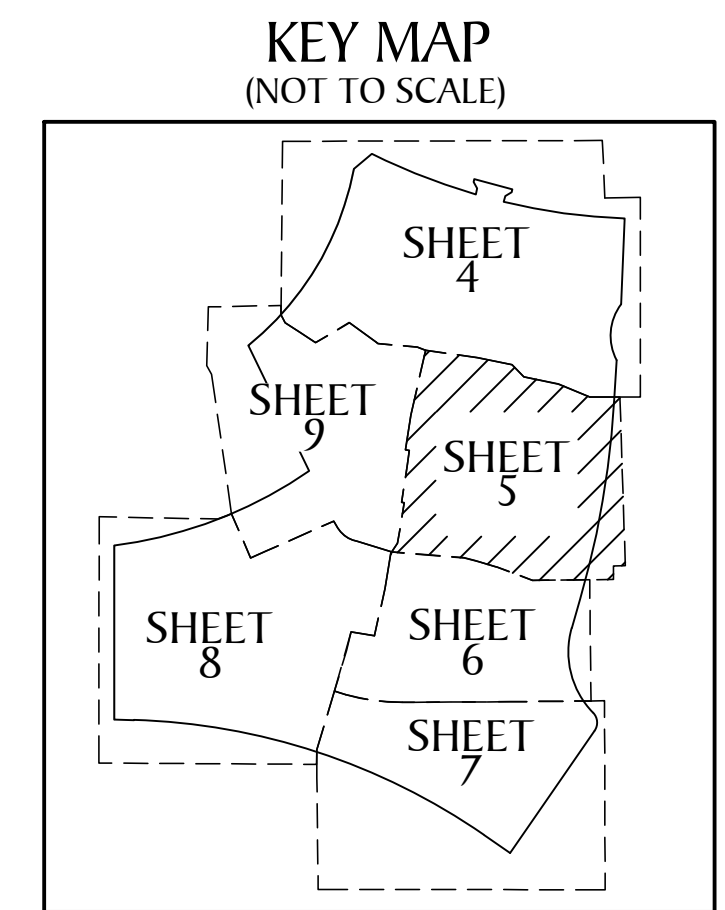
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

Sheet No. 4 of 9 Sheets

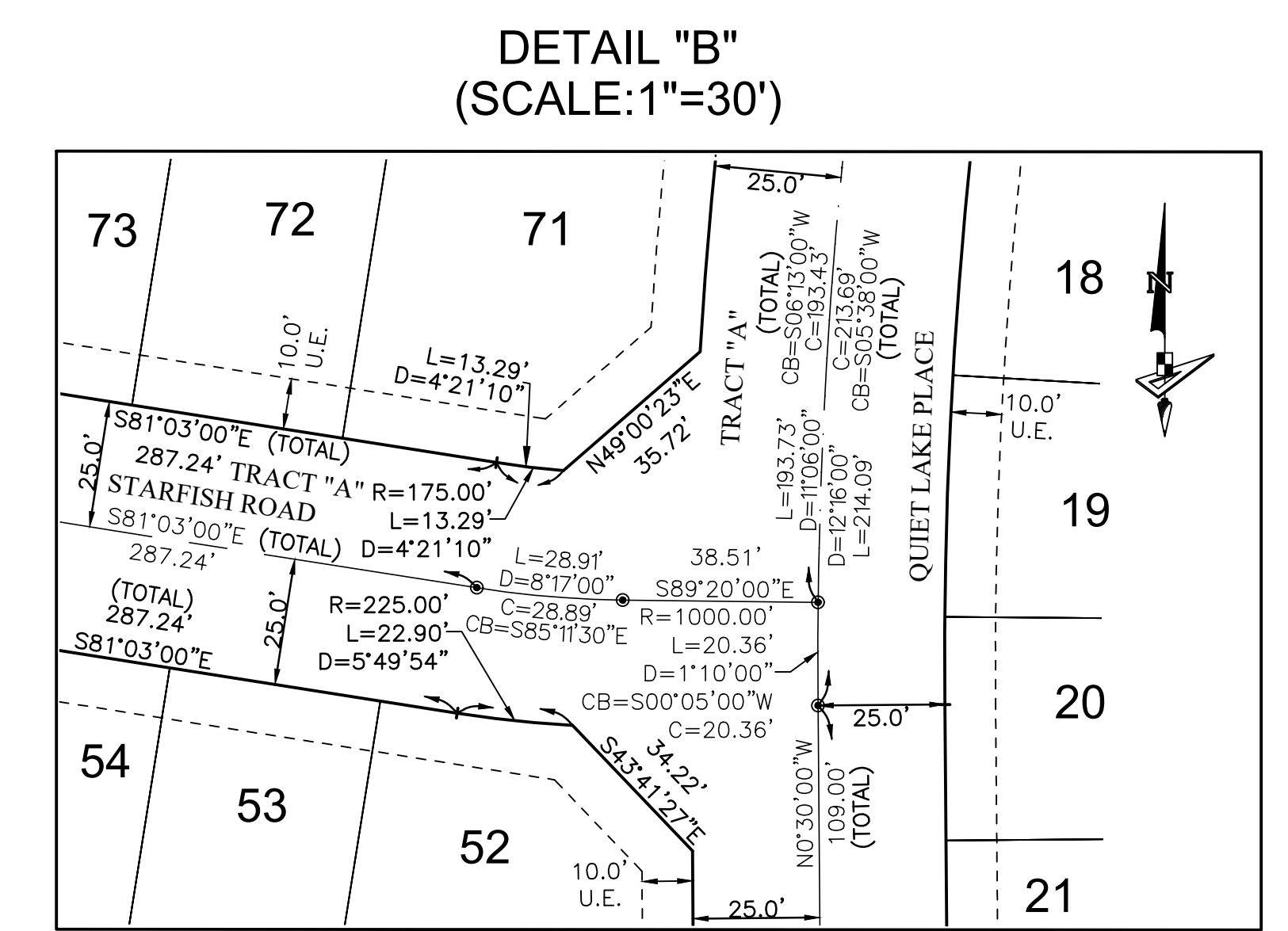
SKY COVE - PHASE 1 A

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF
PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106
THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT
BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



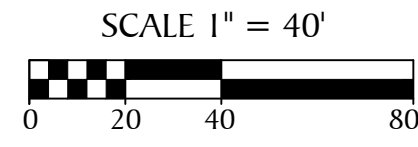
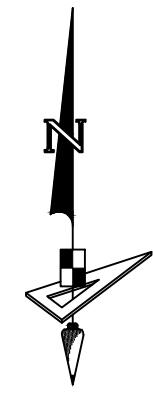
LEGEND

- 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
- NAD ----- NORTH AMERICAN DATUM
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY



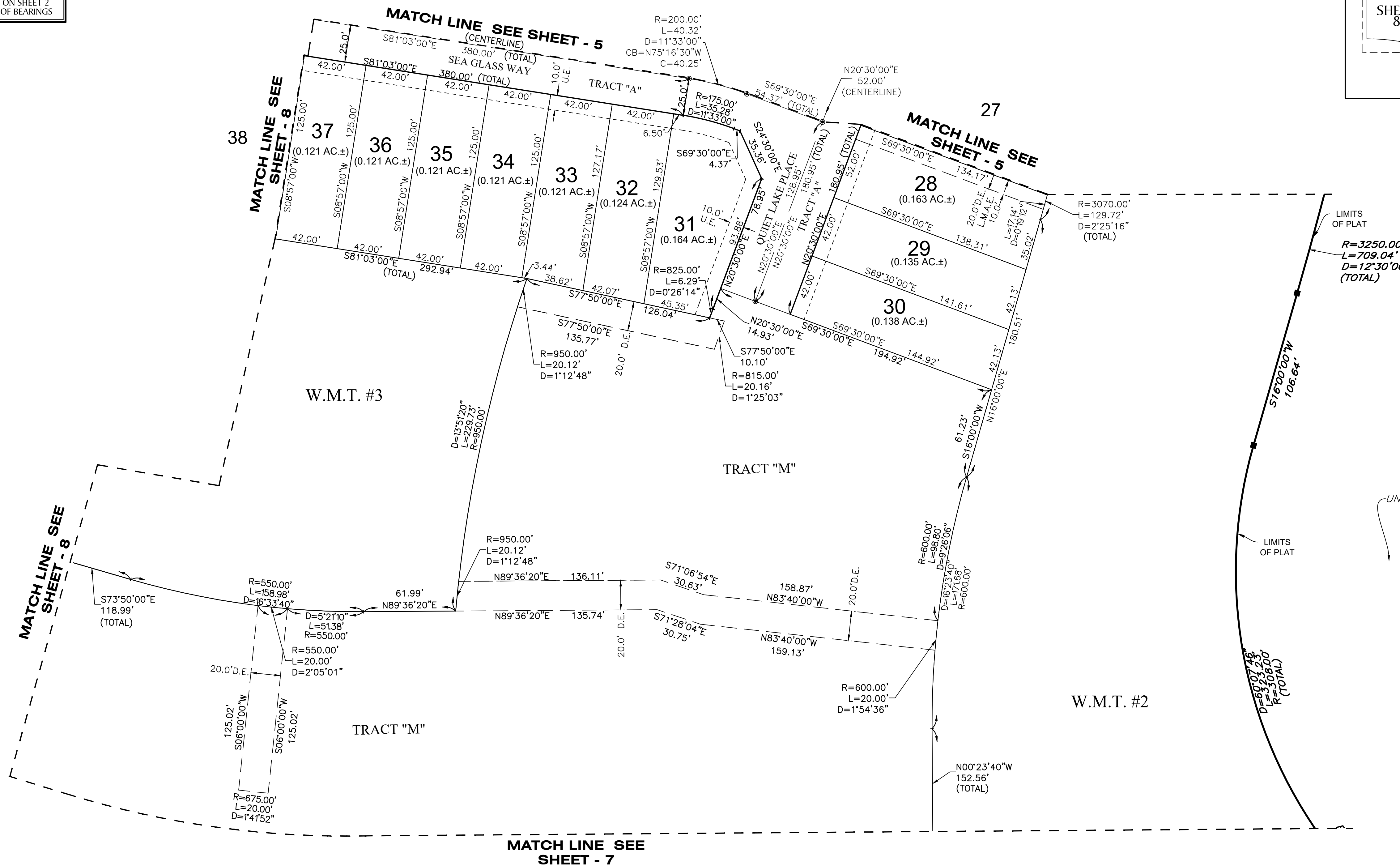
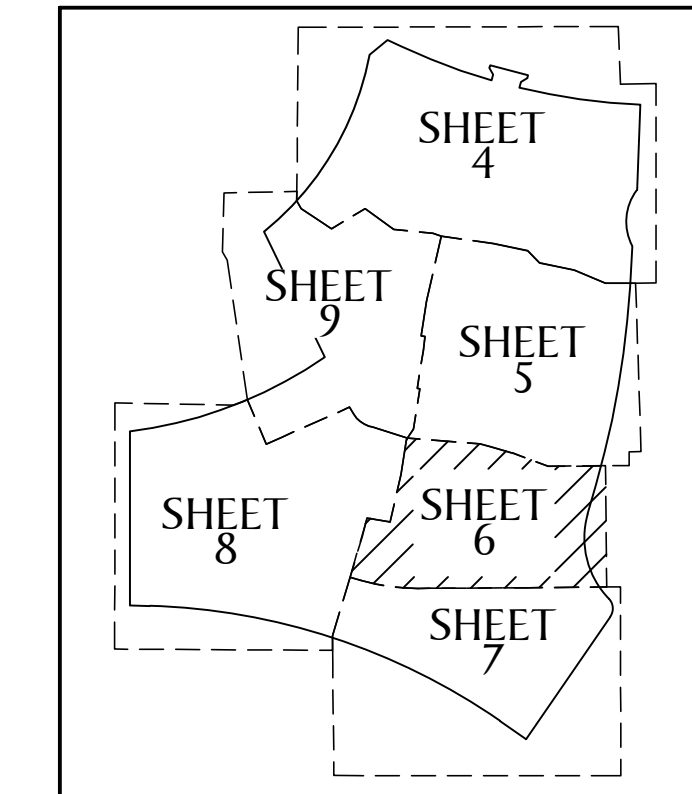
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SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

KEY MAP (NOT TO SCALE)



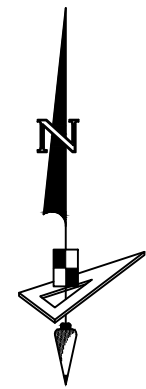
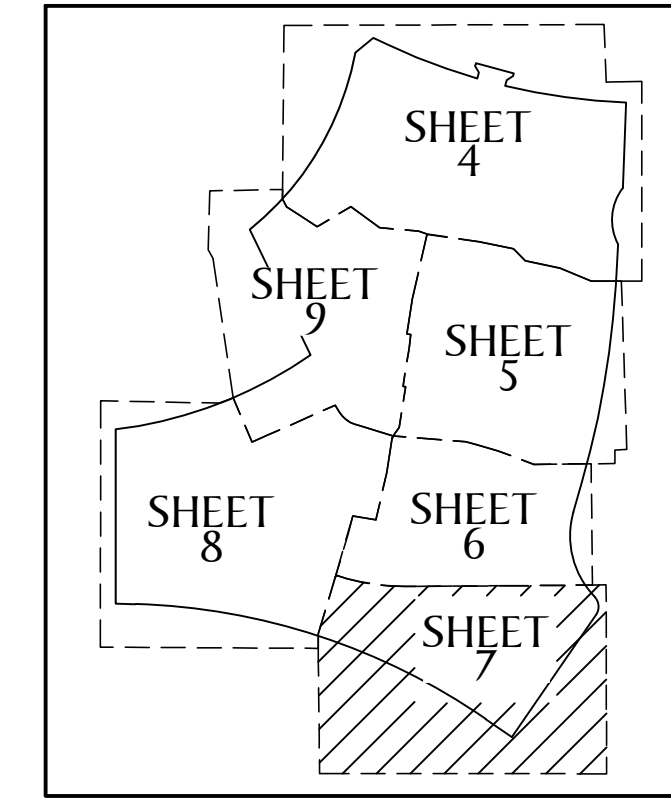
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A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

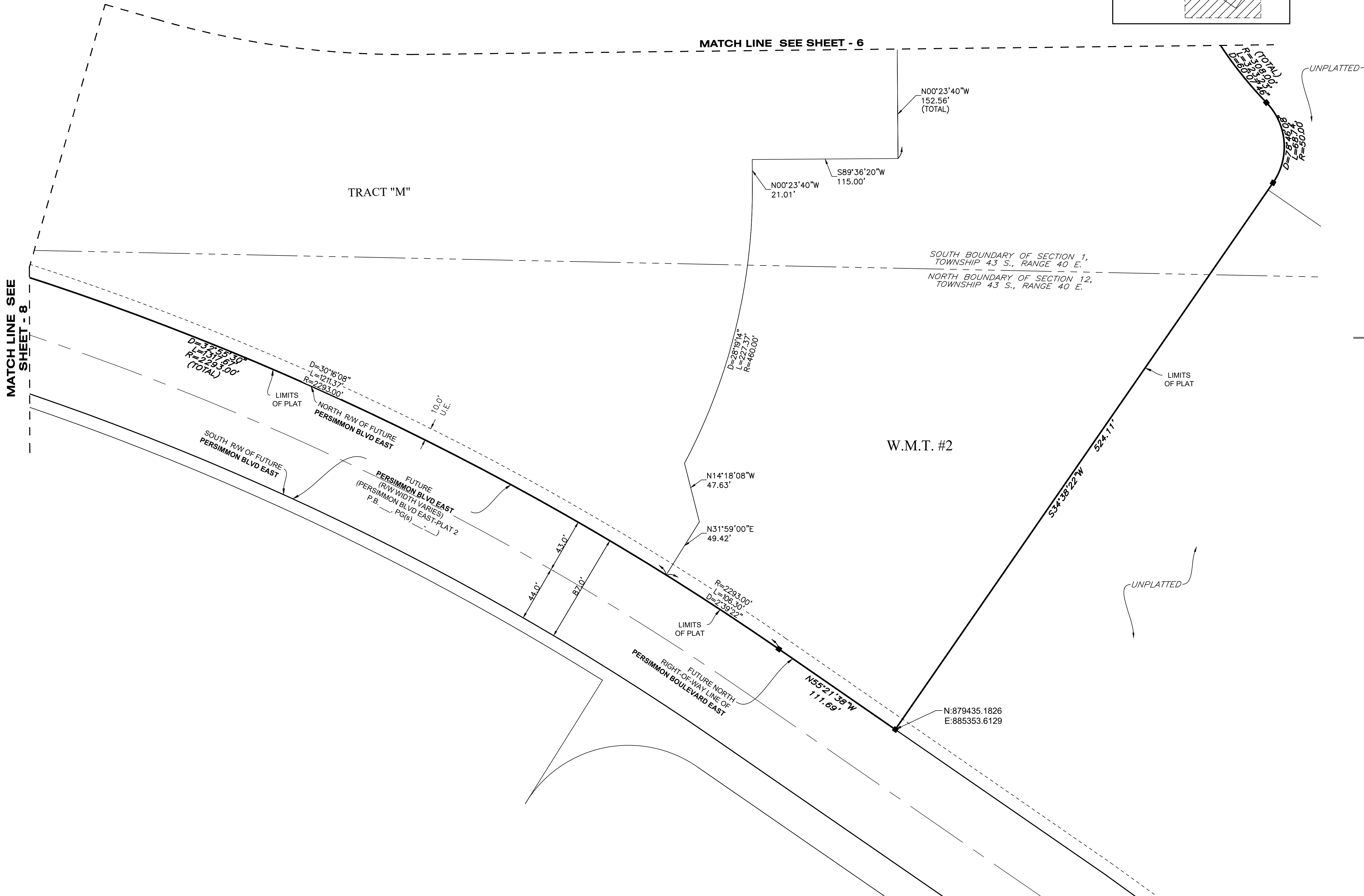
KEY MAP
(NOT TO SCALE)



SCALE 1" = 40'

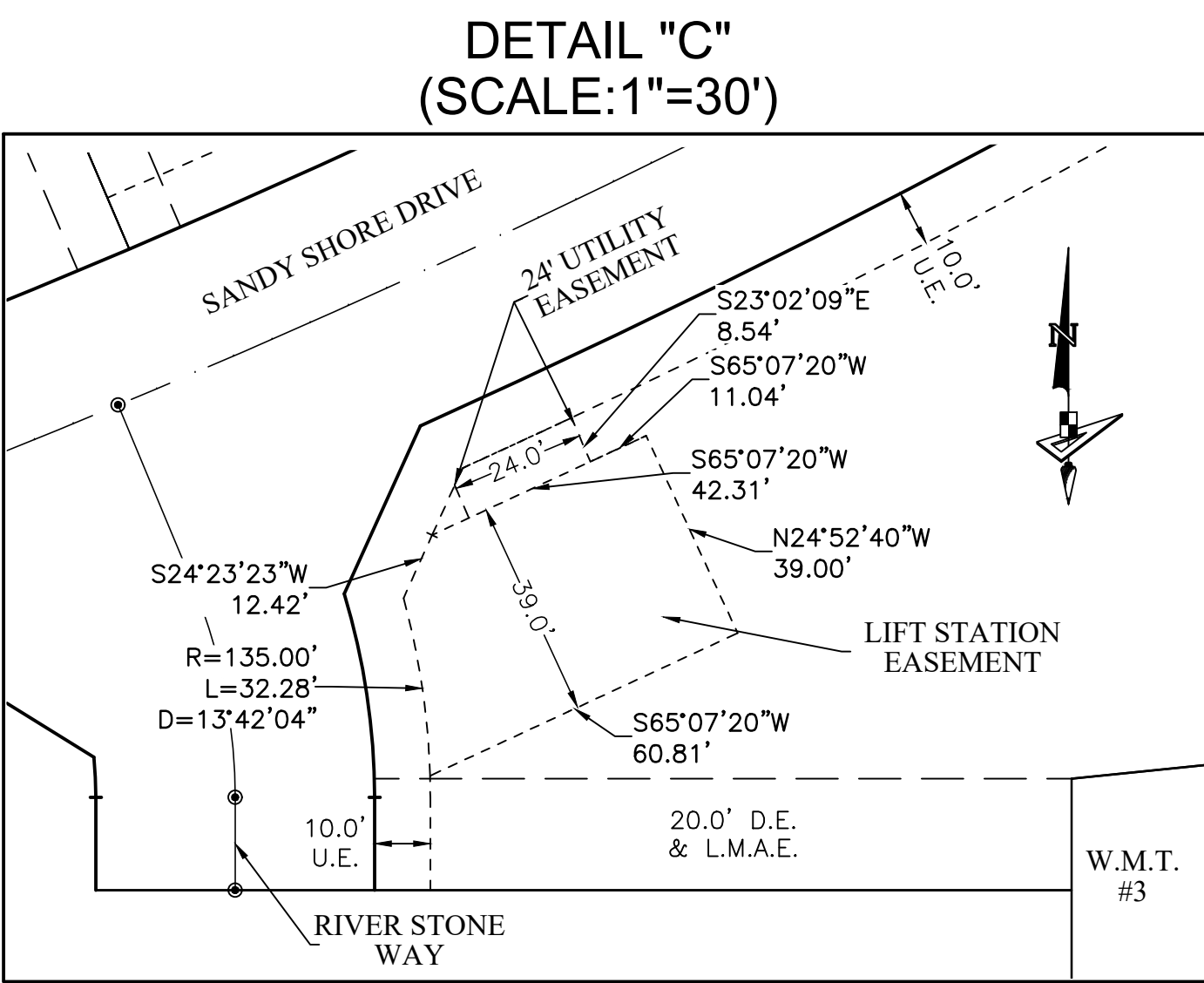
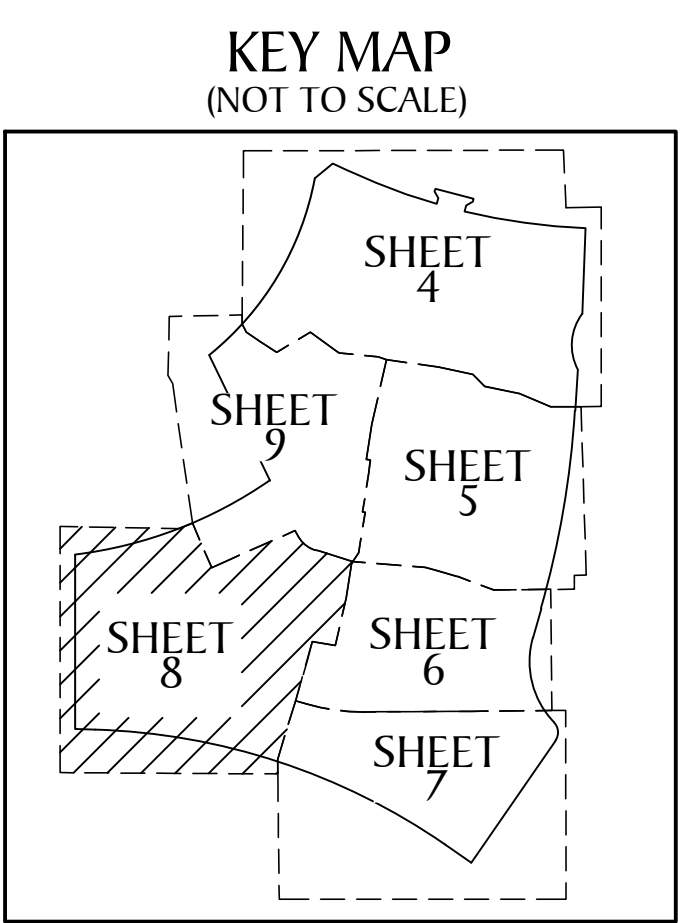
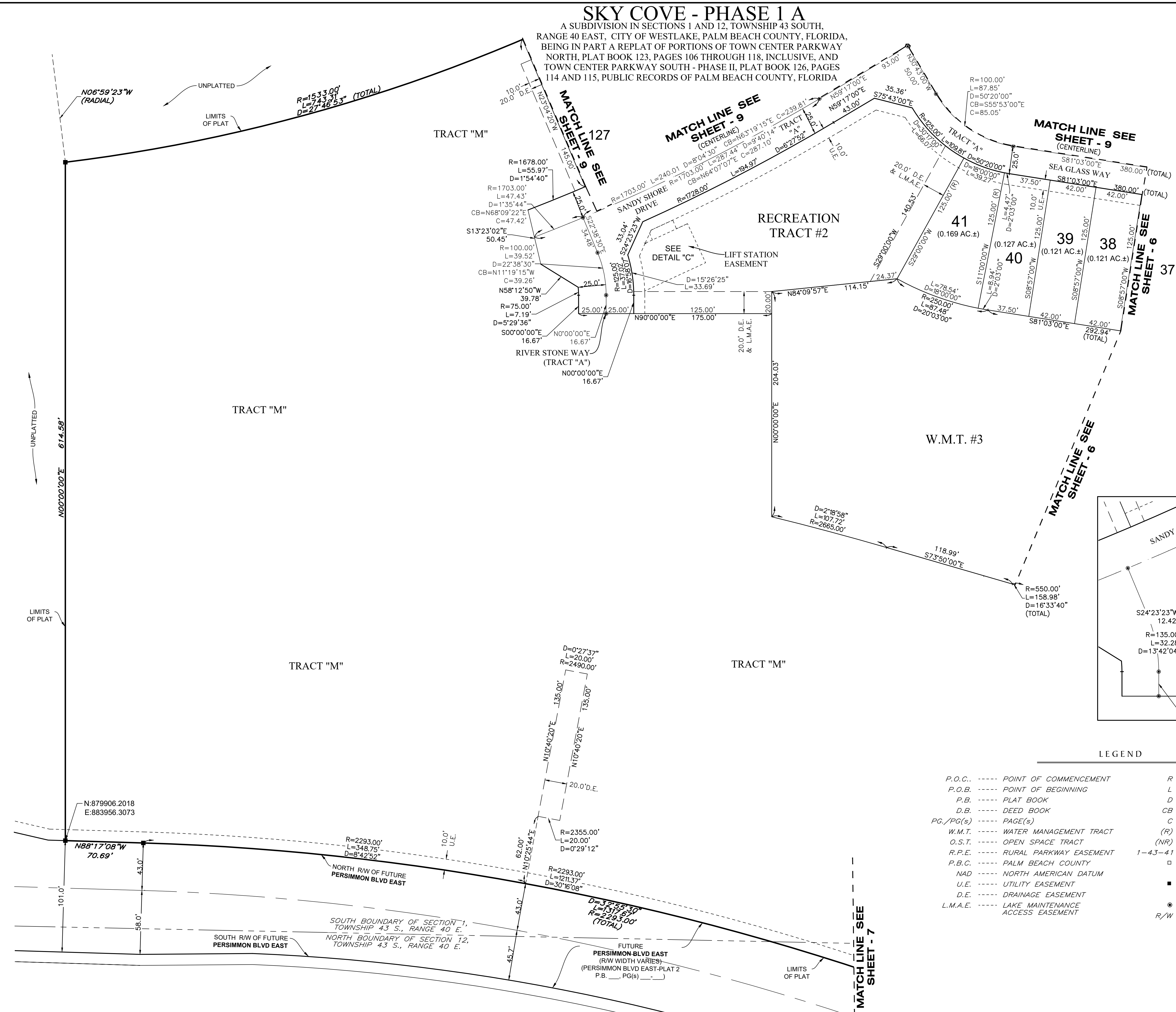
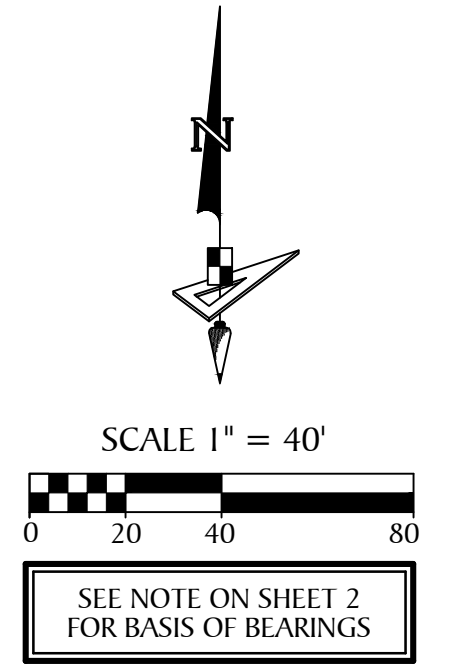


SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



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A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



LEGEND

P.O.C. POINT OF COMMENCEMENT	R RADIUS
P.O.B. POINT OF BEGINNING	L ARC LENGTH
P.B. PLAT BOOK	D DELTA ANGLE
D.B. DEED BOOK	CB CHORD BEARING
PG./PG(s) PAGE(S)	C CHORD
W.M.T. WATER MANAGEMENT TRACT	(R) RADIAL
O.S.T. OPEN SPACE TRACT	(NR) NON-RADIAL
R.P.E. RURAL PARKWAY EASEMENT	1-43-41 SECTION-TOWNSHIP-RANGE
P.B.C. PALM BEACH COUNTY	□ FOUND PERMANENT REFERENCE MONUMENT
NAD NORTH AMERICAN DATUM	■ SET PERMANENT REFERENCE MONUMENT
U.E. UTILITY EASEMENT	● PERMANENT CONTROL POINT
D.E. DRAINAGE EASEMENT	R/W RIGHT-OF-WAY
L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT	

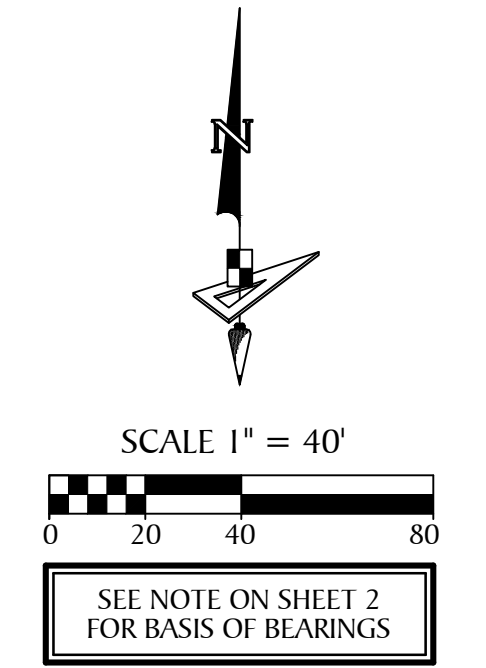
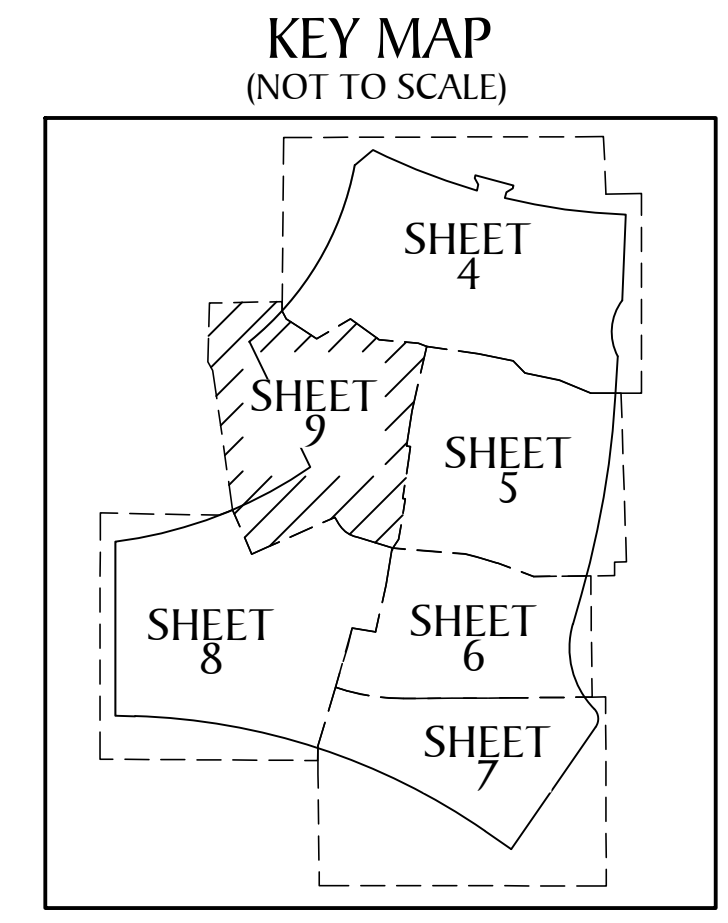
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Sheet No. 8 of 9 Sheets

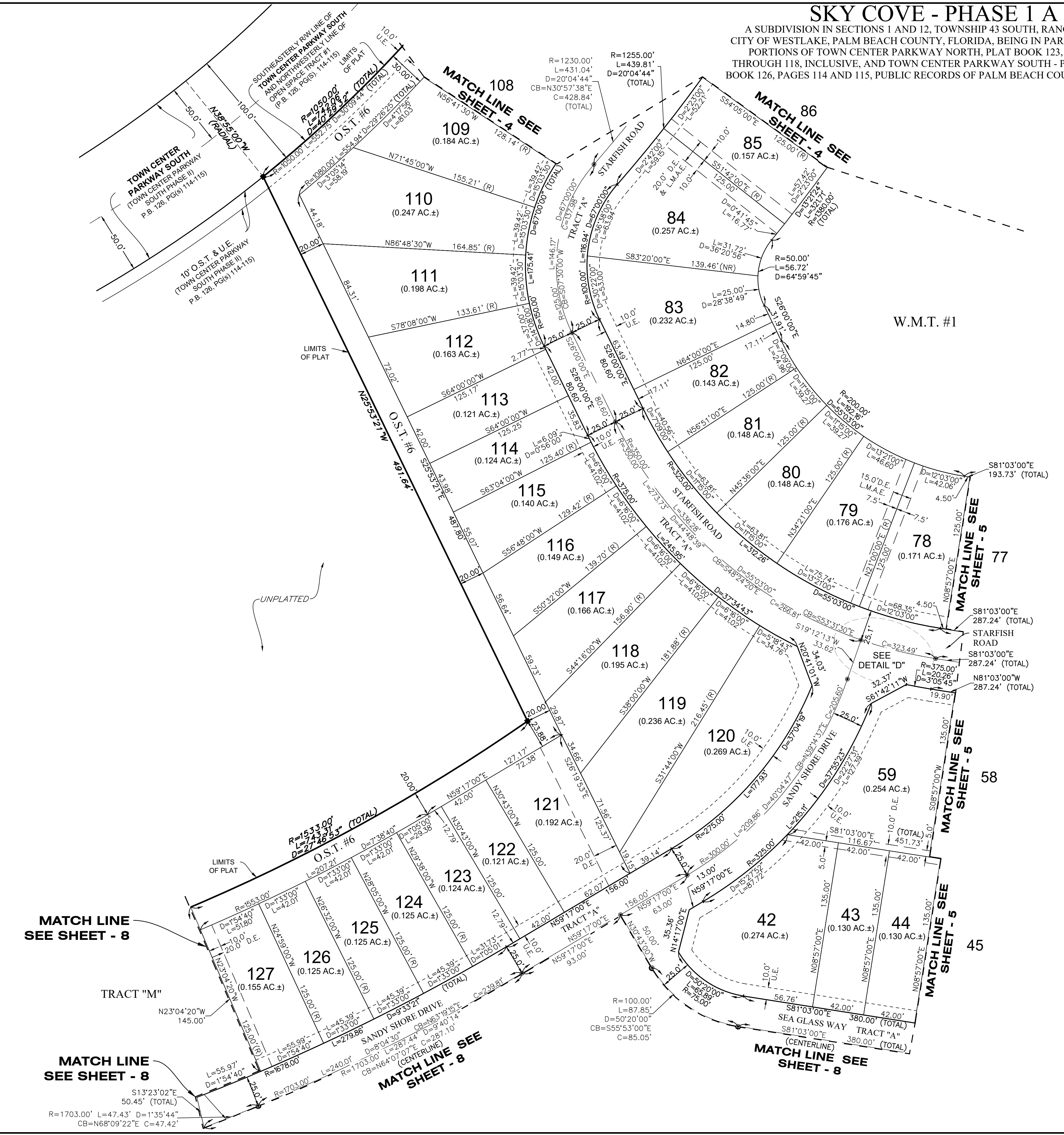
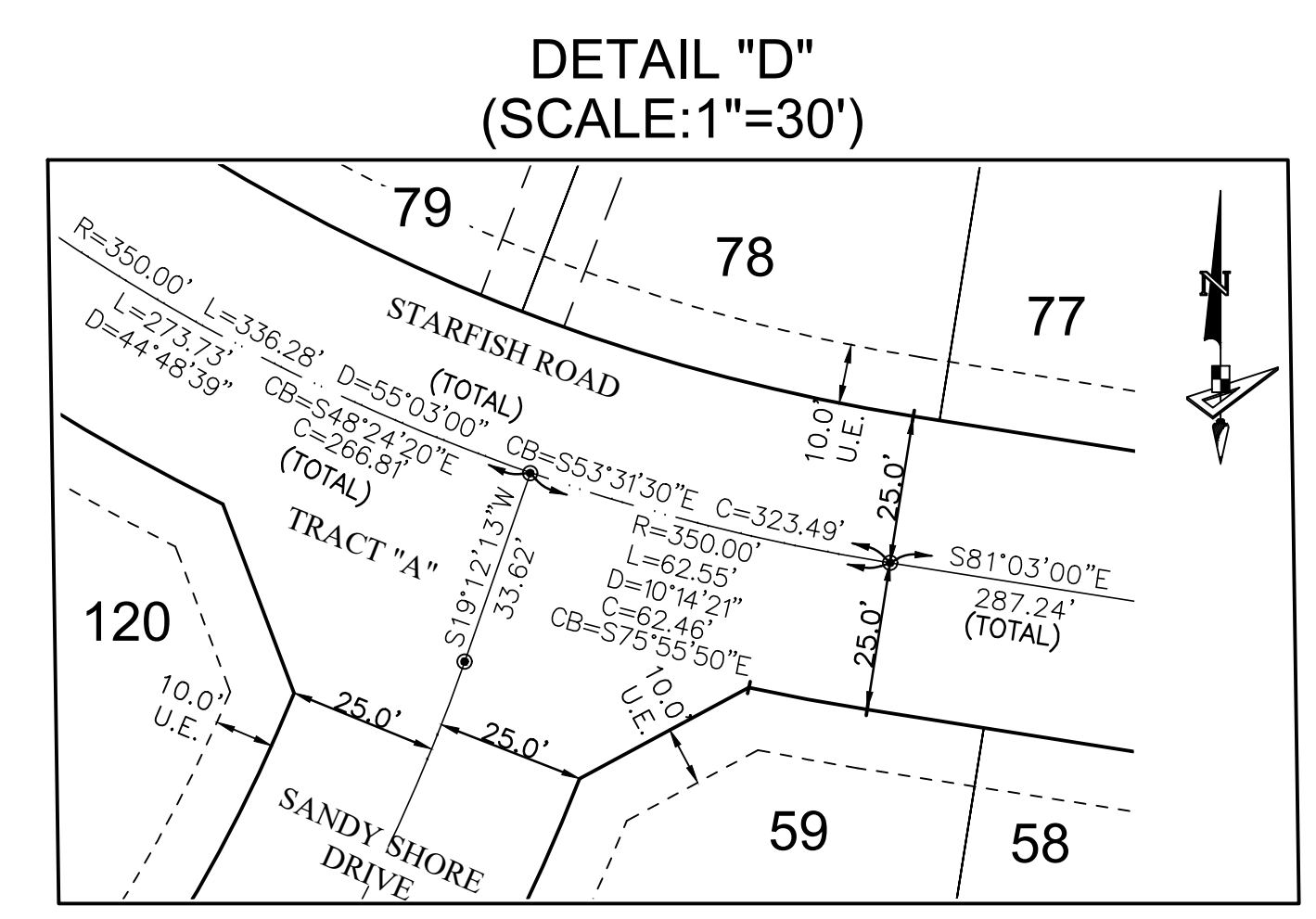
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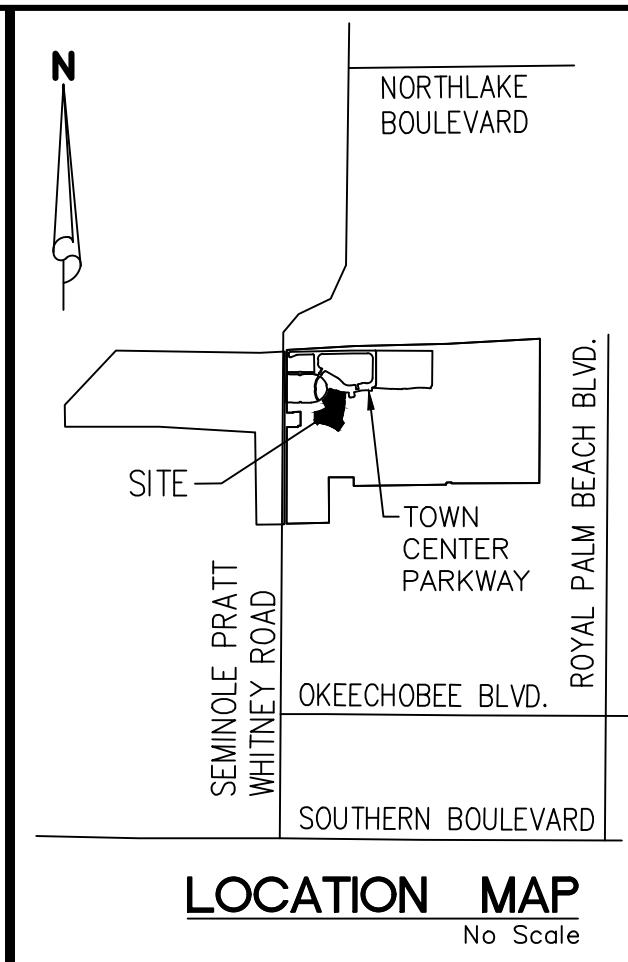
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- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY





DEDICATION AND RESERVATIONS:

A PARCEL ON LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE **POINT OF BEGINNING**; THENCE S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°07'46", A DISTANCE OF 323.23 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°46'08", A DISTANCE OF 68.74 FEET TO THE POINT OF TANGENCY; THENCE S.34°38'22"W., A DISTANCE OF 524.11 FEET TO THE FUTURE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST; THENCE N.55°21'38"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 111.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2293.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'30", A DISTANCE OF 1317.67 FEET TO THE POINT OF TANGENCY; THENCE N. 88°17'08" W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.69 FEET; THENCE N.00°00'00"E., A DISTANCE OF 614.58 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1533.00 FEET AND A RADIAL BEARING OF N.06°59'23"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A NON-TANGENT INTERSECTION; THENCE N.25°53'21"W., A DISTANCE OF 491.64 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AS SHOWN ON TOWN CENTER PARKWAY SOUTH PHASE II, AS RECORDED IN PLAT BOOK 126, PAGE 114 OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1050.00 FEET AND A RADIAL BEARING OF N.38°55'00"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°29'32", A DISTANCE OF 742.06 FEET TO A NON-TANGENT INTERSECTION; THENCE N.50°31'02"E., A DISTANCE OF 82.24 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT; THENCE S.64°52'58"E. ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT, A DISTANCE OF 53.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, AND ALONG SAID 50.0 FOOT RURAL PARKWAY EASEMENT THROUGH A CENTRAL ANGLE OF 08°53'55", A DISTANCE OF 340.13 FEET TO A NON-TANGENT INTERSECTION; THENCE N.14°53'03" E., A DISTANCE OF 21.36 FEET; THENCE N.29°14'32"W., A DISTANCE OF 26.71 FEET; THENCE N.16°44'22"E., A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHERLY WITH A RADIUS OF 2140.00 FEET AND A RADIAL BEARING OF N.16°44'22"E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'36", A DISTANCE OF 138.57 FEET TO A NON-TANGENT INTERSECTION; THENCE S.13°01'45"W., A DISTANCE OF 10.00 FEET; THENCE S.59°00'39"W., A DISTANCE OF 26.71 FEET; THENCE S.14°53'03"W., A DISTANCE OF 21.36 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.13°33'00"E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'21", A DISTANCE OF 431.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,752,404 SQUARE FEET OR 63.186 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.

THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:

 - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1956, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC., AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

LEGEND

- P.O.B. --- POINT OF BEGINNING
- O.R. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
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- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- L.M.E. --- LAKE MAINTENANCE EASEMENT
- TYP. --- TYPICAL
- EP □ --- ELECTRIC PEDESTAL
- ES □ --- ELECTRIC SWITCH BOX
- IBV < > --- IRRIGATION BUTTERFLY VALVE
- SIR ● --- SET 5/8" IRON ROD LB7768
- --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP □ --- ELECTRIC PEDESTAL
- ICV < > --- IRRIGATION CONTROL VALVE
- MW ▽ --- MONITORING WELL
- W < > --- WATER GATE VALVE
- WBV < > --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER
- ⊙ --- DRAINAGE MANHOLE
- ⊙ --- UTILITY POLE
- --- GUY ANCHOR
- ┆ --- SIGN

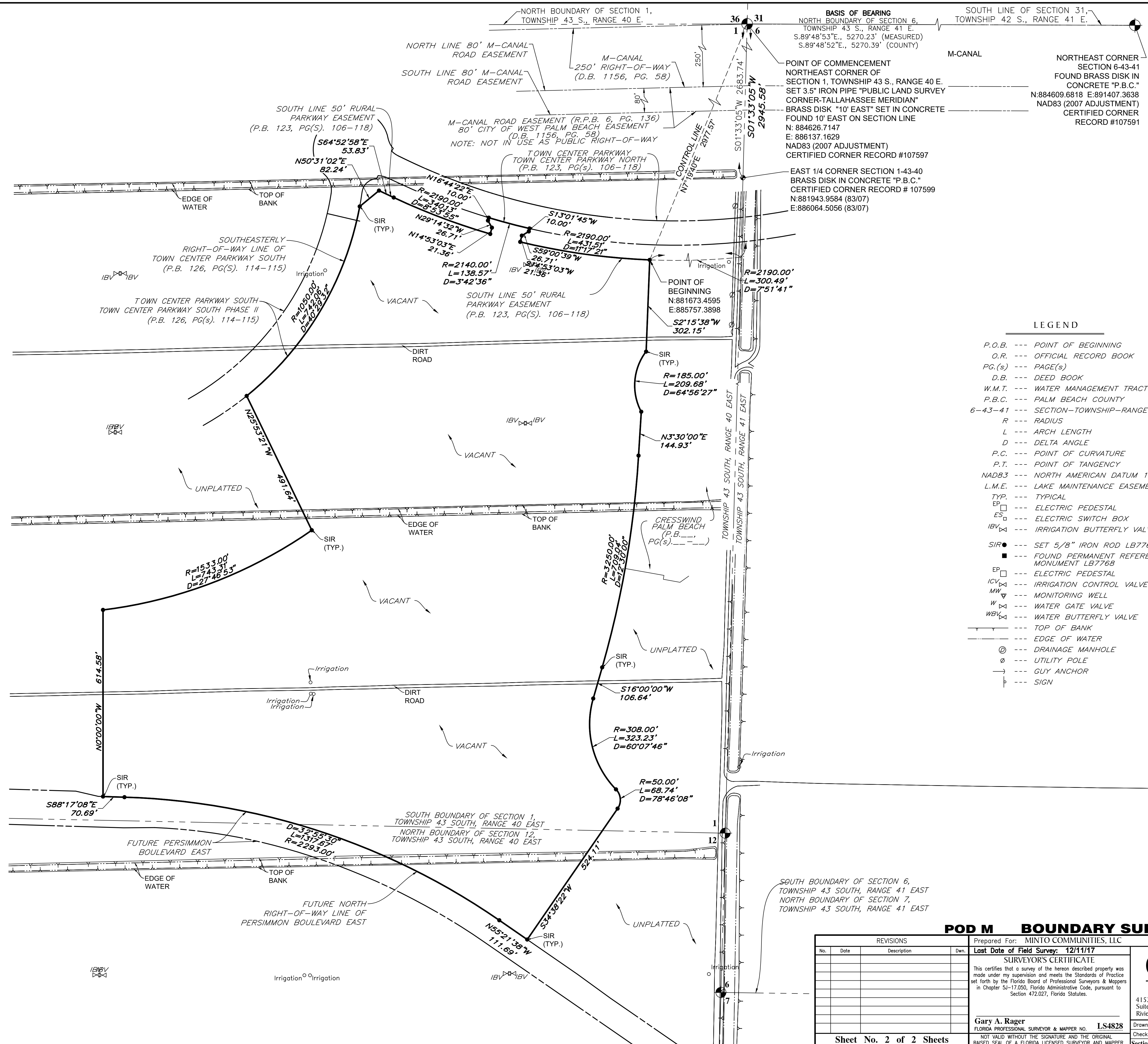
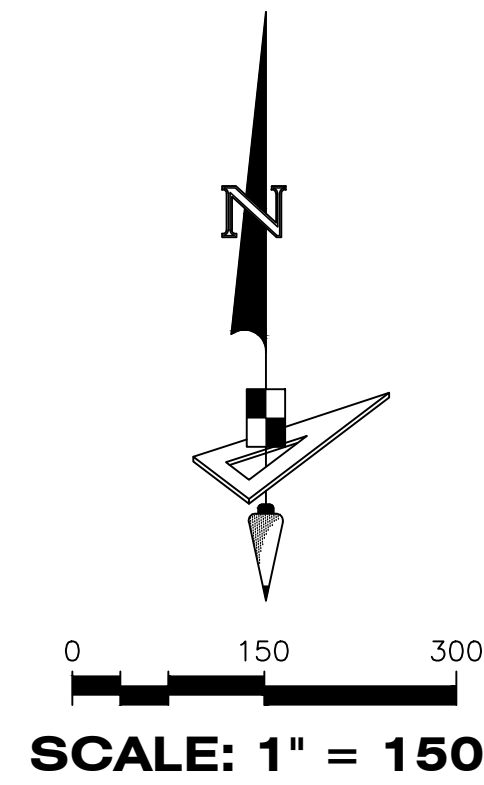
POD M BOUNDARY SURVEY

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: 12/11/17
SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
 Check: GAR P.C.: Field Book: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404
 Phone: (561) 444-2720 www.geopointsurvey.com
 Licensed Business Number LB 7768
 Drawn: SWM Date: 01/09/19 Data File: Westlake Pod M
 Sections: 1 & 12 Twn. 43 S, Rng. 40 E Job #POD M_BS

DRAWN BY: GARY A. RAGER, LICENSED SURVEYOR & MAPPER, NO. LS4828, LAST REVISED BY: SERGIO MACHADO, ON: 11/16/2018 4:20 PM, PLOTTED BY: SERGIO MACHADO, ON: 11/16/2018 4:20 PM, LAST REVISED BY: SERGIO MACHADO, ON: 11/16/2018 4:20 PM



LEGEND

- P.O.B. --- POINT OF BEGINNING
- O.R. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- L.M.E. --- LAKE MAINTENANCE EASEMENT
- TYP. --- TYPICAL
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- W --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER
- ⊙ --- DRAINAGE MANHOLE
- ⊘ --- UTILITY POLE
- GUY ANCHOR
- ⊥ --- SIGN

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PLOTTED BY: SERGIO MACHADO ON: 11/20/18 2:01 PM LAST SAVED BY: SERGIO ON: 10/20/18 6:38 PM

Tenth Order of Business

RESOLUTION 2019-11

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE - PHASE 1B (POD M), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1A, PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 Sky Cove - Phase 1B (Pod M), located by metes and bounds being described as a Subdivision In Sections 1 And 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, Being A Replat Of Tract "M", Sky Cove - Phase 1A, Plat Book ____, Pages ____ Through ____, Inclusive, Public Records Of Palm Beach County, Florida, In The City Of Westlake, Palm Beach County, Florida, containing approximately 17.923 acres, as described in Exhibit "A", attached hereto; and

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

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

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake 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 City of Westlake's interim land development code 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 Sky Cove - Phase 1B (Pod M), as described in the attached Exhibit "A", containing approximately 17.923 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 _____ of April, 2019.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Legal Description
Sky Cove - Phase 1B

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE - PHASE 1B, A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1A, PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE NORTHEAST CORNER OF WATER MANAGEMENT TRACT #2, AS SHOWN ON THE PLAT OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID WATER MANAGEMENT TRACT #2, FOR THE FOLLOWING EIGHT (8) COURSES: 1) S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; 2) THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; 5) THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; 6) THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID

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CONTAINING: 780,732 SQUARE FEET OR 17.923 ACRES MORE OR LESS.

DEDICATION AND RESERVATIONS:

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

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS QUIET LAKE PLACE, RIVER STONE WAY AND SANDY SHORE DRIVE, ARE HEREBY DEDICATED TO SKY COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

OPEN SPACE TRACT O.S.T. #9, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS O.S.T. #8, AND O.S.T. #10 THROUGH O.S.T. #13, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE 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 RESERVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 208, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1 A, PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

LAKE MAINTENANCE ACCESS EASEMENTS

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

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) 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.
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ___ DAY OF ___, 2019.

WITNESS: _____ MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____

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 ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ___ DAY OF ___, 2019.

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

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

SKY COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF ___, 2019.

WITNESS: _____ SKY COVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1060 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS ___ DAY OF ___, 2019.

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

BY: _____
SUSAN BEAUGRAND
SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVAL

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

WITNESS MY HAND AND OFFICIAL SEAL AT _____, DUVAL COUNTY, FLORIDA, THIS ___ DAY OF ___, 2019.

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ___ DAY OF ___, 2019, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

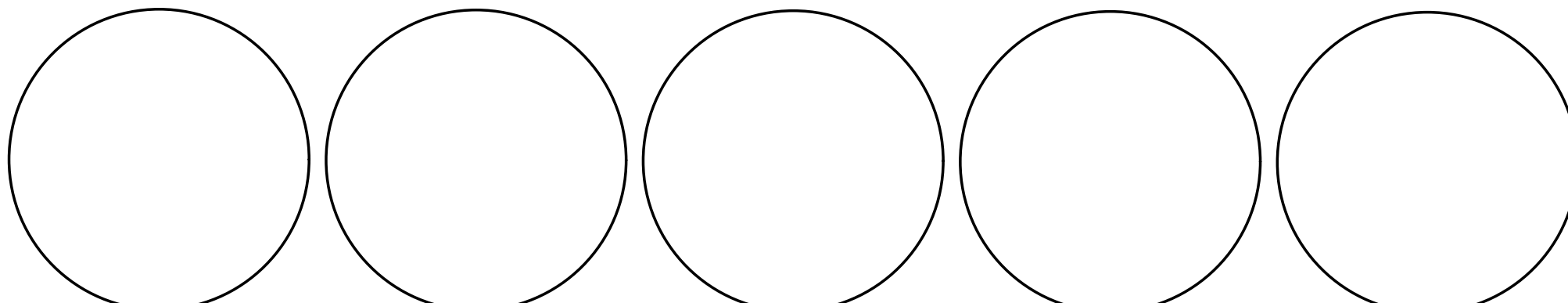
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

MINTO PBLH, LLC SEMINOLE IMPROVEMENT SURVEYOR'S SEAL MORTGAGEE'S JOINDER CITY OF WESTLAKE
DISTRICT AND CONSENT



LOCATION MAP
No Scale

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M.
THIS ___ DAY OF _____
2019 ___ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE _____

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

CLERK'S SEAL

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

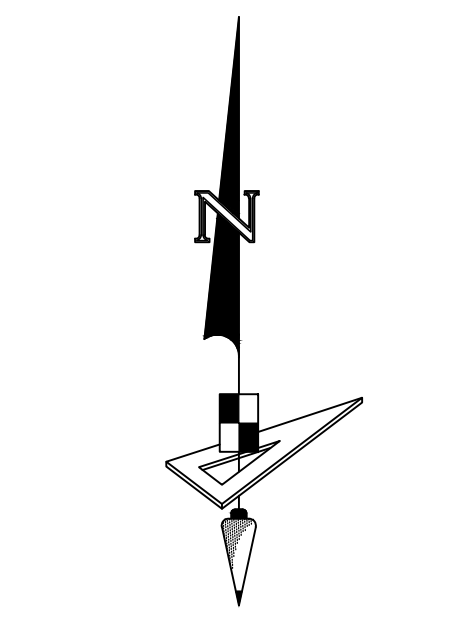
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

Sheet No. 1 of 5 Sheets

SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1 A, PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SCALE: 1" = 150'

KEY SHEET

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

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 BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

SOUTHEASTERLY R/W LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHWESTERLY LINE OF OPEN SPACE TRACT #1 (P.B. 126, PG(S). 114-115)

W.M.T. #2 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

NE CORNER OF W.M.T. #2 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

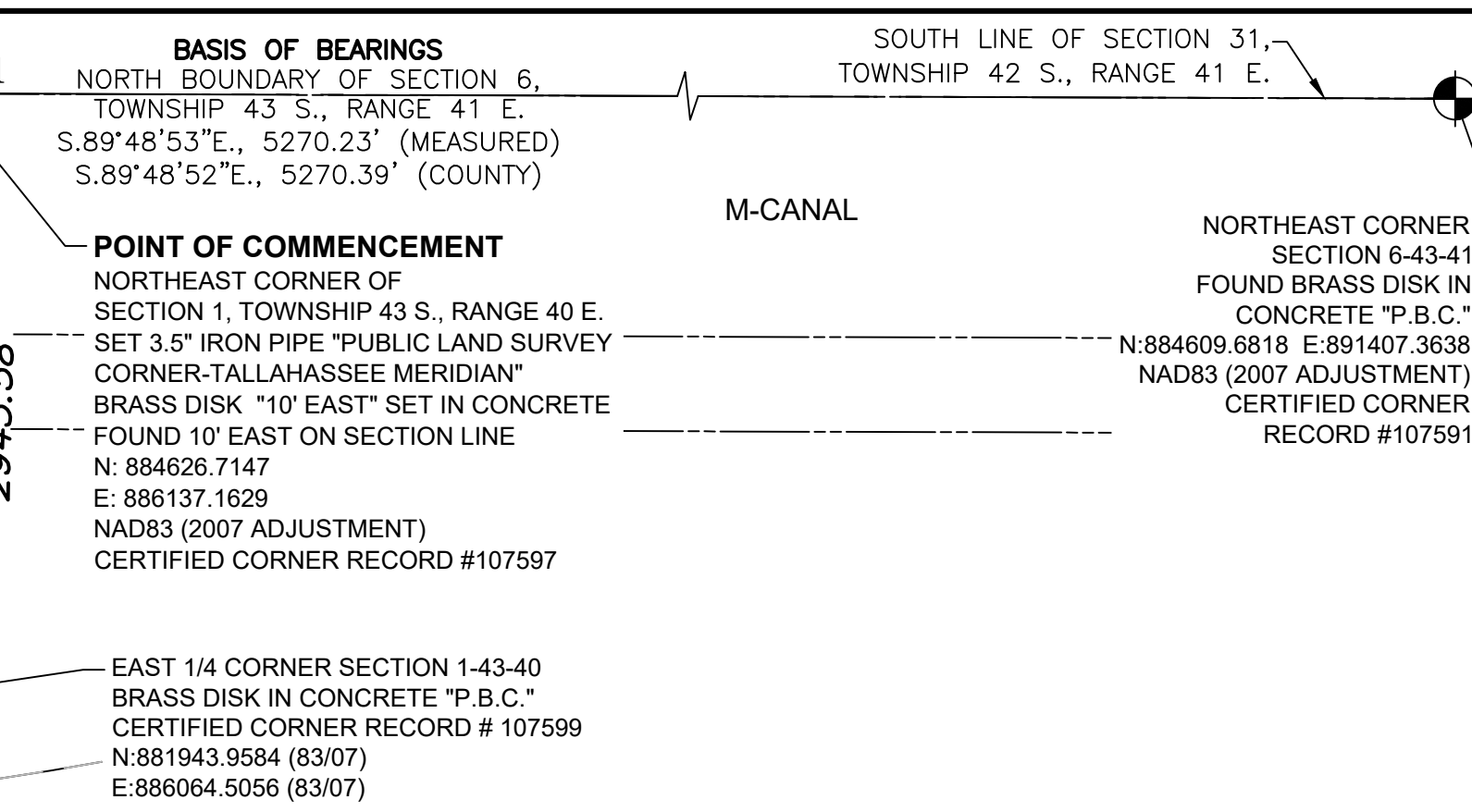
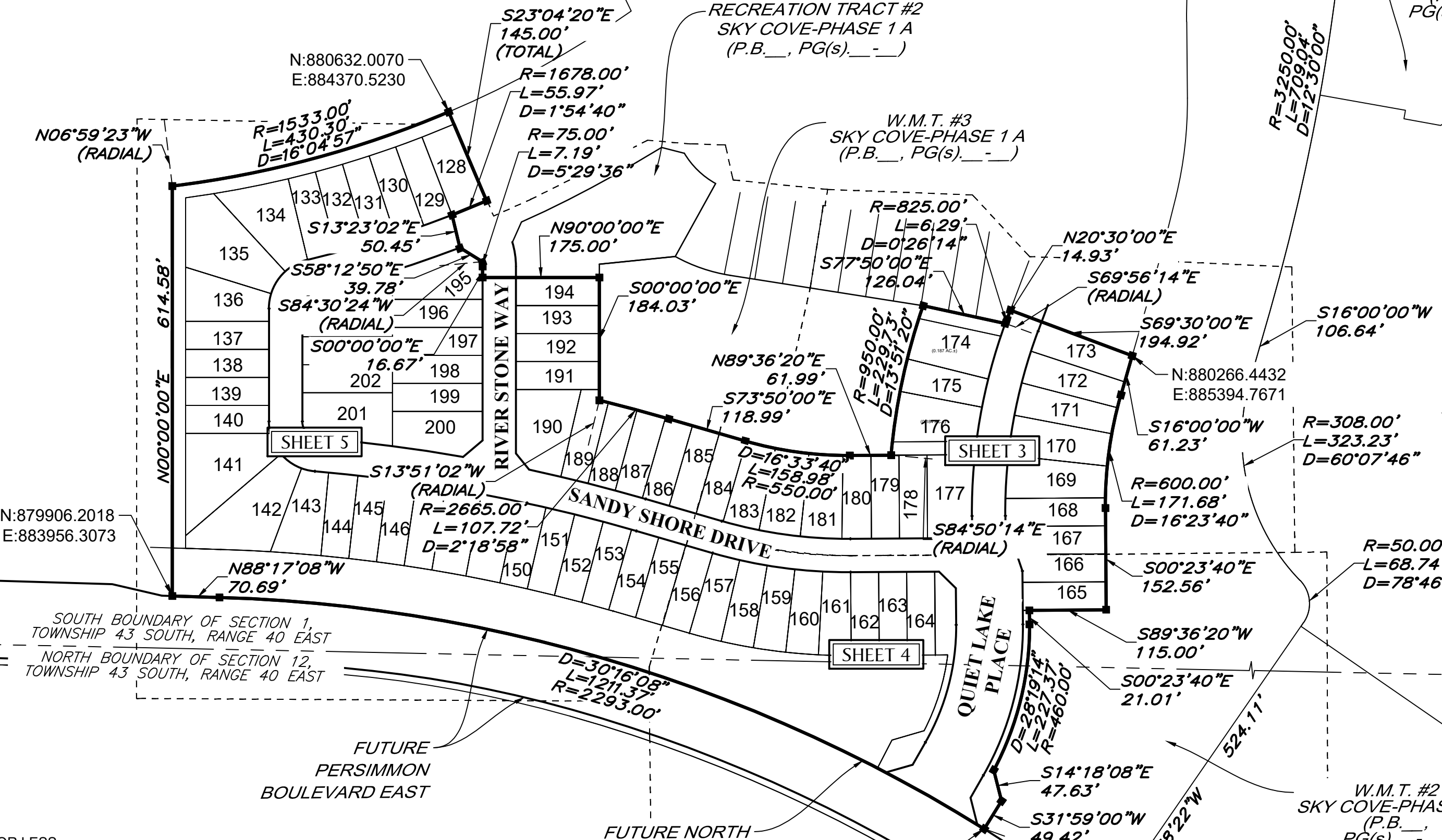
EAST LINE OF W.M.T. #2 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

W.M.T. #2 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

RECREATION TRACT #2 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

W.M.T. #3 SKY COVE-PHASE 1 A (P.B. _____, PG(S). _____)

CRESSWIND PALM BEACH (P.B. _____, PG(S). _____)



AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (77 LOTS):	11.359
ROADWAY TRACT (TRACT "A"):	3.423
OPEN SPACE TRACT #8:	0.440
OPEN SPACE TRACT #9:	2.300
OPEN SPACE TRACT #10:	0.171
OPEN SPACE TRACT #11:	0.114
OPEN SPACE TRACT #12:	0.058
OPEN SPACE TRACT #13:	0.058
TOTAL ACRES, MORE OR LESS:	17.923

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
- NAD ----- NORTH AMERICAN DATUM
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY

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

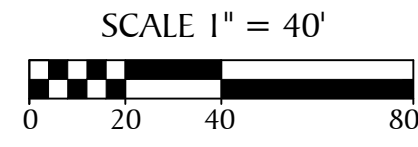
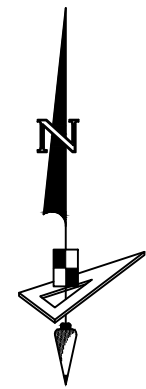
NOTES:
1. THIS PARCEL CONTAINS 17.923 ACRES, MORE OR LESS.

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.

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')

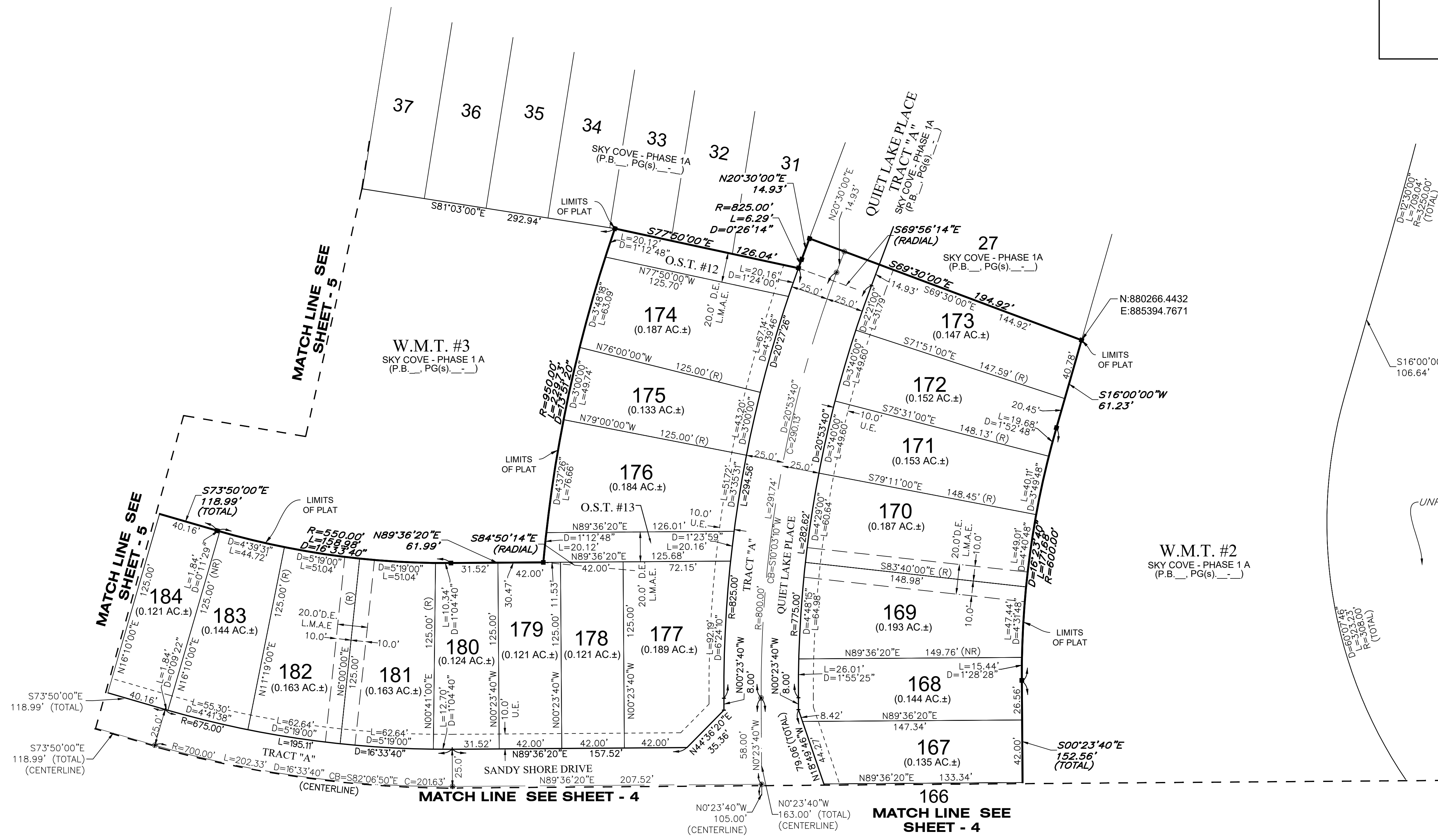
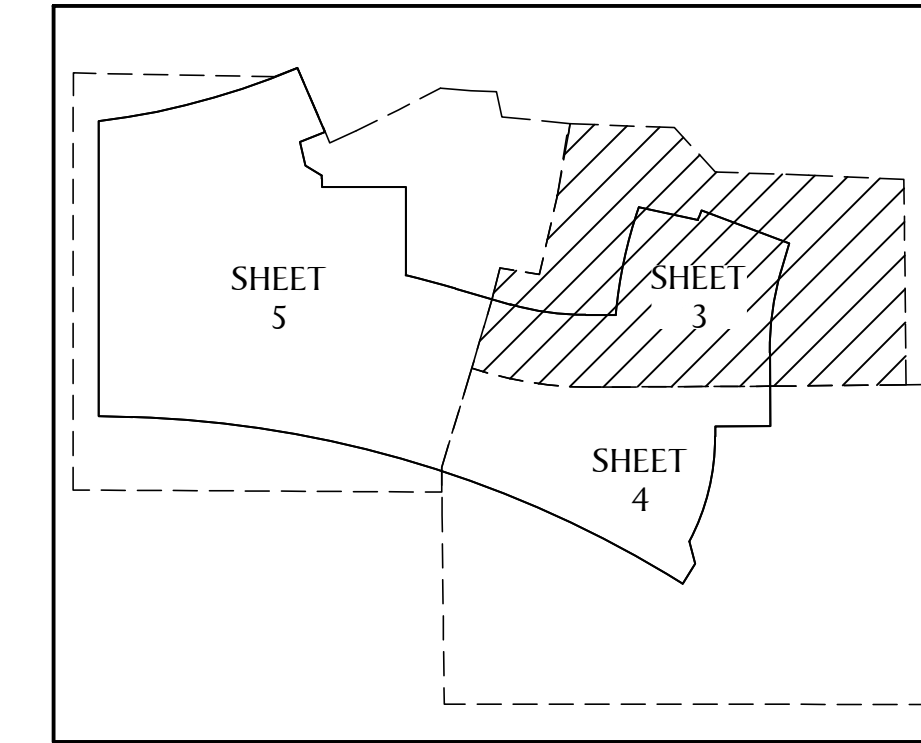
SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1 A, PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

KEY MAP (NOT TO SCALE)

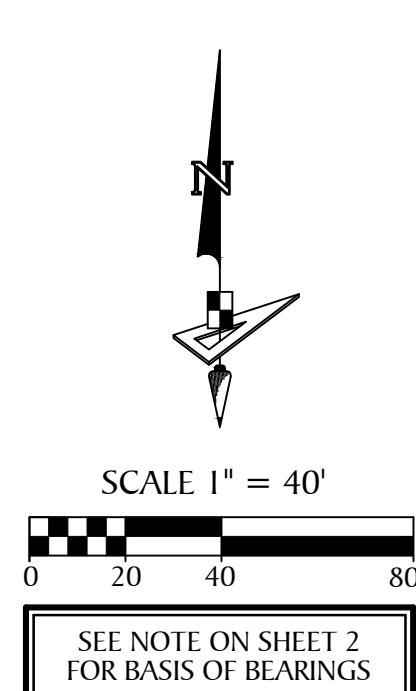
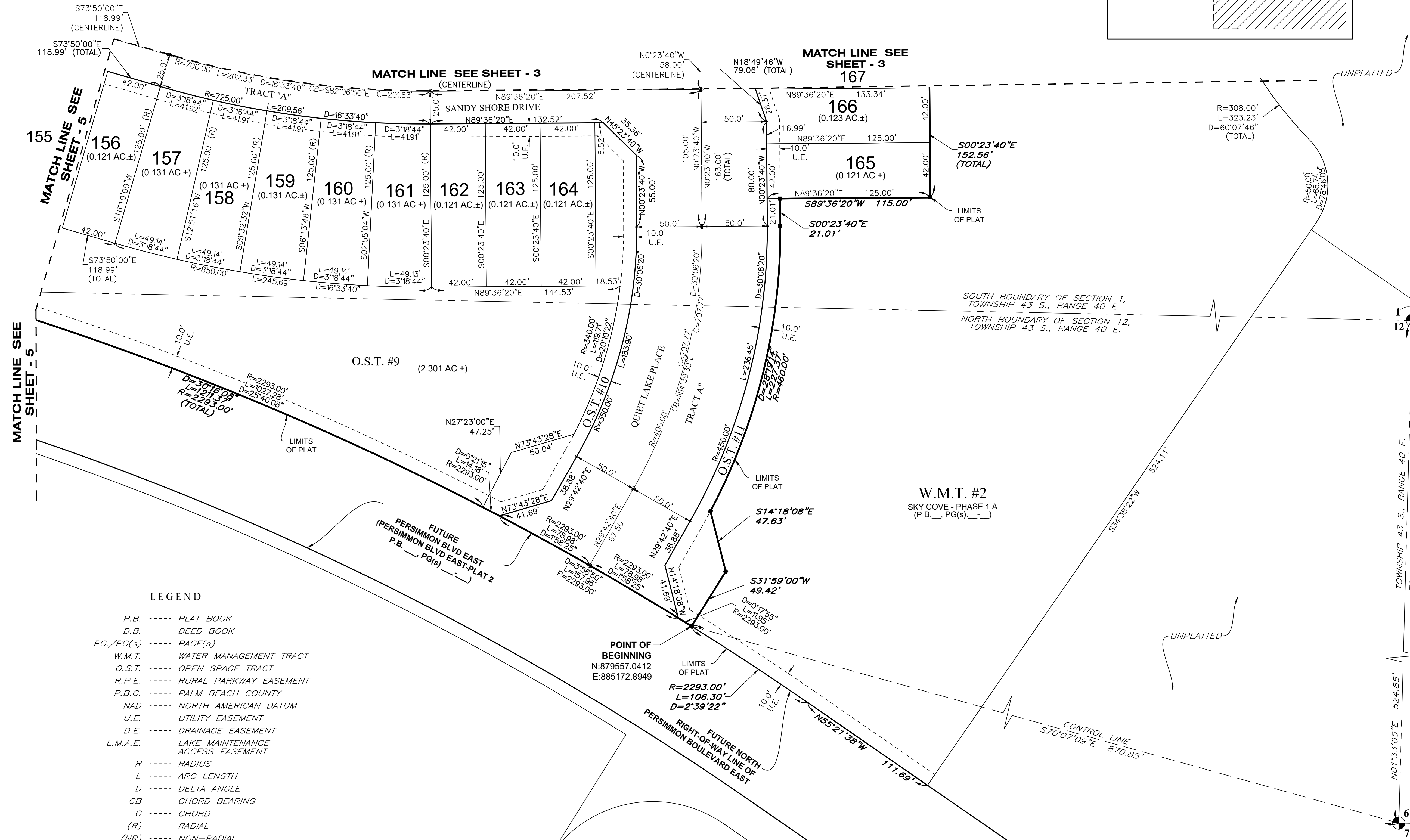
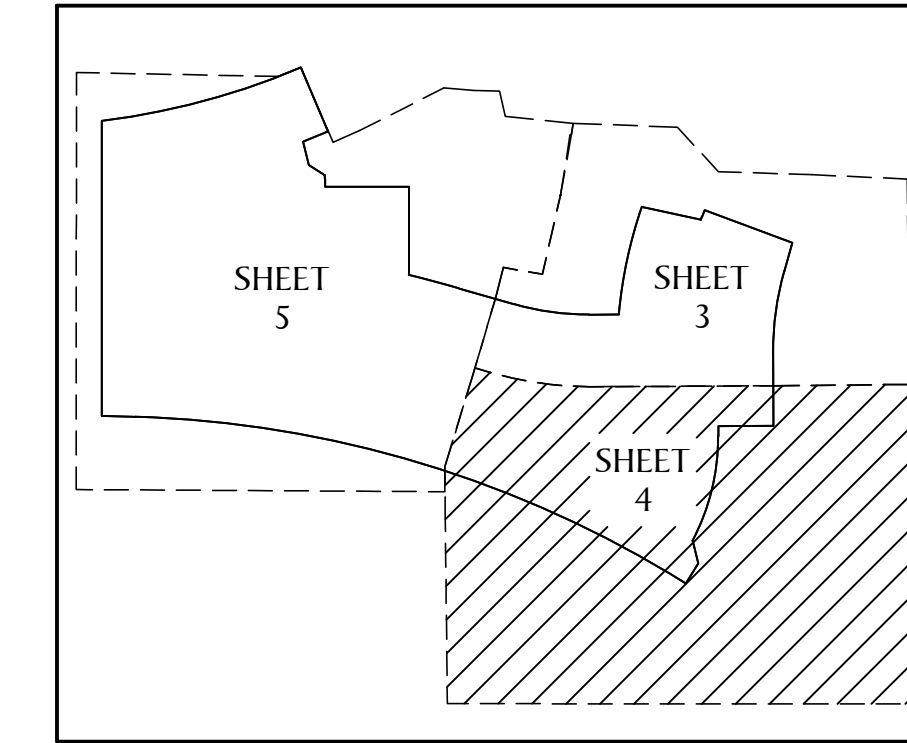


LEGEND	
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
PG./PG(s) -----	PAGE(S)
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
R.P.E. -----	RURAL PARKWAY EASEMENT
P.B.C. -----	PALM BEACH COUNTY
NAD -----	NORTH AMERICAN DATUM
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
(R) -----	RADIAL
(NR) -----	NON-RADIAL
1-43-41 -----	SECTION-TOWNSHIP-RANGE
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
R/W -----	RIGHT-OF-WAY

SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M",
SKY COVE - PHASE 1 A. PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA

KEY MAP
(NOT TO SCALE)



- 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
 - NAD ----- NORTH AMERICAN DATUM
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - 1-43-41 ----- SECTION-TOWNSHIP-RANGE
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - R/W ----- RIGHT-OF-WAY

SOUTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
NORTH BOUNDARY OF SECTION 7,
TOWNSHIP 43 S., RANGE 41 E.

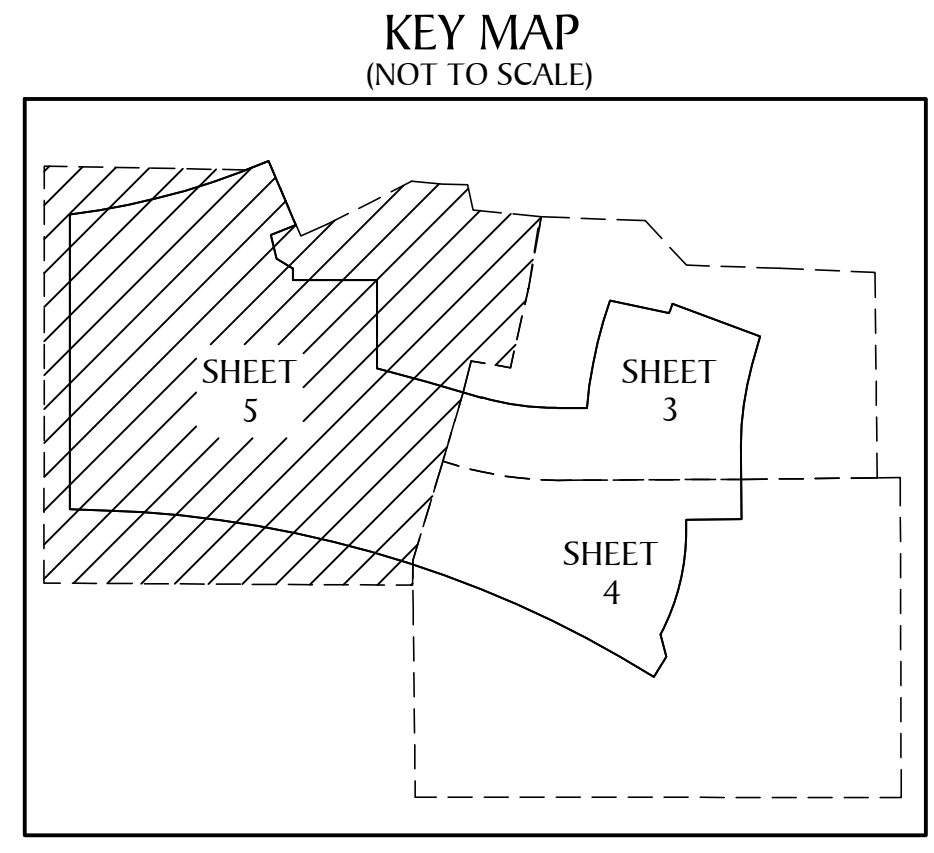
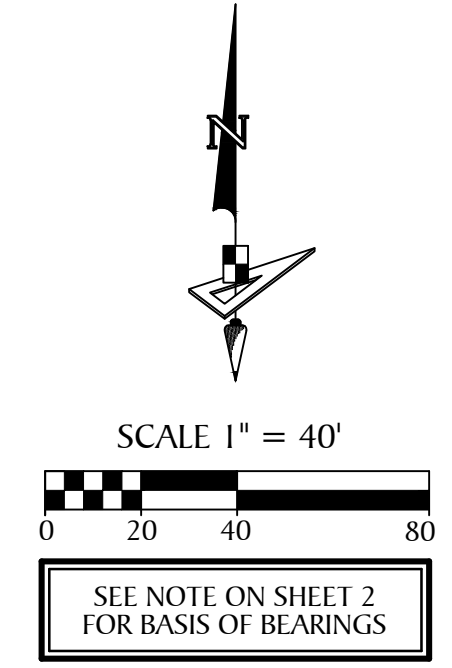
GeoPoint
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Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 4 of 5 Sheets

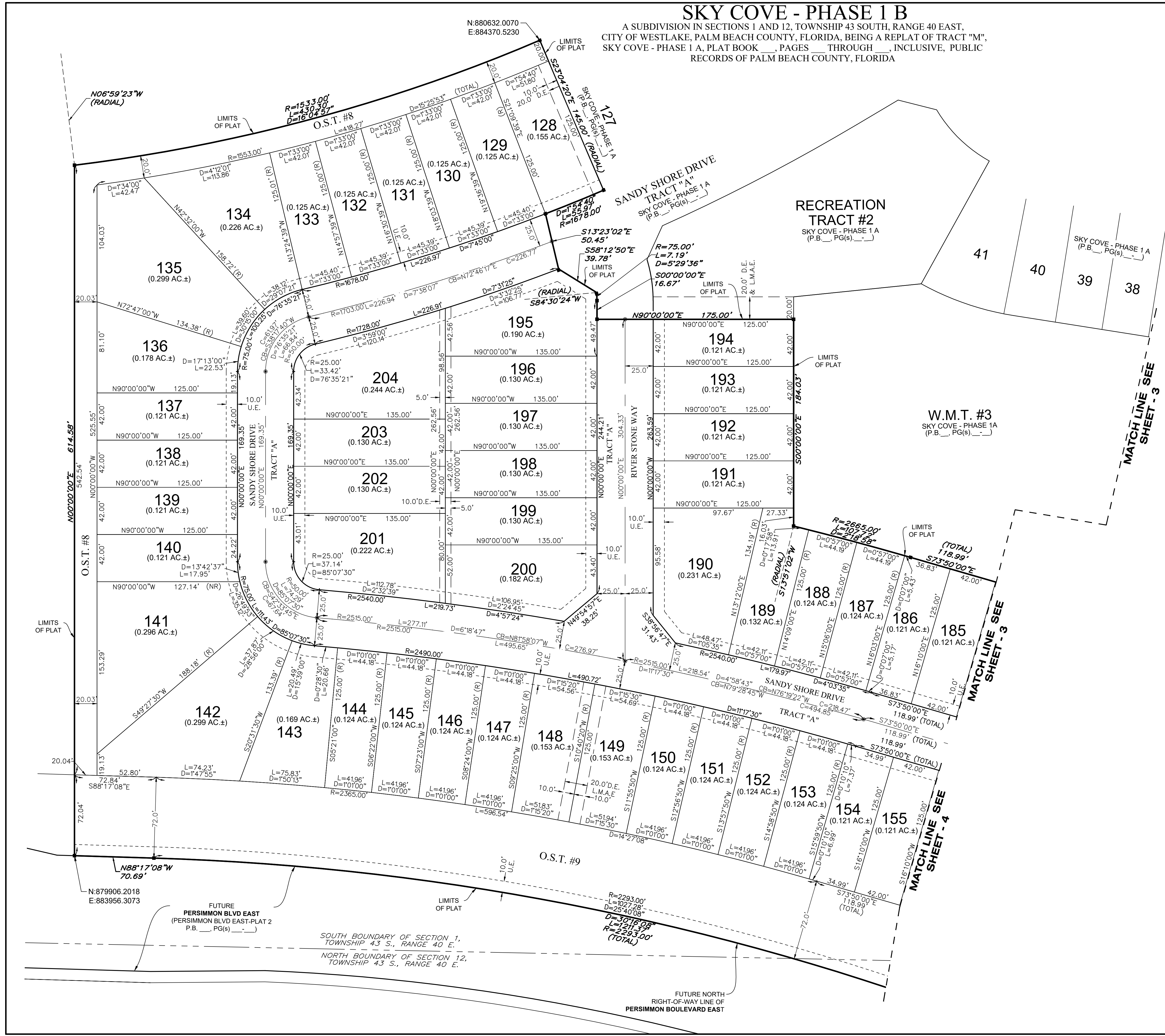
SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1 A, PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



LEGEND

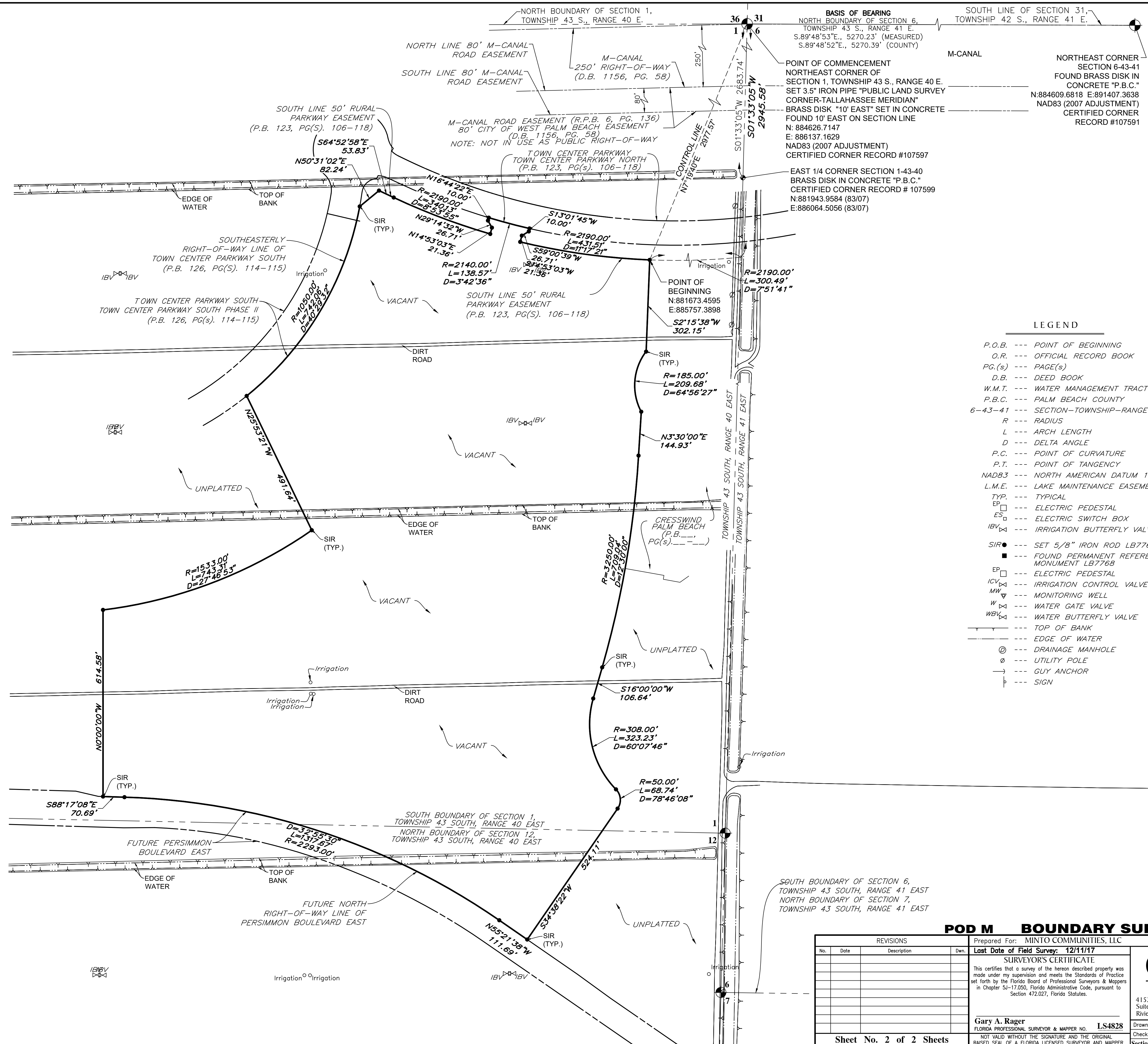
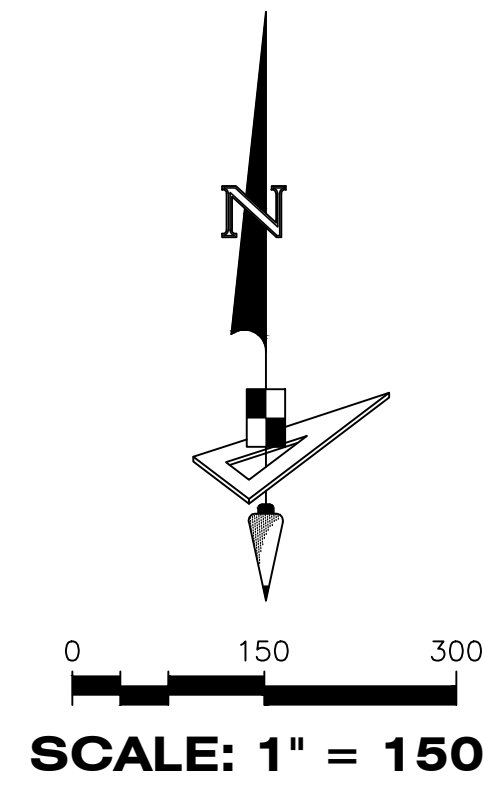
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- P.B.C. ----- PALM BEACH COUNTY
- NAD ----- NORTH AMERICAN DATUM
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY



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Sheet No. 5 of 5 Sheets



LEGEND

- P.O.B. --- POINT OF BEGINNING
- O.R. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- L.M.E. --- LAKE MAINTENANCE EASEMENT
- TYP. --- TYPICAL
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- W --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER
- ⊙ --- DRAINAGE MANHOLE
- ⊘ --- UTILITY POLE
- GUY ANCHOR
- ⊢ --- SIGN

POD M BOUNDARY SURVEY

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: 12/11/17
SURVEYOR'S CERTIFICATE
 This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**
 Check: GAR P.C.: Field Book: _____

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

Drawn: SWM Date: 01/09/19 Data File: Westlake Pod M
 Check: GAR P.C.: Field Book: _____
 Section: 1 & 12 Twn. 43 S, Rng. 40 E Job #POD M_BS

PLOTTED BY: SERGIO MACHADO ON: 11/12/2018 2:01 PM LAST SAVED BY: SERGIO MACHADO ON: 10/20/18 6:38 PM

Eleventh Order of Business

RESOLUTION 2019-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR 7-ELEVEN, A GAS STATION, CAR WASH AND CONVENIENCE STORE, LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for 7-Eleven, a gas station, car wash and convenience store, located by metes and bounds being described as a parcel of land lying in Section 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida; as described in Exhibit 'A' containing approximately 1.89 acres attached hereto; and

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

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

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake 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 City of Westlake's interim 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 7-Eleven, a gas station, car wash and convenience store,

as described in the attached Exhibit "A", containing approximately 1.89 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of April 8, 2019.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Legal Description
7-Eleven - a gas station, car wash and convenience store

Description:

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

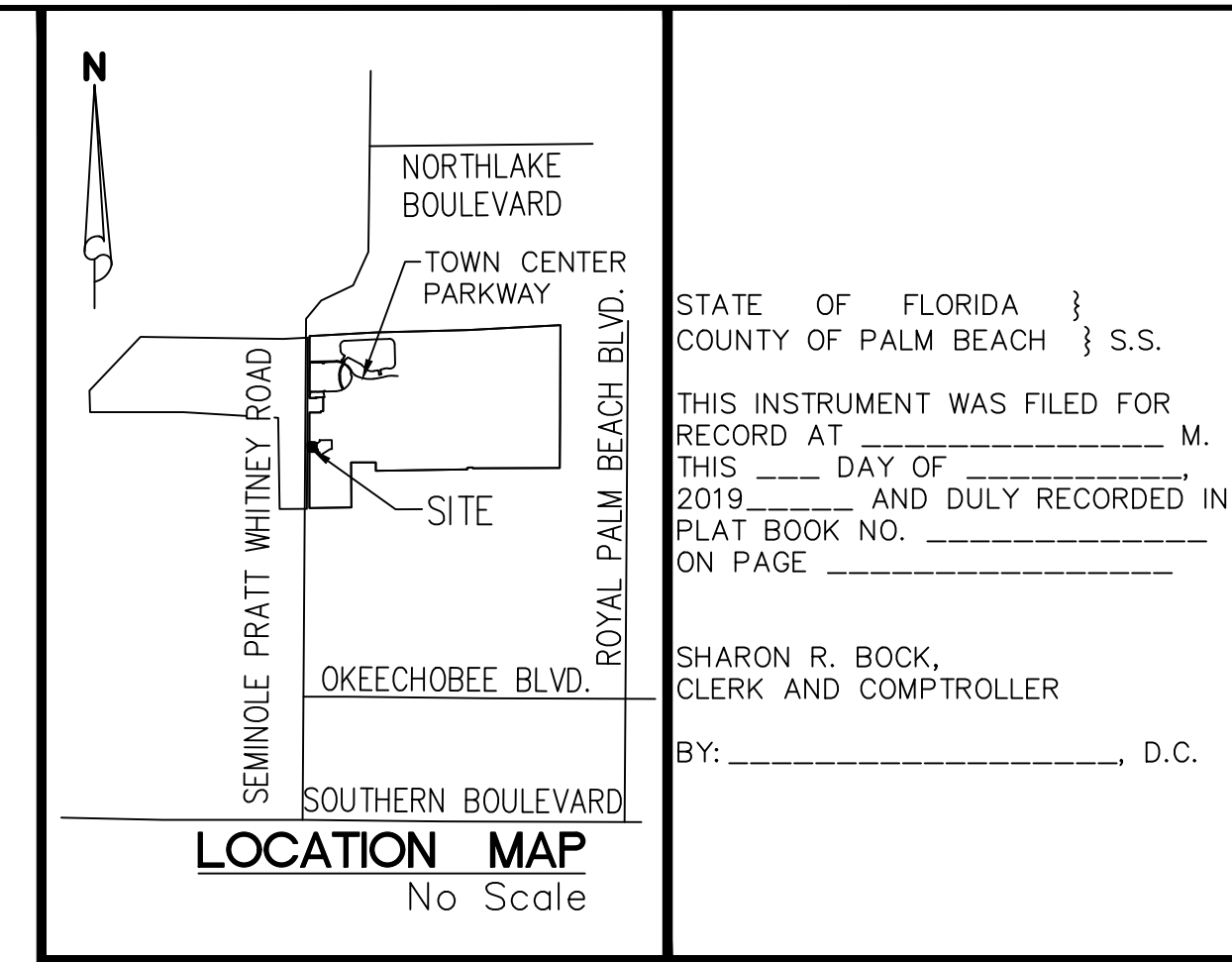
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3281.45 FEET TO THE SOUTHERNMOST POINT OF PARCEL 102, AN ADDITIONAL PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.46°42'53"E., ALONG THE EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET; THENCE N.01°42'52"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 53.27 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES; (1) N.01°42'52"E., A DISTANCE OF 108.09 FEET; (2) N.43°17'08"W., A DISTANCE OF 21.21 FEET; (3) N.01°42'52"E., A DISTANCE OF 177.05 FEET; THENCE S.88°17'08"E., A DISTANCE OF 280.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF

300.14 FEET; THENCE N.88°17'08"W., A DISTANCE OF 265.00 FEET TO
THE POINT OF BEGINNING.

CONTAINING: 82,305 SQUARE FEET OR 1.890 ACRES, MORE OR LESS.

WESTLAKE GAS STATION

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

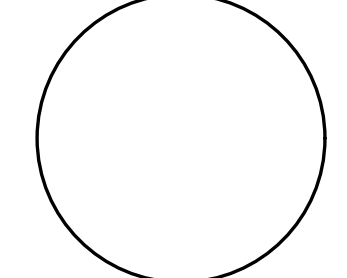


STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
2019 ____ AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

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

LOCATION MAP
No Scale

CLERK'S SEAL



AREA TABULATION (IN ACRES)
TRACT "A": 1.890
WESTLAKE GAS STATION: 1.890 TOTAL ACRES, MORE OR LESS

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED).
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'S CERTIFICATE

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

DATE: _____
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NO. LB7768

SURVEYOR'S SEAL

GeoPoint
Surveying, Inc.

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

DEDICATION AND RESERVATIONS

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

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3281.45 FEET TO THE SOUTHERNMOST POINT OF PARCEL 102, AN ADDITIONAL PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.46°42'53"E, ALONG THE EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET; THENCE N.01°42'52"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 53.27 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES; (1) N.01°42'52"E, A DISTANCE OF 108.09 FEET; (2) N.43°17'08"W, A DISTANCE OF 21.21 FEET; (3) N.01°42'52"E, A DISTANCE OF 177.05 FEET; THENCE S.88°17'08"E, A DISTANCE OF 280.00 FEET; THENCE S.01°42'52"W, A DISTANCE OF 300.14 FEET; THENCE N.88°17'08"W, A DISTANCE OF 265.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 82,305 SQUARE FEET OR 1.890 ACRES, MORE OR LESS.

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

TRACT "A"

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

UTILITY EASEMENTS

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

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

ACCESS EASEMENT

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2019.

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

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

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

ACCEPTANCE OF DEDICATION & RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2019.

WITNESS: _____ BY: _____
SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

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

CITY OF WESTLAKE'S APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2019, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

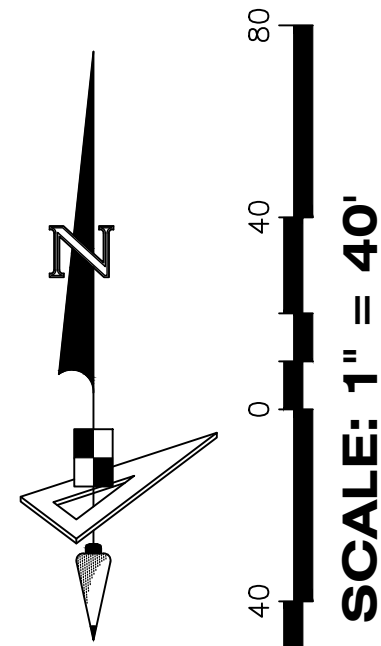
SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE APPROVAL

MINTO PBLH, LLC

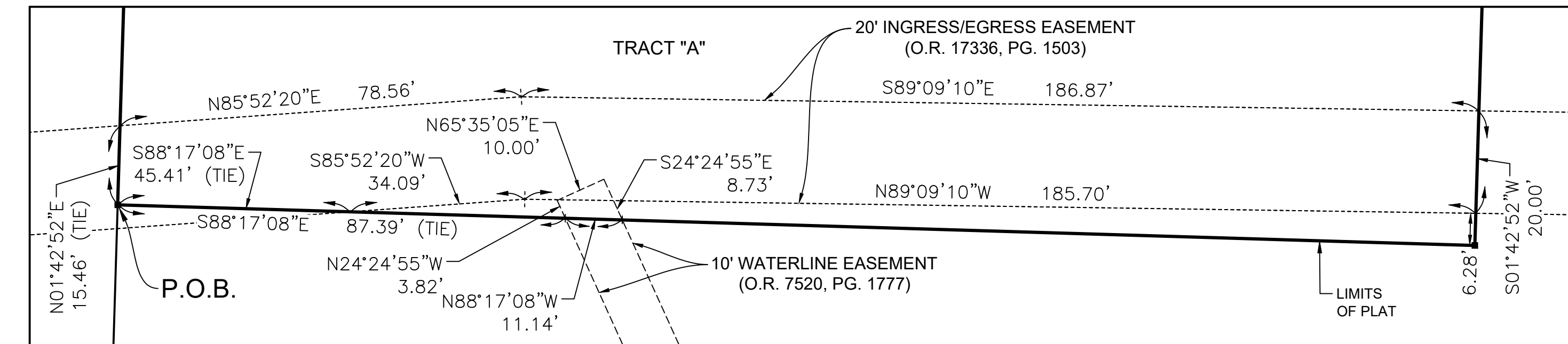
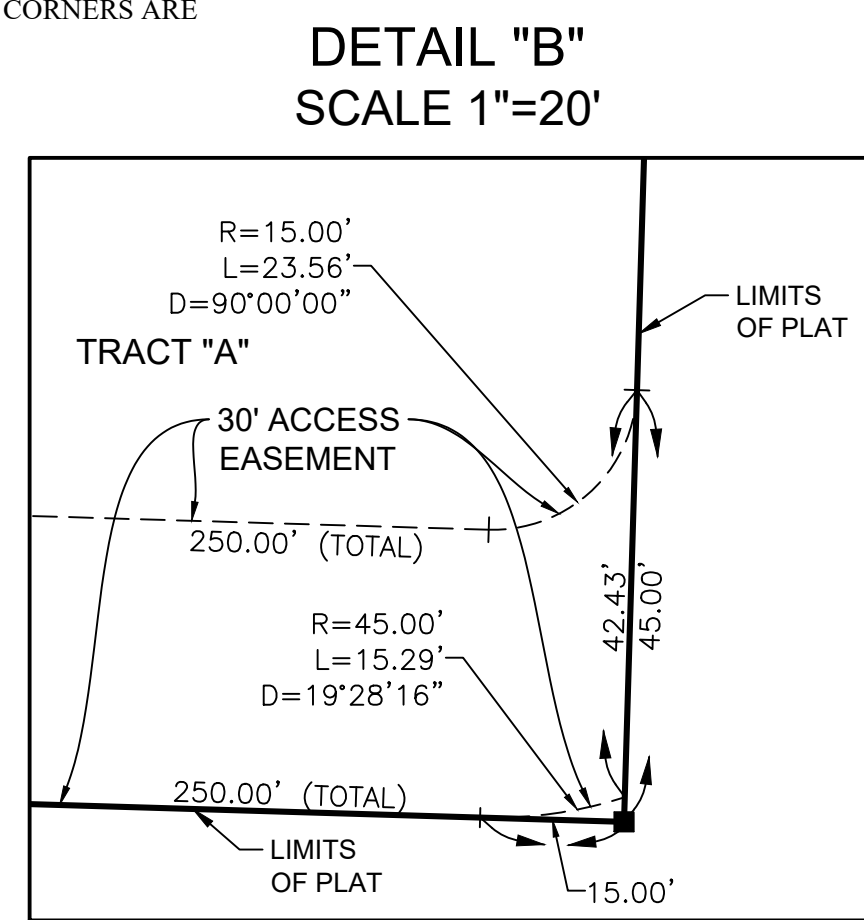
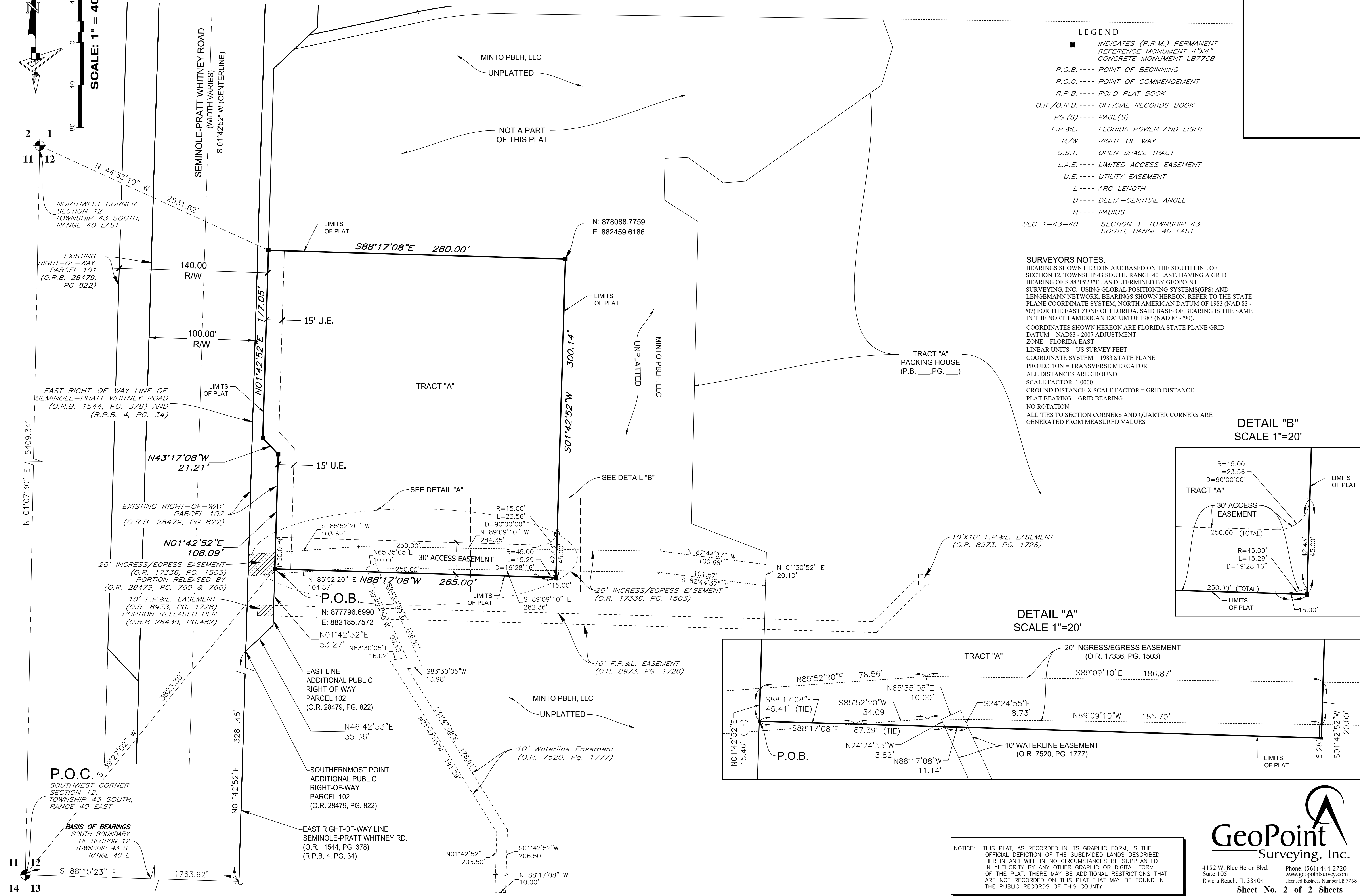
WESTLAKE GAS STATION

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



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

SURVEYORS NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



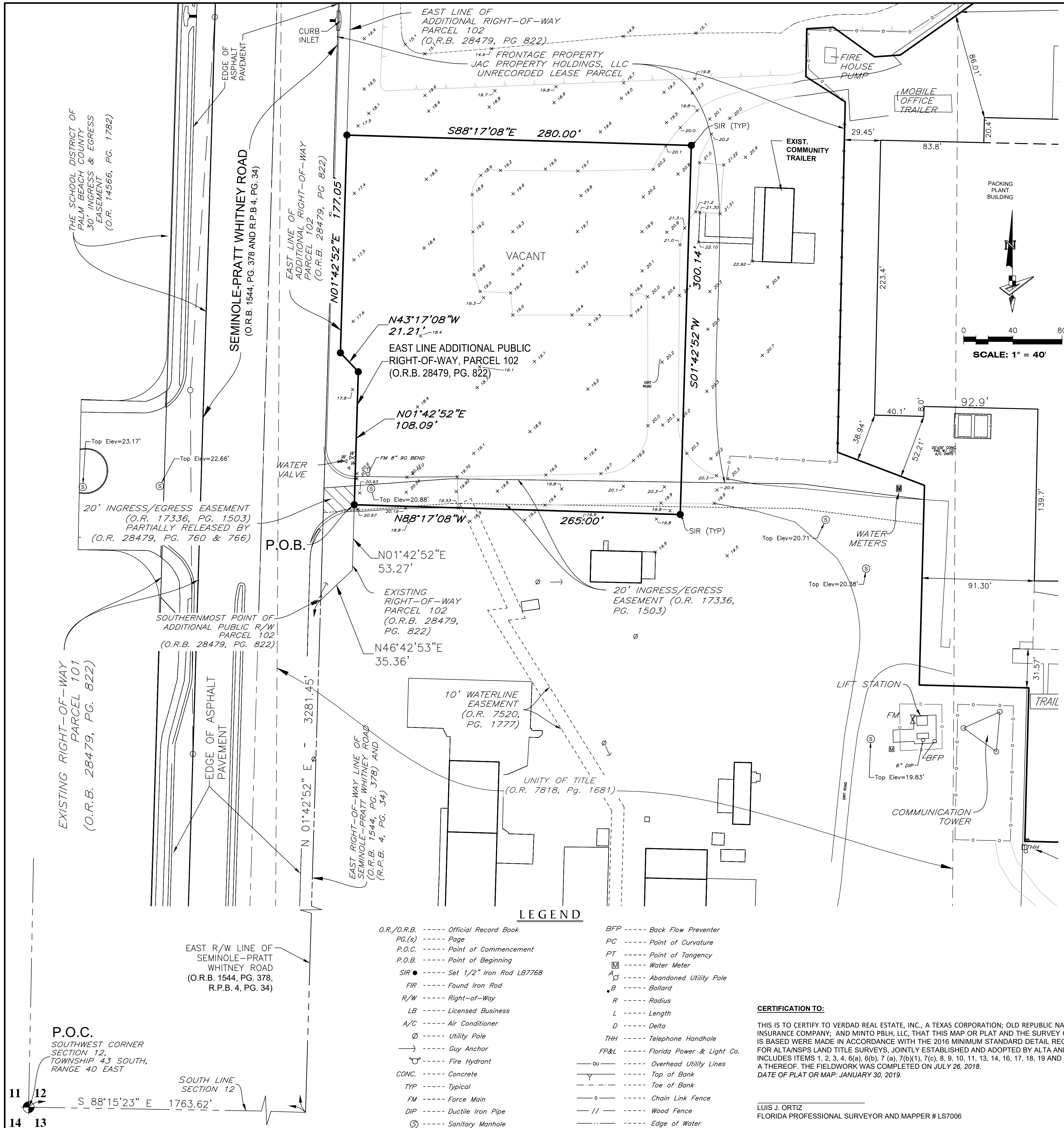
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

GeoPoint
Surveying, Inc.

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

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

Sheet No. 2 of 2 Sheets



DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.88°15'23"E. ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1763.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 3281.45 FEET TO THE SOUTHERNMOST POINT OF PARCEL 102, AN ADDITIONAL PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.46°42'53"E. ALONG THE EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET; THENCE N.01°42'52"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY, A DISTANCE OF 53.27 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES: (1) N.01°42'52"E., A DISTANCE OF 108.09 FEET; (2) N.43°17'08"W., A DISTANCE OF 21.21 FEET; (3) N.01°42'52"E., A DISTANCE OF 177.05 FEET; THENCE S.88°17'08"E., A DISTANCE OF 280.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 300.14 FEET; THENCE N.88°17'08"W., A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 82,305 SQUARE FEET OR 1.890 ACRES, MORE OR LESS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ISSUED BY OLDREPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 18091810, WITH AN EFFECTIVE DATE: JULY 3, 2018 AT 8:00 A.M. AND SCHEDULE B-II ITEMS AFFECTING THE PROPERTY ARE AS FOLLOWS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (AFFECTS BUT NOT PLOTTABLE)
 2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (AFFECTS BUT NOT PLOTTABLE)
 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (AFFECTS BUT NOT PLOTTABLE)
 4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (AFFECTS BUT NOT PLOTTABLE)
 5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS BUT NOT PLOTTABLE)
 6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2018 AND SUBSEQUENT YEARS. (AFFECTS BUT NOT PLOTTABLE)
 7. OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. (AFFECTS BUT NOT PLOTTABLE)
 8. WATERLINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7520, PAGE 1777. (AFFECTS AND PLOTTED HEREON)
 9. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 7818, PAGE 1681. (AFFECTS AND PLOTTED HEREON)
 10. INGRESS AND EGRESS EASEMENT AGREEMENT BETWEEN CALLERY-JUDGE GROVE, L.P., A NEW YORK LIMITED PARTNERSHIP AND LANDAM CONSTRUCTION EXCHANGE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17336, PAGE 1503, AS AFFECTED BY PARTIAL RELEASE OF INGRESS AND EGRESS EASEMENT RECORDED AUGUST 02, 2016 IN OFFICIAL RECORDS BOOK 28479, PAGE 760. (AFFECTS AND PLOTTED HEREON)
 11. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15. (AFFECTS BUT NOT PLOTTABLE)
 12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 29976, PAGE 82. (AFFECTS BUT NOT PLOTTABLE)
 13. UNRECORDED OPTION AGREEMENT BETWEEN CALLERY-JUDGE GROVE, L.P. AND JAC PROPERTY HOLDINGS, LLC. (AFFECTS AND PLOTTED HEREON)
- NOTE: THIS EXCEPTION WILL BE DELETED UPON THE RECORDING OF THE PACKING HOUSE PLAT OR THE PLAT OF ILEX WAY WHICHEVER EVENT OCCURS FIRST.

SURVEYORS NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM TITLE COMMITMENT NO. 18091810 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JULY 3, 2018.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- 4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12099C 0531 F, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - a) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.

REFERENCE BENCHMARK:

PALM BEACH COUNTY "AMANDA"
PBCO BRASS DISK / ELEVATION = 25.536'(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH. THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD. THE STATION IS A P.B.C. BRASS DISK STAMPED 'AMANDA'.

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.

CERTIFICATION TO:

THIS IS TO CERTIFY TO VERDAD REAL ESTATE, INC., A TEXAS CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND MINTO PBLH, LLC, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7 (a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 26, 2018. DATE OF PLAT OR MAP: JANUARY 30, 2019.

LUIS J. ORTIZ
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS7006

**4001 Seminole Pratt Whitney Road, Westlake, FL 33470
GAS STATION - ALTA/NSPS SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES
No.	Date	Description	Last Date of Field Survey: 7/26/18
1	01/17/19	Review Boundary	LJO
2	01/30/19	Revise per comments	LJO
3	02/13/19	Add Topo points	LJO



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

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

PLOTTED BY: LUIS ORTIZ ON: 11/12/2017 11:21 AM LAST SAVED BY: LUIS ORTIZ ON: 11/12/2017 11:23 AM



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

-
- | | |
|----------------------------|----------------------------------|
| 1. DATE: | 3/21/2019 |
| 2. PETITION NUMBER: | ENG-2019-08 |
| 3. DESCRIPTION: | Cresswind (Pod P) Plat Amendment |
| APPLICANT: | Cotleur-Hearing |
| OWNER: | Minto PBLH, LLC |
| REQUEST: | Plat Amendment Review |
| LOCATION: | Westlake, Florida |
| 4. STAFF REVIEW: | APPROVAL LETTER |

The Engineering Department has approved 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

MEMORANDUM

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

From: Pam E. Booker, City Attorney

Date: April 1, 2019

Subject: Selection of Vice Mayor



Pursuant to section 8D, of the City Charter, the members of the City Council shall elect from its membership a vice-mayor who shall serve at the pleasure of the City Council. The specific language in the charter is as follows:

"The City council, at its first regular meeting after the fourth Tuesday of each March, shall elect from its membership a vice-mayor who shall serve at the pleasure of the City council and who shall have the same legislative powers and duties as the mayor or any other councilmember. The vice-mayor shall serve as acting mayor during the absence or disability of the mayor. In the absence of the mayor and the vice-mayor, the remaining councilmembers shall select a councilmember to serve as acting mayor."

This item will require a motion by the council and acceptance by the recommended member to serve as the vice-mayor. The member will serve until the meeting after the fourth Tuesday in March of 2020, which will be on April 13, 2020. At the meeting of April 8, 2019, the city council shall select for the position of vice-mayor again. Should you have any questions, or need any additional information, please do not hesitate to call.

RESOLUTION 2019-13

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 13, 2020, PURSUANT TO THE CITY'S CHARTER PROVISION AS SET FORTH IN SECTION 8D.

WHEREAS, pursuant to section 8D of the City's charter, the City of Westlake hereby selects a member of the sitting City Council to serve as the Vice-Mayor; and

WHEREAS, the Vice-Mayor shall serve until April 13, 2020, in the position of vice-mayor in the absence of the Mayor; and

WHEREAS, on April 13, 2020, the City Council shall again select a member of the sitting city council to serve in the position of vice-mayor; and

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

Section 1: The City Council for the City of Westlake, selects _____, of Seat _____ to serve as the Vice-Mayor for the City of Westlake.

Section 2: Councilmember _____, of Seat _____, shall serve as Vice-Mayor until April 13, 2020.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of Monday, April 8, 2019.

Roger Manning, Mayor
City of Westlake

Sandra Demarco, City Clerk

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

Fifteenth Order of Business

District 15 City of Westlake

Monthly Report: March 2019



Calls for Service	Monthly
Business/Residence Checks	235
Traffic Stops	87
Calls for Service (Excluding 1061's)	166
All CAD Calls – Total*	401

Traffic Summary	Monthly
Warnings (Written and Verbal)	69
Citations	28
Total	97

Data Source: CrimeView Desktop
*Omit Miscellaneous Calls

Summary: During the month of February, there were 401 generated calls within the district. 80% of these calls were self-initiated.

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

Construction Burglary:

- **S30: 19-044935 at 16101 Whipoorwill Cir reported on 3/6/19.**

Unknown suspect(s) removed a shower knob from the drywall and (3) boxes of tile from the construction site. This site was also burglarized in February.

Sixteenth Order of Business



Fire Rescue

Chief Michael Mackey
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor
Mack Bernard, Vice Mayor
Hal R. Valeche
Paulette Burdick
Dave Kerner
Steven L. Abrams
Mary Lou Berger

County Administrator

Verdenia C. Baker

March 12, 2019

Ken Cassel, Village Manager
City of Westlake
4001 Seminole Pratt Whitney Rd.
Westlake, FL 33470

Dear Mr. Cassel:

Enclosed is the Response Time Report for the City of Westlake for the month of February 2019.

If you have any questions of concerns, please contact me at 561-214-3263

Sincerely,

William Rowley, District Chief
Palm Beach County Fire Rescue



3/11/2019

Palm Beach County Fire Rescue

Westlake Response Time Report

20190201 to 20190228

Event #	Station	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:													
F19021794	22	SEMINOLE PRATT WHITNEY RD WLK	02/05/2019	14:02:03	14:02:50	14:02:56	14:03:50	14:06:31	14:37:21	0:00:53	0:00:54	0:02:41	0:04:28
F19026062	22	SEMINOLE PRATT WHITNEY RD WLK	02/12/2019		07:31:52	07:31:59	07:33:05	07:37:47	08:29:50	0:00:32	0:01:06	0:04:42	0:06:20
F19030770	22	SEMINOLE PRATT WHITNEY RD WLK	02/19/2019		11:25:31	11:25:40	11:26:52	11:29:01	12:12:13	0:00:34	0:01:12	0:02:09	0:03:55
Average Response Times:										0:00:39	0:01:04	0:03:11	0:04:54

Corrupt Data:													
F19030906	22	SEMINOLE PRATT WHITNEY RD WLK	02/19/2019		15:11:47	15:11:48		15:12:57	15:22:37	Empty Time Fields			

Total number of Events: 4

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



3/11/2019

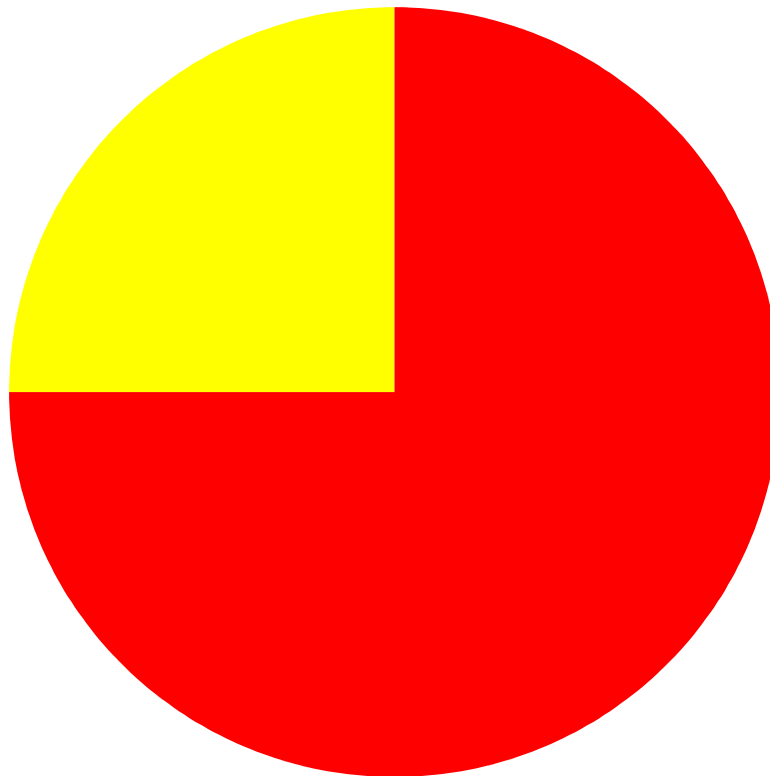
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20190201 to 20190228

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	3
Alarms:	1
Total number of Events:	4

Calls by Situation Dispatched



■ Medical Calls:
■ Alarms: