

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, August 10, 2020 at 6:30 PM

The Meeting will be held with a quorum of City Council members physically in attendance at:

Westlake Council Chambers,
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

Remaining City Council Members, City Staff and the Public may participate through **COMMUNICATIONS MEDIA TECHNOLOGY** consistent with Emergency Ordinance 2020-08.

Members of the public may participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:

<https://cityofwestlake.my.webex.com/>

Meeting ID: 132 294 2455

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 132 294 2455

Public Comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the "raise your hand" feature during the designated time. Procedures for Public Comment are provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor
Katrina Long Robinson, Vice Mayor
Patric Paul, Council Member – Seat 1
Kara Crump, Council Member – Seat 2
JohnPaul O'Connor, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Pam E. Booker, City Attorney
Zoie P. Burgess, City Clerk

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS- (OPEN FORUM NON-AGENDA ITEMS)

This section of the agenda allows for comments from the public to speak on any item not presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing the Council, state your name and address for the record.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Approval of Meeting Minutes

1. May 11, 2020 - Regular City Council Meeting Minutes

B. Approval Finance Statement

1. Financial Report - June 2020

PRESENTATIONS/PROCLAMATIONS

A. Presentation - Elections

Presented By: Wendy Sartory Link, Palm Beach County Supervisor of Election

PUBLIC HEARING

- A. Resolution 2020-22 - Final Plat for Groves of Westlake Phase II

Submitted By: Legal

RESOLUTION 2020-22 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GROVES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE II, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

- B. Resolution 2020-23 - Amending the Site Plan for 7-Eleven 1.0

Submitted By: Legal

RESOLUTION 2020-23 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 1.0, WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE WITH OUTSIDE DINING AREA, AN UPDATE TO THE BUILDING FAÇADE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4670 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

- C. Resolution 2020-24 - Amending the Site Plan for A Resolution for 7-Eleven 2.0 Amended Site Plan

Submitted By: Legal

RESOLUTION 2020-24 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 2.0 WHICH INCLUDES A GAS STATION, CAR WASH AND A 4500 SQUARE FOOT CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

- D. Resolution 2020-25 - Approving Final Plat for Persimmon Boulevard East - Plat 4

Submitted By: Legal

RESOLUTION 2020-25 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST PLAT 4, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

- E. Ordinance 2020-09 - Amending Ordinance 2016-03 Which Established The Planning And Zoning Board, By Changing The Composition Of The Board (First Reading)

Submitted By: Legal

ORDINANCE 2020-09 - AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2016-3 WHICH ESTABLISHED THE PLANNING AND ZONING BOARD, BY CHANGING THE COMPOSITION OF THE BOARD TO INCLUDE A RESIDENT TO SERVE AS AN ALTERNATE BOARD MEMBER, CLARIFYING THE REQUIREMENTS FOR A QUORUM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- F.** Ordinance 2020-10 - An Ordinance Amending the Composition of The Education and Youth Advisory Board (First Reading)

Submitted By: Legal

ORDINANCE 2020-10 - AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPOSITION OF THE EDUCATION AND YOUTH ADVISORY BOARD; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERALIBILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Resolution 2020-21 - Providing Notice of Intent to the Federal Insurance Administrator

Submitted By: Legal

RESOLUTION 2020-21 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA PROVIDING A NOTICE OF INTENT TO THE FEDERAL INSURANCE ADMINISTRATOR THAT THE CITY OF WESTLAKE WILL IMPLEMENT AND ENFORCE PROVISIONS CONSISTENT WITH THE NATIONAL FLOOD INSURANCE PROGRAM REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilman JohnPaul O'Connor
- B. Councilwoman Kara Crump
- C. Councilman Patric Paul
- D. Vice Mayor Katrina Long Robinson
- E. Mayor Roger Manning

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS - AGENDA ITEMS ONLY

This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **August 18, 2020 – City Council Budget Workshop**

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you 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 above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: August 4, 2020

DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Monday, May 11, 2020 at 6:30 PM

VIA COMMUNICATIONS MEDIA TECHNOLOGY

This meeting was held in accordance with the Governor's Executive Order 2020-69. Due to COVID-19, and the need to ensure public health safety and welfare and was conducted without a quorum of its members present physically or at any specific location and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

Members of the public participated in the meeting through electronic means and had the ability to access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:

<https://cityofwestlake.my.webex.com/>

Meeting ID: 792 214 908
Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388
Meeting ID: 792 214 908

CITY COUNCIL:

Roger Manning, Mayor
Katrina Long Robinson, Vice Mayor
Patric Paul, Council Member – Seat 1
Kara Crump, Council Member – Seat 2
JohnPaul O'Connor, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Pam E. Booker, City Attorney
Zoie P. Burgess, City Clerk

A REGULAR meeting of the City Council of the City of Westlake was held on Monday, May 11, 2020 at 6:30 PM., via Communications Media Technology in accordance with the Governor's Executive Order 2020-69, due to COVID-19 and the need to ensure public health, safety and welfare.

As a preliminary matter, Ms. Burgess confirmed all Council Members, City staff and meeting participants were present and able to hear and speak. Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the Mayor and accepted at the appropriate times as indicated in the Agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience that microphones are live. Ms. Burgess further explained that microphones will be muted; however, audience members have the ability to unmute themselves.

CALL TO ORDER

Mayor Manning called the City of Westlake Regular City Council meeting of Monday, May 11, 2020 to order at 6:34 PM.

ROLL CALL

Present and constituting a quorum via Communications Media Technology were:

Roger Manning, Mayor;
Katrina Long Robinson, Vice Mayor;
JohnPaul O'Connor, Councilman;
Kara Crump, Councilwoman; and,
Patric Paul, Councilman.

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor Manning called for any additions, deletions or modifications to the Agenda. City Manager Cassel noted the addition of Emergency Ordinance 2020-03.

Mayor Manning called for a motion.

Motion by Vice Mayor Long- Robinson to approve Agenda adding Ordinance 2020-03 for consideration under New Business, seconded by Councilwoman Crump.

UPON ROLL CALL:

Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES
Vice Mayor Long- Robinson	YES
Mayor Manning	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC COMMENTS AND REQUESTS (OPEN FORUM NON-AGENDA ITEMS)

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Mayor Manning inquired of the City Clerk of any Public Comments.

Ms. Burgess noted that a comment was received in advance of meeting.

Tara Duhy - Lewis Longman & Walker, P.A. - On behalf of Minto PBLH, LLC, explained they would be submitting the following morning, the Development Agreement for Council and Staff consideration and upon submission they plan to reach out to each of the Council, to make sure they understand any concerns and answer any questions.

Ms. Duhy explained that Minto's Development Orders were issued prior to the City incorporating and Minto can continue development pursuant to its existing development orders and does not need to do this Development Agreement, but wants to do so because of working with staff in developing a great Code that contemplates their development but also encapsulates the vision of the City and it is their desire to move into that vision of the City and out of the County's broader view of the region.

Ms. Duhy further explained that the Development Agreement brings Minto under the City's jurisdiction, it incorporates the Development Order Agreement conditions that are part of their current development order, except for those that have been superseded by the City's Code, completed or contrary to loss. Ms. Duhy continued, identifying that the Development Agreement does not change the number of units or the number of square feet that Minto is entitled to develop in the City.

Ms. Duhy noted that they have added a condition and a dedication that they do not otherwise have to do and have decided to give the parcel that is currently known as PC-2, 6.3 acres of that land to the County and 2.4 acres of that land to the City for City facilities.

Ms. Burgess identified that the 3-minute limit has expired.

Ms. Burgess noted that there are no additional comments received prior to the meeting and called for additional comments from present attendees. Ms. Burgess gave a moment for any virtual hand, or identification of individuals who wish to comment.

Donalson Hearing - Coteleur & Hearing - On behalf of Minto, he wanted to bring attention to their efforts of bringing a governmental services and institutional cluster at the intersection of Town Center Parkway and Persimmon and the Grove Marketplace area and pleased to share that at the June meeting Council will be presented for the Palm Beach County Tax Collector; a 4.7 acre, 23,000 square foot site.

Mr. Hearing further commented, identifying that on the present Agenda, Parcel C-1 and Parcel C-2 located on the west side of Ilex Way, south of Town Center and east of the Grove Marketplace, that parcel was originally designated to be 6.3 acres, however due to engineering and drainage constraints, and when the City's Comprehensive plan was adopted, there was a larger right-of-way section that was acquired for Ilex Way, to fulfill the Council's request to have multi-mobile pathways on both sides of all of the major roads, and thus resulted in that parcel becoming smaller and now it is approximately 4.3 acres.

Mr. Hearing identified that they are proposing that on Parcel TC-2 to provide 6.3 acres to Palm Beach County for governmental services and 2.8 acre site to be dedicated to the City for a City Hall facility.

There being no further comments, the next item followed.

CONSENT AGENDA

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Mayor Manning identified the items on the Consent Agenda and called for any questions.

Attorney Booker stated that the Motion should be individual for the February 2020 Financial Report and the March 2020 Financial Report.

B. Approval Finance Statement

1. Financial Report - February 2020

Motion by Councilwoman Crump to approve the Financial Report February 2020, seconded by Councilman O'Connor.

UPON ROLL CALL:

Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES
Vice Mayor Long- Robinson	YES
Mayor Manning	YES

With all in favor, motion carried without dissent (5-0).

2. Financial Report - March 2020

Motion by Vice Mayor Long- Robinson to approve the Financial Report March 2020, seconded by Councilwoman Crump.

UPON ROLL CALL:

Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES
Vice Mayor Long- Robinson	YES
Mayor Manning	YES

With all in favor, motion carried without dissent (5-0).

PRESENTATIONS/PROCLAMATIONS

C. County facilities and services within the City of Westlake - Background and History

Presented By - Bryan Davis, Principal Planner | Palm Beach County Planning Division

Mayor Manning introduced Bryan Davis, Principal Planner of Palm Beach County Planning Division.

Mr. Patrick Rutter, Assistant County Administrator for Palm Beach County wanted to first introduce staff present and provide a few points that went into the planning for the City's region.

Mr. Davis continued with a PowerPoint Presentation of the Background and History as to how the development approval came about, and the considerations that were involved:

- The County made efforts to focus on the feasibility of development in rural areas
- There was an identified lack of planning and the area lacked infrastructure and services

- The inherent conflict of there being a vast agricultural land tract, with limited existing and planned development, noting which the City of Westlake sits on a a former citrus grove and larger scale undeveloped parcels between the "exurban" lots.
- In the early 1990s the Acreage began to develop adding more pressure to the infrastructure.

Mr. Davis continued, that as the area attempted to mature, it was recognized that it was not feasible to put much of the infrastructure needs in place and was going to be put off to the larger agriculture tracts that was to be converted to development. The County in response to the development pressure from the larger agriculture tracts, developed a plan, the Central Western Communities Sector Plan, to look at how the area would develop.

Mr. Davis identified the guiding principles for the sector plan to identify how the County would go about allowing and permitting responsible development and correct the infrastructure needs while not overly burdening the system beyond its ability to withstand the impacts. Critically it was to be sustainable both economically and fiscally. He further identified that it had to be identified what the agriculture tracts would do when they come in and see the development approvals.

Mr. Davis explained that the County identified what the entire area needed and to help balance the land use patterns and allow for some measure of residential development to occur to assist and provide incentive to the developers coming in and making the necessary investments. He noted that as the sector planning went forward from 2007 onward it would serve as the basis for future County recognition.

Mr. Davis identified the preliminary stages of Westlake:

- Development of Regional Impact with an original application of 10,000 units of density, over 2 million square feet of miles in alternate uses and a proposal of many regional uses, but critically there were extensive road network impacts. Mr. Davis noted that there were benefits but was not something the County could accept and was denied.
- The County provided an alternate recommendation
- The Initial Development Regional Impact was denied in 2006 and in 2008 the owner resubmitted another plan that was identified to provide no public benefit with a much lower density and nothing to address the road impacts. Mr. Davis explained that it was approved due to the Agriculture Enclave statute. Displaying the Conceptual plan, Mr. Davis noted that there were very little to no civic sites, other than conceptual locations and very low density spread out over most of the site.

Mr. Davis further explained the change of ownership in 2013 and the owner approaching the County to amend the Agriculture Enclave and the County again saw the impacts, but not the benefits and asked for significant increases in the non-residential uses.

Mr. Davis identified that there was a critical component of public benefits that had to balance larger County needs:

- Workforce housing
- Recreational amenities
- Water issues and needs in the area
- Open space use
- Civic and Government use allocations
- Roadway improvements

Mr. Davis noted that there is still a part of the County's original approval that is still relevant even though there is the local jurisdiction over the zoning and land use and permitting. The County still has control of roadway and traffic impacts and there was a proportionate and fair share agreement approved and executed in October 2014

that remains in effect to guarantee road construction targets and specific development thresholds. Mr. Davis noted there were up to 11 contributions over time to be met totaling \$54 million dollars in 2014, which included:

- The developer to widen Seminole Pratt Whitney Road, and Persimmon Blvd. to 60th Street North
- An escalation clause that after October 2019, contributions would need to be adjusted to what the market rate is.
- The first major contribution of 873 dwelling units for building permits

Mr. Davis noted that three County Civic Sites were to be included, which included the Fire Station and a site east of the Grove Marketplace was Government Pod C-2: Government Services Use about 6.3 acres and south of Seminole Ridge High School there would be a 50 acre County District Park. He explained that these would be the other items needed in exchange for giving the development approval.

D. County facilities and services within the City of Westlake - Planning Summary, Development Order, and Public Civic PODS/Facilities

Presented By - Audrey Wolf, Director | Palm Beach County Facilities Development & Operations Department

Ms. Audrey Wolf, the Director of Facilities Development and Operations for the County identified that the objective for the presentation is to provide historical information and current day projections to assist the City Council in making a fully informed decision for the future.

Ms. Wolf continuing with a PowerPoint Presentation provided additional detail on the background presented by Mr. Davis, noting that the County has had little real estate ownership in this area of the County noting that lots in the Acreage were sporadically developed as single-family homes, nurseries and some limited institutional uses. Ms. Wolf identified that demand for County services was relatively low and there was the ability to provide what was needed from one of the regional facilities or the Service Center in Royal Palm Beach until the peak of the economy and development surged in the early 2000s and little property was left for assemblage or otherwise available to place other facilities. Ms. Wolf provided the example of the Acreage branch library on Orange Boulevard where the County and Indian Trail Improvement district collaborated on reciprocal land leases in 2010.

Ms. Wolf noted that while the library had a location, fire rescue and PBSO did not and with the density in sales of proposed development the County recognized that the additional demand for services would follow and the Facilities Development & Operations Department critically analyzed the Master Plan and Development Order and worked with Minto's representatives to negotiate the placement, size, access and other details of a the public civic pods to benefit the western communities.

Ms. Wolf further presented the three (3) public civic pods negotiated and acquired by the County: C-1, C-2, and C-4, noting the location, size, shape boundaries, permissible points of access are geographically shown on the Minto West Final Master Plan. Ms. Wolf identified that the other public Civic Pod C-3 is a commitment to the school district and no further details would be discussed for that property.

Ms. Wolf explained that the County's Zoning Code stipulates that 2% of the gross land area may be required to be dedicated to Palm Beach County for public purposes which computes to upwards of 75.77 acres; however, the Master Plan shows and expressly states that only 72.07 acres or 3 acres less than the maximum is committed to public dedication and that includes the land committed for the School District at Pod C-3. The County made an effort to not require any more land to meet the public facilities needs in the future and being mindful of the impact to the tax base.

Ms. Wolf further detailed the three (3) Pods that were negotiated and required by the County and that are in the Development Order: Pod C-1 - Palm Beach County Fire-Rescue Station No.22, Pod C-2, 6.30 acres in size and per the conditions of the Development Order and legislative extensions the conveyance to the County is November 25, 2020, and Pod C-4 a 50 acre site conveyed by Minto to

Seminole Improvement District, which being no different than Pod C-1 and Pod C-2, the conditions of approval expressly state that the property was to be conveyed to Palm Beach County. Ms. Wolf explained that the conditions are not self executing and Minto has not petitioned the Council to make any change; the County's written objection to any other conveyance without full coordination with the County were issued to Minto before the conveyance was executed.

Ms. Wolf further identified the public facilities requiring future accommodation, which include a high probability for PBSO sub station, a fueling a facility, facility for Youth Services, a medium probability to include the Property Appraiser, Supervisor of Elections and a low probability of County services that are increasingly decentralizing from their primary service locations to include community services, cooperative extension and Palm Tran which currently operate from satellite offices, especially for dispatching and other local services.

Ms. Wolf addressed that Pod C-4 which no longer presents an opportunity to the County as the property has been conveyed to Seminole Improvement District which is not responsible for supporting County facilities and has already invested in professional design for the entire property being committed for park use and there now being regulatory conflicts that have applied an open space and recreation future land use assignment to all acres of land, which would prohibit the PBSO substation and fueling facility allowing only conservation and recreation uses on the land. Ms. Wolf explained that under County regulation, the public designation on the Master Plan alone would have afforded the flexibility for a host of public facility options; and had the County been aware of the planning and policies implications being put forth at the time, it would have been brought to Council sooner as the County could be constrained by only having the 10.07 acres remaining along Pod C-1 and C-2 to utilize in the future.

Ms. Wolf continued providing examples of what County facilities would look like and the services being provided in existing locations.

Ms. Wolf concluded that the Master Plan Conditions of Approval and Development Order currently in place remain in line with the forecast of the County's needs and there are no changed conditions that justify a material change to the plans that were mutually agreed upon and remains the identified recipient in all Development Order conditions for Pods C-1, C-2 and C-4 and is not opposed to forgoing the 50 acre Pod C-4, if that is the Council's preference and decision as long as the Council is aware of the strain that is put on the remaining 7.5 acres of develop-able land that is to be delivered to the County for the region. Ms. Wolf requests that if moving forward with a different site, the Council demand increased communication between all parties, the City, Minto and the County.

Vice Mayor Long Robinson addressed the communication issue and in efforts to move forward, directed the City Manager to increase the level of communication between the County, Minto and the City and believes that Minto was responsive and could have saved much time.

Mr. Cassel acknowledged that he will make efforts to facilitate additional communications between the developer and the County.

Councilman O'Connor inquired to the possible future facilities identified by the County for a Property Appraiser location, that with the Tax Collector's office being planed, if it will lessen the burden on some of the future facilities that may need to occupy that acreage.

Ms. Wolf explained that cumulatively it would have, but due to the loss of acreage the County remained in the same position that they began with in being able to just barely accommodate with the flexibility needed for the potential users. Ms. Wolf noted that the Tax Collector is one of the harder locations to site because of the impact, but in terms of square footage and acreage, it does lessen the burden a little but they are still out of the acreage that would have ended up in the park.

Councilman O'Connor noted that Palm Beach County Fire-Rescue is also on that list and inquired that with Station 22 being present the need for additional resources.

Ms. Wolf explained that in the last 6-8 months Fire-Rescue has come forward and indicated that they are exploring the opportunities for regional training facilities and for fire-safety facilities. Ms. Wolf clarified that it would not be additional response units necessarily, but more of a support to all stations

in the region with training and with the residents in terms of fire service support and that the County is actively looking at two (2) other locations in Palm Beach County for such facilities.

Mayor Manning inquired if there were any additional questions; there being none, Mayor Manning thanked the County for their presentation and proceeded to the following item.

PUBLIC HEARING

- E. Ordinance 2020-03 - Adoption Hearing - Second Reading Amending its Comprehensive Plan to Adopt by Reference an Updated 10-Year Water Supply Facilities Work Plan (Second Reading)

Submitted and Presented By: Denise Malone, Planning Manager, NZ Consultants

ORDINANCE 2020-03 - AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT BY REFERENCE AN UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning requested the City Clerk read into record the title, Ordinance 2020-03

Ms. Burgess read into record, by title only, Ordinance 2020-03.

Mayor Manning called for any individuals who wish to comment on this item. There being no comments, the Mayor called for the staff presentation.

Ms. Denise Malone of NZ Consultants provided a presentation, noting that this is the Second Reading for Adoption for the Water Supply Facilities Wok Plan Update. Ms. Malone identified that the Transmittal Public Hearing was held March 9, 2020 and that no additional changes or comments had been received to-date and staff recommends approval of Ordinance 2020-03 to adopt the 10-Year Water Supply Facilities Work Plan Update and Associated Comprehensive Plan Policy Amendments.

Mayor Manning called for any questions; there being none, Mayor Manning called for the Ordinance to be read into record again.

Ms. Burgess read by title only, Ordinance 2020-03.

Mayor Manning called for Motion.

Motion made by Councilman Paul to Adopt Ordinance 2020-03, seconded by Councilwoman Crump.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

F. Ordinance 2020-05 - Education and Youth Advisory Board (First Reading)

Submitted By: Legal

ORDINANCE 2020-05 - AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, CREATING AN EDUCATION AND YOUTH ADVISORY BOARD; ESTABLISHING THE PURPOSE AND SETTING FORTH THE DUTIES OF BOARD MEMBERS; TO ESTABLISH CRITERIA FOR THE BOARD COMPOSITION AND APPOINTMENT; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning Identified the first reading of Ordinance 2020-05 - Education and Youth Advisory Board
Ms. Burgess read, by title only, Ordinance 2020-05.

Vice Mayor Long-Robinson provided comment to identify the importance of the Ordinance and the hopes of approving especially with the effects of COVID-19 and students having to learn virtually and the benefit to have representatives from our City to be a part of conversations that are happening within the County at the School District level.

Mayor Manning called for any individuals who wish to comment on this item. There being no public comment, Mayor Manning called for any staff discussion.

Councilwoman Crump inquired as to the selection of the members.

Vice Mayor Long-Robinson referred to the Ordinance indicating that individuals must apply to the Board upon meeting various stipulations.

There being no further comments, the Mayor called for a Motion.

Motion made by Vice Mayor Long-Robinson to adopt at First Reading, Ordinance 2020-05, seconded by Councilman Paul.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

G. Ordinance 2020-06 - Westlake Civil Rights Ordinance Act (First Reading)

Submitted By: Legal

ORDINANCE 2020-06 - AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, TO BE ENTITLED "WESTLAKE CIVIL RIGHTS ORDINANCE ACT"; PROVIDING FOR NON-DISCRIMINATION WITHIN THE CITY AND ALL OTHER ACTIVITIES PROMOTED OR SPONSORED BY THE CITY WESTLAKE; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning Identified the first reading of Ordinance 2020-06 - Westlake Civil Rights Ordinance Act

Ms. Burgess noting first reading, read by title only, Ordinance 2020-06.

Vice Mayor Long-Robinson provided comment that this Ordinance was an effort to provide inclusiveness of what is trying to be accomplished in Westlake. Vice Mayor Long-Robinson introduced a representative from the Palm Beach County Human Rights Council, Ms. Tamara Sager.

Ms. Sager provided background of the Palm Beach County Human Rights Council which is dedicated to ending discrimination and promoting equality. Ms. Sager noted that a campaign was launched, Palm Beach County You Are Welcome, as an effort to encourage local municipalities to enact LGBTQ inclusive ordinances.

Mayor Manning called for any individuals who wish to comment on this item. There being no further comment, the Mayor called for the reading of title again and a Motion.

Ms. Burgess, noting first reading, read by title only, Ordinance 2020-06.

Motion made by Councilman O'Connor to adopt Ordinance 2020-06, Westlake Civil Rights Ordinance Act, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

H. Resolution 2020-08 - Approving the Final Plat for Persimmon Boulevard East Plat 3

Submitted By: Legal

RESOLUTION 2020-08 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST PLAT 3, BEING IN PART A REPLAT OF OPEN SPACE TRACT #3, PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH, FLORIDA, AND BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING AN EFFECTIVE DATE AND PROVIDING FOR RECORDATION.

Mayor Manning identified Resolution 2020-08, Approving the Final Plat for Persimmon Boulevard East Plat 3.

Ms. Burgess read, by title only, Resolution 2020-08.

Mayor Manning called for any individuals who wish to comment on this item.

Donalson Hearing - Cotleur & Hearing - On behalf of Minto, explained that this item is a continued plat extension of the public roadway network that is being implemented on a phase by phase basis. Mr. Hearing identified that this is extending Persimmon Boulevard, which will ultimately be a County thoroughfare.

Mayor Manning called for any staff comments. There being no additional comments, the Mayor requested title be read into record and a Motion to follow.

Ms. Burgess read, by title only Resolution 2020-08.

Motion made by Councilwoman Crump to adopt Resolution 2020-08, Approving the Final Plat for Persimmon Boulevard East Plat 3, seconded by Councilman O'Connor.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

- I. Resolution 2020-09 - Approving the Final Plat for Cresswind Palm Beach Phase 2 (Pod P)

Submitted By: Legal

RESOLUTION 2020-09 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 2 (POD P), BEING DESCRIBED AS A PORTION OF LAND DESCRIBED BY METES AND BOUNDS, AS A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTIONS 1 and 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning identified Resolution 2020-09, Approving the Final Plat for Cresswind Palm Beach Phase 2 (Pod P).

Ms. Burgess read, by title only, Resolution 2020-09.

Mayor Manning called for any individuals who wish to comment on this item.

Donalson Hearing - Cotleur & Hearing - On behalf of the Applicant, presented by PowerPoint Presentation the second plat within Pod P-1, as designated on the Master Plan.

Mayor Manning called for any additional questions, or comments from Council. There being no additional comments the Mayor requested title be read into record and a Motion to follow.

Ms. Burgess read, by title only, Resolution 2020-09.

Motion made by Councilman Paul to adopt Resolution 2020-09, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

Mayor Manning - YES
Vice Mayor Long- Robinson - YES
Councilman O'Connor - YES
Councilwoman Crump - YES
Councilman Paul - YES

With all in favor, motion carried without dissent (5-0).

REGULAR AGENDA

- J. Community Development Block Grant (“CDBG”) programs, Emergency Solutions Grant (“ESG”) program and Home Investment Partnerships (“HOME”)

Submitted By: Legal

Mayor Manning introduced item.

Ms. Booker presented item, noting the Interlocal Agreement was provided to the City Manager by Palm Beach County requesting the City participate in the various grant programs identified. Ms. Booker noted that the agreement had been presented to the City in the past, however at that time the Council decided not to move forward with the agreement. Ms. Booker recommends that at this time the City move forward with the agreement.

Ms. Booker noted that two corrections should be made to the agreement, paragraph 13 regarding law enforcement language that has been requested from the County for revision or provide documentation to the change. Ms. Booker noted the second change in adding the authorization for approval to form and sufficiency by the City Attorney.

With the identified changes, Ms. Booker recommends approval of the agreement.

Mr. Cassel requested a third correction to reflect the correct spelling of his name.

Motion made by Vice Mayor Long-Robinson accepting the Interlocal Agreement for Community Development Block Grant programs, Emergency Solutions Grant program and Home Investment Partnerships, seconded by Councilwoman Crump.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

- K. Resolution 2020-07 - Selecting a Member of the City Council to serve in the position of Vice-Mayor Until April 12, 2021.

Submitted By: Legal

RESOLUTION 2020-07 - 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 12, 2021, PURSUANT TO THE CITY’S CHARTER PROVISION AS SET FORTH IN SECTION 8D.

Ms. Burgess read, by title only Resolution 2020-07.

Mayor Manning called for a nomination and inquired if he could make a nomination.

Councilwoman Crump nominated Vice Mayor Long-Robinson, Mayor Manning seconded that nomination.

Motion made by Councilman Paul to nominate Katrina Long Robinson for Vice Mayor, seconded by Councilwoman Crump.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

NEW BUSINESS

L. Emergency Ordinance 2020-03

Submitted By: Legal

AN EMERGENCY ORDINANCE OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO MAKE PROVISIONS FOR ELECTRONIC ATTENDANCE BY ELECTED AND APPOINTED OFFICIALS AT CITY MEETINGS DURING PERIODS OF A DECLARED PUBLIC HEALTH EMERGENCY; PROVIDING FOR PUBLIC PARTICIPATION BY TELEPHONIC OR ELECTRONIC MEANS; PROVIDING FOR AUTOMATIC DELAY OF FINALITY OF OFFICIAL ACTION PENDING PUBLIC COMMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning identified Emergency Ordinance 2020-04, Authorizing the City Manager to make provisions for electronic attendance by elected and appointed officials.

Mr. Cassel further explained that this Ordinance is an extension of the prior Emergency Ordinance adding in a section pertaining to restaurants making provisions to have outside seating for the next 60 days and allowing the City Manager, Planning Director and Building Official to grant.

Ms. Booker added that the Executive Order 20-12 also extended the prior Executive Order 2020-69 allowing electronic meetings for an additional 60 days and such language has also been added.

Mayor Manning called for any additional discussion.

Ms. Burgess read, by title only Emergency Ordinance 2020-04.

Motion made by Councilman O'Connor to adopt Ordinance 2020-04, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

Mayor Manning	YES
Vice Mayor Long- Robinson	YES
Councilman O'Connor	YES
Councilwoman Crump	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

Ms. Zacarias, the Planning and Zoning Director added that the 25% seating capacity that is allowed, is an important measure in Phase I reopening of the County and noted that in the Grove Marketplace there are three (3) existing restaurants to comply and will allow staff to review applications from each if they wish to have outdoor seating. It was further noted that, it is an effort to assist the restaurant owners

increase their capacity while ensuring ADA compliance and ensuring a safe environment for employees and customers.

Councilman O'Connor provided an additional comment to stress the importance of this Ordinance, explaining that in the Governor's guidelines for 25% Phase I opening, is that percentage also includes staff and the option to give restaurants the ability to increase their capacity is going to help these businesses.

Mr. Cassel added that as a follow up, he will be visiting the restaurants and notify the owners of this Ordinance, and noted that the owners will need the land owner's permission to conduct business on the outside.

CITY COUNCIL COMMENTS

Mayor Manning addressed each Council Member calling for any additional comments.

A. Councilman JohnPaul O'Connor

Councilman O'Connor shared with Council that the very first resident of the Hammocks, Max Sears, unfortunately passed away, and several residents thought it would be an appropriate sentiment to offer some form of tribute in his honor, possibly dedicating a green-space, plaque on a park bench or something to honor Mr. Sears. Councilman O'Connor reached out to the president of the Hammocks HOA where he was assured something would be done.

B. Councilwoman Kara Crump

No additional comments.

C. Councilman Patric Paul

Councilman Paul requested a map for Westlake to better understand the areas that are being addressed.

Mr. Cassel acknowledged that an appropriate layout would be provided to him.

D. Katrina Long Robinson – Vice Mayor

Vice Mayor Long-Robinson noted that a request was submitted to staff for their resumes, as she had started the discussion several months ago about an evaluation tool for Council to use in evaluating staff, noting that one has never been done. Vice Mayor Long-Robinson acknowledged that it is time to move forward in adopting and implementing an evaluation tool for staff and identified that the City Manager, City Attorney and the City Clerk resumes are included in the Agenda Packets along with examples of staff evaluation processes. Vice Mayor Long-Robinson asks Council to review and consider the example from the Town of Lake Park and would like feedback from Council in implementing an evaluation process.

Mayor Manning acknowledged the importance of having staff evaluations as there is no way to gauge if an individual is doing their job properly unless there is some sort of process and Council will need to determine the mechanics.

Vice Mayor Long-Robinson inquired of the City Manager if evaluations are completed prior to the end-of-year budget.

Mr. Cassel confirmed, adding that when completing the budget you are able to see what was accomplished for the past year while setting the goals for the upcoming year, identifying the direction that is to be taken and can be measured upon various performance standards.

Vice Mayor Long Robinson inquired if the process is done in June.

Mr. Cassel confirmed that it is typically done in June/July initially and the final budgets are approved in late August/September working around the School Board's schedule.

Vice Mayor Long Robinson inquired of Council to look at a date to implementing an evaluation in the month of June or July.

Councilman O'Connor agrees that it is important to have some form of a staff evaluation process, as well as it should be made priority; however, given the state of emergency, and efforts being made by staff, would rather see them focused on the issues at hand rather than worry of an evaluation, and would like to see it pushed to July, and allow staff to concentrate on the crisis that we are presently in.

Councilwoman Crump agrees and inquired to the content and questions of the evaluation as she is not working daily with the City Manager and wants to make sure questions that are used to evaluate are appropriate for Council to grade him on.

Vice Mayor Long-Robinson noted that it would be for all staff; the City Manager, City Attorney, everyone.

Mr. Cassel suggested to Council to review Lake Park or think of other areas they would like to discuss and identify parameters that can be discussed in a few weeks in efforts to come up with a complete plan in how Council would to move forward.

Vice Mayor Long-Robinson, continuing her comments, discussed the "Safer at Home" Order and moving into Phase I in Palm Beach County and inquire of Council the ability to have weekly staff meetings to discuss COVID-19, as other municipalities are conducting as she finds it is important to be able to relay information to constituents. Vice Mayor Long-Robinson would recommend that Council have a staff meeting at least once a week with Mr. Cassel, so that he may inform Council what is happening at the County meetings that he is participating in by teleconference.

Mayor Manning addressed his concern in doing so while adhering to Sunshine Law and noted that updates have been provided by the City Manager, once or twice a day which would allow Council to address questions, that are not specific to the City.

Vice Mayor Long-Robinson noted that staff meetings may be called by the City Manager and can be where everyone is not included. Vice Mayor Long Robinson added that the updates provided are about the County, not specifically the City and that the numbers Council is receiving are County based not Westlake.

Councilman Paul does not believe there is much else outside of the the updates from the County that affected the City; he does not believe that anything done differently in the City and with the updates, does not see a need.

Councilman O'Connor has been impressed by the updates being received several times a day and is able to share that information what is going on within the County. Councilman O'Connor also noted that he is getting the information from the League as well, with information overlapping. He also noted that the City Manager has included Westlake-specific information, but would not be opposed to an additional meeting as more information is better than less.

Vice Mayor Long-Robinson identified that she is pushing out information to the Westlake Wanderers, but identified there are items residents have asked and she has been unable to provide.

Councilman Paul noted that there may need to be more communication with the HOA.

Vice Mayor Long-Robinson requested a copy of what was provided by he HOA regarding the re-opening of the pool.

Mr. Cassel confirmed that he will make sure Council receives a copy.

Vice Mayor Long-Robinson, for transparency, identified a meeting that she had with Mr. Cassel and requested that when providing the Manager's report if updates can be provided for 7-Eleven, Christ Fellowship and the Soccer School be provided to Council of what was discussed.

Mr. Cassel confirmed that he provided in the report today, and noted that 7-Eleven 1.0 is waiting for the contractor certification and pick up the permits; 7-Eleven 2.0 completed language that was required with the Improvement District regarding drainage, drainage structure and easements and Christ Fellowship and the International Soccer Training Facility are on hold presently as they reevaluate the time schedule due to COVID. Mr. Cassel noted that he expects movement for the Soccer Facility to be later this year, August/September.

Vice Mayor Long-Robinson inquired if the offer for the park is affected.

Mr. Cassel does not know the status at the present time but will check with the Seminole Improvement District's Attorney for status.

E. Roger Manning - Mayor

Mayor Manning has not additional comments, other than to thank staff for their efforts.

REPORT - STAFF

No additional staff report.

REPORT - CITY MANAGER

O. Coronavirus Disease 2019 – COVID 19 Budget Impact Update

Mr. Cassel identified the Memo provided to Council addressing the COVID-19 budget impact. He noted a number of non-critical line items that he has frozen and will evaluate on a continuous basis to move forward and make recommendations. He noted that it is a regular discussion of the impact to revenue sharing, permitting, growth and continuing services, as the budget is being prepared this will be considered.

Mr. Cassel informed council that on the next agenda, the City received approval of the new flood map for Hammocks and does not take effect until July and that another Ordinance with need to be adopted at the June meeting for the National Flood Insurance Program. He noted that the entire area is being reviewed in phases and that the Meadows, Sky Cove and Cresswinds should follow shortly.

REPORT - CITY ATTORNEY

Ms. Booker identified the meetings that recently occurred to discuss Seminole Improvement District/ City authority issues that have been outstanding and will discuss before Council at the May 20th Workshop Meeting.

Mr. Cassel had an additional comment of his discussion with Mayor Manning regarding the Development Order and inquired to Council's availability in setting a workshop on June 10.

Councilman O'Connor confirmed his availability.

Vice Mayor Long-Robinson confirmed her availability.

Councilman Paul confirmed his availability.

Councilwoman Crump confirmed availability.

Mr. Cassel confirmed a 6:00 PM start time.

PUBLIC COMMENTS - AGENDA ITEMS ONLY

This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.

Ms. Alicia Torres - 5847 Whippoorwill Circle - As a resident of Westlake, she knows personally two residents that have been tested positive for COVID-19 and understands that there is a broader reporting structure that is determined by zip code, but has concerns if information is being disseminated that there have been no cases, because there has been. She has concerns that there is a false sense of security, if residents are being told there are no cases.

Ms. Torres inquired to the if the Tax Collector's office planned for Westlake, replacing the Royal Palm Beach Tax Collector's office or if it is in addition to.

Mr. Cassel responded that based on what he knows it will be an additional facility.

Councilman O'Connor inquired to these positive cases of COVID-19 being reported for Westlake, noting that the City Manager is only capable of sharing what is provided from the County, and being aware that the City is still classified as Loxahatchee, if this is what is happening in reporting positive cases for Westlake.

Mr. Cassel explained that from all of the information he is capable of accessing from the County and the the Health Department he has nothing that indicates there are cases in Westlake and if people are aware of people testing positive in our area there could be a case of where they are not classified properly when they write there address down and it coming up with the zip code 33470. Mr. Cassel assured the Council he checks the system daily to check for Westlake's positive cases and have not identified any in the system. Mr. Cassel upon direction of Council will determine if information city-specific on positive COVID-19 cases can be obtained.

Ms. Tara Duhy - Lewis, Longman & Walker - Ms. Duhy informed Council that while there will be a time to discuss what was presented this evening, she will be available to answer any questions.

There being no further comment, the next item followed.

ADJOURNMENT

Mayor Manning adjourned the meeting at 8:55 PM.

Zoie P. Burgess, City Clerk

Roger Manning, Mayor



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: July 22, 2020
SUBJECT: June Financial Report

Please find attached the June 2020 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's funds 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 June were approximately 71% of the annual budget. During this time approximately 97% of the FY2020 Ad Valorem Tax had been collected. The annual budget includes revenue from a funding agreement with Minto Community, LLC, actual receipts under which were less than anticipated during this time. Receipts from Planning and Zoning Fees were also less than anticipated. This was partially offset by higher than anticipated receipts from Engineering Permits, Building Permits and Building Permits-Admin Fee.
- Total Expenditures through June were approximately 71% of the annual budget. During this time actual expenditures for Engineering and Building were higher than anticipated. This was partially offset by lower than anticipated expenditures for Mayor/Council Stipends and County Sheriff Services.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through June were approximately 335% of the annual budget. \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program as a donation. The City received donations for the UHS ER, Christ Fellowship, 7-Eleven and P.B. County Tax Collector sites of \$61,448, \$19,470, \$14,500 and \$6,945, respectively.

City of Westlake

Financial Report

June 30, 2020



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City of Westlake

Financial Statements

June 30, 2020

Balance Sheet
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 758,842	\$ -	\$ 758,842
Assessments Receivable	18,492	-	18,492
Due From Other Gov'tl Units	70	-	70
Due From Other Districts	6,548	-	6,548
Investments:			
Money Market Account	3,481	1,091,434	1,094,915
Deposits	641	-	641
Mortgages Receivable	-	107,696	107,696
TOTAL ASSETS	\$ 788,074	\$ 1,199,130	\$ 1,987,204
<u>LIABILITIES</u>			
Accounts Payable	\$ 409,938	\$ -	\$ 409,938
Accrued Expenses	50,941	-	50,941
DBPR surcharge	4,264	-	4,264
DCA surcharge	6,094	-	6,094
Deferred Revenue-Developer Submittals (Minto)	29,312	-	29,312
TOTAL LIABILITIES	500,549	-	500,549
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	641	-	641
Restricted for:			
Special Revenue	-	1,199,130	1,199,130
Unassigned:	286,884	-	286,884
TOTAL FUND BALANCES	\$ 287,525	\$ 1,199,130	\$ 1,486,655
TOTAL LIABILITIES & FUND BALANCES	\$ 788,074	\$ 1,199,130	\$ 1,987,204

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>AMENDED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF AMENDED BUD</u>	<u>JUN-20 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27	0.00%	\$ 1
Ad Valorem Taxes	557,948	541,885	97.12%	2,559
Ad Valorem Taxes - Discounts	(22,318)	(19,605)	87.84%	62
Local Option Gas Tax	100	125	125.00%	11
FPL Franchise	138,100	71,198	51.56%	15,573
Electricity	50,000	102,254	204.51%	18,207
Water	69,400	16,216	23.37%	2,036
Gas	10,400	11,539	110.95%	1,346
Communication Services Taxes	30,000	10,534	35.11%	1,519
Occupational Licenses	5,300	2,257	42.58%	56
Building Permits	725,400	1,048,476	144.54%	221,702
Reinspection Fees	10,000	15,750	157.50%	1,900
Building Permits - Surcharge	1,800	2,282	126.78%	561
Other Building Permit Fees	15,000	30,650	204.33%	2,750
Building Permits - Admin Fee	57,100	96,785	169.50%	14,591
Engineering Permits	175,400	522,557	297.92%	65,023
Planning & Zoning Permits	241,700	55,650	23.02%	11,468
Other Licenses, Fees & Permits	4,100	1,875	45.73%	-
Local Govt .05c Sales Tax	2,400	-	0.00%	-
Other Governmental Chrgs/Fees	-	594	0.00%	234
Other Public Safety Chrgs/Fees	-	1,800	0.00%	169
Garbage/Solid Waste Revenue	3,800	2,322	61.11%	130
Penalties	-	13	0.00%	-
Other Operating Revenues	-	3,150	0.00%	650
Judgements and Fines	-	1,085	0.00%	37
Interest - Tax Collector	-	220	0.00%	109
Developer Contribution	1,958,270	325,000	16.60%	-
Lien Search Fee	-	998	0.00%	48
TOTAL REVENUES	4,033,900	2,845,637	70.54%	360,742
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	204,000	138,600	67.94%	12,200
FICA Taxes	15,600	10,603	67.97%	933
ProfServ-Legislative Expense	24,000	-	0.00%	-
Public Officials Insurance	3,900	3,500	89.74%	-
Misc-Election Fee	-	560	0.00%	-
Misc-Event Expense	14,400	-	0.00%	-
Council Expenses	20,000	4,968	24.84%	-
Total Legislative	281,900	158,231	56.13%	13,133

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>AMENDED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF AMENDED BUD</u>	<u>JUN-20 ACTUAL</u>
<u>City Manager</u>				
ProfServ-Info Technology	165,600	131,654	79.50%	27,190
ProfServ-Compliance Service	50,000	-	0.00%	-
ProfServ-Consultants	88,800	7,525	8.47%	1,200
Contracts-Admin. Service	158,700	117,322	73.93%	13,225
Contracts-City Manager	254,600	188,232	73.93%	21,217
Telephone, Cable & Internet Service	23,100	16,829	72.85%	1,780
Lease - Building	500	500	100.00%	-
Insurance (Liab,Auto,Property)	4,000	3,620	90.50%	-
Misc-Public Relations	50,000	1,244	2.49%	-
General Government	47,900	278	0.58%	-
Office Supplies	17,100	12,021	70.30%	507
Cleaning Services	38,400	28,076	73.11%	2,471
Dues, Licenses, Subscriptions	5,300	3,587	67.68%	204
Cap Outlay - Office Computers	6,000	-	0.00%	-
Total City Manager	910,000	510,888	56.14%	67,794
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	18,200	11,708	64.33%	378
Contracts-City Clerk	125,100	92,489	73.93%	10,425
Postage and Freight	1,400	682	48.71%	36
Lease - Copier	36,800	39,775	108.08%	1,170
Printing	14,300	4,998	34.95%	206
Legal Advertising	24,100	20,436	84.80%	1,316
Miscellaneous Services	-	852	0.00%	-
Total City Clerk	219,900	170,940	77.74%	13,531
<u>Finance</u>				
Auditing Services	3,400	-	0.00%	-
Contracts-Finance	92,700	68,594	74.00%	7,725
Total Finance	96,100	68,594	71.38%	7,725
<u>Legal Counsel</u>				
ProfServ-Legal Services	415,600	310,560	74.73%	29,332
Outside Legal Services	25,600	18,370	71.76%	18,370
Miscellaneous Services	-	199	0.00%	-
Total Legal Counsel	441,200	329,129	74.60%	47,702

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	JUN-20 ACTUAL
<u>Comprehensive Planning</u>				
ProfServ-Engineering	175,400	209,729	119.57%	17,390
ProfServ-Planning/Zoning Board	241,700	172,365	71.31%	25,045
ProfServ-Building Permits	725,400	701,958	96.77%	86,629
Total Comprehensive Planning	1,142,500	1,084,052	94.88%	129,064
<u>Community Services</u>				
Contracts-Sheriff	677,000	487,500	72.01%	54,167
R&M-Parks	50,000	-	0.00%	-
R&M-Community Maintenance	26,700	20,025	75.00%	2,225
Operating Supplies	15,000	6,121	40.81%	-
Total Community Services	768,700	513,646	66.82%	56,392
<u>Road and Street Facilities</u>				
Electricity - General	45,000	32,310	71.80%	235
Total Road and Street Facilities	45,000	32,310	71.80%	235
<u>Other Fees and Charges</u>				
Misc-Contingency	28,600	3,096	10.83%	215
Total Other Fees and Charges	28,600	3,096	10.83%	215
<u>Debt Service</u>				
Principal-Capital Lease	-	5,066	0.00%	583
Interest-Capital Lease	-	2,594	0.00%	268
Total Debt Service	-	7,660	0.00%	851
<u>Reserves</u>				
Reserve - Buildings	100,000	-	0.00%	-
Total Reserves	100,000	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	4,033,900	2,878,546	71.36%	336,642
Excess (deficiency) of revenues				
Over (under) expenditures	-	(32,909)	0.00%	24,100
Net change in fund balance	\$ -	\$ (32,909)	0.00%	\$ 24,100
FUND BALANCE, BEGINNING (OCT 1, 2019)	320,434	320,434		
FUND BALANCE, ENDING	\$ 320,434	\$ 287,525		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	JUN-20 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 5,895	0.00%	\$ 217
Donations	150,000	502,863	335.24%	58,500
TOTAL REVENUES	150,000	508,758	339.17%	58,717
EXPENDITURES				
Public Assistance				
Misc-Admin Fee (%)	11,300	-	0.00%	-
Assistance Program	138,700	-	0.00%	-
Total Public Assistance	150,000	-	0.00%	-
TOTAL EXPENDITURES	150,000	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	508,758	0.00%	58,717
Net change in fund balance	\$ -	\$ 508,758	0.00%	\$ 58,717
FUND BALANCE, BEGINNING (OCT 1, 2019)	690,372	690,372		
FUND BALANCE, ENDING	\$ 690,372	\$ 1,199,130		

City of Westlake

Supporting Schedules

June 30, 2020

Cash and Investment Report

June 30, 2020

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$758,842
Money Market	BankUnited	MMA	n/a	0.25%	\$3,481
				Subtotal	<u>\$762,323</u>

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	n/a	0.25%	\$1,091,434
				Subtotal	<u>\$1,091,434</u>
				Total	<u><u>\$1,853,757</u></u>

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United GF
Statement No. 0620
Statement Date 6/30/2020

G/L Balance (LCY)	758,842.02	Statement Balance	761,890.05
G/L Balance	758,842.02	Outstanding Deposits	99.24
Positive Adjustments	0.00		
	<hr/>		
Subtotal	758,842.02	Subtotal	761,989.29
Negative Adjustments	0.00	Outstanding Checks	3,147.27
	<hr/>	Differences	0.00
Ending G/L Balance	758,842.02	Ending Balance	758,842.02
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
3/26/2020	Payment	8199	FLORIDA ELECTIONS COMMISSION	360.00	0.00	360.00	
4/2/2020	Payment	8205	CENTRAL PALM BEACH COUNTY	1,000.00	0.00	1,000.00	
4/30/2020	Payment	8235	MILNER INC SERVICE	1,069.00	0.00	1,069.00	
6/25/2020	Payment	8302	DAKIM, INC	206.10	0.00	206.10	
6/25/2020	Payment	8304	OFFICE DEPOT	187.17	0.00	187.17	
6/25/2020	Payment	8305	MARK L. DUBOIS	325.00	0.00	325.00	
Total Outstanding Checks.....				3,147.27		3,147.27	
Outstanding Deposits							
6/29/2020		DEP01147	TRASH BIN PURCHASE	G/L Acc	49.62	0.00	49.62
6/30/2020		DEP01148	TRASH BIN PURCHASE	G/L Acc	49.62	0.00	49.62
Total Outstanding Deposits.....				99.24		99.24	

City of Westlake

Check Register

June 1-30, 2020

Payment Register by Fund
For the Period from 6/1/2020 to 6/30/2020
(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	8274	06/04/20	LAW OFFICES OF PAM E. BOOKER, ESQ	2020-6	6/2020 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$34,506.62
001	8275	06/04/20	NZ CONSULTANTS, INC.	WES-43	PROFESSIONAL PLANNING & ZONING 4/2020	ProfServ-Planning/Zoning Board	531032-51501	\$19,767.50
001	8276	06/04/20	OFFICE DEPOT	495750075001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$78.94
001	8277	06/04/20	PBC SHERIFF'S OFFICE	65200	6/2020 SECURITY	Contracts-Sheriff	534100-52902	\$54,166.67
001	8278	06/04/20	AVATARA PARTNERS LLC	9213	6/2020 CLOUD SERVICE	ProServ-Info Technology	531020-51306	\$5,073.75
001	8278	06/04/20	AVATARA PARTNERS LLC	9213	6/2020 CLOUD SERVICE	Due from Other Districts	133500	\$1,691.25
001	8279	06/04/20	NETONE TECHNOLOGIES, INC	8342	6/2020 PPD BLOCK	ProServ-Info Technology	531020-51306	\$1,125.00
001	8280	06/04/20	A&J BUSINESS SOLUTIONS INC	05212020	LOT 346R MEADOWS TUG REFUND HOUSE	Other Building Permit Fees	322111	\$150.00
001	8281	06/11/20	T-MOBILE USA, INC.	05212020	ACCT# 955763851 4/21-5/20/20	Telephone, Cable and Internet Services	541016-51306	\$227.99
001	8282	06/11/20	CHEN MOORE & ASSOCIATES, INC.	0000138319	PROFESSIONAL SERVICE 4/1-4/30/2020	ProfServ-Engineering	531013-51501	\$49,477.50
001	8283	06/11/20	NOVA ENGINEERING AND	0223406	PROFESSIONAL SERVICE 4/26-5/23/2020	ProfServ-Building Permits	531091-51501	\$94,106.25
001	8284	06/11/20	ECKLER ENGINEERING, INC.	20108	PLAN REVIEW OF STATION #22 4/26-5/25/2020	ProfServ-Engineering	531013-51501	\$450.00
001	8285	06/11/20	OFFICE DEPOT	486981042002	TOILET TISSUE	Office Supplies	551002-51306	\$16.79
001	8285	06/11/20	OFFICE DEPOT	505667653001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$61.22
001	8286	06/11/20	PBC FINANCE DEPARTMENT	TLAKE-053120	5/2020 IMPACT FEES	Other Current Liabilities	229000	\$156,519.02
001	8287	06/11/20	FED EX	7-021-69494	TO STANDBY LETTER OF CREDIT 5/14/2020 (LEGAL)	Postage and Freight	541006-51307	\$27.97
001	8288	06/11/20	FLORIDA TECHNICAL CONSULTANTS	932	WA11 GIS SUPPORT 4/24-5/20/20	ProServ-Info Technology	531020-51306	\$9,303.00
001	8288	06/11/20	FLORIDA TECHNICAL CONSULTANTS	932	WA11 GIS SUPPORT 4/24-5/20/20	Due to Other Districts	206500	\$3,987.00
001	8289	06/11/20	FLORIDA VENDORS ASSOCIATION	1291	BACK OFFICE/CHAMBERS CLEANING 5/8-5/29/2020	Cleaning Services	551008-51306	\$2,340.00
001	8289	06/11/20	FLORIDA VENDORS ASSOCIATION	1292	MAIN OFFICE CLEANING 5/8-5/29/2020	Cleaning Services	551008-51306	\$600.00
001	8290	06/11/20	MILNER INC LEASE	68125301	CUST# 25535166 5/15-6/14/2020	Lease-Copier	544008-51307	\$851.20
001	8290	06/11/20	MILNER INC LEASE	68125301	CUST# 25535166 5/15-6/14/2020	Due to Other Districts	206500	\$212.80
001	8291	06/11/20	ADVANCED DISPOSAL	AD052920	ADVANCED DISPOSAL FEES FOR 5/2020	Garbage/Solid Waste Revenue	343400	\$3,104.29
001	8292	06/11/20	A&J BUSINESS SOLUTIONS INC	060220	BILLING ERROR ON CHECK#6632 5/29/2020	Due to Developer	206000	\$6,000.00
001	8293	06/11/20	GEOPOINT SURVEYING, INC	01082020	SURVEYING FOR SPW RD.DEVELOPMENT ORDER TRACKED BY	ProfServ-Consultants	531075-51301	\$500.00
001	8294	06/11/20	SIMPLIFILE, LC	15001480524	DOCUMENTS FILED WITH COUNTY CLERK 2/7-2/18/2020	Miscellaneous Services	549001-51307	\$71.50
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	Contracts-Admin Service	534375-51306	\$13,225.00
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	Postage and Freight	541006-51307	\$17.45
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51307	\$377.67
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	Contracts-City Manager	534381-51306	\$21,216.67
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	Contracts-City Clerk	534379-51307	\$10,425.00
001	8295	06/18/20	INFRAMARK, LLC	52277	6/2020 MANAGEMENT FEES	Contracts-Finance	534376-51308	\$7,725.00
001	8296	06/18/20	OFFICE DEPOT	509526465001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$116.32
001	8297	06/18/20	MARK L. DUBOIS	18278	PROFESSIONAL SERVICE FOR 5/26-6/4/2020	ProfServ-Consultants	531075-51306	\$375.00
001	8298	06/18/20	ENVIRONMENTAL SYSTEMS RESEARCH	93842217	ArcGIS Licenses 6/2020-5/2021	ProServ-Info Technology	531020-51306	\$4,750.00
001	8299	06/18/20	DAVID DELGADO	2926	CAT 6 CABLE & INSTALLATION	Telephone, Cable and Internet Services	541016-51306	\$420.00
001	8300	06/18/20	MILNER INC LEASE	68302682	COPIER LEASE 1276749 6/1-6/30/2020	Lease-Copier	544008-51307	\$855.20
001	8300	06/18/20	MILNER INC LEASE	68302682	COPIER LEASE 1276749 6/1-6/30/2020	Due to Other Districts	206500	\$213.80
001	8301	06/18/20	AT&T MOBILITY	87298217522X06092020	ACCT# 58998007 IPADS(BLDG) 6/2-7/1/2020	Telephone, Cable and Internet Services	541016-51306	\$95.36
001	8302	06/25/20	DAKIM, INC	119151	COPIES	Printing	547006-51307	\$206.10
001	8303	06/25/20	SEMINOLE IMPROVEMENT DISTRICT	061920	MAINT PERSONNEL & ELEC. REIMB., NET OF IT COST	Due to Other Districts	206500	\$1,048.52
001	8304	06/25/20	OFFICE DEPOT	481950878001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$47.79
001	8304	06/25/20	OFFICE DEPOT	481959993001	CHIPS	Office Supplies	551002-51306	\$22.49
001	8304	06/25/20	OFFICE DEPOT	513037706001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$116.89
001	8305	06/25/20	MARK L. DUBOIS	18280	PROFESSIONAL SERVICE 6/8-6/18/2020	ProfServ-Consultants	531075-51306	\$325.00
001	8306	06/25/20	MUNICIPAL CODE CORPORATION	0034209	MUNICODE SUBSCRIPTION 1st 50%(CLERK)	Dues, Licenses, Subscriptions	554020-51306	\$2,400.00

Payment Register by Fund
For the Period from 6/1/2020 to 6/30/2020
(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	8307	06/25/20	GREATAMERICA FINANCIAL SERVICES CORP	27231756	KONICA LEASE 6/2020	Lease-Copier	544008-51307	\$315.13
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	AMAZON PRIME CANCELLATION CREDIT	554020-51306	(\$13.09)
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	CITY OF WESTLAKE CREDIT CARD TEST	554020-51306	(\$0.01)
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	SEMINOLE CREDIT CARD TEST	554020-51306	\$0.01
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	PUBLIX OFFICE SUPPLIES	551002-51306	\$11.08
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	CITY OF WESTLAKE CREDIT CARD TEST	554020-51306	\$0.01
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	SEMINOLE CREDIT CARD TEST	554020-51306	\$0.01
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	AMAZON OFFICE SUPPLIES	551002-51306	\$22.44
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	PALM BEACH POST	554020-51306	\$67.93
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	J2 EFAX SERVICES	554020-51306	\$16.95
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	AMAZON OFFICE SUPPLIES	551002-51306	\$155.09
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	DRI CISCO WEBEX	554020-51306	\$39.90
001	DD411	06/04/20	CARD SERVICES CENTER ACH	0935-051020 ACH	PURCHASES FOR 4/22-5/3/2020	AMAZON OFFICE SUPPLIES	551002-51306	\$18.96
001	DD412	06/17/20	COMCAST	74953-052620 ACH	ACCT# 8535 11 407 0674953 5/30-6/29/2020	Telephone, Cable and Internet Services	541016-51306	\$249.83
001	DD413	06/17/20	COMCAST	74961-052620	ACCT# 8535 11 407 0674961 5/30-6/29/2020	Telephone, Cable and Internet Services	541016-51306	\$404.04
001	DD415	06/01/20	FPL	02039-052120 ACH	51575-02039 4/21-5/21/2020	Electricity-General	543006-54101	\$92.59
001	DD417	06/01/20	FPL	00227-052020	ACCT# 78436-00227 4/20-5/20/2020	Electricity-General	543006-54101	\$60.85
001	DD418	06/02/20	COMCAST	76842-050620 ACH	ACCT# 8535 11 407 0676842 5/10-6/9/2020	Telephone, Cable and Internet Services	541016-51306	\$385.22
001	DD419	06/27/20	COMCAST	76842-060620	ACCT# 8535 11 407 0676842 6/10-7/9/2020	Telephone, Cable and Internet Services	541016-51306	\$383.17
001	DD422	06/19/20	FPL	89127-060820 ACH	ACCT# 61367-89127 5/7-6/8/2020	Electricity-General	543006-54101	\$78.25
001	DD435	06/19/20	FPL	99121-060820 ACH A	ACCT# 09796-99121 5/7-6/8/2020	Electricity-General	543006-54101	\$80.94
001	DD406	06/08/20	KARA S. CRUMP	PAYROLL	June 08, 2020 Payroll Posting			\$2,786.36
001	DD407	06/08/20	KATRINA L. LONG	PAYROLL	June 08, 2020 Payroll Posting			\$2,786.36
001	DD408	06/08/20	ROGER B MANNING	PAYROLL	June 08, 2020 Payroll Posting			\$2,829.36
001	DD409	06/08/20	JOHNPAUL O'CONNOR	PAYROLL	June 08, 2020 Payroll Posting			\$923.50
001	DD410	06/08/20	PATRIC S. PAUL	PAYROLL	June 08, 2020 Payroll Posting			\$923.50
Fund Total								\$521,013.90

Total Checks Paid	\$521,013.90
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Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Final Plat for Groves of Westlake Phase II		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve with Conditions		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071;		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Cover Sheet Resolution Legal Description Plat Boundary Survey Approval Letter		
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GROVES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE II, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-22

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GROVES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE II, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, 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 Groves of Westlake - Phase II, a Subdivision in Section 7, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, being a Replat of Tract "O", Groves of Westlake - Phase II, Plat Book 130, Pages 120 Through 135, inclusive, Public Records of Palm Beach County, Florida, City of Westlake, Florida, as described In Exhibit "A" containing approximately 38.778, attached hereto; and

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

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

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

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

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Groves of Westlake Phase II, as described in the attached Exhibit "A", containing approximately 38.778 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 on first reading by City Council for the City of Westlake, on this 10th day of August 2020.

PUBLISHED on this ____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

Exhibit 'A'
Groves of Westlake Phase II
Legal Description

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID TRACT "O" FOR FOLLOWING COURSES; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 629.32 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 1023.26 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 140.00 FEET; THENCE N.00°40'07"E., A DISTANCE OF 50.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 207.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°15'48", A DISTANCE OF 138.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°15'48", A DISTANCE OF 175.68 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 71.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 165°16'10", A DISTANCE OF 519.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°55'37", A DISTANCE OF 130.87 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 131.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2564.50 FEET, AND A RADIAL BEARING OF N.03°03'55"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 07°17'07", A DISTANCE OF 326.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 30°28'11", A DISTANCE OF 106.36 FEET TO A POINT OF TANGENCY; THENCE S.63°45'00"W., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'23", A DISTANCE OF 200.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°43'23", A DISTANCE OF 124.27 FEET TO A POINT OF CUSP; THENCE N.30°00'00"W., A DISTANCE OF 25.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 175.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'55", A DISTANCE OF

75.64 FEET TO A NON-TANGENT INTERSECTION; THENCE N.06°27'59"E., A DISTANCE OF 125.00 FEET; THENCE N.06°23'36"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 325.00 FEET, AND A RADIAL BEARING OF N.06°28'39"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°04'21", A DISTANCE OF 34.45 FEET TO A NON-TANGENT INTERSECTION; THENCE N.12°33'00"E., A DISTANCE OF 137.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 188.00 FEET, AND A RADIAL BEARING OF N.12°33'00"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'00", A DISTANCE OF 127.31 FEET TO A POINT OF TANGENCY; THENCE N. 63°45'00"E., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 512.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'11", A DISTANCE OF 272.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2,252.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'58", A DISTANCE OF 456.67 FEET TO A POINT OF TANGENCY; THENCE N.82°36'13"E., 171.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 412.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'42", A DISTANCE OF 176.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.17°12'55"W., A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 400.00 FEET, AND A RADIAL BEARING OF S.17°12'55"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°35'28", A DISTANCE OF 513.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,689,157 SQUARE FEET OR 38.778 ACRES, MORE OR LESS.

LESS AND EXCEPT:

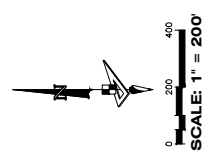
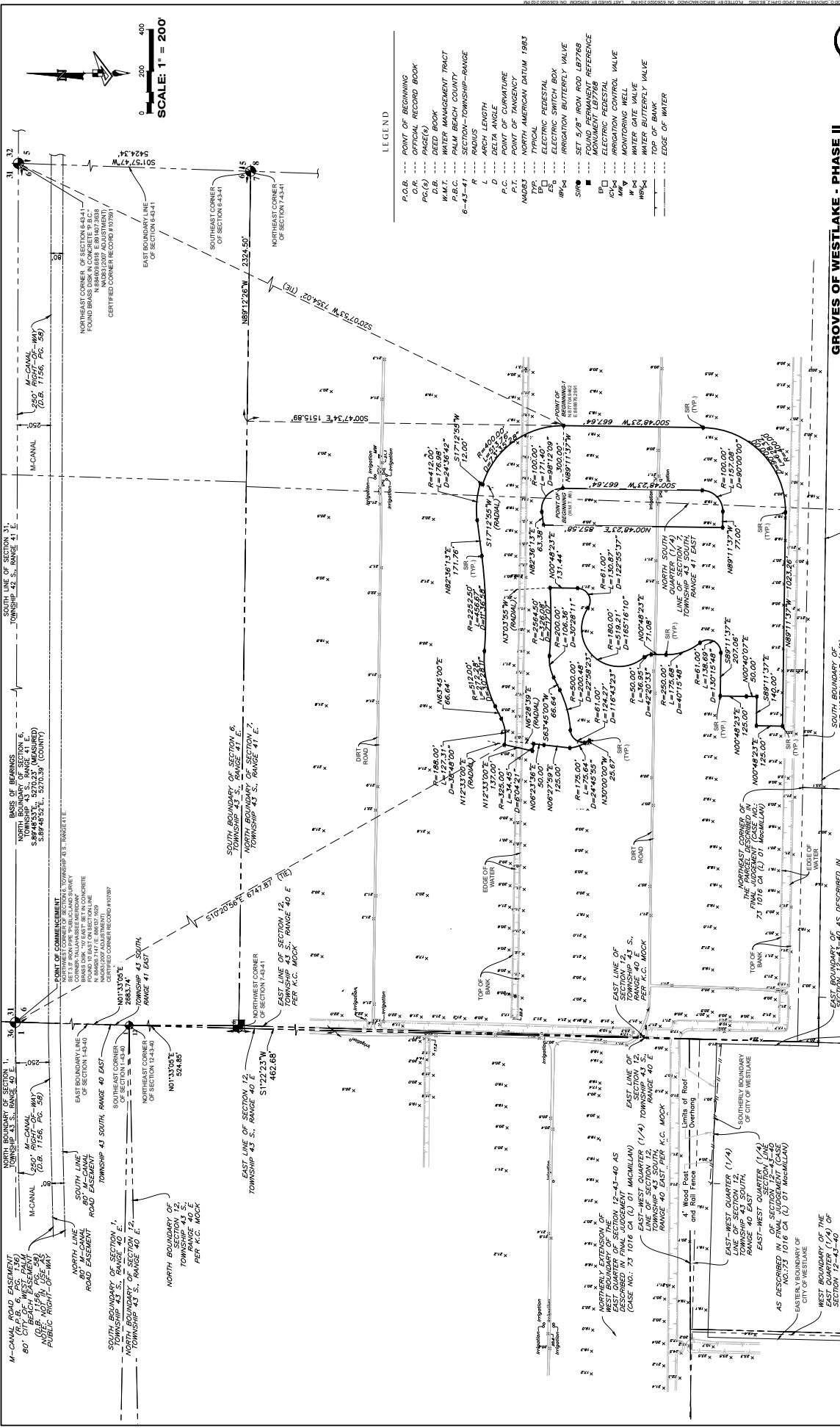
A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8, AS SHOWN ON THE PLAT OF GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO SAID POINT OF BEGINNING; THENCE N.89°11'37"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 77.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 857.58 FEET; THENCE N.82°36'13"E., A DISTANCE OF 63.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'09", A DISTANCE OF 171.40 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,928 SQUARE FEET OR 3.419 ACRES, MORE OR LESS.

TOTAL CONTAINING: 1,540,229 SQUARE FEET OR 35.359 ACRES, MORE OR LESS.



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PC(6) --- RANGES
 - D.B. --- DEED BOOK
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - TPA --- TYPICAL
 - ES --- ELECTRIC SWITCH BOX
 - IRV4 --- IRRIGATION BUTTERFLY VALVE
 - SRV --- SET 5/8" IRON ROD LB7768
 - CONV --- CONVEYANCE REFERENCE
 - EP --- ELECTRIC FEDESTAL
 - ICV --- IRRIGATION CONTROL VALVE
 - W --- MONITORING WELL
 - WGV --- WATER GATE VALVE
 - WV --- WATER VALVE
 - WV --- WATER VALVE
 - TOP --- TOP OF BANK
 - --- EDGE OF WATER

**GROVES OF WESTLAKE - PHASE II
BOUNDARY SURVEY**

Prepared for: MINTO COMMUNITIES, LLC
 Unit: Date of Field Stamp: 12/13/17

No.	Date	Description

REVISIONS

NO USE WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR
 MADE ONE OF A TOWNSHIP LIMITED SURVEY AND MAPS

Sheet No. 2 of 2 Sheets

GeoPoint
 Surveying, Inc.
 4110 E. Blue Heron Blvd.
 Suite 105
 Jensen Beach, FL 33483
 www.geopoint2.com
 Phone: 561.333.8888
 Fax: 561.333.8888
 License No. 14518
 State: FL

NOTICE: THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF WESTLAKE AND HAS DETERMINED THAT THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE CORRECT AND ACCURATE.

THE PARCELS SHOWN ON THIS SURVEY ARE THE PROPERTY OF MINTO COMMUNITIES, LLC. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF WESTLAKE AND HAS DETERMINED THAT THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE CORRECT AND ACCURATE.

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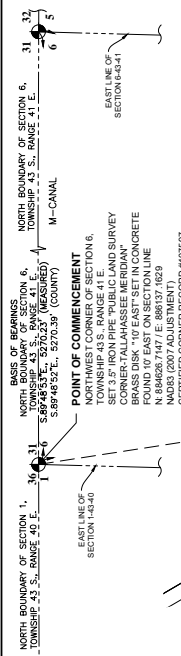
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF WESTLAKE AND HAS DETERMINED THAT THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE CORRECT AND ACCURATE.

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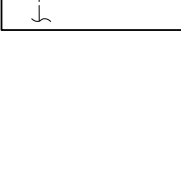
GROVES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
 S 89°48'52"E, 5270.39' (COUNTY)
 M-CANAL

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E.,
 PALM BEACH COUNTY, FLORIDA, BEING
 CORNER TALLAHASSEE MERIDIAN
 BRASS DISK "10" EAST-SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 SECTION 6, TOWNSHIP 43 S.,
 RANGE 41 E., PALM BEACH COUNTY,
 FLORIDA, BEING ADJUSTMENT
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #07597



NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
 S 89°48'52"E, 5270.39' (COUNTY)
 M-CANAL

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.,
 PALM BEACH COUNTY, FLORIDA,
 BEING CORNER TALLAHASSEE
 MERIDIAN BRASS DISK "10" EAST-SET
 IN CONCRETE FOUND 10' EAST ON
 SECTION LINE SECTION 1, TOWNSHIP
 43 S., RANGE 40 E., PALM BEACH
 COUNTY, FLORIDA, BEING
 ADJUSTMENT NAD83 (2007
 ADJUSTMENT) CERTIFIED CORNER
 RECORD #07597

TRACT "A"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "B"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "C"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "D"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "E"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "F"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "G"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "H"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "I"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "J"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "K"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "L"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "M"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "N"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "O"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "P"
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 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "Q"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "R"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "S"
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 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

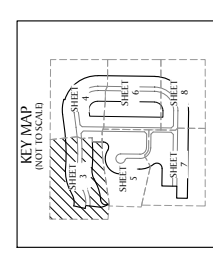
TRACT "T"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "U"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

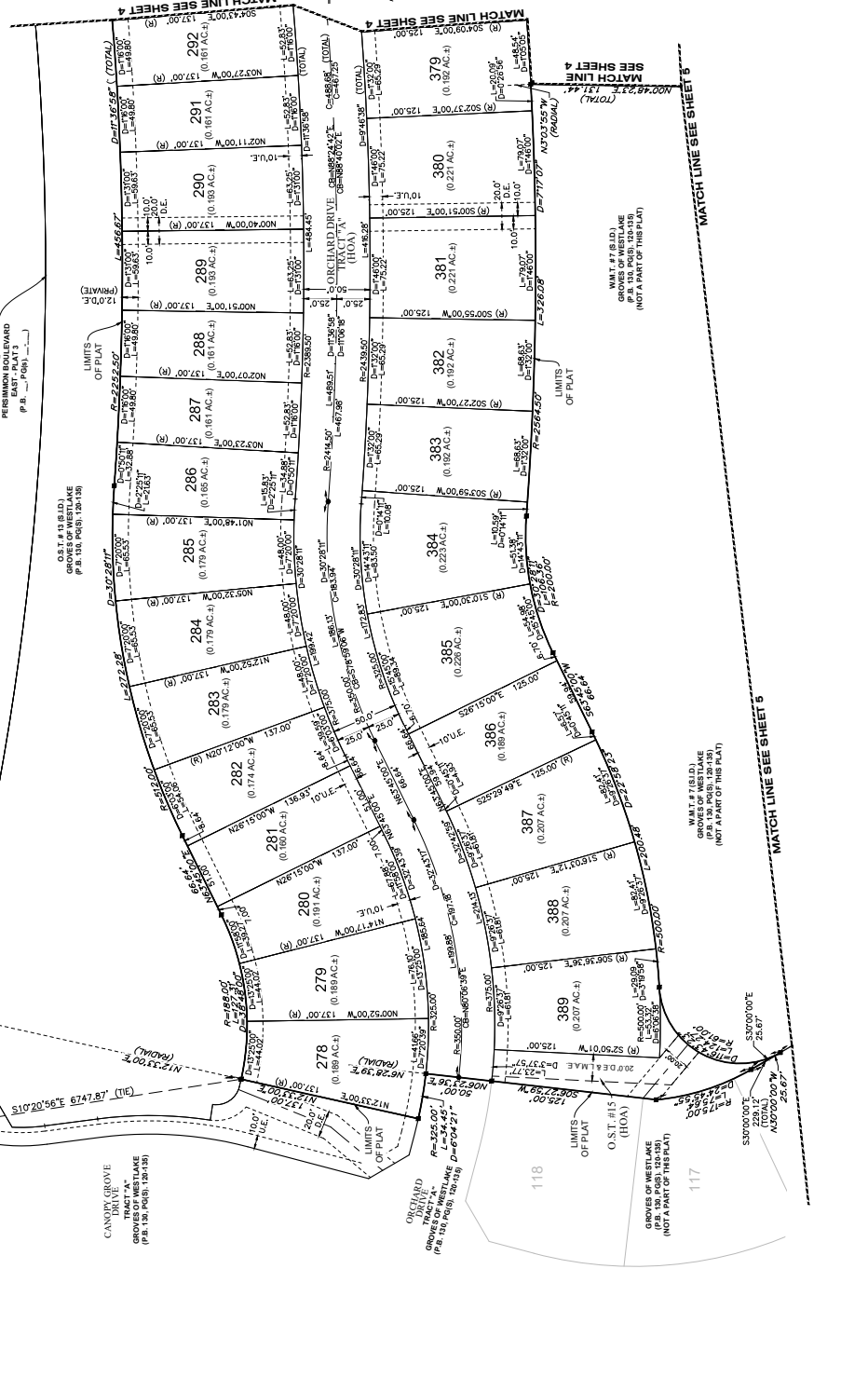
TRACT "V"
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 (P.B. 130, PAGES 120-121)

TRACT "W"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)

TRACT "X"
 PERMITS SOUTHEASTWARD EAST
 PERMITS SOUTHWESTWARD EAST
 PERMITS SOUTHWESTWARD EAST - PLAT 3
 (P.B. 130, PAGES 120-121)



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.B. DEED BOOK
 - P.G. / P.G.S. PAGE(S)
 - N.A.D. NORTH AMERICAN DATUM
 - M.M.T. METRIC MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - D.L.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS BASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R. RADIUS
 - L. ARC LENGTH
 - C.B. CHORD BEARING
 - C. CHORD
 - R/W. RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - H.O.A. HOMEOWNERS ASSOCIATION
 - P.M.A. PERMANENT EASEMENT
 - P.M. PERMANENT EASEMENT MONUMENT
 - FOUND PERMANENT POINT
 - REFERENCE MONUMENT
 - 2" ALUMINUM DISK STAMPED "TRIM LB 7768"

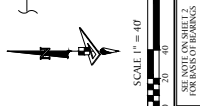


GROVES OF WESTLAKE - PHASE II

A SUBDIVISION SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PLAT BOOK 130, PAGES 120 THROUGH 133, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E.
 THIS SURVEY
 CORNER TALLAHASSEE MERIDIAN
 BRASS DISK 10" EAST SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E., 31'
 EAST LINE OF SECTION 1 (43-40)



POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

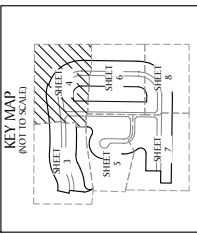
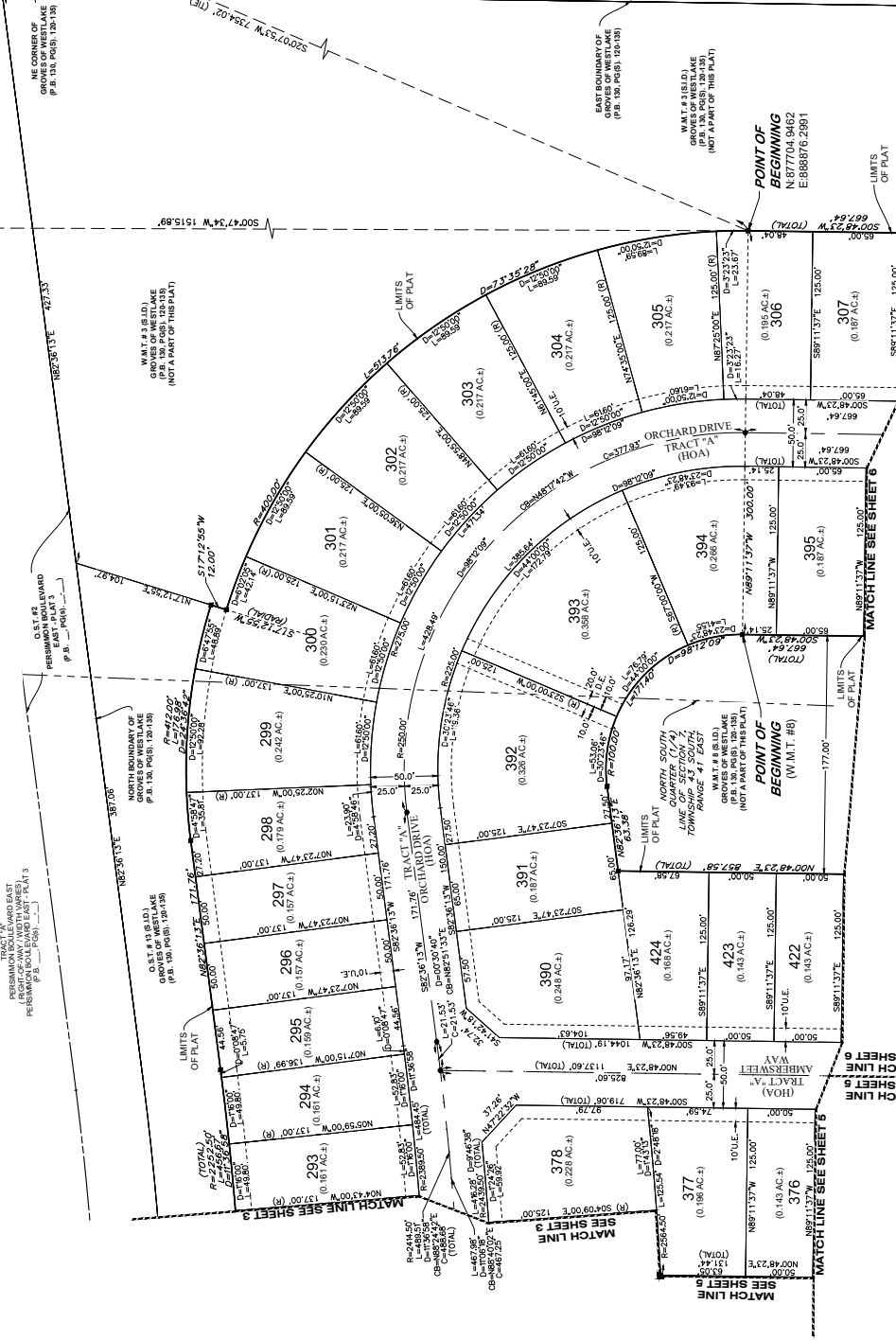
POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397

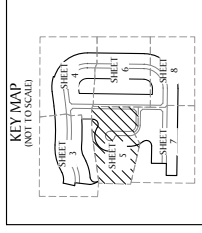
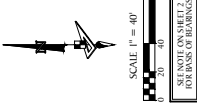
POINT OF BEGINNING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E., 31'
 EAST LINE OF SECTION 6 (43-41)
 FOUND BRASS DISK IN CONCRETE 10' EAST
 OF SECTION LINE
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107397



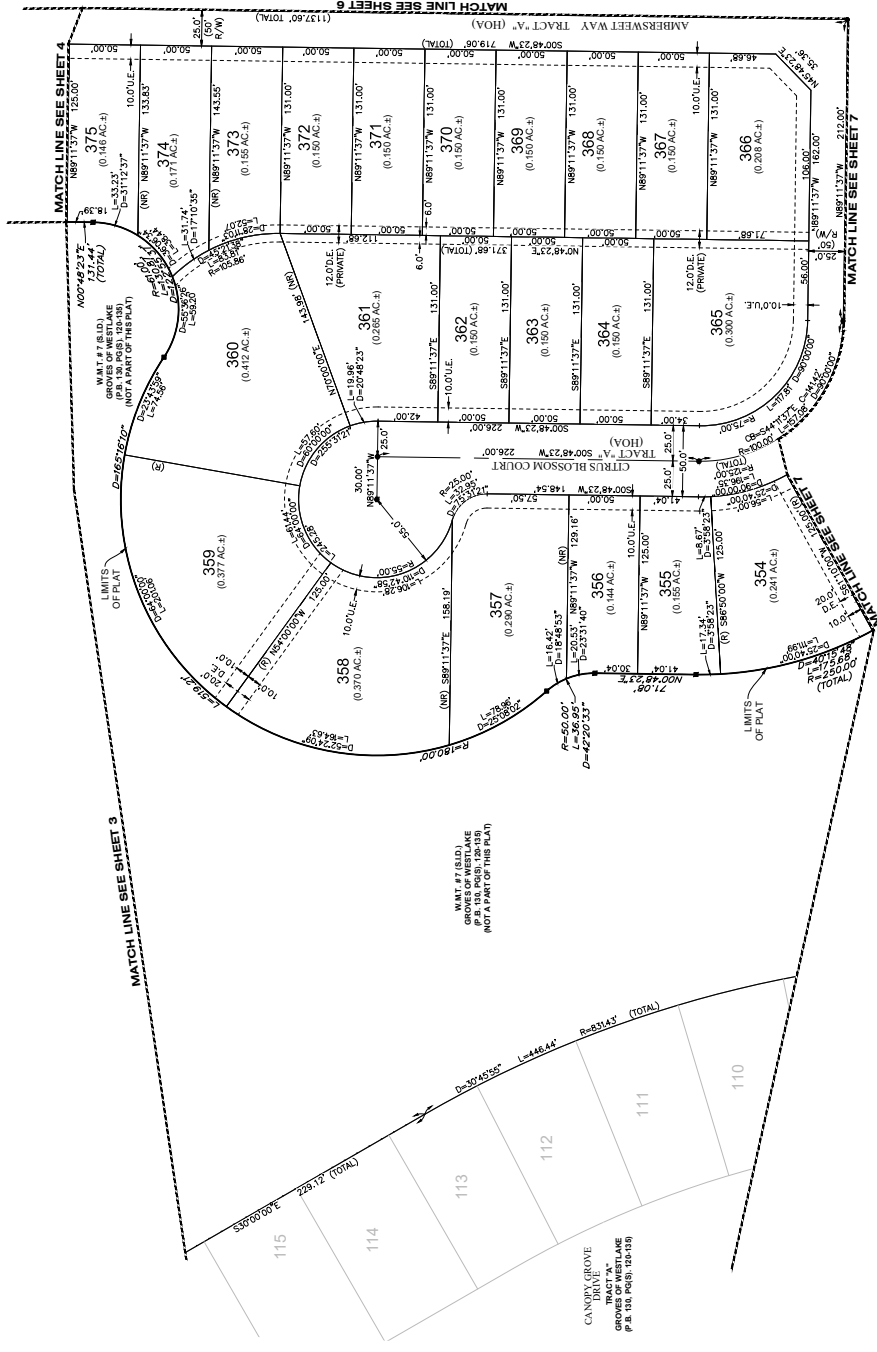
- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - P.C./P.W. PLAT CORNER / PLAT WALL
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRIVEWAY EASEMENT
 - L.M.-A2-41 LAKE MANAGEMENT ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - P/W PLAT WALL
 - P/W PLAT WALL
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEWAGE IMPROVEMENT DISTRICT
 - P.W. PERMANENT IMPROVEMENT DISTRICT
 - P.W. PERMANENT IMPROVEMENT DISTRICT
 - D FOUND PERMANENT REFERENCE MONUMENT
 - SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED FROM LB 7768

GROVES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

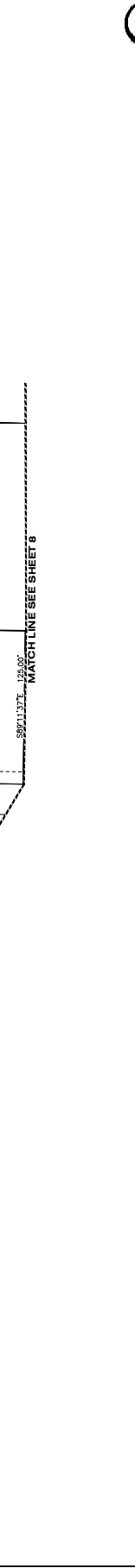
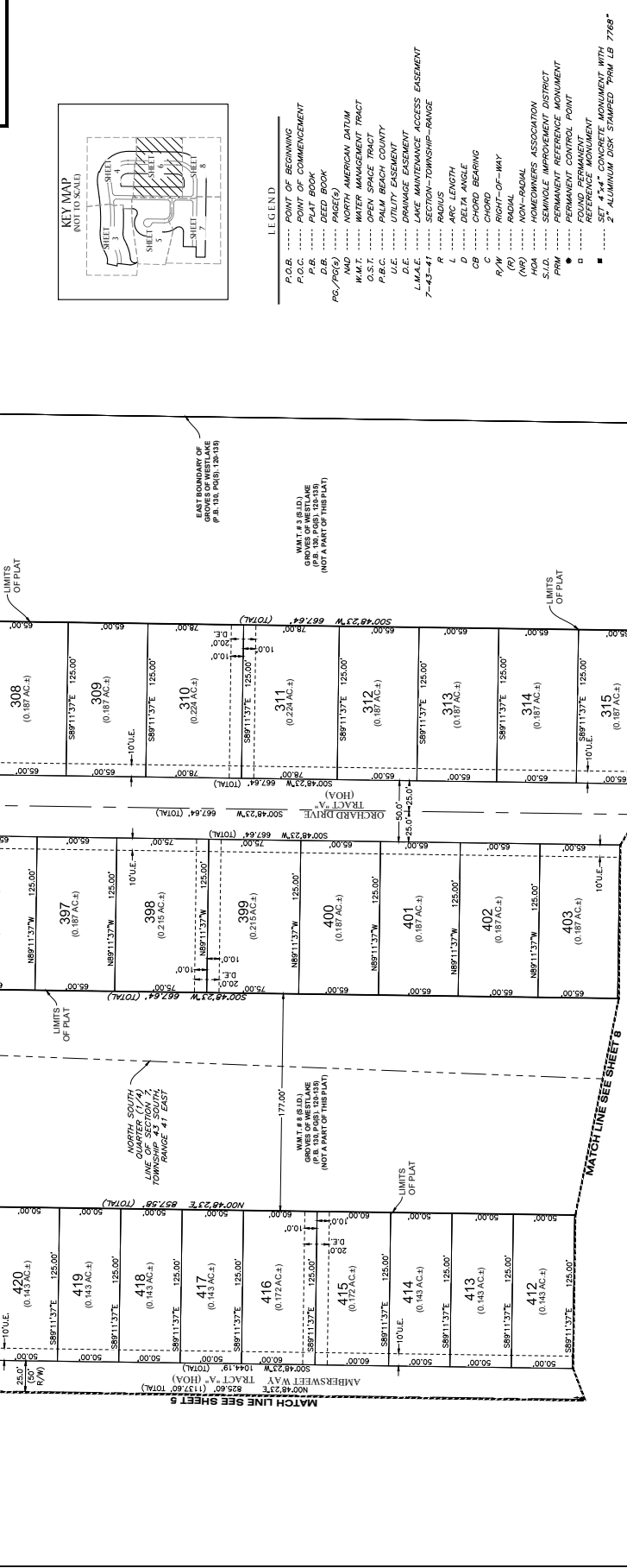


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 - P.O.C. POINT OF COMMENCEMENT
 - P.L.B. PLAT BOOK
 - D.B. DEED BOOK
 - P.C. POINT OF COMMENCEMENT
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - CB CHORD BEARING
 - CB CHORD BEARING
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMICIRCLE IMPROVEMENT DISTRICT
 - PM PERMANENT REFERENCE MONUMENT
 - FOUND POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM L# 7768"

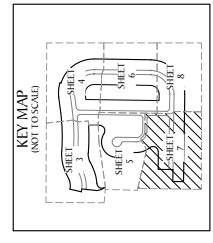
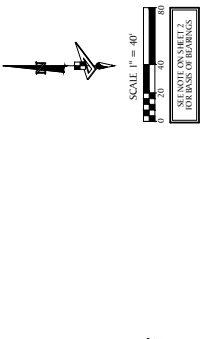


GROVES OF WESTLAKE - PHASE II

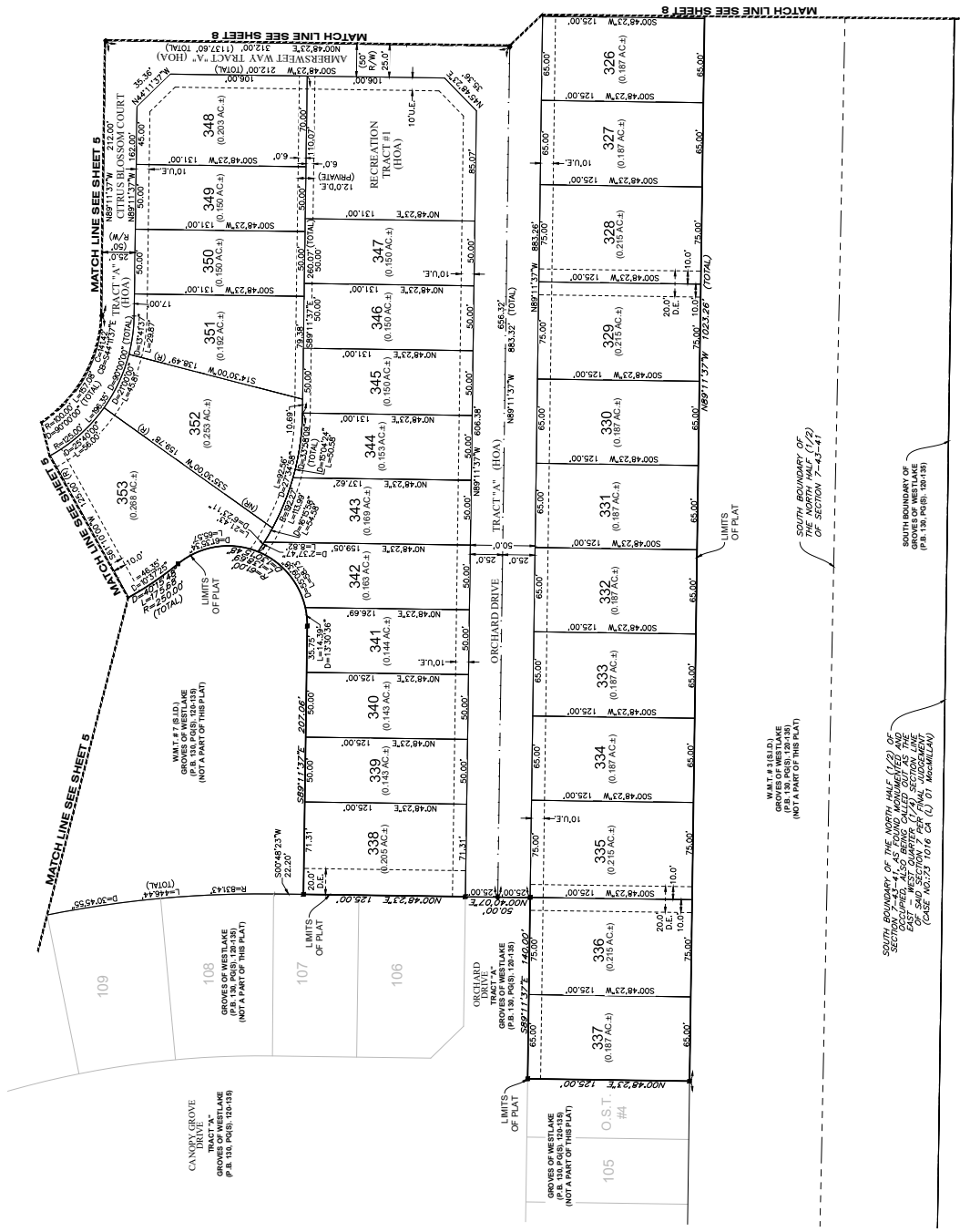
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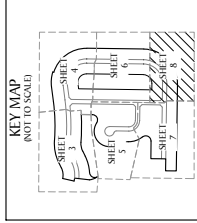
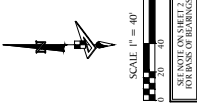


- LEGEND**
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 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - FS/PAGE(S) PAGE(S)
 - HOA HOMEOWNERS ASSOCIATION
 - N.A. NORTH AMERICAN DATUM
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
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 - L ARC LENGTH
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 - S.I.D. SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE POINT
 - PERMANENT CONTROL POINT
 - REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM 18 7768"

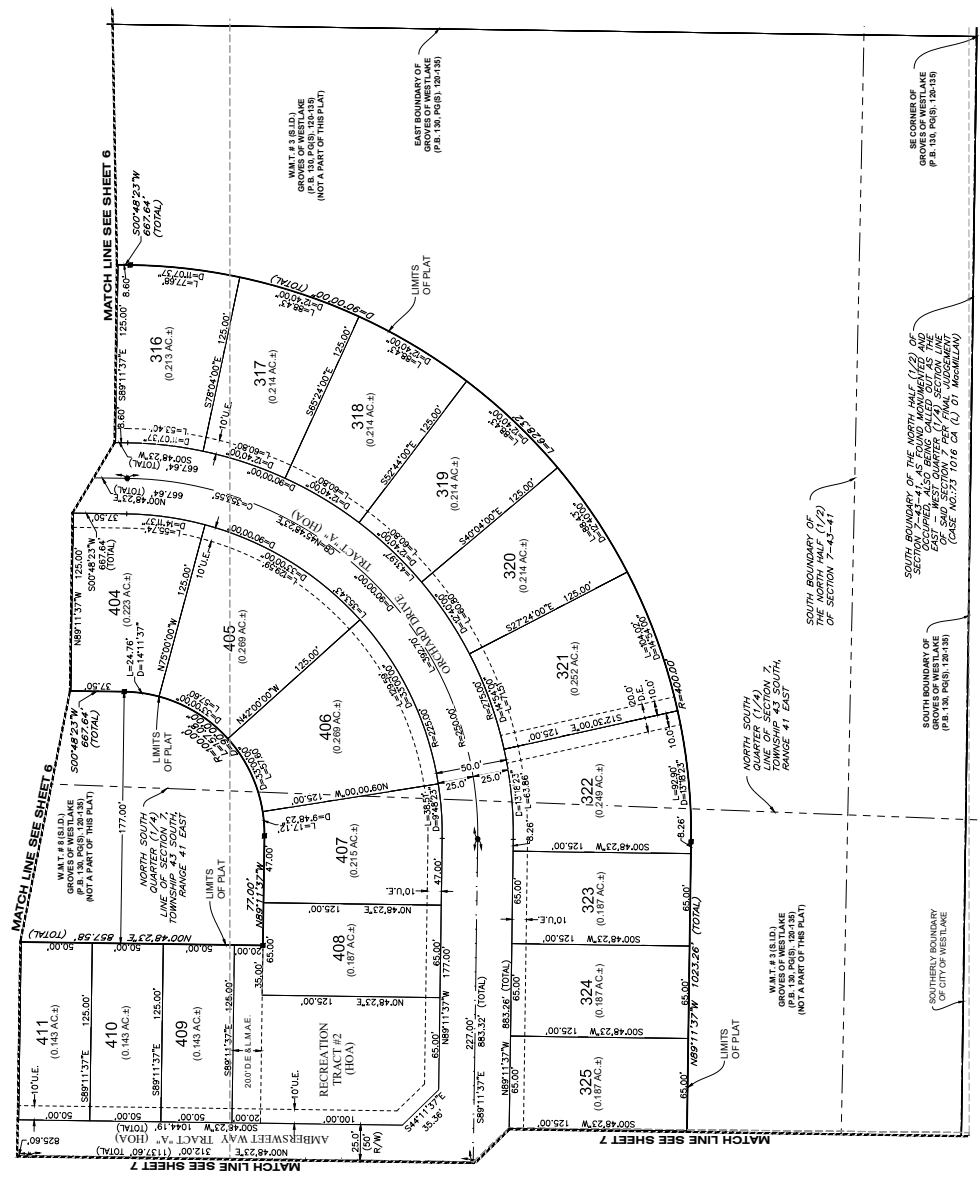


GROVES OF WESTLAKE - PHASE II

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- LEGEND**
- P.O.B POINT OF BEGINNING
 - P.O.C POINT OF COMMENCEMENT
 - P.B PLAT BOOK
 - D.B DEED BOOK
 - AC/PGR PAGE(S) AMERICAN PATENT
 - W.M.T WATER MANAGEMENT TRACT
 - O.S.T OPEN SPACE TRACT
 - P.B.C PALM BEACH COUNTY
 - U.E UTILITY EASEMENT
 - D.E DRAINAGE EASEMENT
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 - R RADIUS
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 - R/W RIGHT-OF-WAY
 - RD ROAD
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"





CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
- 1. DATE:** 7/13/2020
- 2. PETITION NUMBER:** ENG-2020-09
- 3. DESCRIPTION:** Pod O (Groves) Ph2 – Plat
- APPLICANT:** Cotleur & Hearing
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **RECOMMENDED APPROVAL**

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

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

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

Suzanne Dombrowski, P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com



Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for 7-Eleven 1.0 Amended Site Plan		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve with Conditions		
SUMMARY and/or JUSTIFICATION:		The City's Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Site Plan Legal Description			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 1.0, WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE WITH OUTSIDE DINING AREA, AN UPDATE TO THE BUILDING FAÇADE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4670 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 1.0, WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE WITH OUTSIDE DINING AREA, AN UPDATE TO THE BUILDING FAÇADE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4670 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the developer Westlake Fueling, LLC, previously submitted a site plan for 7-Eleven 1.0, a gas station, car wash and convenience store, located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, that was approved by the City Council on June 8, 2019, (Resolution 2019-15); and

WHEREAS, the developer Westlake Fueling, LLC, has submitted an application for an amended site plan review and approval for 7-Eleven 1.0, to include a taco food service within the previously approved convenience store facility, to expand the outdoor dumpster area, and to provide a modern building façade, including landscape modifications. The property is located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 1.89 acres, legally described in the attached Exhibit “A”, (“Gas Station”); and

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

WHEREAS, the Amended Site Plan is consistent with the previously approved conceptual site plan and all the requirements of the City’s Interim Land Development Regulations and adopted Land Development Regulations; and

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

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

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

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

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Amended Site Plan for 7-Eleven 1.0, which contains approximately 1.89 acres, located at 4670 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3: The Amended Site Plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof. The site plan attached is not subject to conditions.

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of August, 2020.

PUBLISHED on this _____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

Exhibit "C"
Conditions of Approval for 7-11 Site Plan
Located at 4670 Seminole Pratt Whitney Road

Planning & Zoning Conditions:

1. The Planning and Zoning Department recommendation does not include recommendations for approval for Monument Sign, and Wall Signs since they will be reviewed and approved as part of a Master Sign Plan.
2. Applicant is required to apply for a Master Sign Plan that will be heard and approved by the City Council. The Master Sign Plan will include all proposed signs including monument sign, wall signs, window signs and other type of signs.

Engineering Conditions: The Site Power Plan and Photometrics Plan are not consistent with site plan and light poles may be in conflict with other site elements. However, power and photometrics plan appear to be code compliant. Engineering Department recommends approval with the condition that the power and photometrics plan be revised to eliminate site conflict and while remaining compliant with the code requirements.

Exhibit 'A'
Legal Description
7-Eleven 1.0

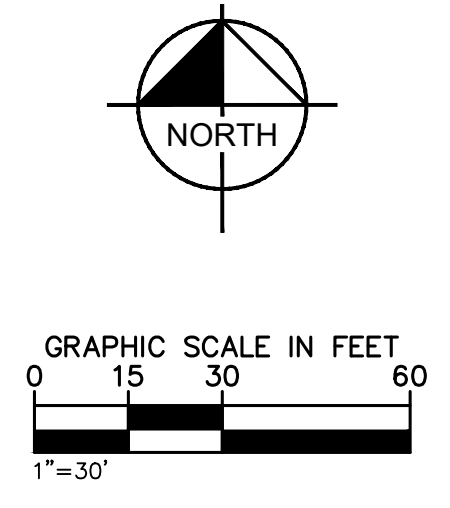
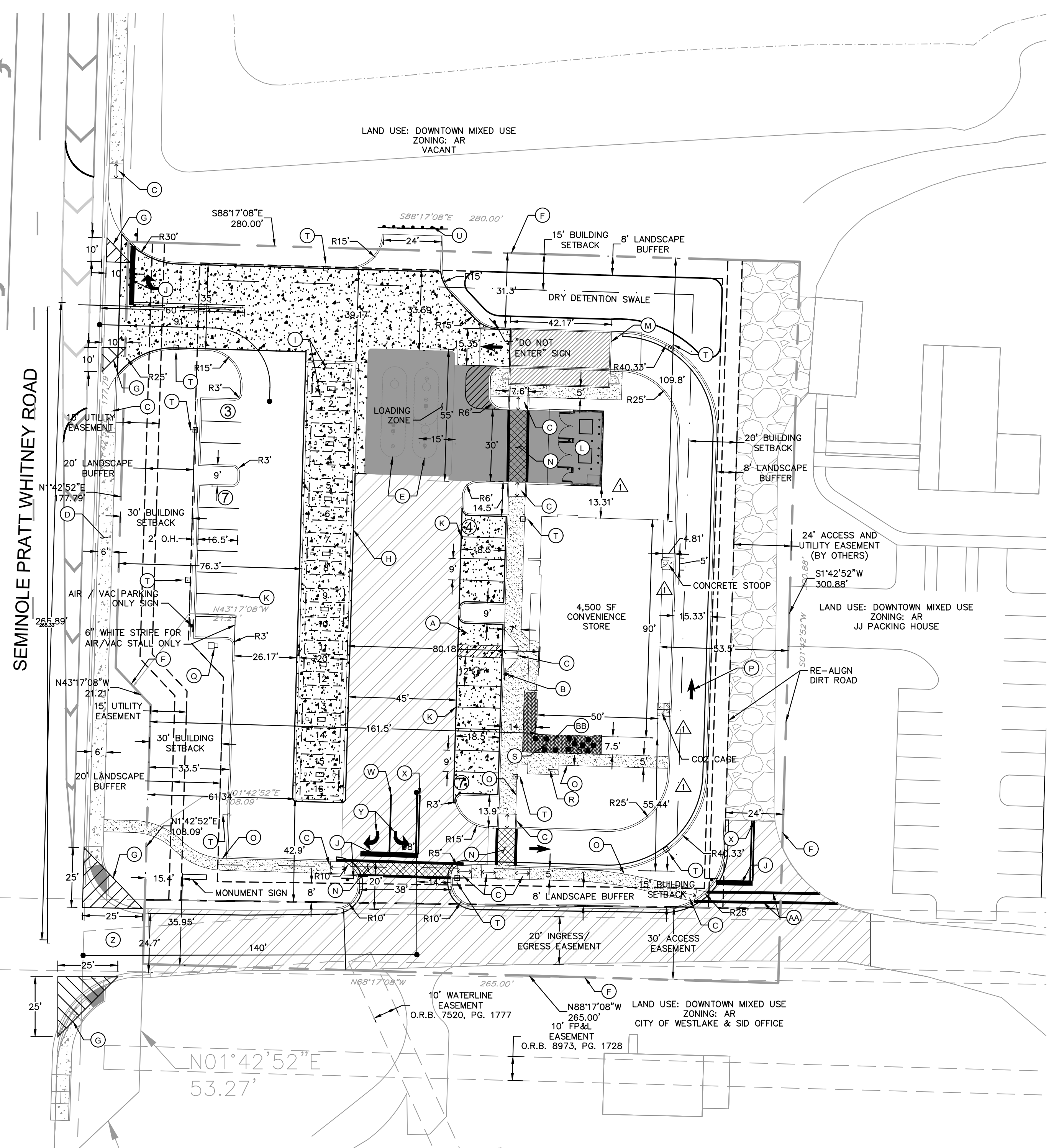
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 5.01'42"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.

IMAGES: PAL2019, 27543, 2015, SUNSHINE, KIMLEY-HORN AND ASSOCIATES, INC., WESTLAKE, FL 33470
 PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC., WESTLAKE, FL 33470
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., WESTLAKE, FL 33470
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC., WESTLAKE, FL 33470
 DATE: 05/06/2019
 SCALE: AS SHOWN
 DESIGNED BY: ESM
 DRAWN BY: ESM
 CHECKED BY: KMR

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- (A) ACCESSIBLE PARKING SPACE
- (B) ACCESSIBLE PARKING AND PENALTY SIGN IN BOLLARD
- (C) ACCESSIBLE CURB RAMP (SEE SHEET C-402)
- (D) EXISTING 6' SIDEWALK
- (E) IN GROUND FUEL STORAGE TANKS (REFER TO MEP PLANS)
- (F) PROPERTY LINE
- (G) SIGHT TRIANGLE
- (H) PUMP STATION CANOPY
- (I) FUELING POSITION (TYP. OF 16)
- (J) STOP SIGN AND STOP BAR
- (K) 4" WIDE WHITE PARKING STRIPE (TYP.)
- (L) DUMPSTER ENCLOSURE (SEE ARCH PLAN SHEET R0.01)
- (M) CAR WASH (SEE ARCH PLAN SHEET R0.02)
- (N) DECORATIVE CROSSWALK (SEE SHEET C-401)
- (O) PROPOSED CONCRETE SIDEWALK (WIDTH SHOWN ON PLAN)
- (P) PAVEMENT MARKING (DIRECTIONAL ARROW, TYP.)
- (Q) VACUUM / AIR PUMP (SEE ARCH PLANS)
- (R) BICYCLE RACK (SEE SHEET C-401)
- (S) PATIO FURNITURE (SEE ARCH PLANS)
- (T) SITE LIGHT POLE (TYP.)
- (U) 9-BUTTON SIGN (OM4-1 CASE II RED SIGNS, 4" O.C.)
- (W) 6" WIDE YELLOW THERMOPLASTIC STRIPE
- (X) 6" WIDE DOUBLE YELLOW THERMOPLASTIC STRIPE
- (Y) THERMOPLASTIC TURN ARROW
- (Z) EXISTING DRIVEWAY CONNECTION
- (AA) 6" WHITE CROSSWALK STRIPE (SEE SHEET C-401)
- (BB) STAMPED CONCRETE (SEE ARCH PLANS)

SITE DATA

ADDRESS: 4670 SEMINOLE PRATT WHITNEY ROAD, WESTLAKE, FL 33470
 NAME OF APPLICATION: WESTLAKE, FL
 APPLICATION NUMBER: 147666000
 PROJECT NUMBER: N/A
 LAST BCC APPROVAL DATE: N/A
 RESOLUTION NUMBERS: N/A
 TIER: URBAN SUBURBAN TIER
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: AR
 SECTION / TOWNSHIP / RANGE: SECTION 12, TOWNSHIP 43S, RANGE 40E
 SITE AREA: 82,512 SF 1.89 AC

	PROPOSED	100%
TOTAL SITE AREA	82,512 SF	
GAS PUMP CANOPY:	4,046 SF	4.9%
CARWASH:	990 SF	1.2%
CONVENIENCE STORE:	4,500 SF	5.5%
TOTAL BUILDING AREA:	9,536 SF	11.6%
IMPERVIOUS AREA:	50,776 SF	61.5%
PERVIOUS AREA:	22,200 SF	26.9%

PARKING SUMMARY

PARKING CALCULATION: 1 SPACE PER 250 SF = 18 SPACES REQUIRED (COUNT BASED ON CONVENIENCE STORE ONLY)

	PROVIDED
STANDARD ACCESSIBLE PER ADA	20
TOTAL PARKING	21

SETBACKS

	REQUIRED	PROVIDED
FRONT:	30'	161.5'
REAR:	20'	53.5'
SIDE:	15'	55.9'

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

DATUM

BEARINGS SHOWN HEREON AREA BASE 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).

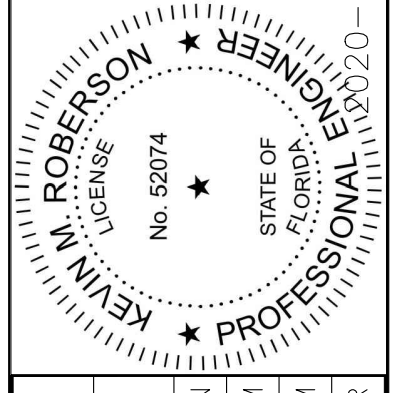
FLOOD ZONE

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND "AE". 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.

REVISION #	DATE	BY
01	07/20/2020	AWG
02	05/26/2020	AWG

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	DATE
147666000	05/06/2019

SITE PLAN

7-ELEVEN WESTLAKE
 PREPARED FOR
VERDAD REAL ESTATE & CONSTRUCTION SERVICES
 PALM BEACH COUNTY, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON, P.E. ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

SHEET NUMBER
C-300



City of Westlake
Planning and Zoning Department
Staff Report – 8/10/2020

PETITION DESCRIPTION

PETITION NUMBER: SPR-2020-06 7-Eleven 1.0 Site Plan Review Modification

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting an amendment to the previously approved site plan for a 4,500 square foot 7-Eleven to include an update to the building façade, a covered patio for outside dining, a taco food service and modifications to the dumpster and landscaping.

LOCATION: 4670 Seminole Pratt Whitney Road

PCN: 77-40-43-12-06-00-10-000

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 1.89 acres
- b. **Subject Application:** 4,500 sq. ft. convenience store, a 16-position fueling station, a car wash, a covered patio for outside dining, a taco food service and modifications to the dumpster and landscaping.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Downtown Mixed Use	Mixed Use
NORTH	Downtown Mixed Use	Mixed Use
SOUTH	Downtown Mixed Use	Mixed Use
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Mixed Use

2. BACKGROUND

In 2019, the City of Westlake received an application to develop a 7-Eleven Gas facility including a 4,500 sq. ft. convenience store, a 16-position fueling station and a car wash. The subject parcel is located West of the Packing House, on the East side of Seminole Pratt Whitney Road and across from the Seminole Ridge High School (South of Pod K).

The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering), Palm Beach County Fire Rescue and the Seminole Improvement District (SID). *The City Council approved the subject application on June 17, 2019.*

3. SITE PLAN REVIEW

The applicant is requesting an amendment to the previously approved site plan for 7-Eleven 2.0. The footprint of the 4,500 square foot convenience store building is not modified. However, the subject application includes the following modifications:

- 1. **Addition of a Taco Food Service.** The proposed accessor/ancillary use is about ten percent (10%) of the store operations. Neither indoor or outdoor alcohol consumption is proposed.
- 2. **Addition of an Outside Covered Dining Area** on the west and south side to accommodate tables and chairs for dining (210 sq. ft.).
- 3. **Expanded Dumpster** by six (6) feet to include a grease trap.
- 4. **Minor Changes to Landscape** to reflect the building’s new proposed elevation.
- 5. **Updates to the Building Façade.** Applicant proposes revision to color and materials as shown on attached application.



Proposed Outside Covered Dining Area

The amended site plan application was reviewed for compliance with the City Code; Mixed Use zoning standards as follows:

	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	161.5'	In compliance
Rear Yard	Main Structure: 10'	53.5'	In compliance
Side Yard - North	Main Structure: 10'	109.8'	In compliance
Side Yard - South	Main Structure: 10'	55.9'	In compliance
Lot Coverage	Max Lot Coverage: 45%	11.6%	In compliance
Building Height	120 ft max	20'	In compliance
Parking	One space per 250 square feet Required parking: 18 spaces	20 standard 1 ADA Accessible	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	6'	In compliance
Pervious	25% Minimum	26.9%	In compliance

Landscape Standards

The Site Plan has substantial green space in the interior of the site and along the perimeter of the subject parcel. The landscape has been designed to be Westlake centric. The 7-Eleven parcel is not part of the Westlake rural parkway, but the design is similar in palette and consistent in flowing design. The foundation planting and visual aesthetic have been thoughtfully designed due to its location in front of the City of Westlake Council Chambers. With this propose amendment the site's landscape plan has been amended to accommodate the enlarged outdoor dumpster area. There have been no changes to the perimeter buffers. The only changes occurred along the building foundation, to conform more consistently with the building's new proposed elevation.

Drainage

All drainage and water management systems within the City of Westlake will be owned and operated by Seminole Improvement District (SID). It is proposed that 7-Eleven runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the S.I.D. canal system.

Fire Safety

The initial site plan application that was approved by the City Council on June 17, 2019 was reviewed by Mr. Pedro Segovia from Palm Beach County. The current site plan amendment is not proposing modifications that will affect the site plan in terms of Fire Safety.

4. FINAL REMARKS

Application SPR-2020-06 will be heard by the City Council on August 10, 2020. The subject application was advertised on the Palm Beach Post.

As stated previously, the subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering) and the Seminole Improvement District (SID).

Engineering Department recommends approval of SPR-2020-06 with the following condition:

- 1. The Site Power Plan and Photometrics Plan are not consistent with site plan and light poles may be in conflict with other site elements. However, power and photometrics plan appear to be code compliant. Engineering Department recommends approval with the condition that the power and photometrics plan be revised to eliminate site conflict and while remaining compliant with the code requirements.**

Planning and Zoning Department recommends approval of SPR-2020-06 with the following condition:

- 2. Applicant is required to apply for a Master Sign Plan that will be heard and approved by the City Council. The Master Sign Plan will include all proposed signs including monument sign, wall signs, window signs and other type of signs.**

The Planning and Zoning Department recommendation does NOT include recommendation for approval for Monument Sign, and Wall Signs since they will be reviewed and approved as part of a Master Sign Plan.

The July 27, 2020, 711-1.0 Site Plan Modification resubmittal package included a number of changes to previously approved signs and NEW signs that can not be reviewed based on straight code. The proposed signs requires a Master Sign Plan application that will be heard and approved by the City Council.



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

- 1. DATE:** 8/3/2020
- 2. APPLICATION NUMBER:** SPR-2020-06
- 3. DESCRIPTION:** 7-Eleven Gas Station 1.0 Site Plan Amendment
- APPLICANT:** Cotleur & Hearing
- OWNER:** Westlake Fueling, LLC
- REQUEST:** Site Plan Approval
- LOCATION:** 4670 Seminole Pratt Whitney Rd., Westlake, FL
- 4. STAFF REVIEW:** **RECOMMENDED APPROVAL- revised**

The Engineering Department has the following comments:

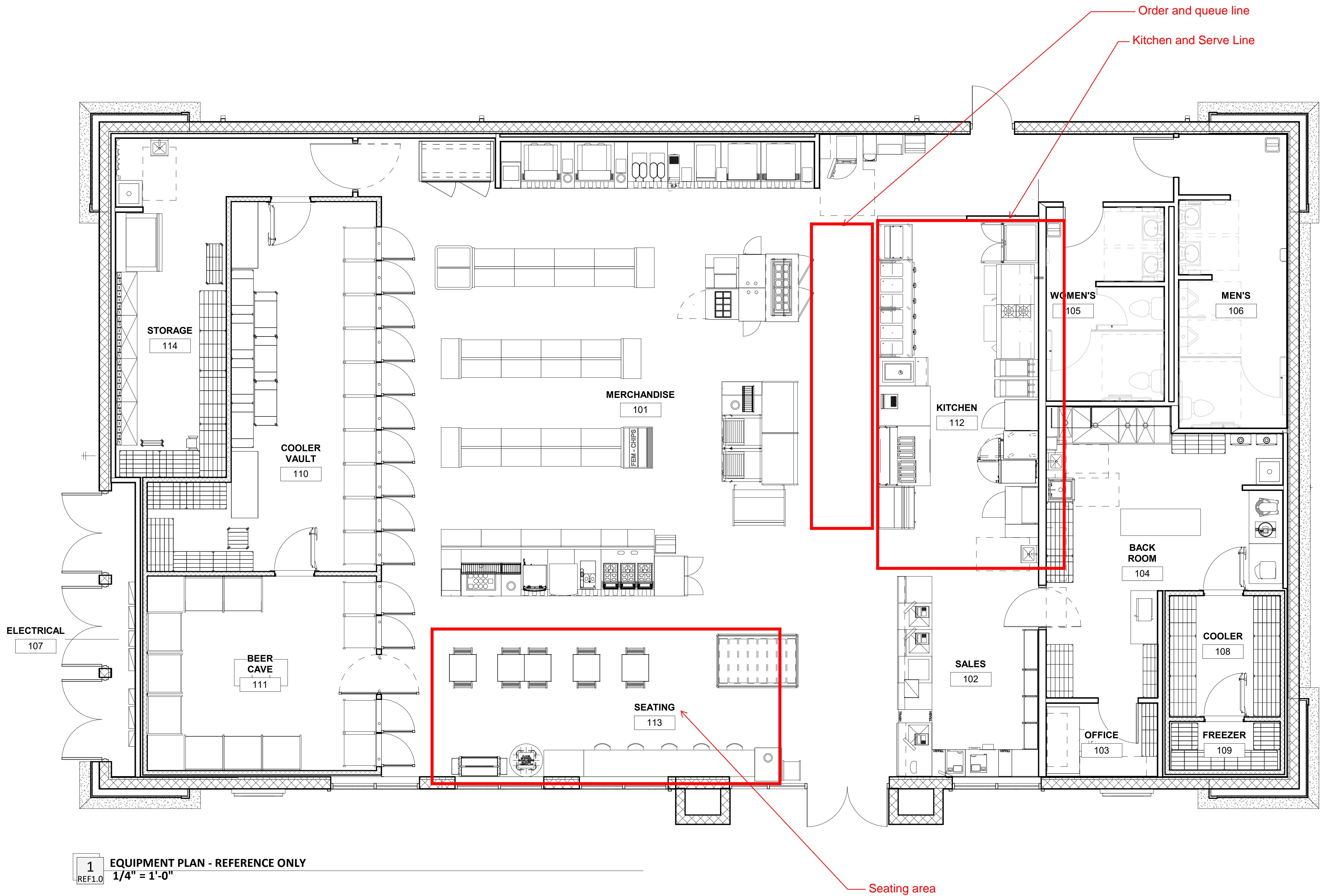
The Site Power Plan and Photometrics Plan are not consistent with site plan and light poles may be in conflict with other site elements. However, power and photometrics plan appear to be code compliant. Engineering Department recommends approval with the condition that the power and photometrics plan be revised to eliminate site conflict and while remaining compliant with the code requirements.

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

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

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

ROOM NO.	USE	USE CLASS	SIZE SQFT	SQFT/PERSON	PERSONS
101	MERCHANDISE	M	1683.45 SF	60.00 SF	29
102	SALES	M	182.68 SF	60.00 SF	4
103	OFFICE	B	45.86 SF	100.00 SF	1
104	BACK ROOM	M	294.48 SF	300.00 SF	1
105	WOMEN'S	M	PLUMBING FIXTURE COUNT; SHEET A1.5		
106	MEN'S	M	PLUMBING FIXTURE COUNT; SHEET A1.5		
107	ELECTRICAL	M	39.22 SF	0.00 SF	
108	COOLER	M	75.76 SF	300.00 SF	1
109	FREEZER	M	30.30 SF	300.00 SF	1
110	COOLER VAULT	M	345.20 SF	300.00 SF	2
111	BEER CAVE	M	251.45 SF	300.00 SF	1
112	KITCHEN	M	323.29 SF	200.00 SF	2
113	SEATING	M	225.26 SF	15.00 SF	16
114	STORAGE	M	252.10 SF	300.00 SF	1
					59



1 EQUIPMENT PLAN - REFERENCE ONLY
 REF1.0 1/4" = 1'-0"

REV.#	DATE	DESCRIPTION

7-ELEVEN #41265
 16750 PERSIMMON BLVD. WEST
 WESTLAKE, FL 33470
 VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
 1211 SOUTH WHITE CHAPEL BLVD. - SOUTH LAKE, TX 76082



DEREK HAGERMAN
 1414 E. PRIMROSE ST., STE. 100
 SPRINGFIELD, MO 65804
 TEL: 877.297.2684
 www.botlstudio

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correcting dimensions at job site; the architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

The seal and signature apply only to the document to which they are affixed and we expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the project.





Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for 7-Eleven 2.0 Amended Site Plan		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve with Conditions		
SUMMARY and/or JUSTIFICATION:		The City's Interim Land Development Regulations provides procedures for the review and adoption of site plans by the City Council.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Site Plan Legal Description			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 2.0 WHICH INCLUDES A GAS STATION, CAR WASH AND A 4500 SQUARE FOOT CONVENIENCE STORE, THE AMENDMENT INCLUDES A TACO FOOD SERVICE, AND OTHER SITE PLAN MODIFICATIONS LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-24

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE SITE PLAN FOR 7-ELEVEN 2.0 WHICH INCLUDES A GAS STATION, CAR WASH AND CONVENIENCE STORE, THE AMENDMENT INCLUDES A 4500 SQUARE FOOT TACO FOOD SERVICE, LOCATED AT 4965 SEMINOLE PRATT WHITNEY ROAD, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the developer VRE Westlake 2.0, LLC, previously submitted a site plan for 7-Eleven 2.0, a gas station, car wash and convenience store, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, that was approved by the City Council on October 28, 2019, (Resolution 2019-34); and

WHEREAS, the developer VRE Westlake 2.0, LLC, has submitted an application for an amended site plan review and approval for 7-Eleven 2.0, to include a 4500 square foot taco food takeout service within the previously approved convenience store which requires a larger dumpster, changes to the sidewalk and interior changes for a grease waste tank, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 2.477 acres, legally described in the attached Exhibit "A", ("Gas Station"); and

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

WHEREAS, the Amended Site Plan is consistent with the previously approved conceptual site plan and all the requirements of the City's Interim Land Development Regulations and adopted Land Development Regulations; and

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

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

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

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

Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Amended Site Plan for 7-Eleven 2.0, which contains approximately 2.477 acres, located at 4965 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida. The Amended Site Plan shall include the 4500 square foot taco food takeout service in addition to the previously approved site plan details.

Section 3. Conditions of Approval: The Amended Site Plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of August, 2020.

PUBLISHED on this ____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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

EXHIBIT 'A'
Legal Description
7-Eleven 2.0

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1,406.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING THREE (3) COURSES: 1) S.02°59'15"W., A DISTANCE OF 540.13 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 280.00 FEET; 3) THENCE S.00°26'29"W., A DISTANCE OF 193.91 FEET; THENCE N.89°33'31"W., A DISTANCE OF 62.32 FEET TO A POINT ON THE WEST LINE OF PARCEL 101, AN EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE ALONG THE WEST LINE OF SAID PARCEL 101 FOR THE FOLLOWING TWO (2) COURSES: 1) S.43°17'06"E., A DISTANCE OF 56.57 FEET; 2) S.01°42'52"W., A DISTANCE OF 242.50 FEET; THENCE N.88°17'15"W., A DISTANCE OF 384.78 FEET; THENCE N.01°42'45"E., A DISTANCE OF 282.50 FEET; THENCE S.88°17'17"E., A DISTANCE OF 292.79 FEET; THENCE S.88°17'04"E., A DISTANCE OF 52.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 107,901.51 SQUARE FEET OR 2.477 ACRES MORE OR LESS.



City of Westlake
Planning and Zoning Department
Staff Report – 8/10/2020

PETITION DESCRIPTION

PETITION NUMBER: SPR-2020-07 7-Eleven 2.0 Site Plan Review Amendment

APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting an amendment to the previously approved site plan for a 4,500 square foot 7-Eleven to include a taco food takeout service and modifications to the dumpster, sidewalk and landscaping.

LOCATION: 4965 Seminole Pratt Whitney Road

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

LOCATION MAP



1. PETITION FACTS

- a. **Total Site Acres:** 2.477 acres
- b. **Subject Application:** 4,500 sq. ft. convenience store, a 16-position fueling station, a car wash, taco food takeout service and modifications to the dumpster, sidewalk and landscaping.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Downtown Mixed Use	Mixed Use
NORTH	Downtown Mixed Use	Mixed Use
SOUTH	Downtown Mixed Use	Mixed Use
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Mixed Use

2. BACKGROUND

In 2019, the City of Westlake received an application to develop a second 7-Eleven Gas facility including a 4,500 sq. ft. convenience store, a 16-position fueling station and a car wash. The subject parcel is located in the central portion of the City, west of Seminole Pratt Whitney Road, and south of Persimmon Boulevard West. The entrance to the proposed 7-Eleven 2.0 will be from Persimmon Boulevard West.

The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering), Palm Beach County Fire Rescue and the Seminole Improvement District (SID). The City Council approved the subject application on October 28, 2019.

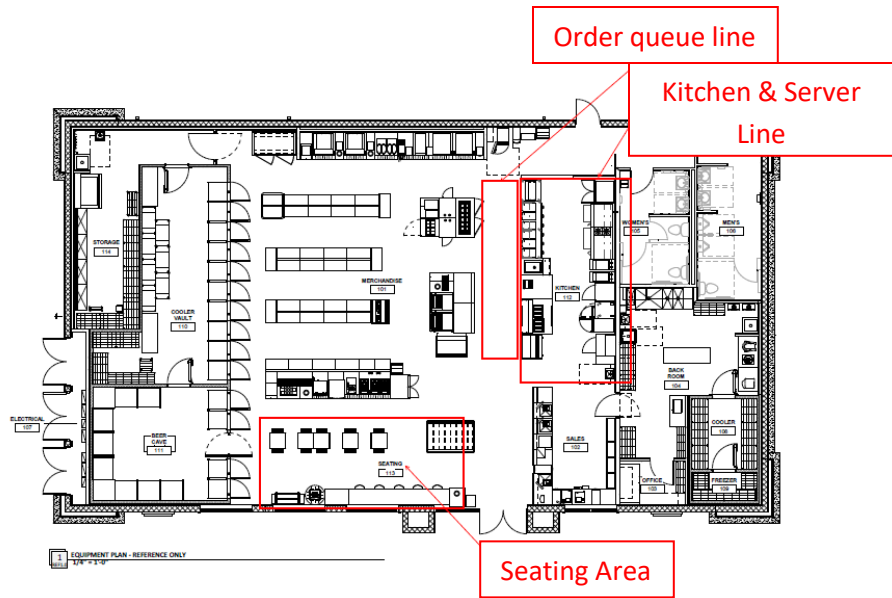
3. SITE PLAN REVIEW

The applicant is requesting an amendment to the previously approved site plan for 7-Eleven 2.0. The footprint of the 4,500 square foot convenience store building is not modified. However, the subject application includes the following modifications:

- 1. **Addition of a Taco Food Take Out Service.** The proposed accessor/ancillary use is about ten percent (10%) of the store operations. Per the applicant statement, *“the food services is less than 450 square feet. Some of this space is integrated/shared with the convenience store uses”*. Neither indoor or outdoor alcohol consumption is proposed.
- 2. **Enlargement to Dumpster** to accommodate the food service and to include space for a grease waste tank.
- 3. **Changes to the landscaping and sidewalk** network around the building to facilitate the food service operation. The landscape plan has been modified to reflect the changes in the site plan and related hardscape.



Graphic provided by applicant



The amended site plan application was reviewed for compliance with the City Code; Mixed Use zoning standards as follows:

	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	305'	In compliance
Rear Yard	Main Structure: 10'	30'	In compliance
Side Yard - North	Main Structure: 10'	105'	In compliance
Side Yard - South	Main Structure: 10'	87'	In compliance
Lot Coverage	Max Lot Coverage: 45%	8%	In compliance
Building Height	120 ft. max	23'	In compliance
Parking	One space per 250 square feet Required parking: 18 spaces	27 standard 1 ADA Accessible	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' and 8' wide	In compliance
Pervious	25% Minimum	41%	In compliance

Architecture

The architectural elevations remain consistent with the previous approval, with the exception of relocating the egress doors, adding a double door to the electrical room and an adjustment to the dumpster enclosure footprint to include space for a grease waste tank. Previously approved building colors and materials remain unchanged.

Landscape Standards

The Site Plan has substantial green space in the interior of the site and along the perimeter of the subject parcel. The landscape has been designed to be Westlake centric. The 7-Eleven parcel is part of the Westlake rural parkway and includes the existing rural parking buffer that is already installed. The foundation planting and visual aesthetic have been thoughtfully designed to complement the more modern design of the building. The landscape plan has been modified to reflect the changes in the site plan and related hardscape.

Drainage

It is proposed that runoff be directed to on-site inlets and storm sewer with discharge to a temporary dry detention area for ½” dry pre-treatment. The stormwater then discharges to a temporary retention area within Pod H. Easements have been executed between the property owners for this temporary drainage. This temporary retention area discharges to an existing SID canal to the west of the site. Legal positive outfall is available via the SID canal with connection to the Master Drainage System. When Pod H is developed further the temporary retention area will be removed and the stormwater from this site will be incorporated into the master system for Pod H.

Fire Safety

The initial site plan application that was approved by the City Council October 28, 2019 was reviewed by Mr. Pedro Segovia from Palm Beach County. The current site plan amendment is not proposing modifications that will affect the site plan in terms of Fire Safety.

4. FINAL REMARKS

Application SPR-2020-07 will be heard by the City Council on August 10, 2020. The subject application was advertised on the Palm Beach Post.

As stated previously, the subject application was reviewed by the City of Westlake staff (Planning and Zoning, Landscaping and Engineering) and the Seminole Improvement District (SID).

Planning and Zoning Department recommends approval of SPR-2020-07. The reviewers find the application in compliance with applicable codes and requirements. Based on the subject review, see enclosed conditions of approval from the Engineering Department.



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

- 1. DATE:** 7/23/2020
- 2. APPLICATION NUMBER:** SPR-2020-07
- 3. DESCRIPTION:** 7-Eleven Gas Station 2.0 Site Plan Amendment
- APPLICANT:** Cotleur & Hearing
- OWNER:** VRE Westlake 2.0 LLC
- REQUEST:** Site Plan Approval
- LOCATION:** Seminole Pratt Whitney Rd. & Persimmon Blvd. W
- 4. STAFF REVIEW:** **RECOMMENDED APPROVAL**

The Engineering Department recommends approval of the site plan with the following conditions, which can be addressed within the land development permit modification:

1. This amendment is to add commercial food preparation to the proposed structure. Commercial food preparation will most likely require a grease trap between the structure and wastewater pump station. Confirm if grease trap is required and if so, where it will be located on the site.
2. Connect car washing plumbing to sanitary sewer system. Per FDEP NPDES program no plumbing connection shall be allowed to enter stormwater system.
3. The application number within the site data table still reads "SP-2019-02". Please revise to state this site plan amendment review application number, "SPR-2020-07".
4. Within the site data table, the area calculations for the sidewalks and plazas remains the same as the original site plan application. However, there have been changes to the sidewalks and general hardscape. Please ensure that the area calculations are correct.

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

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

PROJECT TEAM

PROPERTY OWNER
MINTO PBL LLC
440 SAMPLE ROAD, SUITE 200
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490

SITE PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

SURVEYOR
GEOPOINT SURVEYING INC.
1403 E. 6TH AVENUE
TAMPA, FLORIDA 33605
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TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

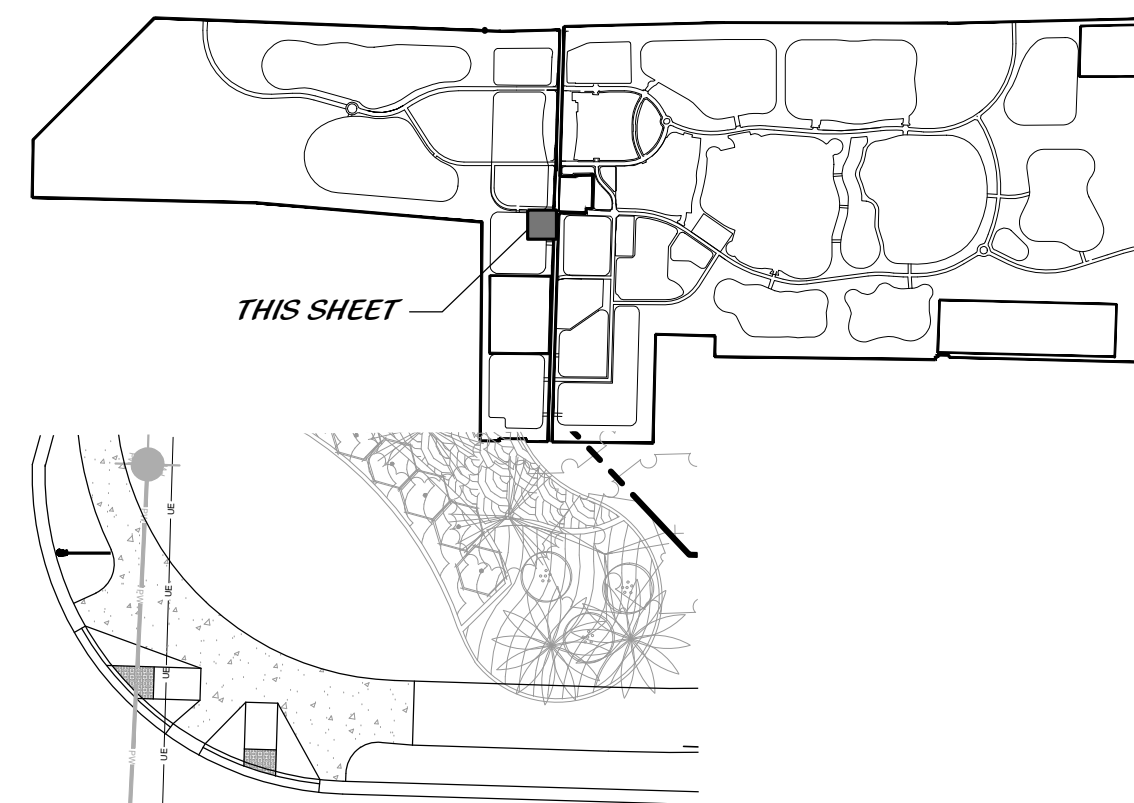
ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
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MOBILE: 772-485-1700

CIVIL ENGINEER
SIMMONS & WHITE
5601 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848
FAX: 561-478-3738

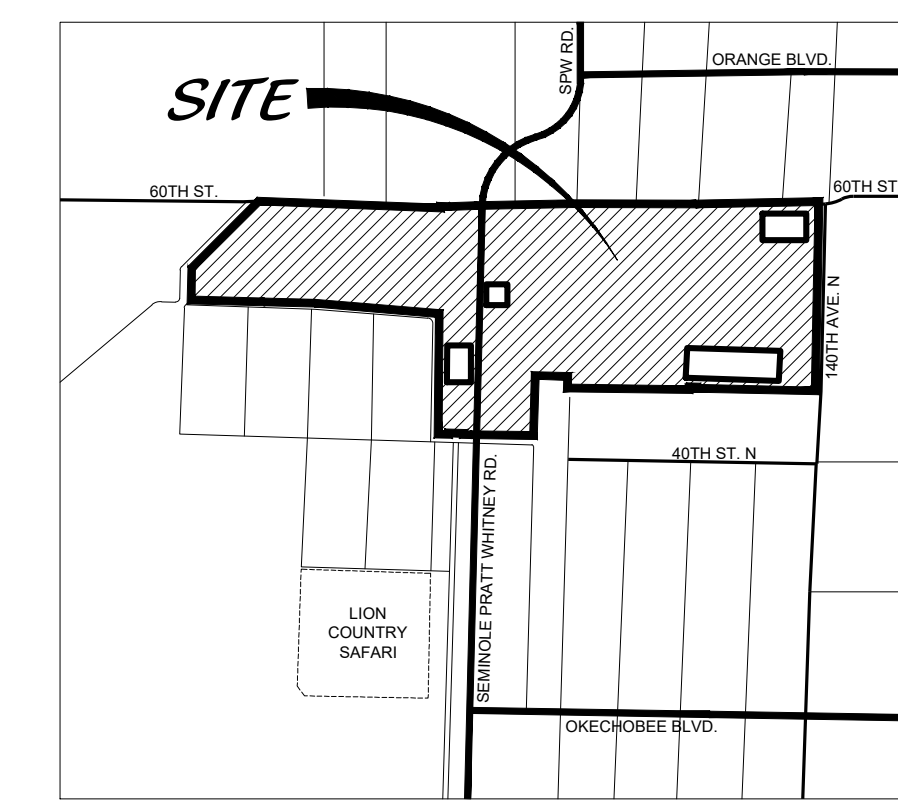
LEGEND

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRIANGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE - 7-ELEVEN 2.0
APPLICATION NUMBER	SP-2020-07
PROJECT NUMBER	CH 19-0703
LAST BCC APPROVAL DATE	10/29/2014
LAST CITY OF WL APPROVAL DATE	04/09/2020 (MPA 2020-01)
RESOLUTION NUMBERS	TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE/	
1 43 40	
PROPERTY CONTROL NUMBER(S)	77-40-43-12-00-000-1010
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY
APPROVED USE	GASOLINE FILLING STATION AND CONVENIENCE STORE
PROPOSED USE	GASOLINE FILLING STATION AND CONVENIENCE STORE

SUBDIVISION PLAN ACREAGE BREAKDOWN

	SF	AC
POD ACREAGE	2,213,997	50.826
AFFECTED AREA (LOT 1)	107,902	2.477

BUILDING DATA

	SF	AC
GAS PUMP CANOPY	3,640	SF
CARWASH	992	SF
CONVENIENCE STORE	4,500	SF

TOTAL BUILDING DATA

9,132 SF

PARKING DATA

	REQ	PROV
HANDICAP (INCLUDED IN TOTAL)	1	1
SPACES FOR CONVENIENCE STORE	18	26
TEMP. PARKING (NOT INCLUDED IN TOTAL)	1	1
BIKE PARKING (1 PER 20 REQ. PARKING SPACES)	1	1

FLOOR AREA RATIO

0.08

AREA CALCULATIONS

	SF	AC	%
BUILDING LOT COVERAGE	9,132	0.21	8%
VEHICULAR USE AREA	47,390	1.09	44%
SIDEWALKS & PLAZAS	6,967	0.16	6%
GREEN SPACE	44,413	1.02	41%
TOTAL	107,902	2.48	100%

SETBACKS

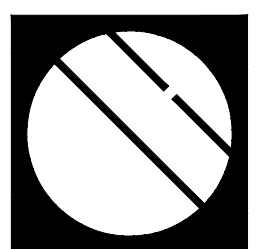
FRONT (EAST)	305'
REAR (WEST)	30'
SIDE (NORTH)	105'
SIDE(SOUTH)	87'

NOTE: SITE PLAN BASED ON SURVEY PROPOSED BY GEOPOINT SURVEYING, INC. SIGNED AND SEALED BY GARY RAGAR ON 08-16-19

PROPERTY SITE PLAN

DRO AMENDMENTS

ZONING STAMP

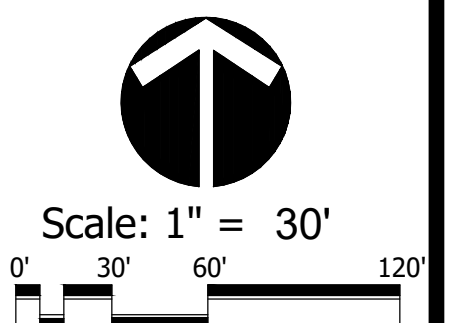


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 561.747.1377
www.cotleurhearing.com
Lic# LC-C000239

MINTO WESTLAKE
7-ELEVEN 2.0
SITE PLAN
 City of Westlake, Florida

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	19-0703
DATE	08-23-19
REVISIONS	09-11-19
	09-30-19
	03-20-20
	06-15-20
	07-09-20



July 10, 2020 12:52:52 p.m.
Drawing: 19-0703-SP-DWG

SHEET **SP1** OF **2**
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

PROJECT TEAM

PROPERTY OWNER
 MINTO PBLH LLC
 440 SAMPLE ROAD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490

SITE PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
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 2005 VISTA PARKWAY, SUITE 111
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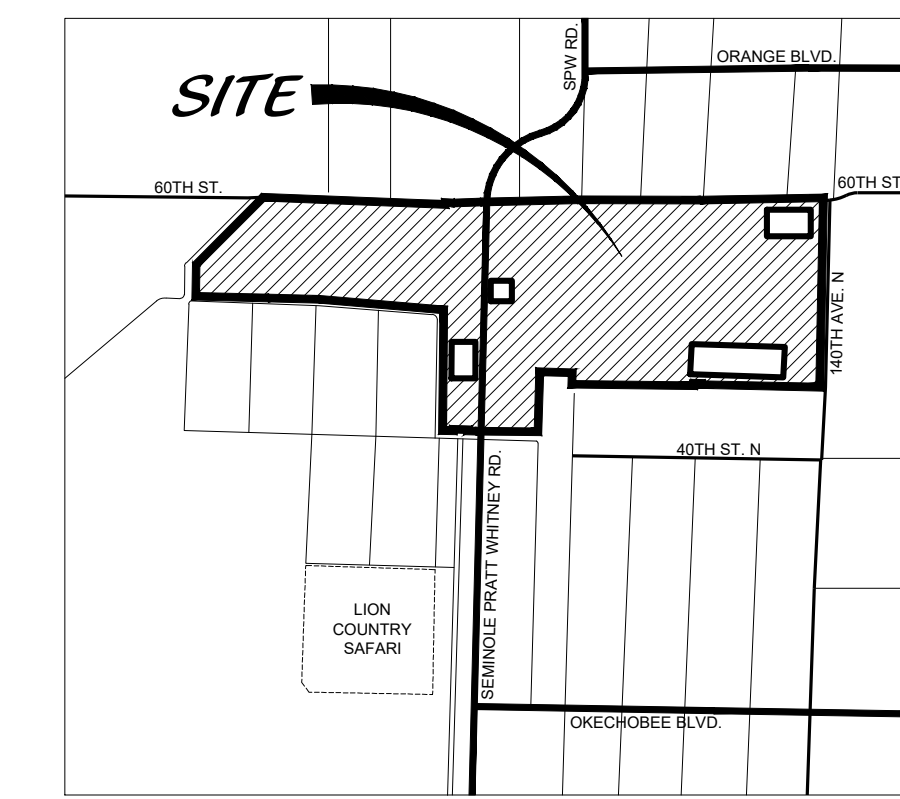
ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
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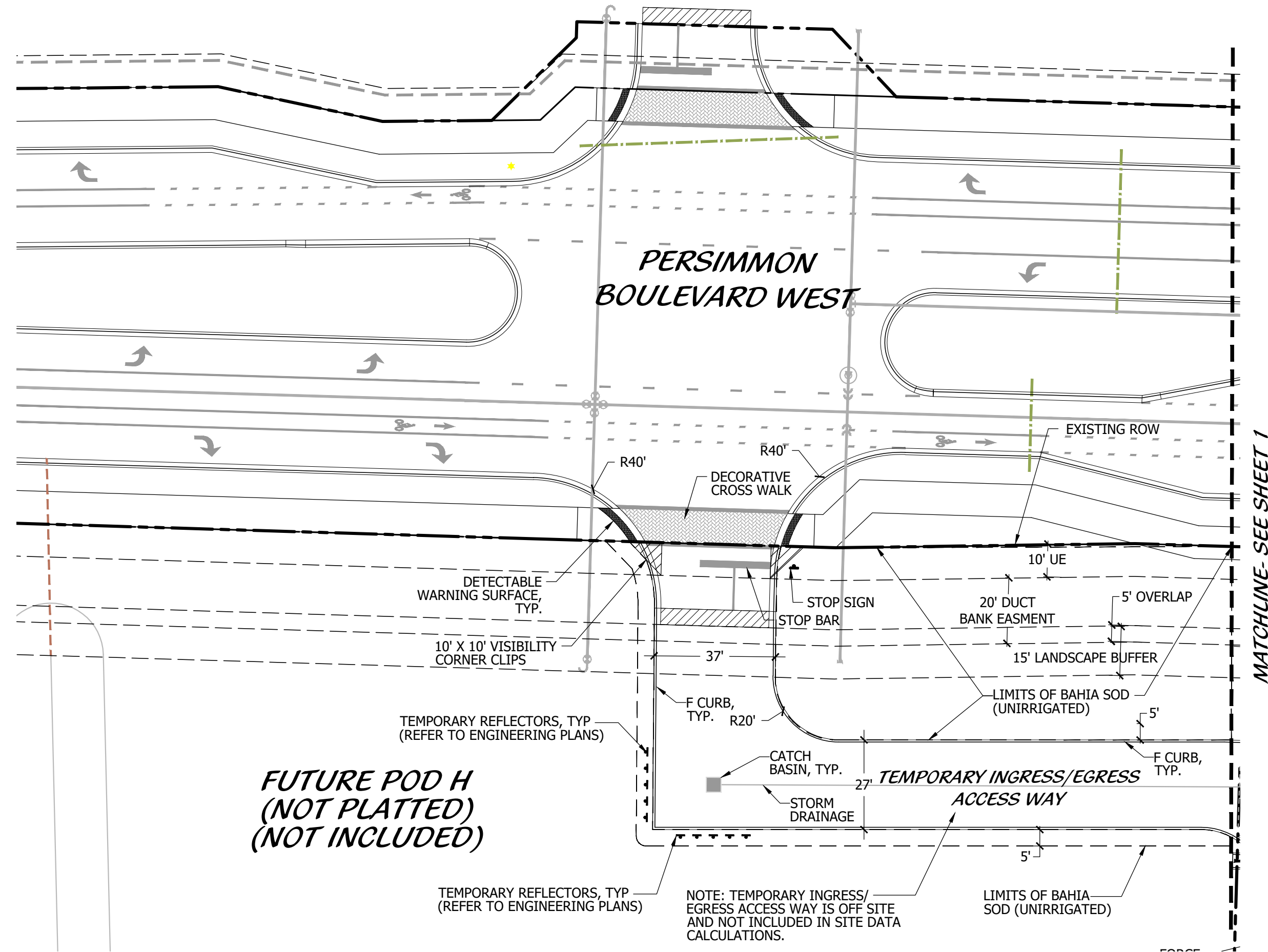
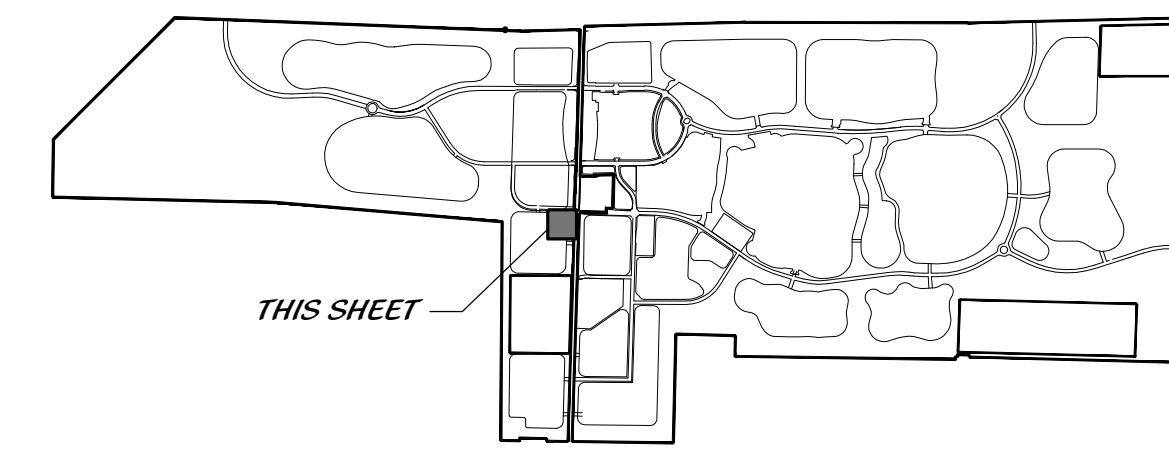
LEGEND

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LOCATION MAP



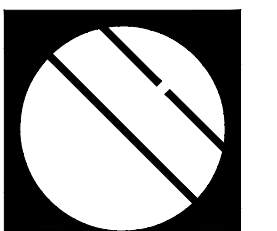
KEY MAP



TEMPORARY INGRESS/EGRESS ACCESS SITE PLAN

DRO AMENDMENTS

ZONING STAMP

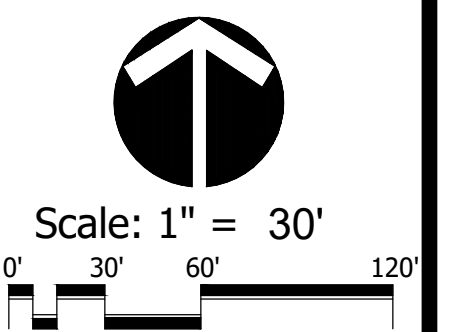


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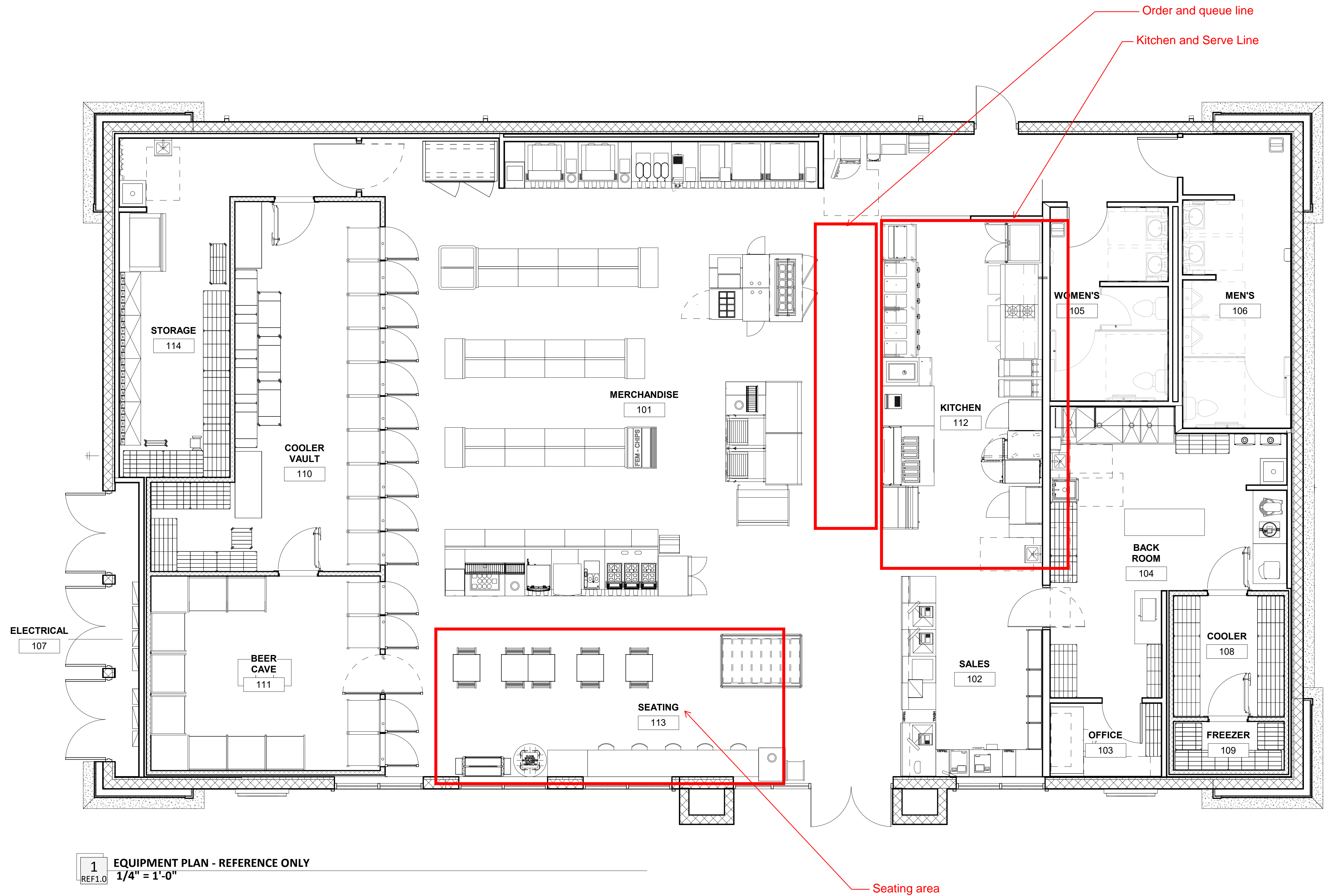
MINTO WESTLAKE
7-ELEVEN 2.0
SITE PLAN
 City of Westlake, Florida

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	19-0703
DATE	08-23-19
REVISIONS	09-11-19
	09-30-19
	03-20-20
	06-15-20
	07-10-20



June 15, 2020 10:00:07 a.m.
 Drawing: 19-0703 SP.DWG

ROOM NO.	USE	USE CLASS	SIZE SQFT	SQFT/PERSON	PERSONS
101	MERCHANDISE	M	1683.45 SF	60.00 SF	29
102	SALES	M	182.68 SF	60.00 SF	4
103	OFFICE	B	45.86 SF	100.00 SF	1
104	BACK ROOM	M	294.48 SF	300.00 SF	1
105	WOMEN'S	M	PLUMBING FIXTURE COUNT; SHEET A1.5		
106	MEN'S	M	PLUMBING FIXTURE COUNT; SHEET A1.5		
107	ELECTRICAL	M	39.22 SF	0.00 SF	
108	COOLER	M	75.76 SF	300.00 SF	1
109	FREEZER	M	30.30 SF	300.00 SF	1
110	COOLER VAULT	M	345.20 SF	300.00 SF	2
111	BEER CAVE	M	251.45 SF	300.00 SF	1
112	KITCHEN	M	323.29 SF	200.00 SF	2
113	SEATING	M	225.26 SF	15.00 SF	16
114	STORAGE	M	252.10 SF	300.00 SF	1
					59



1 EQUIPMENT PLAN - REFERENCE ONLY
 REF1.0 1/4" = 1'-0"

REV.#	DATE	DESCRIPTION

7-ELEVEN #41265
 16750 PERSIMMON BLVD. WEST
 WESTLAKE, FL 33470

VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
 1211 SOUTH WHITE CHAPEL BLVD. - SOUTH LAKE, TX 76082

PROTO:10-23-2019 (2019-02)

EQUIPMENT PLAN - REFERENCE ONLY

VERDAD

DEREK HAGERMAN
 1414 E. PRIMROSE ST., STE. 100
 SPRINGFIELD, MO 65804
 TEL: 877.297.2684
 www.botlstudio

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correcting dimensions at job site; the architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

The seal and signature apply only to the document to which they are affixed and we expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the project.

NOT FOR CONSTRUCTION

7-ELEVEN 2.0

Site Plan Review

Justification Statement

June 15, 2020

Introduction

The Applicant is requesting an amendment to the previously approved use and site plan (on October 28, 2019, Resolution 2019-35 approved the 7-Eleven requested use, and Resolution 2019- 34 approved the site plan, on the same date. The 7-Eleven project site, known as 7-Eleven 2.0, is 2.477 acres centrally located within the City’s boundaries, west of Seminole Pratt Whitney Road and south of Persimmon Boulevard West, currently zoned inside the Traditional Town Development (TTD) zoning district. The subject site is a currently approved MUPD/EDC with a proposed use of Gasoline Filling Station and Convenience Store.

Background

The City of Westlake is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. The property is currently in active construction.

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

Westlake Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave

7-Eleven 2.0 Site Plan Review
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Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

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

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

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

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

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

On January 23, 2017, the City approved an amendment to the Final Master Plan (MPA-2016-01), which allowed minor adjustments to the pod boundaries and acreages of Pods F, P, Q, R, L, and PC-1, dwelling unit allocations, and rights-of-way.

On November 13, 2017, the City approved an amendment (MPA-2017-01) to the Final Master Plan, which allowed minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q. Eleven dwelling units were transferred from Pod R to Pod Q.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

Ordinance No. 2018-04 approved an amendment to the City's interim Land Development Code to modify the TDD Block Dimensions and Street Design Standards.

Ordinance No. 2018-05 approved an amendment to the City's interim Land Development Code to modify the TND land use, general standards, lot size and setback regulations.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On July 24, 2018, the City approved an amendment (MPA-2018-01) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, P, R and U and to modify the pod boundaries of Pods P, R, S and U. Minor adjustments were also approved for the Pod acreages of Pods I, J and K.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake 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, S and to modify the pod acreages of Pods M, P, S, PC-2 and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way Phase II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way Phase III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House Plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind Palm Beach.

On March 11, 2019, Resolution No. 2019-07 approved the final plat for Meadows of Westlake Phase II.

7-Eleven 2.0 Site Plan Review
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On March 11, 2019, Resolution No. 2019-08 approved the final plat for Westlake Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven Gas Station.

On August 12, 2019, Resolution 2019-18 approved the plat for Pod K.

On August 12, 2019, Resolution 2019-19 approved the plat amendment for Pod R (Meadows Phase 2).

On August 12, 2019, Resolution 2019-20 approved the plat for Kingfisher Boulevard.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

7-Eleven 2.0 Site Plan Review
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On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019- 34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod O).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14, approved the Site Plan for the PBC Tax Collector's and DMV offices.

Subject Request

The Applicant is requesting an amendment to the existing site plan of the 7-Eleven 2.0. The site is currently approved for the utilization of a 16-position fueling station and car wash, with a 4,500 square foot convenience store. These approved uses remain unchanged; however, the applicant proposes to introduce a taco food take-out service within the 4,500 square foot convenience store. A larger dumpster area is required to accommodate the food service and has also been incorporated into the proposed, amended site plan design. Additionally, minor changes to the sidewalk network around the building have been made to facilitate the food service operation.

Site Design and Connectivity

The site is located on the West side of Seminole Pratt Whitney Road and south of Persimmon Boulevard West. The Site Plan proposes access into the site from Persimmon Boulevard West along the northern boundary of the property. Accessibility to the remainder of the undeveloped parcels of Pod H will be accessible on the southern boundary of the site in the future. It is intended that the parcels be interconnected through easements for greater mobility. The site plan has thoughtfully been developed to provide interconnectivity for future development to the west and south.

Architecture

The architectural elevations remain consistent with the previous approval, with the exception of relocating the egress doors, adding a double door to the electrical room and an adjustment to the dumpster enclosure footprint to include space for a grease waste tank. Previously approved building colors and materials remain unchanged.

Landscape Standards

The Site Plan has substantial green space in the interior of the site and along the perimeter of the subject parcel. The landscape has been designed to be Westlake centric. The 7-Eleven parcel is part of the Westlake rural parkway and includes the existing rural parking buffer that is already installed. The foundation planting and visual aesthetic have been thoughtfully designed to complement the more modern design of the building. The landscape plan has been modified to reflect the changes in the site plan and related hardscape. The integrity of the design remains substantially consistent.

Drainage

All drainage and water management systems within the City of Westlake will be owned and operated by Seminole Improvement District (SID). It is proposed that 7-Eleven runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the S.I.D. canal system.

7-Eleven 2.0 Site Plan Review
Justification Statement
SPR-2020-07
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June 17, 2020

Conclusion

The Applicant is requesting approval of this amendment to add a taco food service to the 7-Eleven 2.0 as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.

NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM S.I.D. UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREIN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCROACH INTO A S.I.D.U.E. WITHOUT PRIOR S.I.D. APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED.

PROJECT TEAM

PROPERTY OWNER
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PHONE: 561-747-6336
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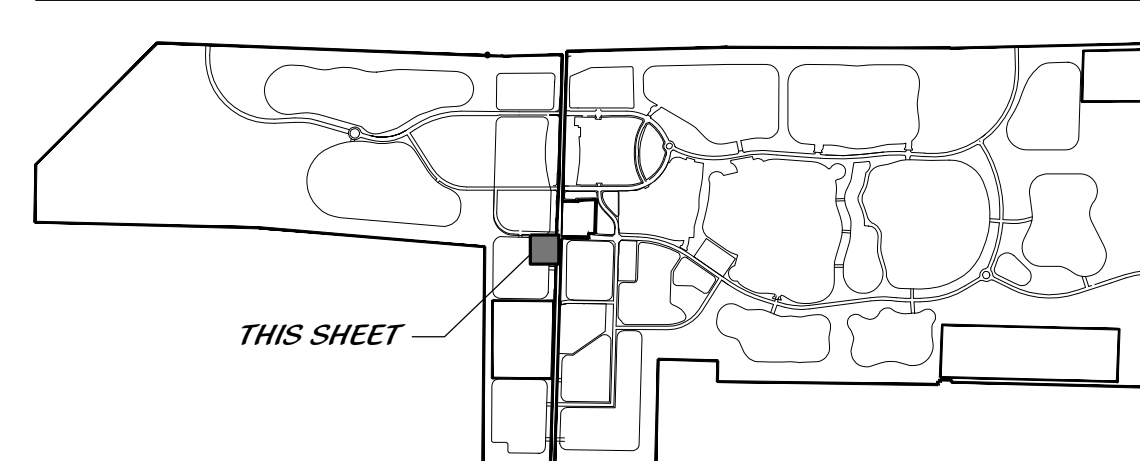
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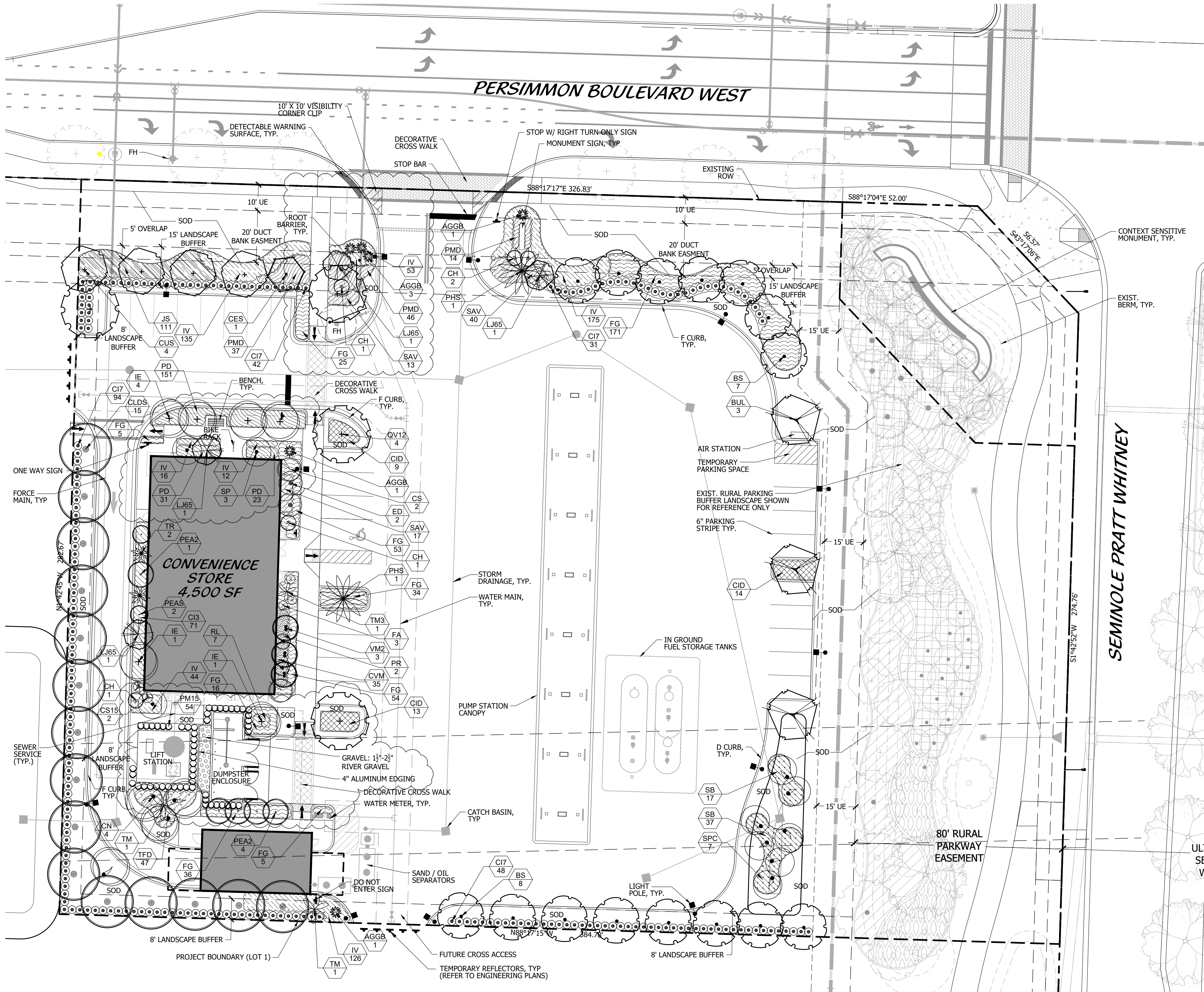
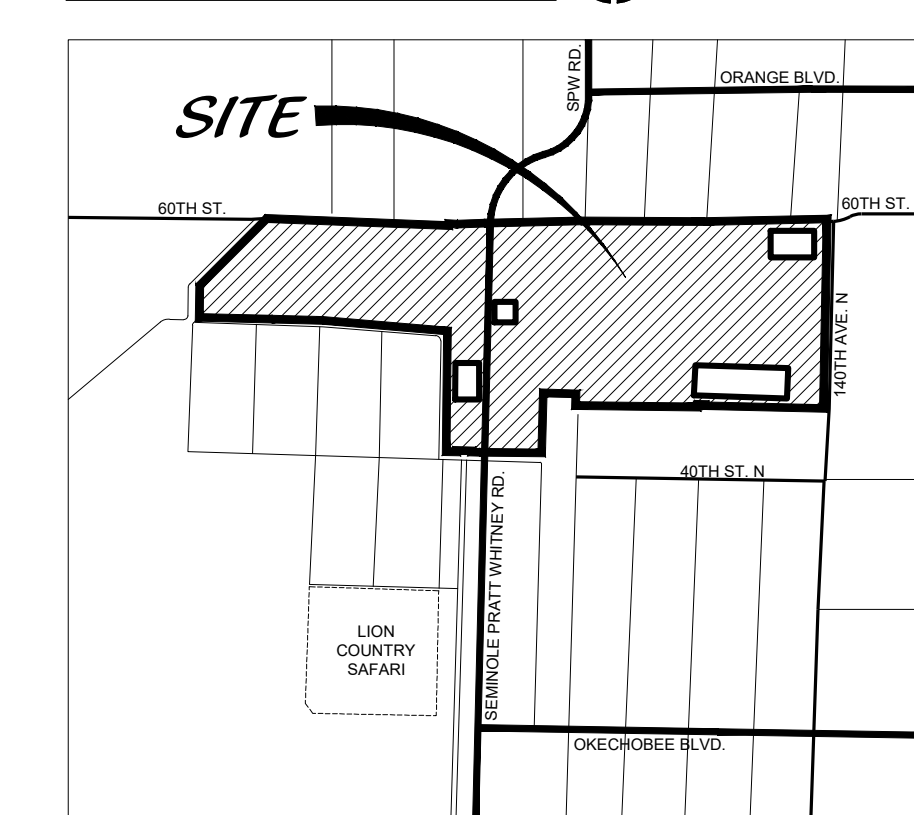
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KEY MAP



LOCATION MAP



LANDSCAPE DATA

GROSS AFFECTED AREA 107,902 SF

CATEGORY	CODE	REQ.	PROV.
INTERIOR LANDSCAPE (TABLE 7.C.3)			
TOTAL TREES FOR GROSS SITE AREA	1/2000 SF	54	59
TOTAL SHRUBS FOR GROSS SITE AREA	3/2000 SF	162	2124
FOUNDATION PLANTING: FRONT FAÇADE - 90 LF (TABLE 7.C.3)			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 36 LF	2	2
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 288 SF	29	48
FOUNDATION PLANTING - SIDE FAÇADES - 100 LF (50 EACH) (TABLE 7.C.3)			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 40 LF	2	2
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 200 SF	20	64
SIGNAGE PLANTING (ARTICLE 7. CHAP C. SECT 3.C)			
MONUMENT (1 SIGN)	1/10 SF	12	43
SHRUBS - 3' WIDE PLANTING AREA - 117 SF			
NORTH - 278 LF (ARTICLE 7. CHAP D. SECT 4)			
TREES **	1/25 LF	11	12
GROUNDCOVER (6" HT.) ***	2/1 LF	556	531
SMALL SHRUBS (18" HT.) ***	1/2 LF	139	111
MEDIUM SHRUBS (24" HT.) ***	1/4 LF	70	144
LARGE SHRUBS (36" HT.) ***	1/4 LF	70	76
EAST BUFFER - 283 LF (ARTICLE 7. CHAP D. SECT 4)			
TREES *	1/25 LF	11	11
CONTINUOUS HEDGE	3' HT.	YES	YES
SOUTH - 290 LF (ARTICLE 7. CHAP D. SECT 4)			
TREES	1/25 LF	12	13
CONTINUOUS HEDGE	3' HT.	YES	YES
WEST BUFFER - 287 LF (ARTICLE 7. CHAP C. SECT 2)			
TREES	1/25 LF	11	11
CONTINUOUS HEDGE	3' HT.	YES	YES
OFF STREET PARKING (ARTICLE 7. CHAP C. SECT 4)			
LANDSCAPE ISLAND TREES	1/ISLAND	8	8
TERMINAL ISLAND 2' HEDGE	60% COVERAGE	YES	YES
TREE SPECIES MIX (TABLE 7.D.2.C)			
MIN. NO. OF TREE SPECIES	54 TREES	4	7
PLANT SPECIES (ARTICLE 7. CHAP D. SECT 1)			
NATIVE TREE SPECIES	60% OF REQ. MIN.	34	36
NATIVE SHRUB SPECIES	60% OF REQ. MIN.	634	1121

* NOTE: EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.
** CANOPY TREE SUBSTITUTE IS 3:1 RATIO. EXCEPTION FOR ROYAL, BISMARCK, PHOENIX, AND CANARY. (7.D.2B) [ORD. 2018-002]
*** THE 6 EXCESS LARGE SHRUBS AND 74 EXCESS MEDIUM SHRUBS WILL BE USED TO COVER THE DEFICIT OF 53 SMALL SHRUBS AND GROUNDCOVERS

NOTE:
TREES SHALL BE TRIMMED IN ACCORDANCE WITH ISA STANDARDS BY A CERTIFIED ARBORIST, IN PERPETUITY, TO PROMOTE CLEAR AREAS FOR LIGHT FIXTURES IN WHICH THEY ARE INTENDED TO ILLUMINATE

TABLE OF CONTENTS

Landscape Plan	LP1
Landscape Specifications & Details	LP2

DRO AMENDMENTS ZONING STAMP

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

**MINTO WESTLAKE
7-ELEVEN 2.0
LANDSCAPE PLAN**
City of Westlake, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	19-0703
DATE	08-23-19
REVISIONS	08-11-19
	09-30-19
	01-27-20
	02-17-20
	03-20-20

Scale: 1" = 20'
0' 20' 40' 80'

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2 (LATEST EDITION) PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DEPARTMENT OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBRILS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL SHALL BE 40% FINISH SAND AND 60% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED COCO BROWN DYED GRADE "B" MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MORGANITE ACTIVATED SULFUR MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BAG BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRICIFORM OR EQUAL) IS DETERMINED BY MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE 16-7-12 AGRIFORM TABLETS (21 GRAM)

1 GAL	1/4 LB.	1
3 GAL	1/3 LB.	3
7-15 GAL	1/2 LB.	7
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNDESIRABLE FIELD CONDITIONS, MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOIL SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP PRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND MULCH CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

ROOT BARRIER NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREES SHOWN ON THESE PLANS ATTEMPT TO MAINTAIN THE REQUIRED SETBACKS FROM SEMINOLE IMPROVEMENT DISTRICT (SID) UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREIN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCRoACH INTO A SID UE WITHOUT PRIOR SID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

ALL LANDSCAPING AND ABOVE GROUND STRUCTURE HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAYS SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

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2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREES TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR PURCHASED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOD DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE, ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

SEAMENTS SHALL NOT ENCRoACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FOOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

SPRINTING SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30' AND 8' ABOVE CURB OF PAVEMENT.

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ETC. SHALL NOT INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING OF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOST ORGANIC MATERIAL.

CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

TREES SHALL BE TRIMMED IN ACCORDANCE WITH ISA STANDARDS BY A CERTIFIED ARBORIST. IN PERPETUITY. TO PROMOTE CLEAR AREAS FOR LIGHT FIXTURES IN WHICH THEY ARE INTENDED TO ILLUMINATE.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TOPSOOD GRASS (Panicum REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS (1 YEAR) FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE 12 MONTH (1 YEAR) PERIOD SHALL BEGIN. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA GRADE STANDARDS DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

ALL LANDSCAPED AREAS (INCLUDING SOD AREAS) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100 PERCENT COVERAGE. LANDSCAPE INSTALLATION SHALL NOT OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL. UNLESS THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE PROJECT LANDSCAPE ARCHITECT GRANTS APPROVAL.

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IRRIGATION

LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 & 2 (LATEST EDITION) PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGINS 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS FPL TRANSFORMERS, POOL PUMPS, ETC. SHALL BE SCREENED ON A MINIMUM OF THREE SIDE BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHES TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOF BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FIGUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH PFL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING OF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOST FERTILIZING MATERIAL.

EASEMENTS SHALL NOT ENCRoACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FOOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

SPRINTING SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

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LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ETC. SHALL NOT INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

ALL LANDSCAPE



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

DEPARTMENTAL USE ONLY
 Ck. # _____
 Fee: _____
 Intake Date: _____
 PROJECT #

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.

The Planning & Zoning Board meets the second Monday of the month at 6:00 p.m., as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The City Council meets on the second Monday of the month at 6:30 p.m., in the City Council Chambers.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: 7-Eleven 2.0

PROJECT ADDRESS: 4965 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: 7-Eleven gas fueling station and convenience store

Property Control Number (PCN), list additional on a separate sheet: 77404301170000010

Estimated project cost: _____

Property Owner(s) of Record (Developer) VRE Westlake 2.0 LLC

Address: 1211 So. White Chapel Blvd., Southlake, TX 76902-9303

Phone No.: 504-256-0881 **Fax No.:** _____ **E-mail Address:** RClairborne@verdad.com

Agent (if other than owner complete consent section on page 3):

Name: Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 **Fax No.:** _____ **E-mail Address:** Dhearing@cotleur-hearing.com

II. LAND USE & ZONING

A) ZONING MAP DESIGNATION MUPD B) FUTURE LAND USE MAP DESIGNATION Downtown Mixed Use

C) Existing Use(s) Vacant, AG

D) Proposed Use(s), as applicable Proposed Use remains unchanged from previously approved (Resolution #2019-35)

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Pod G	Downtown MXD	TMD	Vacant	N/A
SOUTH	Pod H	Downtown MXD	MUPD	Vacant	N/A
EAST	Pod K	Downtown MXD	MUPD	Vacant	N/A
WEST	Pod H	Downtown MXD	MUPD	Vacant	N/A

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.


By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

Jason Keen
 Owner's Name (please print)

 Owner's Signature

 Date

Donaldson E. Hearing
 Applicant/Agent's Name (please print)


 Applicant/Agent's Signature

6-17-2020
 Date

II. LAND USE & ZONING

A) ZONING MAP DESIGNATION MUPD B) FUTURE LAND USE MAP DESIGNATION Downtown Mixed Use

C) Existing Use(s) Vacant, AG

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EAST	Pod K	Downtown MXD	MUPD	Vacant	N/A
WEST	Pod H	Downtown MXD	MUPD	Vacant	N/A

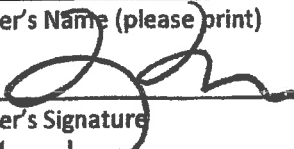
V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.


Jason Keen

 Owner's Name (please print)


 Owner's Signature
6/16/20

 Date

Donaldson E. Hearing

 Applicant/Agent's Name (please print)


 Applicant/Agent's Signature
6-17-2020

 Date



Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Persimmon Boulevard East - Plat 4		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve with Conditions		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. 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.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Resolution Plat Legal Description Boundary Survey Approval Letter			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST PLAT 4, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2020-25

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST PLAT 4, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Persimmon Boulevard East Plat 4, being a portion of Section 7, Township 43 South, Range 41 East, in the City of Westlake, Palm Beach County, containing approximately 5.184 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 Palm Beach County Unified Land Development Codes and Florida law.

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

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

Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Final Plat Persimmon Boulevard East Plat 4, as described in the attached Exhibit "A", containing approximately 5.184 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of August 2020.

PUBLISHED on this ____ day of _____, 2020 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

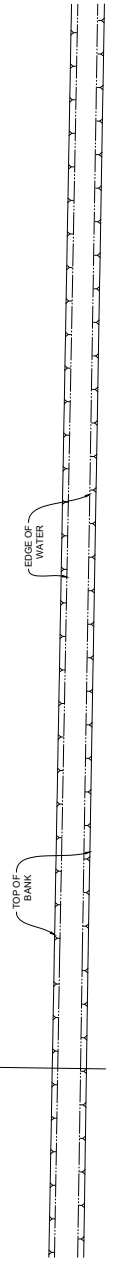
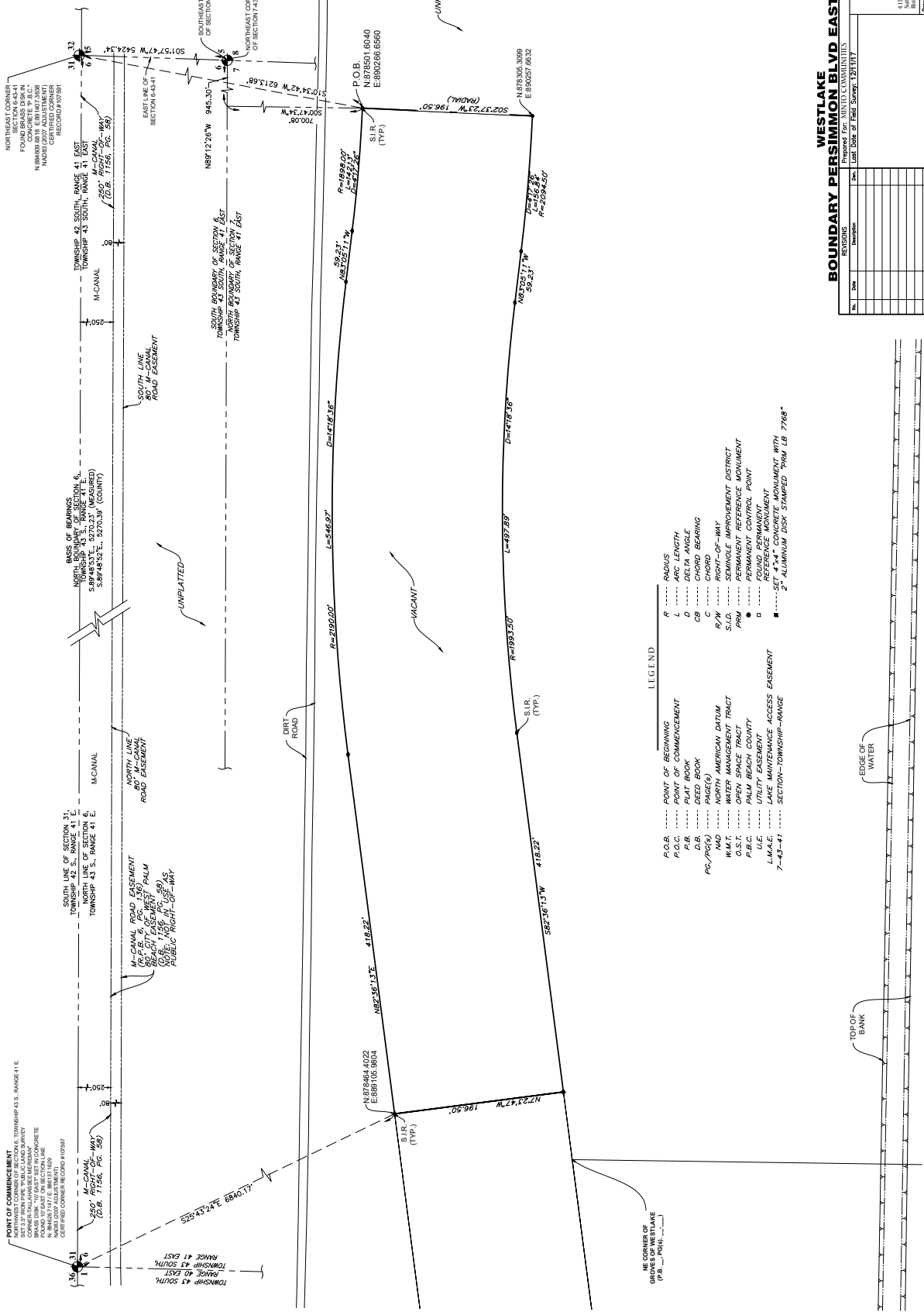
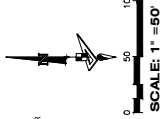
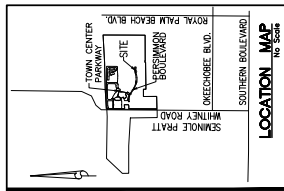
Zoie Burgess, City Clerk

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

Exhibit 'A'
Persimmon Boulevard East Plat 4
Legal Description

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5424.34 FEET TO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 945.30 FEET; THENCE S.00°47'34"W., DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 700.08 FEET TO THE POINT OF BEGINNING; THENCE S.02°37'23"W., A DISTANCE OF 196.50 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2094.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 156.84 FEET TO A POINT OF TANGENCY; THENCE N.83°05'11"W., A DISTANCE OF 59.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1993.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 14°18'36", A DISTANCE OF 497.89 FEET TO A POINT OF TANGENCY; THENCE S.82°36'13"E., A DISTANCE OF 418.22 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AS RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, OF SAID PUBLIC RECORDS; THENCE N.07°23'47"W., ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 196.50 FEET; THENCE N.82°36'13"E., A DISTANCE OF 418.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 15°00'13", A DISTANCE OF 573.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'03", A DISTANCE OF 174.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 225,848 SQUARE FEET OR 5.184 ACRES, MORE OR LESS.



WESTLAKE BOUNDARY PERSIMMON BLVD EAST-PLAT 4

GeoPoint Surveying, Inc.

4112 W. Blue Haven Blvd.
Royal Palm Beach, FL 33464
Phone: (561) 444-2720
Fax: (561) 444-2720
E-mail: info@geopoint.com
www.geopoint.com

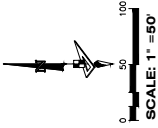
DATE: 08/19/2019
DRAWN BY: J. B. ...
CHECKED BY: J. B. ...
SCALE: AS SHOWN

Sheet No. 2 of 2 Sheets

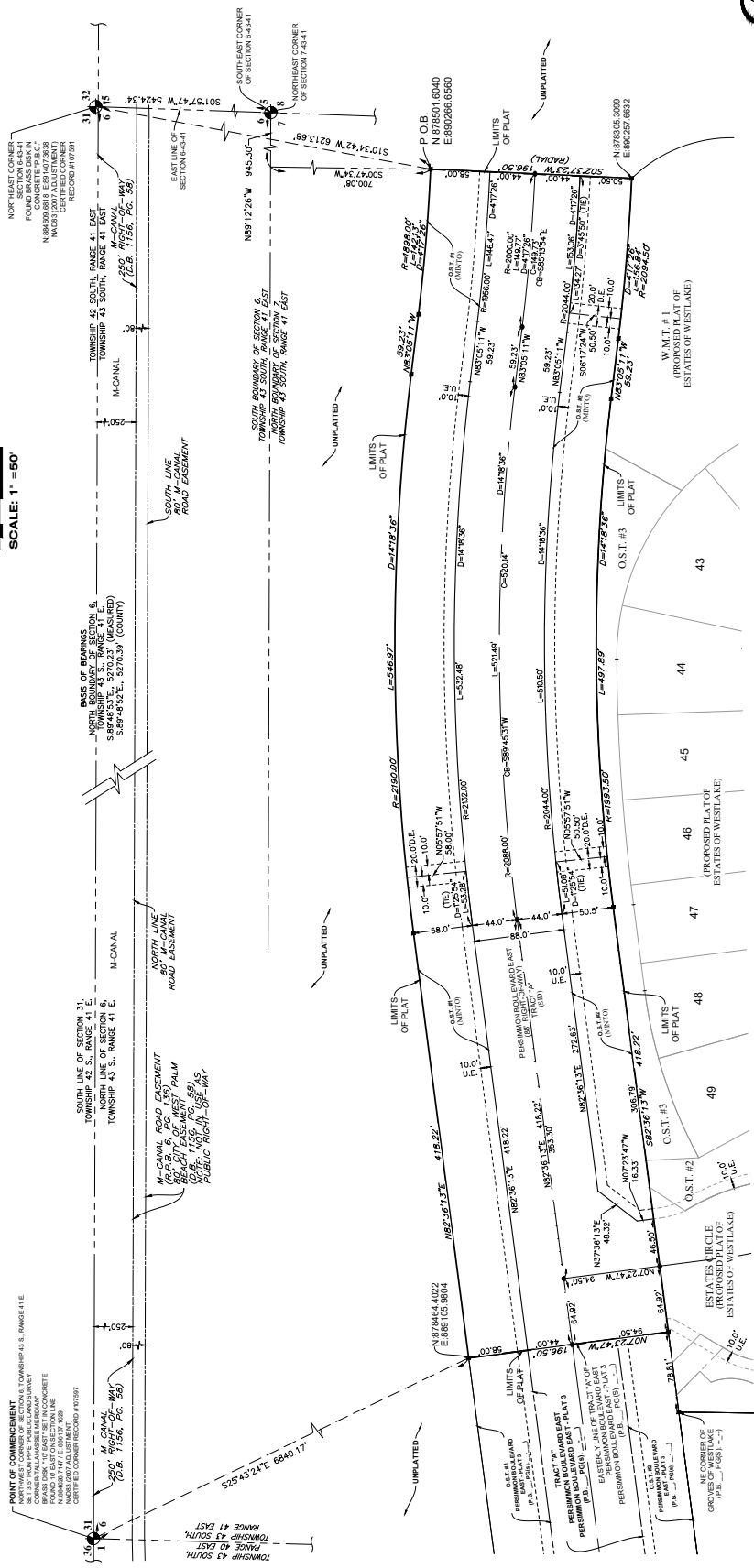
PERSIMMON BOULEVARD EAST - PLAT 4

BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

COORDINATES SHOWN HEREON ARE
 NORTH AMERICAN DATUM
 DATUM IN ADJUSTMENT
 ZONE = FLORIDA EAST
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 PLAT BEARING = GRID BEARING
 QUARTER CORNERS ARE GENERATED
 FROM MEASURED VALUES



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - P.G./P.G.D. PLAT/GROUND DISTRICT
 - W.M.T. WATER MANAGEMENT DISTRICT
 - G.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - M.A.L.E. MILEAGE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
- R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CURVE CENTER
 - P/W POINT-OF-WAY
 - S/L/D SEWAGE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - CP CONCRETE PERMANENT MONUMENT
 - ALUM ALUMINUM DISK
 - CONC CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED FROM LB 7768*



NOTE: EASEMENTS, BUFFERS AND OTHER
 NOT LABELLED DIMENSIONS OF A PLAT ARE
 THE NEAREST FOOT (E. UTILITY EASEMENT)
 EXTENDED TO THE NEAREST HUNDRETH OF A
 FOOT (W. UTILITY EASEMENT)

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH
 BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 PALM BEACH COUNTY, FLORIDA. BEARINGS SHOWN
 HEREON REFER TO THE STATE PLANE COORDINATE
 SYSTEM OF FLORIDA. SAID BASIS OF BEARINGS IS THE SAME
 AS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - 70%.

NOTE:
 THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE ORIGINAL
 RECORD. THIS PLAT IS A COPY OF THE ORIGINAL RECORD.
 WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
 ANY OTHER PLAT. THIS PLAT IS A COPY OF THE ORIGINAL RECORD.
 BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
 PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
 COUNTY.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
- | | |
|----------------------------|---------------------------------|
| 1. DATE: | 6/11/2020 |
| 2. PETITION NUMBER: | ENG-2020-18 |
| 3. DESCRIPTION: | Persimmon Blvd E Phase 4 – Plat |
| APPLICANT: | Cotleur-Hearing |
| OWNER: | Minto PBLH, LLC |
| REQUEST: | Plat Review |
| LOCATION: | Westlake, Florida |
| 4. STAFF REVIEW: | RECOMMENDED APPROVAL |

The Engineering Department has reviewed the plans and staff recommends approval.

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



Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Ordinance Amending Ordinance 2016-3 Which Established The Planning And Zoning Board, By Changing The Composition Of The Board		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve With Condition(s)		
SUMMARY and/or JUSTIFICATION:		In accordance with the Growth Policy Act under the Florida Statutes, Chapter 163, the City has the responsibility of planning for the future growth and development of the City of Westlake.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Coversheet Ordinance Ordinance 2016-3			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2016-3 WHICH ESTABLISHED THE PLANNING AND ZONING BOARD, BY CHANGING THE COMPOSITION OF THE BOARD TO INCLUDE A RESIDENT TO SERVE AS AN ALTERNATE BOARD MEMBER, CLARIFYING THE REQUIREMENTS FOR A QUORUM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

ORDINANCE 2020-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2016-3 WHICH ESTABLISHED THE PLANNING AND ZONING BOARD, BY CHANGING THE COMPOSITION OF THE BOARD TO INCLUDE A RESIDENT TO SERVE AS AN ALTERNATE BOARD MEMBER, CLARIFYING THE REQUIREMENTS FOR A QUORUM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Growth Policy Act under the Florida Statutes, Chapter 163, the City has the responsibility of planning for the future growth and development of the City of Westlake; and

WHEREAS, the responsibilities of the local planning agency include but are not limited to establishment of a comprehensive plan, comprehensive plan amendments, review of zoning and rezoning applications, review of land development regulations, land development codes, or any amendments thereto, and to perform any other functions, duties or responsibilities as assigned by the City Council; and

WHEREAS, the Planning and Zoning Board provides the City Council with recommendations as an advisory board on planning and zoning related matters, including without limitation, recommendations on development applications; and

WHEREAS, the City Council finds that it is in the best interest of the City of Westlake to designate a resident from the City as an alternate board member to serve in the absence of a board member; and

WHEREAS, the City Council serves as the local planning agency with the addition of a non-voting member of the school board as permitted by Florida Statute, Section 163.3174; and

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

Section 1. Recitals: The foregoing recital are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Code Reference: The City Council hereby amends the City's code of ordinances, entitled "Planning and Zoning Board" which shall read as follows:

Composition and Term of Office:

- (1) The Planning and Zoning Board shall be composed of the five ~~transitional~~ members of the City Council for the City of Westlake, and an alternate member selected by the City Council. The City Council shall select a resident of the City of Westlake to serve as an alternate in the event a board member is unable to attend the Planning and Zoning Board meeting. There shall be one nonvoting member from the School Board of Palm Beach County.
- (2) The transitional council members shall serve as members of the Planning and Zoning Board until November of 2020, at which time the City Council may re-evaluate the composition of Planning and Zoning Board.
- (3) Future members of the Planning and Zoning Board shall serve for a term of four (4) years. Future members of the Board shall be knowledgeable as to the functions of municipal government, planning and zoning matters and municipal development and may include professions associated with development including architects, planners, attorney, engineers and contractors.
- (4) The alternate member shall be allowed to participate and vote on matters which are before the board when any regular member of the Board is unable to attend a scheduled meeting.
- (5) Three members of the Planning and Zoning Board who are in attendance shall constitute a quorum for purpose of convening a meeting and conducting business for the City. A meeting of the Planning and Zoning Board shall not be called to order without a quorum consisting of at least three members, which may include the alternate as well as the City Attorney being present. When a quorum does not exist, the members present may convene for the purposes of continuing a public hearing, holding a workshop, or scheduling a special meeting.
- (6) The members of the Planning and Zoning Board shall serve without compensation but shall be reimbursed for any expenses authorized by the City of Westlake, which may be incurred in the performance of their duties.
- (7) During the initial meeting of the Planning and Zoning Board, the Board shall select a chair and a vice-chair to serve for the orderly conduct of the meeting. The chair and the vice chair shall serve for a one (1) year term. The chair and the vice-chair shall be selected at the first meeting in April of each year.

Business Meetings and Procedures:

- (1) The meetings shall be scheduled once per month at the direction of the City Manager. The City Manager may cancel the monthly meeting if there are no business matters pending for the meeting as scheduled. The City Manager may call a special meeting if necessary in the discretion of the City Manager to facilitate the growth and development that is in the best interest of the City. The Board may schedule additional meetings as deemed necessary to conduct the business of the City, training or workshop matters.
- (2) The meetings shall be held on the second Monday of each month, commencing at six (6) o'clock (6:00pm) and duly noticed by the City Clerk. The meetings shall be held at

the Westlake Community Center, located at 4005 Seminole Pratt Whitney Road, or other locations as designated by the City Manager.

- (3) The meetings of the Planning and Zoning Board shall be public meetings, open to the public. The public is encouraged to participate and attend the meetings. There shall be an official agenda for each of the regular meetings of the Planning and Zoning Board. The City Manager shall prepare the agenda for each board meeting.
- (4) Decisions of the Board shall be by motion and a roll call vote of the members present. Minutes of the proceedings of all meetings shall be kept by the City Clerk.

Administrative Assistance:

- (1) The City Manager shall attend the Planning and Zoning Board meetings. The City Manager shall provide staff and clerical assistance for the Planning and Zoning Board members as may be required for the reasonable performance of their duties. This shall include a recording secretary to keep records of all proceedings.
- (2) The City Planner shall advise and assist the Planning and Zoning Board in all of its presentations, hearings, and deliberations on items which appear before the board for consideration.
- (3) The Board may request from the City Manager, the City Attorney or other City consultant(s) additional information for the proper evaluation of items which appear before the Board which will assist in the decision-making process.
- (4) The City Attorney shall provide legal representation to the Planning and Zoning Board at all meetings of the Board.

Local Planning Agency:

The Planning and Zoning Board shall serve as the local planning agency (“LPA”) for the City of Westlake in accordance with the provisions as set forth in the Growth Policy Act, under Florida Statutes, Chapter 163, and more specifically, §163.3174. The Board shall make recommendations to the City Council regarding the adoption of the comprehensive plan and any amendments thereto.

Powers and Duties:

- (1) The Planning and Zoning Board shall hear and consider items which come before the Board and make recommendations to the City Council as to findings of fact on applications for the following items:
 - (a) Zoning applications
 - (b) Re-Zoning applications
 - (c) Zoning ordinance amendments
 - (d) Site Plans
 - (e) Conditions Uses
 - (f) Special Exception Uses
 - (g) Variances
 - (h) Administrative Appeals
 - (i) Special Permits and Nonconforming Uses
 - (j) Any other planning or zoning related matter referred to it by the City Council.
- (2) The Board shall make a motion to recommend approval of an item, denial of the item or approval with conditions, restrictions or other limitations as deemed necessary and consistent with applicable law.

(3) The decisions of the Planning and Zoning Board shall not be binding and final on the City Council, but shall be advisory recommendations only.

Section 3. Conflicts: All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

Section 4. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 5. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this 10th day of August, 2020, on first reading.

PUBLISHED on this 23rd day of July, 2020 in the Palm Beach Post.

PASSED AND ADOPTED this 14th day of September, 2020, on second reading.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

Pam E. Booker, City Attorney



Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		An Ordinance Amending The Composition Of The Education And Youth Advisory Board		
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny or Approve with Conditions		
SUMMARY and/or JUSTIFICATION:		Changing the composition to increase membership on the board.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Coversheet Ordinance			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPOSITION OF THE EDUCATION AND YOUTH ADVISORY BOARD; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERALIBILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

ORDINANCE 2020-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPOSITION OF THE EDUCATION AND YOUTH ADVISORY BOARD; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERALIBILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake deems it in the best interest of the City to establish an Education and Youth Advisory Board; and

WHEREAS, the City of Westlake received multiple applications for positions on the Education and Youth Advisory Board; and

WHEREAS, the City of Westlake believes that increasing the number of members on the Education and Youth Advisory Board will best serve the interest of the residents and students within the City and facilitate greater diversity on the board; and

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

Section 1: Section two, entitled "*Composition: Appointment: Term and Vacancy*" shall be amended as set forth below. All other provisions of the Education and Youth Advisory Board ordinance shall remain in full force and affect.

Section 2. **Composition: Appointments; Term and Vacancy.** The Education and Youth Advisory Board shall consist of ~~three (3)~~ five (5) regular members, and one (1) alternate member. Initially, each member shall be appointed for a period of three (3) years, and one (1) alternate member shall be appointed for a period of two (2) years. Thereafter, all appointments shall be for a two (2) year period. The City Council shall make appointments at the first regular meeting in April each year after initial appointments are made. All members shall serve without compensation, and at the pleasure of the City Council. The City Council retains the right to remove Board Members for any reason including, but not limited to, Board Members becoming ineligible to serve due to failure to maintain all necessary qualifications as set forth in Section 3 below.

One (1) Councilmember shall serve as liaison, but shall have no voting power. Additionally, a student from Seminole Ridge High School may serve as liaison, but shall have no voting power. The liaisons are not members of the Board and shall not be counted in determining if a quorum is present.

Vacancies on the board shall be filled by the City Council in the same manner as original appointments. Vacancies shall occur on account of a Board Member's death, resignation, removal, disability, or failure to maintain qualifications as set forth in Section 3 below. Any member appointed to serve in lieu of any member on account of a vacancy shall serve

only for the unexpired term of such member, but shall thereafter be eligible for reappointment.

(3) **Quorum and Voting.** A quorum shall consist of three (3) regular members present for the transaction of business. The Board may not conduct business other than to adjourn absent a quorum. Each voting member shall have one (1) vote on every issue submitted to a vote of the Board. The decision of a majority of the voting members present at a meeting at which a quorum is present shall constitute the official action of the Board.

Section 3. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Codification: It is the intention of the City Council, to amend the *“Education and Youth Advisory Board”* to increase the composition of the board, said amendment shall become and be made a part of the Code of Ordinances for the City of Westlake, Florida and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intentions, and the word “ordinance” shall be changed to “section” or other appropriate word.

Section 8. Effective Date: This Resolution shall take effect immediately upon its adoption.

PASSED this 10th day of August, 2020, on first reading.

PUBLISHED the 23rd day of July, 2020, in the Palm Beach Post.

PASSED AND ADOPTED this 14th day of September, 2020 on second reading.

City of Westlake
Roger Manning, Mayor

Zoie Burgess, City Clerk

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



Meeting Agenda Item Coversheet

MEETING DATE:		August 10, 2020	Submitted By: Legal		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution Of Notice Of Intent To The Federal Insurance Administrator			
STAFF RECOMMENDATION: (MOTION READY)		Approve, Deny, Approve with Condition(s)			
SUMMARY and/or JUSTIFICATION:		The City has the legal authority pursuant to Florida Statutes, Chapter 166, to adopt land use and control measures to promote the public health, safety, and general welfare of its citizens to reduce future flood losses.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Coversheet Resolution 2020-21			
SELECT, if applicable		RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA PROVIDING A NOTICE OF INTENT TO THE FEDERAL INSURANCE ADMINISTRATOR THAT THE CITY OF WESTLAKE WILL IMPLEMENT AND ENFORCE PROVISIONS CONSISTENT WITH THE NATIONAL FLOOD INSURANCE PROGRAM REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$	

RESOLUTION 2020-21

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA PROVIDING A NOTICE OF INTENT TO THE FEDERAL INSURANCE ADMINISTRATOR THAT THE CITY OF WESTLAKE WILL IMPLEMENT AND ENFORCE PROVISIONS CONSISTENT WITH THE NATIONAL FLOOD INSURANCE PROGRAM REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, certain areas of the City of Westlake are subject to periodic flooding, or flood-related erosion, causing serious damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of this City Council for the City of Westlake to require the recognition and evaluation of flood, or flood-related erosion hazards in all official actions relating to the land use and development, including building construction, repair and remodeling in areas having these hazards; and

WHEREAS, this body has the legal authority pursuant to Florida Statutes, Chapter 166, to adopt land use and control measures to promote the public health, safety, and general welfare of its citizens to reduce future flood losses; and

WHEREAS, the City Council adopted Resolution 2018-17, providing Notice of Intent to the Federal Insurance Administrator that the City will implement and enforce provisions consistent with the National Flood Insurance program provision; and

WHEREAS, Florida's State Floodplain Management Coordinator requested minor revisions to the adopted Resolution 2018-17, and said changes are incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Westlake, Florida that:

Section 1: **Recitals.** The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2: **Assurances.** The City Council for the City of Westlake hereby assures Federal Emergency Management Agency (FEMA) that it will enact as necessary, and maintain in force in those areas having flood, or flood-related hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Parts 59, 60 and 65 of the National Flood Insurance Program Regulations (CFR 44).

Section 3: **City Manager Authority.** The City Council for the City of Westlake hereby vests the City Manager with the responsibility, authority and means to:

- (a) Assist FEMA, at its request, in its delineation of the limits of the area having special flood, or flood-related hazards.
- (b) Provide such information as FEMA may request concerning present uses and occupancy of the flood plain, or flood-related areas.

(c) Cooperate with Federal, State, and local agencies and private firms which undertake to study, survey, map, and identify flood plain, or flood-related areas, and cooperate with neighboring communities with respect to management of adjoining flood plain, and/or flood-related areas in order to prevent aggravation of existing hazards.

(d) Upon occurrence, notify FEMA in writing whenever the boundaries of the City have been modified by annexation or the City has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that all Flood-Hazard Boundary Maps and Flood Insurance Rate Maps accurately represent the City's boundaries, include within such notification a copy of a map of the city suitable for reproduction, clearly delineating the new corporate limits or new area for which the city has assumed or relinquished flood plain management regulatory authority.

Section 4: **Flood Insurance.** The City Council for the City of Westlake hereby appoints the City Manager to maintain for public inspection and to furnish upon request for the determination of applicable flood insurance risk premium rates within all areas having special flood hazards identified on a Flood-Hazard Boundary Map or Flood Insurance Rate Map, any certificates of flood-proofing, information on the elevation (in relation to mean sea level) of the level of the lowest floor (including basement) of all new or substantially improved structures, and include whether or not such structures include a basement, and if the structure has been flood-proofed; and

Section 5: **Other Actions.** The City Council for the City of Westlake hereby Agrees to take such other official action as may be necessary to carry out the objectives of the program.

Section 6: **Severability:** Should the provisions of this Resolution be declared to be severable and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but they shall remain in effect, it being the legislative intent that this Resolution shall remain notwithstanding the invalidity of any part.

Section 7: **Effective Date:** That this Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 10th day of August, 2020.

PUBLISHED on this _____ day of _____, 2020 in the Palm Beach Post.

Roger Manning, Mayor
City of Westlake

Zoie Burgess, City Clerk

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