

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, January 11, 2021 at 6:30 PM

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

This meeting shall take place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed **Via Communications Media Technology**.

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: 132 296 9946

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: 132 296 9946

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.](#) October 7, 2020 - City and SID Joint Meeting Minutes - DRAFT
 - [2.](#) November 2, 2020 - Special Council Meeting Minutes - DRAFT
 - [3.](#) November 30, 2020 - Regular Council Meeting Minutes – DRAFT
 - 4. December 14, 2020 - Regular Council Meeting Minutes - DRAFT
- B. Approval Finance Statement
 - [1.](#) Financial Statement as of November 30, 2020

PRESENTATIONS/PROCLAMATIONS

- A. History of Westlake
 - Presentation By:** S.A. Nelson & Associates
- B. Palm Beach County Commission on Ethics
 - Presentation By:** Mark E. Bannon, Executive Director
- C. Presentation - Update on Indian Trail Improvement District/Seminole Improvement District Litigation
 - Presentation By:** Robert Diffenderfer, Esq. - Lewis, Longman & Walker

PUBLIC HEARING

- [A.](#) Final Plat Town Center Parkway South-West
 - Submitted By:** Engineering

RESOLUTION 2020-01

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,
APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY SOUTH-WEST,
BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY**

**OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR
RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

B. Final Plat POD G South-West

Submitted By: Engineering

RESOLUTION 2020-02

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,
APPROVING THE FINAL PLAT FOR POD G SOUTH-WEST BEING A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM
BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT
M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,
PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA**

REGULAR AGENDA

A. Westlake City Hall Closures

Submitted By: Administration

RESOLUTION 2021-04

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,
DESIGNATING DAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR
NORMAL BUSINESS HOURS.**

NEW BUSINESS

A. Non-Ad Valorem Assessment – Interlocal Agreement between the City and Anne M. Gannon as
Constitutional Tax Collector for Palm Beach County

Submitted By: Administration

B. An Interlocal Agreement with the Palm Beach County Commission on Ethics

Submitted By: Legal

C. Discussion Regarding 2021 Legislative Priorities

Submitted By: Administration

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

[A.](#) Palm Beach County Fire Rescue Office - Monthly Report: November

Submitted By: William Rowley, District Chief

For Informational Purposes Only

REPORT - CITY ATTORNEY

[A.](#) Monthly Report - December

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): February 8, 2021

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: January 4, 2021

File Attachments for Item:

1. October 7, 2020 - City and SID Joint Meeting Minutes - DRAFT

CITY OF WESTLAKE



MINUTES - DRAFT

City of Westlake and Seminole Improvement District Joint Meeting Wednesday, October 07, 2020 at 6:30 PM

This meeting took place at the **Westlake Community Center/City Council Chambers** located at **4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed **Via Communications Media Technology**. Members of the public participated in the meeting through electronic means with access as follows:

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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 JOINT meeting of the City Council of the City of Westlake and the Seminole Improvement District (SID or DISTRICT) was held on Wednesday, October 7, 2020 at 6:30 PM., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida 33470.

As a preliminary matter, Ms. Burgess noted that Mayor Manning, Vice Mayor Long-Robinson, Councilman Paul, and Councilman O'Connor are present physically; Councilwoman Crump was in attendance via communications media technology.

Ms. Burgess noted that Board Members of Seminole Improvement District, President Scott Massey, Supervisor Dennis Church, and Supervisor Michael Shuping were physically present.

Ms. Burgess noted that City Manager Kenneth Cassel, City Attorney Pam Booker, City Engineer Suzanne Dombrowski, District Attorney Robert Diffenderfer, District Engineer Ryan Wheeler were present physically and City Clerk Zoie Burgess and Planning & Zoning Director Nilsa Zacarias were attending via communications media technology.

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; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting. Ms. Burgess reminded Members physically present to utilize microphones.

CALL TO ORDER

Mayor Manning called the City of Westlake and Seminole Improvement District Joint Meeting of October 07, 2020 to order at 6:33 PM.

ROLL CALL - CITY OF WESTLAKE

Present and constituting a quorum - CITY:

Mayor Roger Manning
Vice Mayor Katrina Long- Robinson
Councilman JohnPaul O'Connor
Councilwoman Kara Crump
Councilman Patric Paul

Also, present:

Kenneth Cassel, City Manager
Pam E. Booker, Esq. City Attorney
Suzanne Dombrowski, City Engineer
Zoie P. Burgess, CMC, City Clerk - Present via communications media technology
Nilsa Zacarias, Planning & Zoning Director - Present via communications media technology

ROLL CALL - SEMINOLE IMPROVEMENT DISTRICT

Present and constituting a quorum - SEMINOLE IMPROVEMENT DISTRICT:

President Scott Massey
Supervisor Dennis Church
Supervisor Mike Shuping

Also, present:

Ryan Wheeler, District Engineer
Robert Diffenderfer, District Attorney

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance.

JOINT MEETING AGENDA

President Massey introduced staff present and their roles within Seminole Improvement District.

A. Joint Stormwater Presentation from City and SID engineering

Submitted By: Administration

City Engineer, Suzanne Dombrowski and District Engineer, Ryan Wheeler presented Joint PowerPoint Presentation regarding Stormwater reviews and Stormwater land development highlighting:

- Purpose of Meeting
- Purpose of Stormwater Management
- Agencies involved and their responsibilities
- Role of engineer of record
- Interim ULDC Requirements
- Examples of Stormwater Reviews for Land Development Permits
- Review Clarifications and the plan going forward for Agency Coordination

Council discussion and comments regarding the roles and qualifications of engineers.

Further Council and District discussion on the purpose of the meeting and comments noting that it should be an obligation to perform review tasks properly and should be an effort to work together.

Ms. Dombrowski and Mr. Wheeler further explained the role of South Florida Water Management District's oversight as the primary drainage system for the area.

There being no further questions or discussion the next item followed.

B. City/SID Intergovernmental Relationships and Areas of Responsibility and Authority - City

Submitted By: Kenneth Cassel, City Manager

Mayor Manning introduced item. Mr. Cassel noted that the City has no additional presentation outside of what was presented at the September 14, 2020 Council Meeting.

Mr. Cassel noted that Seminole Improvement District Legal Counsel has a presentation.

There being no presentation or discussion, the next item followed.

C. City/SID Intergovernmental Relationships and Areas of Responsibility and Authority - SID

Submitted By: Kenneth Cassel, City Manager

Mr. Diffenderfer, District Counsel with Lewis Longman and Walker presented a PowerPoint Presentation and distributed a hard copy to Council and for the record.

Mr. Diffenderfer explained his presentation is to provide context regarding the Water Control Plan, as it is the facilities plan, the District's Capital Improvement Plan, the City's Capital Improvement Plan, and it is the single plan governing the infrastructure.

Mr. Diffenderfer's presentation highlighted:

- What a special district is
- How special districts were established and governed
- Types of Special Districts: Independent vs. Dependent
- The Functions of Special Districts
- History of Seminole Improvement District and Westlake
- City Charter provisions as they relate to Seminole Improvement District
- Seminole Improvement District's Enabling Act (Chapter 2000-431 Laws of Florida)
- What a Water Control Plan is and how it follows land use and provisional statute
- Water Control Plan elements as it relates to proposed infrastructure Roadways
- Estimated Costs for Capital Improvements and the operation and maintenance of such improvements and the Capital Improvements Financing Plan
- City's Comprehensive plan relies on the Water Control Plan
- District Assessments and Taxes

Council discussion and comments. Vice Mayor Long Robinson commented, noting that the ongoing disagreement, is or may have an impact of future development.

Councilman O'Connor inquired of Ms. Booker, that in some aspects the City has oversight when it applies to stormwater and drainage. Ms. Booker confirmed that is correct.

Councilman O'Connor inquired if the City must duplicate its review. Ms. Booker explained briefly that it is not a duplication of services and at length provided further detailed explanation.

Councilman O'Connor expressed, that while the City has the ability to conduct oversight and to fulfill certain services there is a need for trust in the District. If either party is in need of something it should be provided.

Further Council and District Board discussion and comments.

Ms. Dombrowski clarified that there are not major technical aspects that are required, rather what information is required.

Mr. Tad Rowe explained that there are differences in the way the City and the District review submittals, noting having both entities reviewing is unnecessarily redundant.

Ms. Tara Duhy wanted to provide an explanation as to where the impasse was at the previous joint meeting. and what information should be provided in efforts to have an efficient review..

Further Council Discussion on the review process.

Ms. Dombrowski noted that the City engineer is not looking for any different set of standards, only the documentation behind it.

Inaudible discussion of Council, District and audience participants.

Ms. Booker addressed the many comments to further explain how it has come to this point. Ms. Booker referenced previous meeting held May 20, 2020 with a presentation by outside Counsel Rick Jarolem, Esq.

Further Council Discussion.

Staff acknowledged that a meeting amongst staff to come to a final agreement on what is required is scheduled for October 19, 2020.

Ms. Booker added that there are no accusations on the City's part that the District is doing anything wrong, improper or trying to hide anything.

Mayor Manning inquired who Seminole Improvement District is, stating that it is the landowner that makes and passes the votes.

Mr. Diffenderfer explained the makeup of the district, being a 298 district, which it has always been, as recognized by the State of Florida. For the record, Mr. Diffenderfer provided copies of the statues and ethics opinions.

Inaudible discussion of Council and District.

Councilman Paul inquired if the City Engineer would have all information that she ahs requested. Ms. Dombrowski noted that she does not have any outstanding permits at this time and can confirm nothing is being help up currently.

CITY COUNCIL COMMENTS

No additional comments, the next item followed.

DISTRICT BOARD COMMENTS

No additional comments, the next item followed.

CITY ATTORNEY COMMENTS

No additional comments, the next item followed.

DISTRICT ATTORNEY COMMENTS

Mr. Diffenderfer reiterated the importance of the Charter and the Interlocal Agreement.

Vice Mayor Long Robinson emphasized the need for a resolution and the Council needs to direct staff on how to move forward.

Mayor Manning added that the engineer and attorney meeting scheduled for October 19th, should result in an update to be presented at the November Meeting.

CITY MANAGER COMMENTS

Mr. Cassel, for clarification inquired of the City Engineer that if the District's Engineer checked all that is required it could be accepted, but as of now it is coming down to a policy/legal request, but should come down to a policy from Council directing you. Ms. Dombrowski confirmed.

Mayor Manning confirmed that it will be a result of what transpires at the October staff meeting.

PUBLIC COMMENTS

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Tara Duhy, Esq.- Lewis Longman & Walker on behalf of Minto - Stated their goal is to have quality, roads, development, and drainage and it is preferred that one does the review. She noted that the way the Comp Plan is set up, identifies who does what and further explained in the adopted data and analysis.

Kathryn Rossmell, Esq. - Lewis Longman & Walker - Submitted a comment card but did not have any further comments.

Tad Rowe - Simmons & White - Submitted a comment card but did not have any additional comments.

Ms. Burgess gave an additional moment for the virtual participants to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

ADJOURNMENT

Mayor Manning adjourned the meeting at 9:15 PM

Zoie P. Burgess, City Clerk

Roger Manning, Mayor

File Attachments for Item:

2. November 2, 2020 - Special Council Meeting Minutes - DRAFT

CITY OF WESTLAKE



MINUTES - DRAFT

City Council Special Meeting

Monday, November 02, 2020 at 6:30 PM

This meeting took place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed **Via Communications Media Technology**. Members of the public participated in the meeting through electronic means with access as follows:

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Meeting ID: 132 082 7535

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: 132 082 7535

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 Special Meeting of the City Council of the City of Westlake was held on Monday, November 2, 2020 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road, Westlake, Florida 33470.

As a preliminary matter, Ms. Burgess noted that Mayor Manning, Vice Mayor Long-Robinson Councilman Paul, Councilwoman Crump and Councilman O'Connor are present physically. Ms. Burgess noted that City Manager, Kenneth Cassel and City Attorney Booker were present physically and City Clerk, Burgess was attending via communications media technology.

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; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting. Ms. Burgess reminded Council Members physically present to utilize microphones.

CALL TO ORDER

Mayor Manning called the City of Westlake City Council Special Monday November 2, 2020, to order at 6:31 PM.

ROLL CALL

Present and constituting a quorum:

Mayor Roger Manning
Vice Mayor Katrina Long-Robinson
Councilman JohnPaul O'Connor
Councilman Patric Paul
Councilwoman Kara Crump

Also, present:

Kenneth Cassel, City Manager
Pam E. Booker, Esq. City Attorney
Zoie P. Burgess, CMC, City Clerk - Present via communications media technology

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance.

PUBLIC COMMENTS

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 state your name and address for the record.

Ms. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no comment, the next item followed.

WORKSHOP AGENDA

A. Review of Charter Officers and Council Direction

Submitted By: Administration

Mayor Manning introduced item.

Mr. Cassel further explained that the purpose of this item was for Council to collectively provide a statement of where they are and the direction they wish the charter officers to proceed.

Mayor Manning noted that he spent much time with both the City Manager and the City Attorney to discuss reviews.

B. Charter Position Review – City Attorney, Pam E. Booker, Esq.

Submitted By: Zoie Burgess, City Clerk

Mayor Manning opened the floor for Council comments.

Council discussion regarding the process and the time spent with each individual and ongoing observation.

Councilman O'Connor noted that there is always room for improvement.

Mayor Manning noted that it was difficult to review a position that he does not know much about and it took much effort to complete. Mayor Manning requested further Council comments.

Councilwoman Crump, based on her observation from the last several meetings, expressed that she hopes this meeting will allow the ability to work through some of the issues.

Vice Mayor Long-Robinson, noted that reviews were long overdue for the amount of time staff has been in place and thanked staff for establishing the process and would like to see it going forward completed prior to the budget season.

Vice Mayor Long-Robinson noted that it was difficult to identify the achievements of both positions.

Vice Mayor Long-Robinson encouraged staff to seek training to build the culture amongst the staff as communication must be improved.

Councilman Paul provided an explanation of his review ratings that identified outstanding.

Mr. Cassel noted that a general direction for each position to improve is needed.

Councilman O'Connor noted that Council should be able to see a common theme in the evaluations and that is the relationship between the two positions that must be worked out.

Councilwoman Crump noted that she would like to see several of the issues brought to Council should be worked out prior to.

Further Council discussion on efforts to move forward and making the best decision to resolve any issues.

Councilman Paul noted that the issues are not with Mr. Cassel or Ms. Booker, but that of outside influences, referencing Seminole Improvement District.

Councilwoman Crump explained that Seminole Improvement District has been present since the beginning and that problems arose within the last year.

Vice Mayor Long Robinson noted that there is a problem between both departments and believes it is bigger than just having conversations, and continued to stress the need to build staff culture and made a recommendation to the City Manager to reach out to a company or individual to assist. Vice Mayor Long Robinson continued to explain that the responsibility is the Council's, which she accepts for not having implemented a review process sooner.

Councilman O'Connor inquired of the Charter Officers what the core issues are and would like to hear from each.

Ms. Booker noted that she and the City Manager do communicate, and did not want Council to have the impression that they do not, but acknowledged and explained further that there are times they disagree and finds there to be a conflict in the dual role the City Manager holds. She further explained her obligation legally to explain matters brought before Council.

Mr. Cassel followed, explaining that he and the City attorney do communicate, however not the best that it could. Mr. Cassel noted that his decisions are not affected by any role he has for the City or Seminole Improvement District. Mr. Cassel explained his goal is to continue moving forward, find solutions and solve the problems. Mr. Cassel continued, explaining a number of issues that the City may be faced with in future development.

Council discussion.

Councilman O'Connor emphasized that the Council is to provide direction.

Mr. Cassel explained his interpretation of receiving direction from the Council and that collectively he is looking for direction to move forward.

Further Council discussion to resolve any differences, issues and the relationship with Seminole Improvement District.

Ms. Booker noted that further discussion of the City and Seminole Improvement District will be discussed at the next Council Meeting, November 9, 2020.

Continued Council discussion.

Mr. Cassel commented on his evaluation, and the areas that were noted for improvement inquiring for further direction on what he needs to know to proceed.

Mr. Cassel noted that the communication measure is difficult between he and the City Attorney, due to the level of experiences and what the proper roles for the City and the charter positions.

Councilman Paul expressed his concern regarding the budget and wanting more detail. Mr. Cassel acknowledged that he noted those comments.

Mayor Manning requested a breakdown of how the City is paying Inframark and how many other responsibilities does the City Manager have beyond Westlake. Mr. Cassel noted that his time is mostly spent with the City and the Seminole Improvement District. Mr. Cassel further noted that services are broken down within the budget through the identified departments.

Councilman O'Connor inquired if a report on department services and status be provided to Council. Mr. Cassel noted each department reports to him and will provide updates to Council.

Council discussion and agreement to provide such reports on a quarterly basis.

Ms. Booker provided a verbal report on how the departments are providing services.

Mr. Cassel expanded how he communicates and operates with the various departments.

Councilman O'Connor noted suggested comments on the Manager's Review:

- Bringing in an alternative internet and cable service provider.

- Reaching out to the postmaster regarding damaged/wet mail due to the delivery vehicle

Mr. Cassel noted that he has contacted Xfinity and the Postal Service and will follow up.

Councilman O'Connor continued with his comments requesting Mr. Cassel do something with respect to the service of the trash collector. He noted there are many complaints about the handling of bins and trash not being fully disposed of, and is aware of video displaying such. Mr. Cassel will follow up and encouraged that any video of mishandling be sent to him.

Councilman O'Connor requested that research be conducted to have a city-wide Wi-Fi.

Vice Mayor Long Robinson expressed a few of her goals that were outlined in her review for the City Manager:

- Work to meet deadlines in a timely
- Increase the general fund reserves
- Get involved in community more; increasing networking

Vice Mayor Long-Robinson continued, expressing her goals for the City Attorney:

- Build and maintain effective working relationships with management

Council comments and further discussion to increase communications with residents and improve social media presence.

Mr. Cassel noted that he is working with the Public Relations firm to get the Happy Program out as well as the History of Westlake.

Councilman Paul requested an explanation at the next meeting why there is a controversy with Seminole Improvement District. Mr. Cassel noted he will have an explanation at the next meeting.

Mayor Manning called for any additional comments.

Mr. Cassel noted Councilwoman Crump's evaluation for the manager related to navigating issues explained that he is unaware of what the City Attorney is working on identifying that other agencies are provided such detail on a monthly basis and finds that it would be appropriate to provide such a report to Council which would also identify the status of items for him as he often does not know.

Council discussion and inquiry of City Attorney if this may be provided.

Ms. Booker noted that an update is provided at the monthly council meetings during the City Attorney comments, however she noted if Council would like to receive a more formal update can be discussed.

Mr. Cassel explained the reason of requesting a detailed report from the City Attorney due to not knowing particular updates, reports or presentations until he is present at a meeting.

Council discussion and request that a formal monthly report be presented to Council as a part of the Council Agenda.

Mayor Manning inquired of the the status of the Indian Trail Improvement District litigation. Mr. Cassel provided a brief update.

Vice Mayor Long Robinson emphasized her previous request to have someone from Council participate and sit on the Board of the Transportation Planning Agency (TPA). Council discussion and direction to City Manager to determine how Council may participate.

Ms. Booker acknowledged that she is following the litigation and that would be an item she reports on at the next Council meeting.

Mr. Cassel provided an update that during the Seminole Improvement District meeting of same date, the board moved to proceed with Section 27, the dispute resolution section, of the Interlocal Agreement and Council will receive further correspondence from Seminole Improvement District Counsel.

C. Charter Position Review – City Manager, Kenneth Cassel

Submitted By: Zoie Burgess, City Clerk

Item was not introduced as a separate item, but discussed collectively in previous item.

CITY COUNCIL COMMENTS

A. Councilman JohnPaul O'Connor

Item was not introduced as a separate item, but comments were provided in a previous item.

B. Councilwoman Kara Crump

Item was not introduced as a separate item, but comments were provided in a previous item.

C. Councilman Patric Paul

Item was not introduced as a separate item, but comments were provided in a previous item.

D. Vice Mayor Katrina Long Robinson

Item was not introduced as a separate item, but comments were provided in a previous item.

E. Mayor Roger Manning

Item was not introduced as a separate item, but comments were provided in a previous item.

CITY ATTORNEY COMMENTS

Item was not introduced as a separate item, but comments were provided in a previous item.

CITY MANAGER COMMENTS

Item was not introduced as a separate item, but comments were provided in a previous item.

PUBLIC COMMENTS

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Ms. Burgess gave an additional moment for the virtual participants to raise a virtual hand or unmute their devices and provided a reminder to state name and address

There being no further comments, the next item followed.

ADJOURNMENT

Mayor Manning adjourned the meeting at 8:18 PM

Zoie P. Burgess, City Clerk

Roger Manning, Mayor

File Attachments for Item:

3. November 30, 2020 - Regular Council Meeting Minutes - DRAFT

CITY OF WESTLAKE



City Council Regular Meeting - DRAFT Monday, November 30, 2020 at 6:30 PM

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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, November 30, 2020 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Mayor Roger Manning, Vice Mayor Katrina Long-Robinson, Councilman Patric Paul, Councilwoman Kara Crump, Councilman JohnPaul O'Connor are present physically.

Ms. Burgess noted that City Manager Kenneth Cassel and City Attorney Pam Booker, were present physically. Planning & Zoning Director, Nilsa Zacarias, City Engineer Suzanne Dombrowski were present physically. City Clerk Zoie Burgess was present via communications media technology.

Ms. Burgess identified the speakers on the agenda, Mr. Donaldson Hearing, Seth Ben of Lewis, Longman & Walker were present and capable of speaking and hearing.

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; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting.

Ms. Burgess reminded Council Members physically present to utilize microphones.

CALL TO ORDER

Mayor Manning called the City of Westlake City Council Regular Meeting of Monday November 30, 2020, to 6:32 PM.

Mayor Manning said that he hoped that everyone had a nice Thanksgiving.

ROLL CALL

Present and constituting a quorum:

Mayor Roger Manning
Vice Mayor Katrina Long-Robinson
Councilman JohnPaul O'Connor
Councilman Patric Paul
Councilwoman Kara Crump

Also, present:

Kenneth Cassel, City Manager
Pam E. Booker, Esq. City Attorney
Zoie P. Burgess, CMC, City Clerk - Present via communications media technology
Nilsa Zacarias, Planning & Zoning Director

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance at a preceding meeting, and the next item therefore followed.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor Manning called for any additions, deletions or modifications to the Agenda.

Councilman O'Connor requested that the stormwater discussion be heard prior to public hearing.

City Attorney Booker said that it is at the discretion of council as there are other applicants here to be heard prior to that item.

Councilman O'Connor asked if the stormwater issue affect the applicants.

City Attorney Booker stated that she does not think that there are any outstanding issues on these projects that address stormwater. If the City Engineer Suzanne Dombrowski is present and if there are any issues, she can raise them.

Vice Mayor Long-Robinson said that her concern is the cease and desist. How do we move forward with this?

City Attorney Booker responded that she suggests that we get through the presentations first. She has no objections to bringing this forward. The question is how we handle the cease and desist, I think that some of those issues will come up in the conversation and if Council needs further direction we can schedule that if it is not resolved tonight to deal with the cease and desist.

Vice Mayor Long-Robinson made Motion to move item A. under Old Business before the section of Public Hearing, seconded by Councilman O'Connor.

UPON ROLL CALL:

Councilman Paul	NO
Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	NO

Motion carries (3-2), Councilman Paul and Mayor Manning dissenting)

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.

Ms. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

City Clerk Burgess asked Tara Duhy if she would like to speak on item.

Tara Duhy - Lewis Longman & Walker, P.A. - responded no. She prefers to speak on the item during the actual agenda item if possible.

City Clerk Burgess called for any additional comments and gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

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.

There being no Presentations or Proclamations, the next item followed.

A. Approval of Meeting Minutes

1. October 12, 2020 - City Council Regular Meeting Minutes - DRAFT

B. Approval Finance Statement

1. Financial Statement as of September 30, 2020

Motion by Councilwoman Crump to approve Consent Agenda, seconded by Councilman O'Connor.

UPON ROLL CALL:

Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	NO
Councilman Paul	NO

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

PRESENTATIONS/PROCLAMATIONS

There being no presentations or proclamations, the next item followed.

OLD BUSINESS

- A. SID/City Relationship - Discussion and Action Directing City Services – Engineering (Stormwater)

Submitted By: Administration

Item moved to be presented prior to Public Hearing section of the Agenda.

Seth Behn of Lewis Longman & Walker, provided a presentation on behalf of Seminole Improvement District (SID) and provided council with a letter from regional.

Mayor Manning inquired to the plan and whether there are answers to the issues presented at the prior meeting have been resolved.

Susan Dombrowski - Chen Moore City Engineer responded that there are a set of regulations for the stormwater section that both the City Engineers and SID Engineers are in agreement. It does not speak as to who does what, but it is a comprehensive set of regulations for the applicant to abide by.

Mayor Manning asked whether the City Engineers agree with SID Engineers approving any stormwater documents that need approved.

Ms. Dombrowski responded that it depends on what the Engineering Department is being asked to do. If we are not being charged for that than we do not feel that we need to do it.

Councilman O'Connor stated that from what he gathers is that the engineers agree; it is the attorneys that do not agree.

Ryan Wheeler, District Engineer for Seminole Improvement District responded that when you put our code and the City's Code together it is almost exact. SID is the permit holder and we have to look at everything. As far as legal and that stuff all the differences have been cleared up.

Councilman Paul inquired of the definition for Land Development and standard and w

Mr. Behn responded that the Council has any ability to pass any regulation that it feels is appropriate and defined the Land Development.

Mr. Wheeler provided an example of systems in Palm Beach County and how they are handled.

Further Council discussion

Tara Duhy of Lewis, Longman & Walker commented on the adoption of land development regulations for the City, provided the definition for land development regulations. She said that they just want one set of people telling them what to do and provided an example of what others are doing.

Further Council discussion

Ms. Booker discussed the liability portion for the City and residents. She gave a detail analysis on the City's authority. She said that no one is in fear that SID's Engineers are going to do anything wrong; it is about establishing checks and balances and whether the City will have any say in that process. She read the legal memorandum that was provided to the Council, City Manager and Lewis, Longman & Walkers counsel as the public needs to know what documents are on the table.

Further Council discussion

Mr. Behn said that there was a reason that the City was created. The whole goal is to create a City that is sufficient, nimble, and efficient. He read the paragraph that the City Attorney read stating that SID shall have the exclusive authority to set requirements, and standards for review, approve and issue permits for facilities in particular the water control plant.

Vice Mayor Long-Robinson asked if the land development and zoning authority is included as she thought that we are dealing with storm water.

Ms. Booker responded that we are dealing with the storm water information. The question is what is required when an applicant comes in and submits a packet with documentation; and what they must give the City in order to obtain the permit.

Mayor Manning asked for Mr. Behn to repeat the line about exclusive authority.

Mr. Behn repeated section 18b of SID's authority.

Further Council discussion

Ms. Duhy said that we are all in agreement with the land development and land use power. What is at issue is who provides the drainage and the road billing service and provided an example.

Ms. Booker said that this does not mean that the City should be excluded from that review. This is part of the process to make sure the protection of the Council, the residents, and the public to make sure that we have met the criteria. These are the questions to decide on.

Mr. Cassel mentioned that Council asked who is responsible if the City makes a mistake.

Ms. Booker said that the City Engineer does not have that liability.

Mr. Cassel asked is it not the same thing; are the taxpayers responsible if the City misses it on its review and whether it is same if SID misses it on a review.

Ms. Booker responded that she does not believe that it is the same thing. She discussed the interlocal agreement and who's role it is.

Further Council discussion

Motion by Vice Mayor Long-Robinson to, seconded by Councilman O'Connor.

UPON ROLL CALL:

Councilman O'Connor	YES
Vice Mayor Long- Robinson	YES
Mayor Manning	NO
Councilman Paul	NO
Councilwoman Crump	YES

Motion carries (3-2), Mayor Manning and Councilman Paul dissenting)

Council provided additional discussion

PUBLIC HEARING

Mayor Manning called for presentation from Seth Behn, Esq. for Seminole Improvement District.

A. Final Plat for the Westlake Plaza

Submitted By: Engineering Department

RESOLUTION 2020-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR THE WESTLAKE PLAZA PLAT BEING A REPLAT OF -PORTION OF TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning introduced Resolution 2020-32, a Resolution for the Final Plat for Westlake Plaza.

Donaldson Hearing - Coteleur & Hearing - On behalf of applicant and Publix presented a Power Point Presentation of SPR 2020-10.

Ms. Burgess read into record, by title only, Resolution 2020-32.

Motion by Councilman Paul to adopt Resolution 2020-32, seconded by Councilwoman Crump.

UPON ROLL CALL:

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

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

- B. Master Site Plan for POD G, the Publix at Westlake Plaza.

Submitted By: Legal

RESOLUTION 2020-33

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SITE PLAN FOR THE PUBLIX AT WESTLAKE PLAZA, CONTAINING A FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL A; A BANK WITH DRIVE THROUGH ON PARCEL B; A SIT-DOWN RESTAURANT, ON PARCEL C; FUTURE RETAIL ON PARCEL D; AND A PUBLIX GROCERY STORE WITH A DRIVE THROUGH PHARMACY, A LIQUOR STORE, AND INLINE RETAIL ON PARCEL E, LOCATED AT 16841 PERSIMMON BOULEVARD SOUTH, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning introduced Resolution 2020-33 Resolution for the Master Site Plan for POD G, the Publix at Westlake Plaza.

Ms. Nilsa Zacarias, Planning Director for City of Westlake, provided a Power Point Presentation of MPA-2020-03.

Council discussion and Ms. Zacarias responded to Council inquiries.

Mayor Manning inquired on the analysis of drainage and asked who will do the analysis.

Suzanne Dombrowski, City Engineer responded that under the site plan application package each out parcel will come in and demonstrate that they have access to the stormwater for that site.

Ms. Zacarias noted that you will see the specific on the second presentation as this is just the overall master site plan and continued with the presentation.

Mayor Manning asked whether they are suggesting that pavers will be more decorative rather than concrete.

Ms. Zacarias noted that she is only presenting facts and shared a slide in PowerPoint Presentation of examples. She then continued with the presentation and final remarks.

Councilman Paul asked if there are any provisions for golf cart parking.

Ms. Zacarias advised that there was an ordinance approved for golf carts.

Mr. Cassel asked whether the sidewalks coming off Seminole Pratt Whitney into the facility are adequately sized for the 8ft or 10ft wide pathways that golf carts and people will use.

Mr. Hearing advised which areas are multimodal on Seminole Pratt Whitney and the southern boundary off Persimmon and he advised of the golf cart access areas. He advised that no specific area has been designated for golf cart parking on the site at this time. He noted that in this early stage we would not want to overly encourage golf carts crossing Seminole Pratt Whitney to get to the public sector.

Further council discussion

Councilman O'Connor inquired if the square footage of 9,600 can be retail, office or medical.

Mr. Hearing confirmed, the inline area is 11,000 of which 1,400 square feet is for the pharmacy. It could be anything that you would see in a traditional shopping center.

Councilman O'Connor inquired about the green area.

Mr. Hearing said that the entire site must meet the 25% site requirement.

Vice Mayor Long-Robinson inquired if there has been any discussion on incubator space.

Mr. Hearing acknowledged that this Publix will be self-owned and operated and will be responsible for attracting their tenants.

Vice Mayor Long-Robinson expressed that she would like for Mr. Cassel to start having this conversation with Mr. John Carter of Minto therefore something like this can happen.

Ms. Zacarias said that this is a policy driven program that the City needs to have.

Mayor Manning mentioned his concern with the aesthetic look rather than concrete.

Mr. Hearing advised what areas pavers have been proposed for. Publix is opposed to using pavers as they are a huge liability. Every request that has been made by the City the applicant has agreed to it.

Further council discussion

Councilman O'Connor asked City Attorney Booker can the city set the requirement for pavers.

City Attorney said that it is better practice is to have it in the code in order to enforce it. There is give and take as it goes both ways. The question is that if the city tries to impose something that is not in the code it cannot be enforced.

Ms. Zacarias presented Power Point Presentation of the Publix at Westlake Site Plan.

Councilman O'Connor asked what the actual technical name of the Plaza will be.

Ms. Zacarias responded it will be Publix at Westlake Plaza.

Mr. Cassel inquired if Publix built the pavers on the other sites that were shown in the PowerPoint presentation.

Ms. Zacarias said that she does not know; Mr. Hearing would be able to answer.

Mr. Cassel said that this question needs to be answered for the Council.

Ms. Duhy of Lewis Longman & Walker, P.A. referenced a case on point about pavers overturning the City of Delray Beach requiring pavers as the City did not have the proper authority to impose such paver requirements.

Mr. Hearing said that none of the centers presented to Council were developed by Publix. Publix does not allow pavers due to the liability.

Further council discussion

Ms. Zacarias responded that this would be a condition of approval for the Master Site Plan and Site Plan Review.

Ms. Burgess read into record, by title only, Resolution 2020-33.

Motion by Councilman O'Connor Resolution 2020-33 with the conditional approval of the aesthetic color concrete along with the engineering staff recommendations, seconded by Councilwoman Crump.

Ms. Zacarias clarified the conditions of the motion.

UPON ROLL CALL:

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

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

C. Site Plan for the Publix Grocery Store located in the Westlake Plaza

Submitted By: Legal

RESOLUTION 2020-34

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR AN APPROXIMATELY 48,367 SQUARE FOOT PUBLIX GROCERY STORE WITH A DRIVE THROUGH PHARMACY, AN APPROXIMATELY 1,400 SQUARE FOOT LIQUOR STORE, AND APPROXIMATELY 9,600 SQUARE FEET OF INLINE RETAIL, LOCATED IN THE WESTLAKE PLAZA, LOCATED AT 16841 PERSIMMON BOULEVARD WEST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Burgess read into record, by title only, Resolution 2020-34.

Motion by Vice Mayor Long-Robinson to approve Resolution 2020-34 with condition of approval by staff and color concrete and asphalt, seconded by Councilwoman Crump.

UPON ROLL CALL:

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

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

Mr. Hearing thanked the Mayor and Council on behalf of Publix and the development team.

Mayor Manning inquired of the start date.

Mr. Hearing responded that he will give a firm answer on the January 4th.

NEW BUSINESS

- A. Solid Waste Authority – Revised Interlocal Agreement for the Delivery of Municipal Solid Waste to Designated Facilities and for Municipal Revenue Sharing Recycling Program

Submitted By: Kenneth Cassel, City Manager

Mayor Manning introduced item.

Mr. Cassel said that this is an update due the changes in the State Statues. This does not have anything to do with the waste hauler.

Councilman O'Connor asked if this will extend the waste hauler contract.

Mr. Cassel responded that this does not deal with the waste hauler this is in regarding to the changes made.

Motion by Councilwoman Crump to authorize the City Manager to execute the Interlocal Agreement on behalf of the City, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

- B. Corrective Action for Resolution 2020-29 (Adopting the Final Ad Valorem Millage Rate) to identify error in reporting percentage and roll-back rate.

Submitted By: Finance

RESOLUTION – 2020-35

A CORRECTIVE RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, CORRECTING RESOLUTION 2020-29, ADOPTING THE FINAL AD VALOREM MILLAGE RATE TO BE LEVIED FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021.

Mayor Manning introduced item.

Mr. Cassel said that there was an error detected by the State and provided an explanation.

Ms. Burgess read, by title only, Resolution 2020-35.

Motion by Councilman O'Connor to approve Resolution 2020-35, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

- C. Palm Beach County Municipal Cares Act Reimbursement Program

Submitted By: Administration

Mayor Manning introduced item.

Mr. Cassel provided an explanation of the item.

Ms. Booker clarified how the motion is to be made in case changes need to be made.

Motion by Councilman O'Connor to substantially approve in the form of fact hereinto, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

- D. Discussion regarding City Attorney Contract, Transparency and Accountability to City Council

Submitted By: Administration

Mayor Manning introduced item.

Mr. Cassel provided an explanation as to the item has been placed on the agenda.

Council discussion regarding the City Attorney working for other municipalities and the City Attorney's budget.

Vice Mayor Long-Robinson noted that she does not have a problem with the Ms. Booker working for other municipalities and disclosed conversations she had with the Ms. Booker regarding the matter.

Vice Mayor Long-Robinson suggested staff work to build the administrative culture.

Vice Mayor Long Robinson noted that if the City Attorney's Contract is to be discussed, the City Manager's contract should also be discussed.

Councilwoman Crump expressed concern over the City Attorney's budget and the unfriendly tone in administration.

Further Council Discussion

Mr. Cassel noted that the budget was trimmed at Council's request. He said that cuts were made to his contract by \$30,000 plus and put back in \$90,000 budget based on the potential need.

Ms. Booker said that there may have been a miscommunication when she spoke with Council. Her integrity is something that she received from her family and upbringing; She will never compromise that for anything nor will she misrepresent anything to Council. She said that she is the full time City Attorney the City of Westlake and doing outside work as her time permits; and it is not in contrary with the contract. In terms of the hourly rate the contract and those provisions; the fee is \$132.69 an hour based on a 40-hour work week; when this contract was first created this conversation took place with Mr. Clark back in 2016. There are some weeks that you can work 30 hours one week and then work 50 hours the next; this is the reason why I do not want to be bothered with time sheets this is the reason for the flat rate and that is why there is no retainer. This fee increases as the budget is adopted. She compared the rate that Lewis, Longman & Walker bid for the City contract at \$250 an hour plus an additional the \$150 an hour for their paralegal. She noted that her pay has not changed, the \$100,000 was added with the anticipation of litigation, to defend or represent the City; there is no additional money coming to her as this is for litigation.

Further council discussion

CITY COUNCIL COMMENTS

A. Councilman JohnPaul O'Connor

Councilman O'Connor expressed his concern that Ms. Booker was spread too thin. Councilman O'Connor inquired with Ms. Booker of her work with other municipalities.

B. Councilwoman Kara Crump

No Comments

C. Councilman Patric Paul

Councilman Patric Paul said that he had been informed of COVID cases within the SID organization and he does not recall being informed by Mr. Cassel and believe this to be a concern for residents. He said that this scenario with the City Attorney has gone to a level that it should not, therefore; I motion to replace Mr. Cassel.

Councilman Paul made a motion to replace the City Manager and requested for it to be placed on the next agenda meeting.

Mr. Cassel provided an explanation as it relates the SID employee; and he advised of the measures taken based on protocol.

Councilman Paul responded that if the motion cannot be made, he would like for it to be placed on the next meeting agenda.

Further council discussion

D. Vice Mayor Katrina Long Robinson

Vice Mayor Katrina Long-Robinson said that she would like for staff to provide highlights on developments and key accomplishments for 2020.

Vice Mayor Long-Robinson provided a follow up of her meeting with Senator Berman regarding the Dalasi Fund in which she directed Mr. Cassel to look into obtaining funding for police and fire fighters and teachers. She made mention of adding two residents to the planning board.

Vice Mayor Long-Robinson suggested that Mr. Cassel invite PBSO to the Coffee with the City Manager in order to provide the residents with an update. She directed Mr. Cassel to look into the benefits for the Paid Family Medical Leave Policy as it is becoming popular amongst other municipalities.

Vice Mayor Long-Robinson said that she would like to see what other municipalities are doing to honor their soldiers as she would like to have a ceremony to honor our soldiers since we have a Welcome Home Hero Program.

Vice Mayor Long-Robinson asked Ms. Booker when the State Advisory Board will receive Sunshine Law training.

Ms. Booker responded that training started last week, and she will provide an update as time permits.

Vice Mayor Long-Robinson mentioned her meeting with some school principals and recommended having each council member assigned as a primary contact to have their very own Education Advisory Board member report to us directly.

Vice Mayor Long-Robinson said that she will be accepting gift cards for her Very Merry Mixer this year and if any Council member wants to donate gift cards or come over with her to give them out at the Joe DiMaggio Children's Hospital they can.

E. Mayor Roger Manning

Mayor Roger Manning mentioned the request made by Council and Vice Mayor Long-Robinson at the October 12th meeting which directed Mr. Cassel to obtain an update on the International Soccer Facility and Christ Fellowship.

Mayor Manning noted that he asked Mr. Cassel for a follow up on the Comparison of City facilities and spoke with Mr. Cassel today.

Mr. Cassel responded that the report is almost finished.

Mayor Manning mentioned that he feels that there is a conflict of interest and explained the reasons.

REPORT - STAFF

A. Palm Beach County Fire Rescue - Monthly Report: September

Submitted By: William Rowley, District Chief

For Informational Purposes Only

B. Palm Beach County Sheriff's Office - Monthly Report: September

Submitted By: Lieutenant Craig Turner, Commander

For Informational Purposes Only

Lieutenant Turner advised that there has been zero crime in the last two weeks and everything else has been quiet.

Lieutenant Turner said that he is available to attend the Coffee with the City Manager and he will have a deputy from District 18 attend as well to answer any questions that may be asked.

Mr. Cassel said that he will get in contact with Lieutenant Turner regarding the December Coffee with the City Manager tomorrow.

- C. Palm Beach County Sheriff's Office - Monthly Report: October

Submitted By: Lieutenant Craig Turner, Commander

For Informational Purposes Only

- D. Palm Beach County Fire Rescue - Monthly Report: October

Submitted By: William Rowley, District Chief

For Informational Purposes Only

Mr. Cassel mentioned the annual Fire Report that was placed on the dais for Council.

REPORT - CITY ATTORNEY

Ms. Booker mentioned the follow up summary at the request of Council in the December Agenda packet. She said that it is a work in progress and explained the contract nature of services as the City Attorney.

REPORT - CITY MANAGER

Mr. Cassel said that he placed a few items along with the memo that Vice Mayor Long-Robinson requested regarding social media on the dais. He provided an update on each department and their accomplishments. He noted that everyone is working extremely hard and extremely fast.

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. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

Alicia Torres - 5847 Whipoorwill Circle - Ms. Torres inquired on the 48,367 square footage relate to the Acreage Public. She expressed her disappointment and said that she did not buy here just to live in another extension of Wellington or Royal Palm Beach as the typical strip mall city. She is wondering where the imagination and outside of the box thinking. She mentioned that Minto and the developer are trying to present this new innovative city with incubator space and I really have concerns.

Mr. Cassel acknowledged that he will check into it and find the comparison for them. He believes that the Publix located on Orange Blvd is smaller.

Ms. Carlene Millen -15934 Rain Lily Way - Ms. Millen asked if there is a way to have a standing item placed on the agenda. She inquired to when a Town Center would be built as it was promised at her closing. She said that the transparency and communication is not here. If residents do not ask, we do not get information.

Mr. Cassel responded during public comment.

Mayor Manning responded that this is not a question that Council can answer noting Council is not part of the closing process. The City has contracted with a social media firm that will update residents. He suggested that she go to the developer and ask for clarification.

Ms. Millen expressed that Council should be representatives and representing the City and hopes that Council bears some type of responsibility regarding constituents and ask the same questions.

ADJOURNMENT

Mayor Manning adjourned the meeting at 11:15 PM

Zoie P. Burgess, City Clerk

Roger Manning, Mayor

File Attachments for Item:

December 14, 2020 - Regular Council Meeting Minutes - DRAFT

CITY OF WESTLAKE



MINUTES-DRAFT

City Council Regular Meeting - DRAFT

Monday, December 14, 2020 at 6:30 PM

This meeting took place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed **Via Communications Media Technology**. Members of the public participated in the meeting through electronic means with access as follows:

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

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

Meeting ID: 132 967 0798

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: 132 967 0798

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, December 14, 2020 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Mayor Roger Manning, Vice Mayor Katrina Long-Robinson, Councilman Patric Paul, Councilwoman Kara Crump, Councilman JohnPaul O'Connor are present physically.

Ms. Burgess noted that City Manager Kenneth Cassel and City Attorney Pam Booker, were present physically. Planning & Zoning Director, Nilsa Zacarias, City Engineer Suzanne Dombrowski were present physically. City Clerk Zoie Burgess was present via communications media technology.

Ms. Burgess identified the speakers on the agenda, Mr. Donaldson Hearing, Seth Ben of Lewis, Longman & Walker were present and capable of speaking and hearing.

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; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting.

Ms. Burgess reminded Council Members physically present to utilize microphones.

CALL TO ORDER

Mayor Manning called the City of Westlake Regular City Council meeting of December 14, 2020 to order at 6:32 PM.

ROLL CALL

Present and constituting a quorum:

Councilman JohnPaul O'Connor
Councilwoman Kara Crump
Councilman Patric Paul
Vice Mayor Katrina Long-Robinson
Mayor Roger Manning

Also, present:

Kenneth Cassel, City Manager- Present via communication media technology
Pam E. Booker, Esq. City Attorney
Zoie P. Burgess, CMC, City Clerk - Present via communications media technology
Nilsa Zacarias, Planning & Zoning Director Present via communications media technology
Susanne Dombrowski, City Engineer

PLEDGE OF ALLEGIANCE

Mayor Manning led the Pledge of Allegiance at a preceding meeting, and the next item therefore followed.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor Manning made a request to remove item B from the Regular Agenda.

Motion by Councilman Paul to remove item B from the Regular Agenda, Seconded by Vice Mayor Long Robinson.

UPON ROLL CALL:

Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	NO
Vice Mayor Long-Robinson	YES
Mayor Manning	YES

Motion carries (4-1), Councilman O'Connor dissenting.

Councilwoman Crump made motion to approve the agenda as modified, seconded Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

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.

Ms. Burgess noted that there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

Point of Order made by Mr. Cassel noting that Mayor Manning made motion for removal of an item but not the approval of agenda as modified under the Consent Agenda.

Mayor Manning said that is correct we will go back and do that.

Alicia Torres - 5847 Whipoorwill Circle - Ms. Torres mentioned that everyone loves the park and they are happy for it and cannot wait for Phase 2. Her concern is that the Public Adventure Site Plan includes four sports courts which are shown as four basketball courts. She said that the residents would like to see more inclusivity and versatility with the courts; two basketball courts, two tennis courts and/or a pickle ball court. She is very impressed with the City's communication to it's residents and appreciates the Coffee with the City Manager;

Q& A's from Vice Mayor Long-Robinson and her keeping the constituents informed, and Councilman O'Connor for his social media updates. She stated that she would like to hear and see more from the Mayor going forward. She mentioned her concerns with the two 7-Eleven's and the Publix. She inquired on who the City's Planners are and who is responsible for fixing the City's Charter to ensure the City is safe and efficient. She stated that she wants to hear more about City Planning.

City Clerk Burgess called for any additional comments and gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

Councilman Paul inquired with Ms. Booker as to whether he could speak during public comment.

Ms. Booker advised that public comment would need be closed and if there is no objection by Council then Councilman Paul could speak.

Mayor Manning said that if no one else has any questions or statements Councilman Paul can speak.

Councilman Paul made a reference to comments made at the previous City Council meeting and stated that he did not mean any bias and he apologized if he offended anyone.

There being no further comments, the next item followed.

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.

Mayor Manning introduced the Consent Agenda Item.

Motion by Vice Mayor Long-Robinson to approve consent agenda, seconded by Councilwoman Crump.

UPON ROLL CALL:

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

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

A. Approval of Finance Statement

1. Financial Statement as October 31, 2020

PRESENTATIONS/PROCLAMATIONS

There being no presentations or proclamations, the next item followed.

PUBLIC HEARING

Mayor Manning introduced item, Resolution 2020-12 -Final Plat Sky Cove South - Phase 1 A (Pod N).

Donaldson Hearing, Cotleur & Hearing - On behalf of applicant Label and Company presented a Power Point Presentation of Pod N- Sky Cove South Phase 1 Plat.

Mayor Manning inquired on Cotleur progress.

Mr. Hearing said that he would get an update and advise.

Ms. Burgess read into record, by title only, Resolution 2020-36.

Motion by Councilwoman Crump to adopt Resolution 2020-36, seconded by Vice Mayor Long- Robinson.

UPON ROLL CALL:

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

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

- A. Final Plat Sky Cove South - Phase 1 A (Pod N)

Submitted By: Engineering Department

RESOLUTION 2020-36

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH - PHASE 1 A (POD N), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning introduced item, Resolution 2020-12 -Final Plat Sky Cove South - Phase 1 A (Pod N).

Donaldson Hearing, Cotleur & Hearing - On behalf of applicant Label and Company presented a Power Point Presentation of Pod N- Sky Cove South Phase 1 Plat.

Mayor Manning inquired on Cotleur progress.

Mr. Hearing said that he would get an update and advise.

Ms. Burgess read into record, by title only, Resolution 2020-36.

Motion by Councilwoman Crump to adopt Resolution 2020-36, seconded by Vice Mayor Long- Robinson.

UPON ROLL CALL:

Vice Mayor Long Robinson	YES
Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES

Councilman O'Connor YES

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

B. Final Plat Sky Cove South - Phase 1 B (Pod N)

Submitted By: Engineering Department

RESOLUTION 2020-37

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH - PHASE 1 B (POD N), A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK ____, PAGES __ THROUGH ____, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDACITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning introduced item, Resolution 2020-37 -Final Plat Sky Cove South - Phase 1 B (Pod N)

Mr. Hearing advised that this presentation was inclusive with both plats.

Ms. Burgess read into record, by title only, Resolution 2020-37.

Motion by Councilman Paul to adopt Resolution 2020-37, seconded by Councilwoman Crump.

UPON ROLL CALL:

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

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

C. 7-Eleven 1.0 - Master Sign Plan Amendment

Submitted By: Planning & Zoning

RESOLUTION 2020-38

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A MASTER SIGN PLAN FOR 7-ELEVEN 1.0, GAS STATION, CONVENIENCE STORE AND CAR WASH FACILITY, LOCATED AT 4670 SEMINOLE PRATT WHITNEY ROAD, PURSUANT TO CHAPTER 6, SIGN CODE, THE APPLICANT IS REQUESTING THREE WAIVERS OF SIGN CODE PROVISIONS, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning introduced item, Resolution 2020-38 -7-Eleven 1.0 - Master Sign Plan Amendment.

Ms. Nilsa Zacarias, Planning Director for City of Westlake, provided a Power Point Presentation of 7-11 1.0 Master Sign Plan MPA-2020-01.

Councilman O'Connor inquired on the landscaping near signage.

Ms. Zacarias provided clarification as to what she meant by overgrown.

Mayor Manning asked about the height of the signage base.

Mr. Hearing provided the height for the base and advised what the intent of the landscaping will be.

Further council discussion

Mr. Hearing continued the presentation and proceed to the Content of the Master Sign Plan.

Mayor Manning inquired whether the staff were working together on the signage.

Mr. Hearing said that they worked with City staff on the signage and continued with the presentation.

Councilman O'Connor said that he is hesitate on doubling the signage. He inquired on the Publix waiver and asked if precedence was given.

Mr. Hearing said that the Publix waiver is different.

Ms. Zacarias provided a summary of requested waivers.

Further council discussion

Ms. Booker responded that the legal answer is yes and no and explained how the Code is set up. She said that each applicant gets considered on a case by case basis.

Councilman O'Connor inquired on the size of the ER signage.

Mr. Hearing responded that it went through the Master Signage Plan and he does not recall.

Further council discussion

Vice Mayor Long- Robinson asked recommendation of motion.

Ms. Burgess read into record, by title only, Resolution 2020-38.

Motion by Councilman O'Connor Resolution 2020-38 including all the waivers with the exception of the sign to be revised from 6ft to 5ft, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

D. Publix - Master Sign Plan

Submitted By: Planning & Zoning

RESOLUTION 2020-39

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SIGN PLAN FOR THE PUBLIX AT WESTLAKE PLAZA, COMMERCIAL PLAZA, LOCATED AT 16841 PERSIMMON BOULEVARD SOUTH, ON APPROXIMATELY 20.21 ACRES, PURSUANT TO CHAPTER 6, OF THE SIGN CODE, THE APPLICANT IS REQUESTING A MASTER SIGN PLAN APPROVAL FOR GROUND, WALL AND DIRECTIONAL SIGNAGE AND SIX WAIVERS OF CODE PROVISIONS, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Mayor Manning introduced item, Resolution 2020-39 -Publix - Master Sign Plan.

Ms. Zacarias provided a Power Point Presentation of the Publix Master Sign Plan MSP-2020-02.

Mr. Hearing advised that Craig Buchanan- Representative Developer of Windcrest Development is here to answer any questions that the Council may have and proceeded to present the PowerPoint Presentation of Publix at Westlake Plaza Master Sign Plan Amendment.

Mayor Manning asked where will the individual signs be located and inquired on window signage.

Mr. Hearing advised where the signage areas will be.

Ms. Zacarias said that the tenant wall signs are not part of the waiver.

Mr. Buchan said that Publix has a strict sign critical that they provide to tenants. When it comes to window signs there will be some requirements to the limit of signage that tenants can have. Publix has a signage department designated to regulate signage.

Ms. Zacarias mentioned that there are no window signage included in this application.

Councilman O'Connor asked about the base changes for the signage. He mentioned the concerns and feedback from residents.

Mr. Buchanan responded that this Publix will be a first class shopping center; addressed the the concerns and if there are any issues Publix is on top of it.

Ms. Burgess read into record, by title only, Resolution 2020-39.

Motion by Councilman Paul to approve Resolution 2020-39, seconded by Councilman O'Connor .

Ms. Pam E. Booker City Attorney clarified the conditions of 1the motion.

UPON ROLL CALL:

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

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

- E. Collection and Disposal of Solid Waste Services - Notice of Intent to utilize the uniform Method of Collection Non-Ad Valorem Assessments

Submitted By: Administration

RESOLUTION 2020-40

A RESOLUTION OF THE CITY OF WESTLAKE, FLORIDA PROVIDING NOTICE OF INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM Assessments LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF WESTLAKE, STATING THE NEED FOR SUCH LEVY, PROVIDING FOR THE MAILING OF THE RESOLUTION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Manning introduced item.

Mr. Cassel explained that the item is for the fee to be added on the tax roll.

Ms. Burgess read into record, by title only, Resolution 2020-40.

Motion by Councilman O'Connor to approve Resolution 2020-40, seconded by Vice Mayor Long-Robinson.

UPON ROLL CALL:

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

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

REGULAR AGENDA

- A. Resolution 2020-41 Declaring Emergency Regulations Related To Certain Public Meetings During The Covid-19 State Of Emergency

Submitted By: Legal

RESOLUTION 2020-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, DECLARING EMERGENCY REGULATIONS RELATED TO CERTAIN PUBLIC MEETINGS DURING THE COVID-19 STATE OF EMERGENCY; AUTHORIZING THE CITY MANAGER TO ARRANGE FOR PUBLIC MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND ADVISORY BOARD ATTENDANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Mayor Manning introduced item.

Ms. Booker explained that this item is for the continuation to hold meetings virtually.

Further Council discussion.

Ms. Burgess read into record, by title only, Resolution 2020-41.

Motion by Vice Mayor Long-Robinson to approve Resolution 2020-41, seconded by Councilwoman Crump.

UPON ROLL CALL:

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

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

- B. Discussion regarding the Dual Role of City Manager

Submitted By: Administration

Mr. Cassel stated that the dual role and contract were previously discussed back in August when majority of the council voted that there was not a conflict. He has contacted the Inspector General to review.

Mayor Manning asked to obtain copies of documents forward to the Inspector General.

Mr. Manning responded he will provide copies.

Further Council discussion.

Mayor Manning mentioned the September 3rd memo sent out by Mr. Cassel and responded to the four misperceptions.

- C. Discussion regarding City Attorney Contract

Submitted By: Administration

Mayor Manning introduced item.

NEW BUSINESS

There being no new business, the next item followed.

CITY COUNCIL COMMENTS

A. Councilman JohnPaul O'Connor

Councilman O'Connor reiterated time and said that he would like for the City to work like a finely tuned Swiss watch. Even the most well designed watch will fail and the only way to prepare is to replace parts. He said that we have to get back on track.

B. Councilwoman Kara Crump

Councilwoman Crump stated that time has been wasted and she just wants to move forward.

C. Councilman Patric Paul

Councilman Paul proposed for a workshop be held in two months to evaluate City Management and if the conclusion is made that things are not improving then we have to make replacements whether it is one or two parts.

D. Vice Mayor Katrina Long Robinson

Vice Mayor Long-Robinson echoed what the previous Council members stated. She that she wants to engage Council in a conversation that the City of Westlake fall under the Palm Beach County Ethics Commission in order to have another set of eyes. Also, she mentioned tasking Councilman O'Connor with being the overseer of the Community Advisory Committee.

Vice Mayor Long-Robinson asked Mr. Cassel whether the Groove Shopping Center is in litigation.

Mr. Cassel responded that he was advised that they were working with one or more tenants to come, making renovations and that was 3 months ago. He has not heard anything since. He said that as soon as he can make it public, he will let Council know.

Councilman O'Connor said he loves the idea for a Community Advisor Committee and how it will roll out.

Vice Mayor Long-Robinson mentioned her Virtual Office hour with Mr. Carter and said that she will be airing on her social media platform, but she wanted to advise Council first.

E. Mayor Roger Manning

No Comments

REPORT - STAFF

A. Palm Beach County Sheriff's Office - Monthly Report: November

Submitted By: Lieutenant Craig Turner

For Informational Purposes Only

Lieutenant Turner mentioned that he will be attending the Coffee with the City Manager.

REPORT - CITY ATTORNEY

A. Monthly Report - November

Submitted By: Legal

City Attorney Pam E. Booker

Ms. Booker said that if Council has any questions and/or comments relating to the report provided she can answer them.

REPORT - CITY MANAGER

Mr. Cassel advised that an email along with a copy of the updated City Hall; Annual Department report updates and a memo of the number of parks within the various communities within the County and Municipalities have been provided to Council as well as list of things that he has been handling. He mentioned the proposal for to start the Team Building process.

Mr. Cassel mentioned the comments made on the taco stands and provided additional information on the general food service and the corporate store for the 7-Elevens.

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.

Mayor Manning called for any public comments.

Ms. Burgess noted that a public comment card was received from Mr. Michael Joblove.

Michael Joblove 100 SE 2nd Street- Mr. Joblove said that he listened to the meeting with full interest and has no public comment.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

Alicia Torres - 5847 Whippoorwill Circle - Ms. Torres asked for clarified as to when the Coffee with the City Manager will be held.

Ms. Burgess responded Tuesday at 6pm.

Ms. Burgess gave an additional moment for the virtual participants to raise a virtual hand or unmute their devices and provided a reminder to state name and address

There being no further comments, the next item followed.

ADJOURNMENT

Mayor Manning adjourned the meeting at 9:16 PM

Zoie P. Burgess, City Clerk

Roger Manning, Mayor

File Attachments for Item:

1. Financial Statement as of November 30, 2020



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: December 15, 2020
SUBJECT: November Financial Report

Please find attached the November 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 November were approximately 4% of the annual budget. FY2021 Ad Valorem Tax collections were approximately 1%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for the difference between actual revenue and actual expenditures.
- Total Expenditures through November were approximately 14% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through November were approximately 114% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through November were approximately 25% of the annual budget.
- Total Expenditures through November were approximately 16% of the annual budget.

City of Westlake

Financial Report

November 30, 2020



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City of Westlake

Financial Statements

November 30, 2020

Balance Sheet
November 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	\$ 970,675	\$ -	\$ -	\$ 970,675
Due From Other Gov'tl Units	70	-	-	70
Due From Other Districts	212	-	-	212
Due From Other Funds	-	-	861,247	861,247
Investments:				
Money Market Account	3,485	1,450,994	-	1,454,479
Deposits	641	-	-	641
Mortgages Receivable	-	129,146	-	129,146
TOTAL ASSETS	\$ 975,083	\$ 1,580,140	\$ 861,247	\$ 3,416,470
LIABILITIES				
Accounts Payable	\$ 72,023	\$ -	\$ 513,625	\$ 585,648
Accrued Expenses	16,000	-	167,900	183,900
DBPR surcharge	-	-	4,167	4,167
DCA surcharge	-	-	6,172	6,172
Unearned Revenue	121,389	-	-	121,389
Deferred Revenue-Developer Submittals (Minto)	-	-	854	854
Due To Other Funds	861,247	-	-	861,247
TOTAL LIABILITIES	1,070,659	-	692,718	1,763,377
FUND BALANCES				
Nonspendable:				
Deposits	641	-	-	641
Restricted for:				
Special Revenue	-	1,580,140	168,529	1,748,669
Unassigned:				
	(96,217)	-	-	(96,217)
TOTAL FUND BALANCES	\$ (95,576)	\$ 1,580,140	\$ 168,529	\$ 1,653,093
TOTAL LIABILITIES & FUND BALANCES	\$ 975,083	\$ 1,580,140	\$ 861,247	\$ 3,416,470

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1
Ad Valorem Taxes	1,164,549	23,291	12,879	(10,412)
Ad Valorem Taxes - Discounts	(46,582)	(932)	(515)	417
Local Option Gas Tax	100	-	-	-
FPL Franchise	113,700	18,950	20,270	1,320
Electricity	152,900	25,483	20,709	(4,774)
Water	27,000	4,500	5,073	573
Gas	19,000	3,167	3,362	195
Communication Services Taxes	17,800	2,967	3,414	447
Occupational Licenses	5,000	833	1,365	532
Building Permits - Admin Fee	45,500	7,583	18,217	10,634
Other Licenses, Fees & Permits	2,300	-	-	-
State Revenue Sharing Proceeds	4,700	783	864	81
Administrative Fees	10,500	-	-	-
Other Public Safety Chrgs/Fees	2,500	417	750	333
Garbage/Solid Waste Revenue	3,600	600	23,679	23,079
Other Operating Revenues	13,200	2,200	2,024	(176)
Judgements and Fines	-	-	61	61
Developer Contribution	1,512,933	-	-	-
Lien Search Fee	-	-	428	428
TOTAL REVENUES	3,048,700	89,842	112,581	22,739
EXPENDITURES				
Legislative				
Mayor/Council Stipend	146,400	24,400	24,400	-
FICA Taxes	11,200	1,867	1,867	-
ProfServ-Legislative Expense	24,000	-	-	-
Public Officials Insurance	3,900	4,025	4,025	-
Misc-Event Expense	25,000	-	-	-
Council Expenses	15,000	2,500	2,900	(400)
Dues, Licenses, Subscriptions	1,900	520	520	-
Total Legislative	227,400	33,312	33,712	(400)
City Manager				
Contracts-City Manager	222,900	37,150	37,150	-
Office Supplies	15,500	2,583	1,754	829
Dues, Licenses, Subscriptions	2,200	1,471	1,471	-
Total City Manager	240,600	41,204	40,375	829

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	18,000	3,000	2,867	133
Contracts-City Clerk	125,100	20,850	20,850	-
Postage and Freight	1,400	233	57	176
Printing	22,500	3,750	830	2,920
Legal Advertising	28,200	4,700	3,056	1,644
Dues, Licenses, Subscriptions	1,400	-	1,075	(1,075)
Total City Clerk	196,600	32,533	28,735	3,798
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	92,700	15,450	15,450	-
Total Finance	98,000	15,450	15,450	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	404,000	67,330	67,330	-
Outside Legal Services	115,000	-	-	-
Miscellaneous Expenses	10,100	1,683	1,683	-
Total Legal Counsel	529,100	69,013	69,013	-
<u>Other Administrative Services</u>				
ProfServ-Info Technology	144,700	24,117	21,683	2,434
ProfServ-Compliance Service	25,000	-	-	-
Contracts-Admin. Service	158,700	26,450	26,450	-
Misc-Public Relations	50,000	-	-	-
General Government	115,000	-	-	-
Emergency Comm. Program	25,000	-	-	-
Total Other Administrative Services	518,400	50,567	48,133	2,434
<u>Facility Services</u>				
Telephone, Cable & Internet Service	21,200	3,533	2,988	545
Lease - Copier	20,500	3,417	3,660	(243)
Lease - Building	12,500	500	500	-
Insurance (Liab,Auto,Property)	4,000	4,000	4,088	(88)
Miscellaneous Services	1,200	200	58	142
Cleaning Services	43,500	7,250	5,109	2,141
Principal-Capital Lease	7,600	1,215	1,215	-
Interest-Capital Lease	2,600	487	487	-
Total Facility Services	113,100	20,602	18,105	2,497

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Community Services</u>				
Contracts-Solid Waste	-	-	32,095	(32,095)
Contracts-Sheriff	662,000	110,333	108,333	2,000
Electricity	43,300	7,217	3,929	3,288
R&M-Community Maintenance	26,700	4,450	4,450	-
Operating Supplies	25,000	4,167	10,899	(6,732)
Total Community Services	757,000	126,167	159,706	(33,539)
<u>Other Fees and Charges</u>				
Misc-Contingency	134,000	704	704	-
Total Other Fees and Charges	134,000	704	704	-
<u>Reserves</u>				
1st Quarter Operating Reserves	234,500	-	-	-
Total Reserves	234,500	-	-	-
TOTAL EXPENDITURES & RESERVES	3,048,700	389,552	413,933	(24,381)
Excess (deficiency) of revenues				
Over (under) expenditures	-	(299,710)	(301,352)	(1,642)
Net change in fund balance	\$ -	\$ (299,710)	\$ (301,352)	\$ (1,642)
FUND BALANCE, BEGINNING (OCT 1, 2020)	205,776	205,776	205,776	
FUND BALANCE, ENDING	\$ 205,776	\$ (93,934)	\$ (95,576)	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 679	\$ 679
Donations	150,000	25,000	171,000	146,000
TOTAL REVENUES	150,000	25,000	171,679	146,679
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	11,300	-	-	-
Assistance Program	138,700	-	-	-
Total Public Assistance	150,000	-	-	-
TOTAL EXPENDITURES	150,000	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	25,000	171,679	146,679
Net change in fund balance	\$ -	\$ 25,000	\$ 171,679	\$ 146,679
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,408,461	1,408,461	1,408,461	
FUND BALANCE, ENDING	\$ 1,408,461	\$ 1,433,461	\$ 1,580,140	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Occupational Licenses	-	-	60	60
Building Permits	1,159,200	193,200	378,104	184,904
Reinspection Fees	8,600	1,433	8,250	6,817
Building Permits - Surcharge	2,000	333	926	593
Other Building Permit Fees	15,000	2,500	9,750	7,250
Building Permits - Admin Fee	64,400	10,733	25,785	15,052
Engineering Permits	590,900	98,483	71,290	(27,193)
Planning & Zoning Permits	231,000	38,500	14,930	(23,570)
Other Operating Revenues	-	-	50	50
TOTAL REVENUES	2,071,100	345,182	509,145	163,963
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	562,900	93,817	77,581	16,236
ProfServ-Info Technology	28,100	-	-	-
ProfServ-Planning/Zoning Board	231,000	38,500	43,285	(4,785)
ProfServ-Consultants	28,000	4,667	2,125	2,542
ProfServ-Building Permits	1,219,900	203,317	217,236	(13,919)
Telephone, Cable & Internet Service	1,200	200	189	11
Office Supplies	-	-	200	(200)
Total Comprehensive Planning	2,071,100	340,501	340,616	(115)
TOTAL EXPENDITURES	2,071,100	340,501	340,616	(115)
Excess (deficiency) of revenues Over (under) expenditures	-	4,681	168,529	163,848
Net change in fund balance	\$ -	\$ 4,681	\$ 168,529	\$ 163,848
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-	
FUND BALANCE, ENDING	\$ -	\$ 4,681	\$ 168,529	

City of Westlake

Supporting Schedules

November 30, 2020

Cash and Investment Report

November 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	\$970,675
Money Market	BankUnited	MMA	n/a	0.30%	\$3,485
Subtotal					\$974,160

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	n/a	0.30%	\$1,450,994
Subtotal					\$1,450,994
Total					\$2,425,154

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United GF
Statement No. 1120
Statement Date 11/30/2020

G/L Balance (LCY)	970,675.39	Statement Balance	974,657.44
G/L Balance	970,675.39	Outstanding Deposits	1,769.66
Positive Adjustments	0.00		
	<hr/>		
Subtotal	970,675.39	Subtotal	976,427.10
Negative Adjustments	0.00	Outstanding Checks	5,751.71
	<hr/>	Differences	0.00
Ending G/L Balance	970,675.39	Ending Balance	970,675.39
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
10/8/2020	Payment	8424	ADVANCED DISPOSAL	3,384.94	0.00	3,384.94	
10/22/2020	Payment	8430	SKY COVE, LLC	300.00	0.00	300.00	
11/5/2020	Payment	8454	ADVANCED DISPOSAL	404.62	0.00	404.62	
11/19/2020	Payment	8465	DAVID DELGADO	230.00	0.00	230.00	
11/19/2020	Payment	8466	MILNER INC LEASE	1,122.45	0.00	1,122.45	
11/24/2020	Payment	8472	PALM BEACH COUNTY MUNICIPAL	35.00	0.00	35.00	
11/24/2020	Payment	8473	AT&T MOBILITY	95.34	0.00	95.34	
11/29/2020	Payment	DD517	Payment of Invoice 003806	84.55	0.00	84.55	
11/30/2020	Payment	DD518	Payment of Invoice 003807	94.81	0.00	94.81	
Total Outstanding Checks.....				5,751.71		5,751.71	
Outstanding Deposits							
11/30/2020		DEP01395	SW COLLECTION & DISPOSAL	G/L Ac	1,769.66	0.00	1,769.66
Total Outstanding Deposits.....				1,769.66		1,769.66	

City of Westlake

Check Register

November 1-30, 2020

Payment Register by Fund
For the Period from 11/1/2020 to 11/30/2020
(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	8446	11/05/20	LAW OFFICES OF PAM E. BOOKER, ESQ	2020-11	LEGAL SERVICE 11/2020	Miscellaneous Enxpenses	549999-51401	\$841.62
001	8446	11/05/20	LAW OFFICES OF PAM E. BOOKER, ESQ	2020-11	LEGAL SERVICE 11/2020	ProfServ-Legal Services	531023-51401	\$33,665.00
001	8447	11/05/20	T-MOBILE USA, INC.	10212020-3851	ACCT# 955763851 9/12-10/20/2020	Telephone, Cable and Internet Services	541016-51906	\$228.08
001	8448	11/05/20	CHEN MOORE & ASSOCIATES, INC.	0000139095	PROFESSIONAL SERVICE 9/1-9/30/2020	ProfServ-Engineering	531013-51501	\$51,243.75
001	8449	11/05/20	OFFICE DEPOT	129278020001	FILE CABINET	Office Supplies	551002-51306	\$493.23
001	8449	11/05/20	OFFICE DEPOT	130538105001	TONER/MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$52.92
001	8449	11/05/20	OFFICE DEPOT	130538105001	TONER/MISC OFFICE SUPPLIES	Printing	547006-51307	\$155.25
001	8449	11/05/20	OFFICE DEPOT	130543295001	TONER	Printing	547006-51307	\$239.99
001	8449	11/05/20	OFFICE DEPOT	130543296001	CUPS	Office Supplies	551002-51306	\$17.38
001	8451	11/05/20	AVATARA PARTNERS LLC	9833	11/2020 COMPLETECLOUD SERVICE	ProServ-Info Technology	531020-51306	\$5,097.00
001	8451	11/05/20	AVATARA PARTNERS LLC	9833	11/2020 COMPLETECLOUD SERVICE	Due to Other Districts	206500	\$1,699.00
001	8452	11/05/20	NETONE TECHNOLOGIES, INC	8601	11/2020 PPD BLOCK/ ARCHIVING	ProServ-Info Technology	531020-51905	\$1,195.00
001	8453	11/05/20	MILNER INC LEASE	70013477	SOFTWARE LEASE 10/15-11/14/2020	Principal-Capital Lease Payments	571040-51906	\$604.77
001	8453	11/05/20	MILNER INC LEASE	70013477	SOFTWARE LEASE 10/15-11/14/2020	Due to Other Districts	206500	\$212.80
001	8453	11/05/20	MILNER INC LEASE	70013477	SOFTWARE LEASE 10/15-11/14/2020	Interest-Capital Lease Payments	572040-51906	\$246.43
001	8454	11/05/20	ADVANCED DISPOSAL	AD09302020 A	ADVANCED DISPOSAL FEES FOR 9/2020	Garbage/Solid Waste Revenue	343400	\$404.62
001	8456	11/12/20	OFFICE DEPOT	134254161001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$144.32
001	8458	11/12/20	TOTER, LLC	65709279	200 48 GAL TRASH BINS	Operating Supplies	552025-52902	\$10,899.10
001	8459	11/12/20	FLORIDA TECHNICAL CONSULTANTS	1052	WA13 GIS SUPPORT 9/28-10/19/20	ProServ-Info Technology	531020-51905	\$3,923.50
001	8459	11/12/20	FLORIDA TECHNICAL CONSULTANTS	1052	WA13 GIS SUPPORT 9/28-10/19/20	Due to Other Districts	206500	\$1,681.50
001	8460	11/12/20	FLORIDA VENDORS ASSOCIATION	1425	10/2-10/30/2020 MAIN OFFICE CLEANING	Cleaning Services	551008-51906	\$750.00
001	8460	11/12/20	FLORIDA VENDORS ASSOCIATION	1427	BACK OFFICE/CHAMBERS CLEANING 10/2-10/30/2020	Cleaning Services	551008-51906	\$2,281.25
001	8461	11/12/20	PAVEMENT STENCIL COMPANY, LLC	55909	MYLAR "CITY OF WESTLAKE" LOGOS (2)	Printing	547006-51307	\$70.00
001	8462	11/19/20	GATE HOUSE WEST PALM BCH-ADV	35857-092920	NOTICE OF CITY COUNCIL PUBLIC HEARING 9/29/2020	Legal Advertising	548002-51301	\$227.04
001	8462	11/19/20	GATE HOUSE WEST PALM BCH-ADV	100597843-09292020	NOTICE OF PUBLIC HEARING 9/29/2020	Legal Advertising	548002-51307	\$213.28
001	8462	11/19/20	GATE HOUSE WEST PALM BCH-ADV	100597845-09292020	NOTICE OF PUBLIC HEARING 9/29/2020	Legal Advertising	548002-51307	\$216.72
001	8463	11/19/20	OFFICE DEPOT	135557607001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$84.10
001	8463	11/19/20	OFFICE DEPOT	135557607002	STAPLER	Office Supplies	551002-51306	\$14.99
001	8463	11/19/20	OFFICE DEPOT	129038230001	PAPER	Office Supplies	551002-51306	\$69.98
001	8463	11/19/20	OFFICE DEPOT	125799033001	HIGHLIGHTER, FILE JACKET	Office Supplies	551002-51306	\$57.58
001	8463	11/19/20	OFFICE DEPOT	125799020001	POST IT NOTES	Office Supplies	551002-51306	\$13.35
001	8463	11/19/20	OFFICE DEPOT	124209998001	PAPER AND PLATES	Office Supplies	551002-51306	\$45.41
001	8465	11/19/20	DAVID DELGADO	3009	CAMERA STUFF BULLET/DOME IP CMERA WITH IR	Telephone, Cable and Internet Services	541016-51906	\$230.00
001	8466	11/19/20	MILNER INC LEASE	70137144	SOFTWARE LEASE 11/1-11/30/2020	Principal-Capital Lease Payments	571040-51906	\$610.23
001	8466	11/19/20	MILNER INC LEASE	70137144	SOFTWARE LEASE 11/1-11/30/2020	Due to Other Districts	206500	\$212.80
001	8466	11/19/20	MILNER INC LEASE	70137144	SOFTWARE LEASE 11/1-11/30/2020	Interest-Capital Lease Payments	572040-51906	\$240.97
001	8466	11/19/20	MILNER INC LEASE	70137144	SOFTWARE LEASE 11/1-11/30/2020	Miscellaneous Services	549001-51906	\$58.45
001	8467	11/19/20	MILNER INC SERVICE	56441D	DOCUWARE SUBSCRIPTION 1/1-12/31/2021	ProServ-Info Technology	531020-51905	\$4,982.40
001	8467	11/19/20	MILNER INC SERVICE	56441D	DOCUWARE SUBSCRIPTION 1/1-12/31/2021	Due to Other Districts	206500	\$1,245.60
001	8467	11/19/20	MILNER INC SERVICE	856859	PER COPY CHGS. 7/28-11/3/2020	Printing	547006-51307	\$1,094.98
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	35857-090820	NOTICE OF PUBLIC MEETING 9/4-9/20/2020	Legal Advertising	548002-51307	\$364.64
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100593414-09042020	NOTICE OF PUBLIC HEARING 9/4-9/20/2020	Legal Advertising	548002-51307	\$354.32
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100593386-09042020	NOTICE OF PUBLIC HEARING 9/4/2020	Legal Advertising	548002-51307	\$700.00
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100593421-09042020	NOTICE OF PUBLIC HEARING 9/4-9/20/2020	Legal Advertising	548002-51307	\$361.20
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100593426-09042020	NOTICE OF PUBLIC HEARING 9/4-9/20/2020	Legal Advertising	548002-51307	\$371.52

Payment Register by Fund
For the Period from 11/1/2020 to 11/30/2020
(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	8469	11/19/20	GATEHOUSE WEST PALM BCH	35857-091720	NOTICE OF PROPOSED TAX INCREASE 9/21/2020	Legal Advertising	548002-51307	\$1,076.25
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100595758-09172020	BUDGET SUMMARY FY2020/2021	Legal Advertising	548002-51307	\$525.00
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100603938-10292020	NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51307	\$700.00
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100603121-10262020	NOTICE OF SPECIAL COUNCIL MEETING 10/26/2020	Legal Advertising	548002-51307	\$299.28
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100603935-10292020	NOTICE OF PUBLIC HEARING 10/29/2020	Legal Advertising	548002-51307	\$700.00
001	8469	11/19/20	GATEHOUSE WEST PALM BCH	100603933-10292020	NOTICE OF PUBLIC HEARING 10/29/2020	Legal Advertising	548002-51307	\$700.00
001	8470	11/19/20	CIT BANK, N.A.	36554062	TOSHIBA COPIER 11/2020	Lease-Copier	544008-51906	\$661.49
001	8471	11/19/20	MUNICODE	00351224	ANNUAL WEBSITE HOSTING 11/1-10/31/2021	ProfServ-Web Site Maintenance	531094-51307	\$2,100.00
001	8472	11/24/20	PALM BEACH COUNTY MUNICIPAL	11172020	PBC MUNI CLERK'S ASSOC. 20/21 MEMBERSHIP	Dues, Licenses, Subscriptions	554020-51307	\$35.00
001	DD503	11/01/20	FPL	10212020-02039 ACH	ACCT# 51575-02039 9/22-10/21/2020	Electricity	543075-52902	\$103.56
001	DD504	11/13/20	COMCAST	10222020-3484 ACH	8535 11 407 0673484 10/26-11/25/2020	Telephone, Cable and Internet Services	541016-51906	\$670.02
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	ACRYLIC DIVIDERS	549170-51101	\$2,800.00
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	KEURING WATER FILTERS	551002-51306	\$6.85
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	PALM BEACH POST	554020-51306	\$67.93
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	J2 EFAX SERVICES	554020-51306	\$16.95
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	COFFEE	551002-51306	\$60.81
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	DRI CISCO WEBEX	554020-51307	\$39.90
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	LUNCHEON TABLE	549170-51101	\$100.00
001	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	SHUTTERSTOCK	554020-51307	\$29.00
001	DD507	11/03/20	FPL	102020-00227 ACH	ACCT# 78436-00227 9/21-10/20/2020	Electricity-General	543006-54101	\$82.75
001	DD509	11/17/20	COMCAST	10262020-4961 ACH	ACCT# 8535 11 407 0674961 10/30-11/29/2020	Telephone, Cable and Internet Services	541016-51906	\$563.77
001	DD510	11/17/20	FPL	11062020-99121 ACH	ACCT# 09796-99121 10/7-11/6/2020	Electricity	543075-52902	\$87.96
001	DD511	11/17/20	FPL	11062020-89127 ACH	ACCT# 61367-89127 10/7-11/6/2020	Electricity	543075-52902	\$83.97
001	DD517	11/29/20	FPL	11182020-00227 ACH	ACCT# 78436-00227 10/20-11/18/2020	Electricity	543075-52902	\$84.55
001	DD518	11/30/20	FPL	11192020-02039 ACH	ACCT# 51575-02039 10/21-11/19/2020	Electricity	543075-52902	\$94.81
001	DD519	11/20/20	COMCAST	10262020-4953 ACH	ACCT# 8535 11 4070674953 10/30-11/29/2020	Telephone, Cable and Internet Services	541016-51906	\$408.72
001	DD498	11/04/20	KARA S. CRUMP	PAYROLL	November 04, 2020 Payroll Posting			\$2,786.36
001	DD499	11/04/20	KATRINA L. LONG	PAYROLL	November 04, 2020 Payroll Posting			\$2,786.36
001	DD500	11/04/20	ROGER B MANNING	PAYROLL	November 04, 2020 Payroll Posting			\$2,829.36
001	DD501	11/04/20	JOHNPAUL O'CONNOR	PAYROLL	November 04, 2020 Payroll Posting			\$923.50
001	DD502	11/04/20	PATRIC S. PAUL	PAYROLL	November 04, 2020 Payroll Posting			\$923.50
Fund Total								\$150,263.72

SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS - 102

102	8450	11/05/20	MARK L. DUBOIS	18299	SERVICE FOR 10/2020	ProfServ-Consultants	531075-51501	\$550.00
102	8455	11/11/20	NOVA ENGINEERING AND	0237723	PROFESSIONAL SERVICE 9/27-10/31/2020	ProfServ-Building Permits	531091-51501	\$115,536.25
102	8457	11/12/20	PBC FINANCE DEPARTMENT	103020	IMPACT FEES 10/2020	Other Current Liabilities	229000	\$334,786.84
102	8464	11/19/20	MARK L. DUBOIS	18300	SERVICE FOR 11/2020	ProfServ-Consultants	531075-51501	\$400.00
102	8473	11/24/20	AT&T MOBILITY	87298217522X11092020	ACCT# 287298217522 10/2-11/1/2020	Telephone, Cable and Internet Services	541016-51501	\$95.34
102	DD505	11/04/20	CARD SERVICES CENTER ACH	10092020-0935	PURCHASES FOR 9/29-10/7/2020	PERMIT PAPER	551002-51501	\$199.98
Fund Total								\$451,568.41

Total Checks Paid	\$601,832.13
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File Attachments for Item:

A. Final Plat Town Center Parkway South-West

Submitted By: Engineering

RESOLUTION 2020-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY SOUTH-WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Plat Town Center Parkway South-West		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2021-01 the final Plat for Town Center Parkway South-West		
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 requirement under Florida Statutes, Chapter 177. The plat includes 2.722 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:	X	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 Legal Description Plat Boundary Survey Approval Letter(s)		
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 TOWN CENTER PARKWAY SOUTH-WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$



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

STAFF MEMORANDUM

DATE: 12/23/2020
PETITION NO.: ENG-2020-28
DESCRIPTION: Review of Plat for Town Center Parkway South West
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Town Center Parkway South West

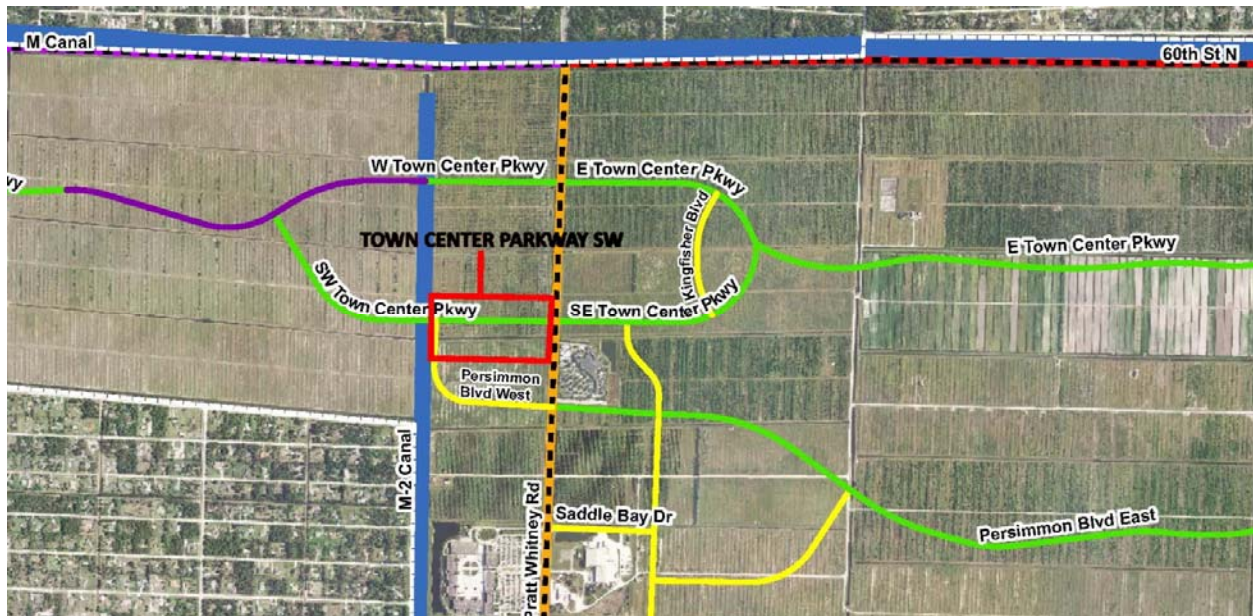
Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is pending being placed on a future meeting agenda.

Discussion

This portion of Town Center Parkway South West is located within the central portion of Westlake, bounded on the east by Seminole Pratt Whitney Road and on the west by the M-2 Canal. The Parkway is just north of the previous approved West Lake Plaza Plat, as shown in the graphic below.

Location Map



Town Center Parkway South West is part of Section 1, Township 43 South, Range 40 East in the City of Westlake, Palm Beach County, FL. Works of Seminole Improvement District (SID) that are involved with the permit include utilities (potable watermain and reuse watermain) and drainage structures and pipes. The project includes construction of a 0.30-mile road with utilities and drainage. Once completed the road will serve as a collector road within the City of Westlake, connecting internal commercial and residential pods to the main exit and entrance routes. The project area is +/- 2.72 acres. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale and legend are verified in the Engineering Department review.

Conclusion

Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

RESOLUTION 2021-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY SOUTH-WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 Town Center Parkway South-West plat and boundary survey, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, containing approximately 2.722 acres as described in as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey 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, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", 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, the City's land development regulations and Florida law.

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Town Center Parkway South-West, as described in the attached Exhibit "A", containing approximately 2.722 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3. **RECORDATION.** 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: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of January 11, 2021.

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
Town Center Parkway South-West

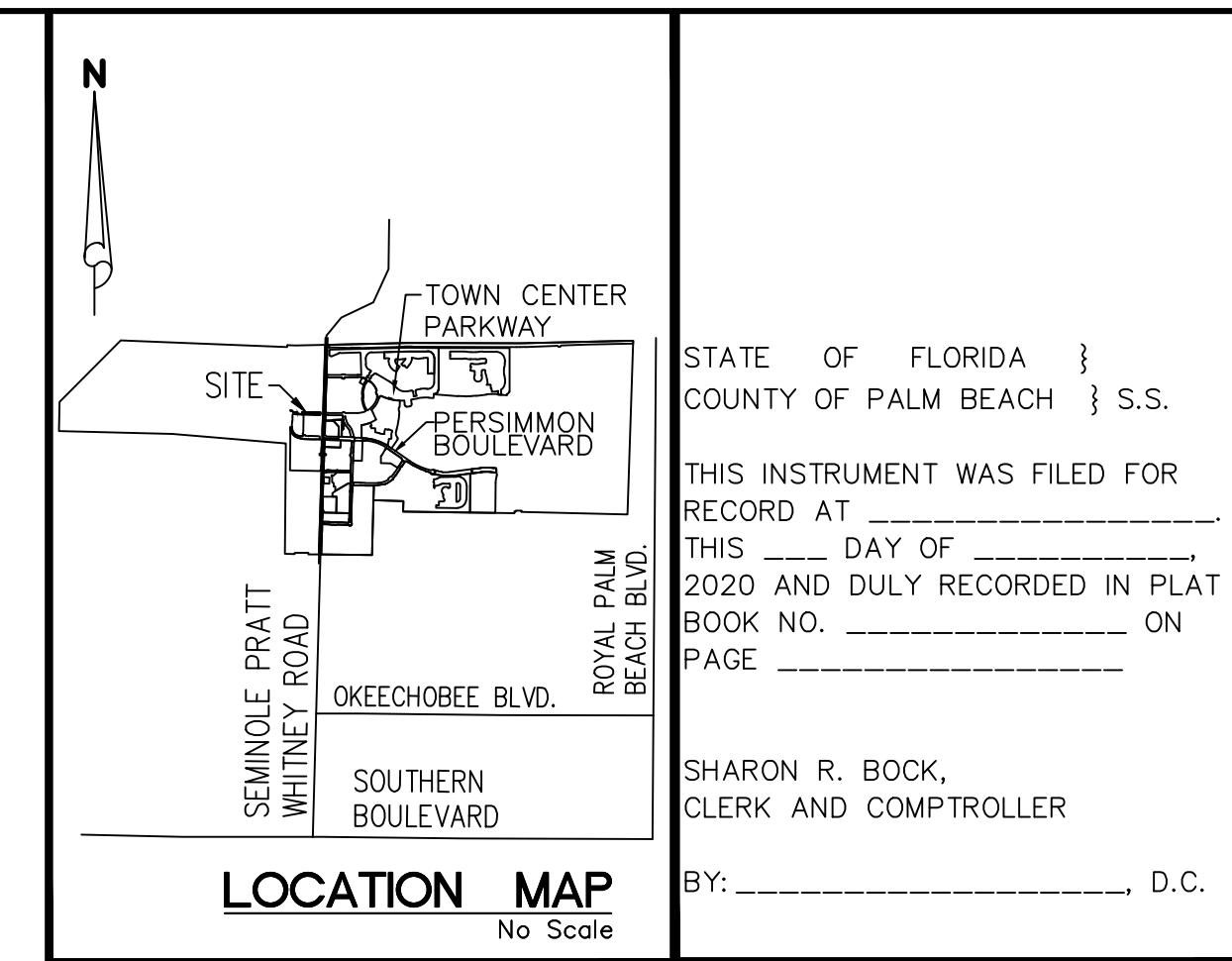
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY 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, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO 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 3175.30 FEET; THENCE N.88°17'08"W., A DISTANCE OF 82.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE N.88°17'08"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°42'52"W., ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF S.01°42'52"W., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE 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 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W., A DISTANCE OF 770.40 FEET; THENCE N.01°42'52"E., A DISTANCE OF 8.59 FEET; THENCE N.88°16'32"W., A DISTANCE OF 215.54 FEET; THENCE N.01°42'52"E., A DISTANCE OF 78.75 FEET; THENCE N.88°17'08"W., A DISTANCE OF 188.50 FEET; THENCE N.43°17'08"W., A DISTANCE OF 90.62 FEET; THENCE N.88°17'08"W., A DISTANCE OF 52.60 FEET; THENCE N.88°20'37"W., A DISTANCE OF 20.98 FEET; THENCE N.00°20'11"E., A DISTANCE OF 20.01 FEET; THENCE S.88°20'37"E., A DISTANCE OF 21.45 FEET; THENCE S.88°17'08"E., A DISTANCE OF 60.90 FEET; THENCE S.43°17'08"E., A DISTANCE OF 90.62 FEET; THENCE S.88°17'08"E., A DISTANCE OF 200.22 FEET; THENCE S.01°42'52"W., A DISTANCE OF 78.75 FEET; THENCE S.88°16'32"E., A DISTANCE OF 195.54 FEET; THENCE N.01°42'52"E., A DISTANCE OF 86.41 FEET; THENCE S.88°17'08"E., A DISTANCE OF 346.03 FEET; THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 388.30 FEET; THENCE S.75°52'41"E., A DISTANCE OF 23.07 FEET; THENCE S.89°35'54"E., A DISTANCE OF 107.31 FEET; THENCE S.01°42'52"W., A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 AND THE POINT OF BEGINNING.

CONTAINING: 118,602 SQUARE FEET OR 2.722 ACRES MORE OR LESS.

TOWN CENTER PARKWAY SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



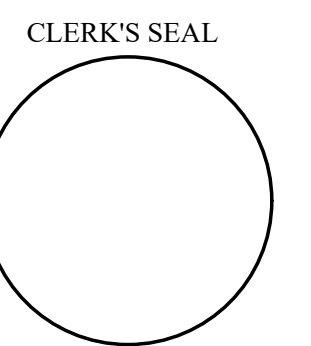
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2020 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP
No Scale



AREA TABULATION (ACRES)

TRACT "A":	2.223
TRACT "B":	0.202
TRACT "C":	0.297
TOWN CENTER PARKWAY SOUTH-WEST:	2.722 TOTAL ACRES, MORE OR LESS

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TOWN CENTER PARKWAY SOUTH - WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, 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 BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY 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, FLORIDA; THENCE S.87°46'28"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT 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 3175.30 FEET; THENCE N.88°17'08"W, A DISTANCE OF 82.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE N.88°17'08"W, ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.01°42'52"W, ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF S.01°42'52"W, AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE 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 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W, A DISTANCE OF 770.40 FEET; THENCE N.01°42'52"E, A DISTANCE OF 8.59 FEET; THENCE N.88°16'32"W, A DISTANCE OF 215.54 FEET; THENCE N.01°42'52"E, A DISTANCE OF 78.75 FEET; THENCE N.88°17'08"W, A DISTANCE OF 188.50 FEET; THENCE N.43°17'08"W, A DISTANCE OF 90.62 FEET; THENCE N.88°17'08"W, A DISTANCE OF 52.60 FEET; THENCE N.88°20'37"W, A DISTANCE OF 21.45 FEET; THENCE S.88°17'08"E, A DISTANCE OF 60.90 FEET; THENCE S.43°17'08"E, A DISTANCE OF 90.62 FEET; THENCE S.88°17'08"E, A DISTANCE OF 200.22 FEET; THENCE S.01°42'52"W, A DISTANCE OF 78.75 FEET; THENCE S.88°16'32"E, A DISTANCE OF 195.54 FEET; THENCE N.01°42'52"E, A DISTANCE OF 86.41 FEET; THENCE S.88°17'08"E, A DISTANCE OF 346.03 FEET; THENCE N.46°42'52"E, A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E, A DISTANCE OF 388.30 FEET; THENCE S.75°52'41"E, A DISTANCE OF 23.07 FEET; THENCE S.89°35'54"E, A DISTANCE OF 107.31 FEET; THENCE S.01°42'52"W, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 AND THE **POINT OF BEGINNING**.

CONTAINING: 118,602 SQUARE FEET OR 2.722 ACRES MORE OR LESS.

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

ROAD RIGHT-OF-WAY

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

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

TRACT "B" AND TRACT "C"

TRACT "B" AND TRACT "C", AS SHOWN HEREON, ARE HEREBY RESERVED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

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

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

DRAINAGE EASEMENTS

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

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2020.

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

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

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, AS _____ FOR _____, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION & RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2020.

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, AS _____ FOR _____, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS _____ DAY OF _____, 2020.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

CITY OF WESTLAKE
CITY MAYOR, ROGER MANNING

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY ROGER MANNING AS CITY MAYOR FOR THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2020, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

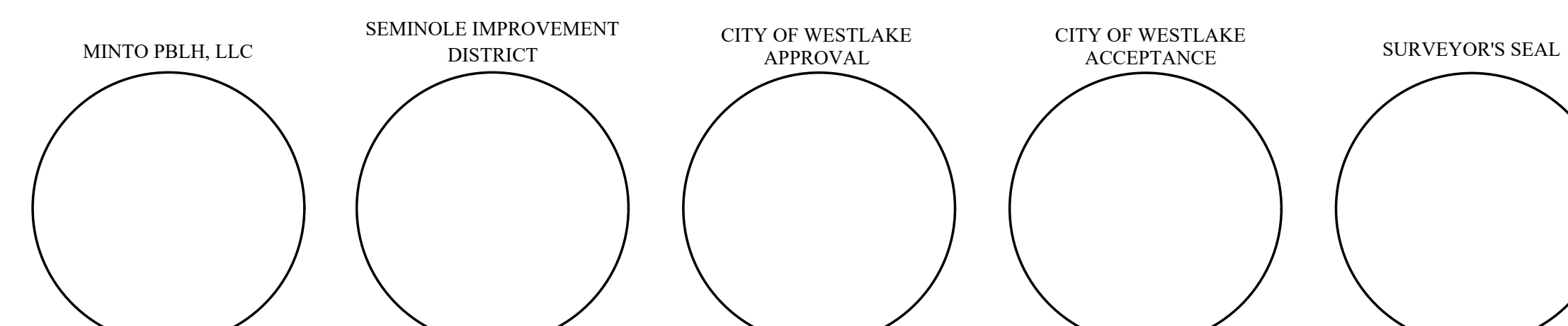
ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

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

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE



SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 1 of 2 Sheets

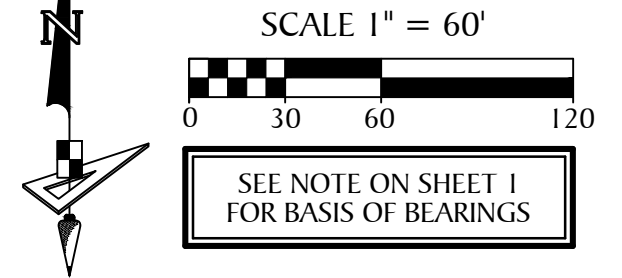
TOWN CENTER PARKWAY SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

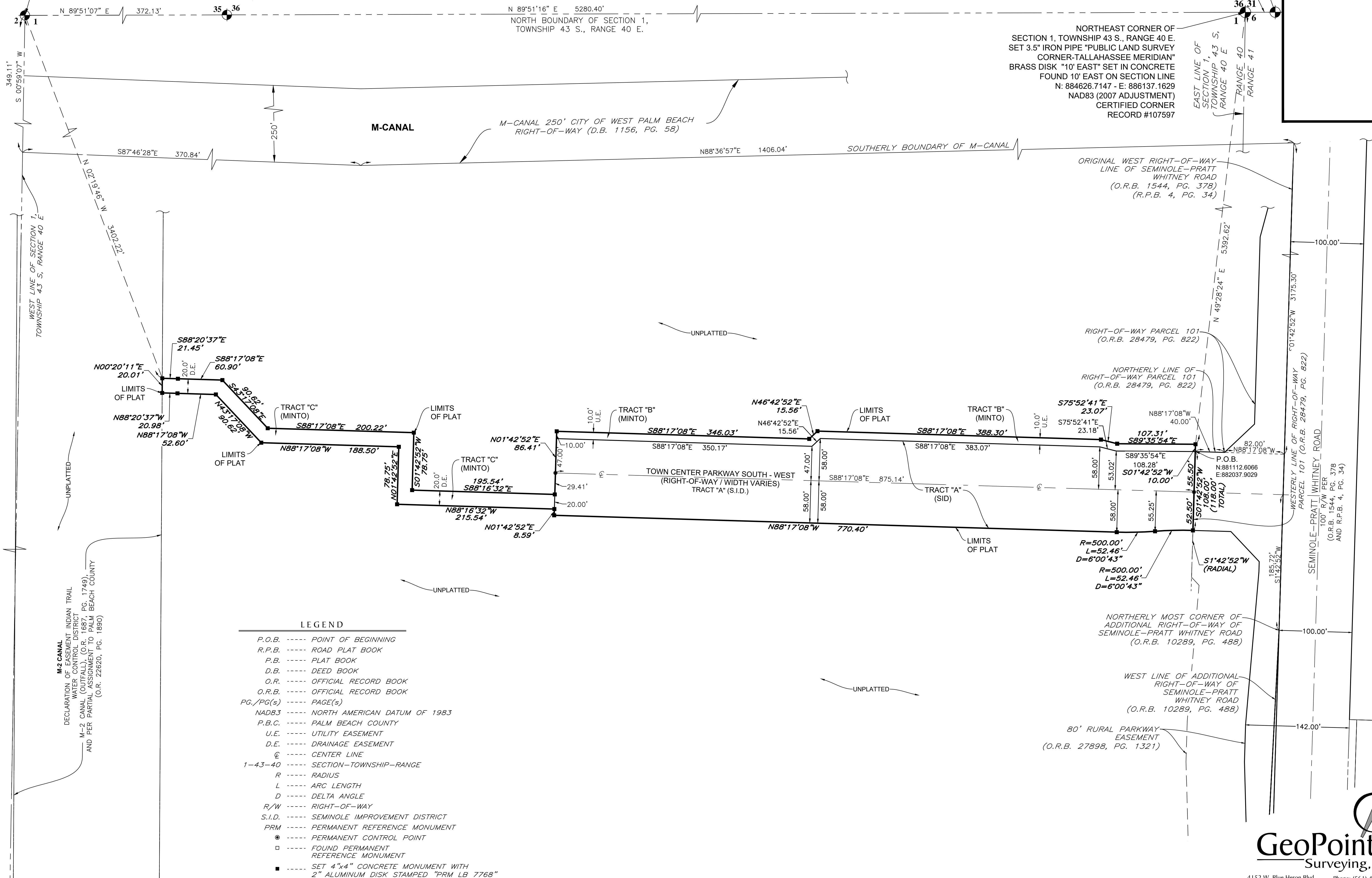
NORTHEAST CORNER OF SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

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

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



POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)



M-2 CANAL
DECLARATION OF EASEMENT INDIAN TRAIL
WATER CONTROL DISTRICT
M-2 CANAL (CONCRETE) (O.R. 1687, PG. 1749),
AND PER PARTIAL (O.R. 22620, PG. 1890)

LEGEND	
P.O.B. -----	POINT OF BEGINNING
R.P.B. -----	ROAD PLAT BOOK
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R. -----	OFFICIAL RECORD BOOK
O.R.B. -----	OFFICIAL RECORD BOOK
PG./PG(S) -----	PAGE(S)
NAD83 -----	NORTH AMERICAN DATUM OF 1983
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
CL -----	CENTER LINE
1-43-40 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
R/W -----	RIGHT-OF-WAY
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

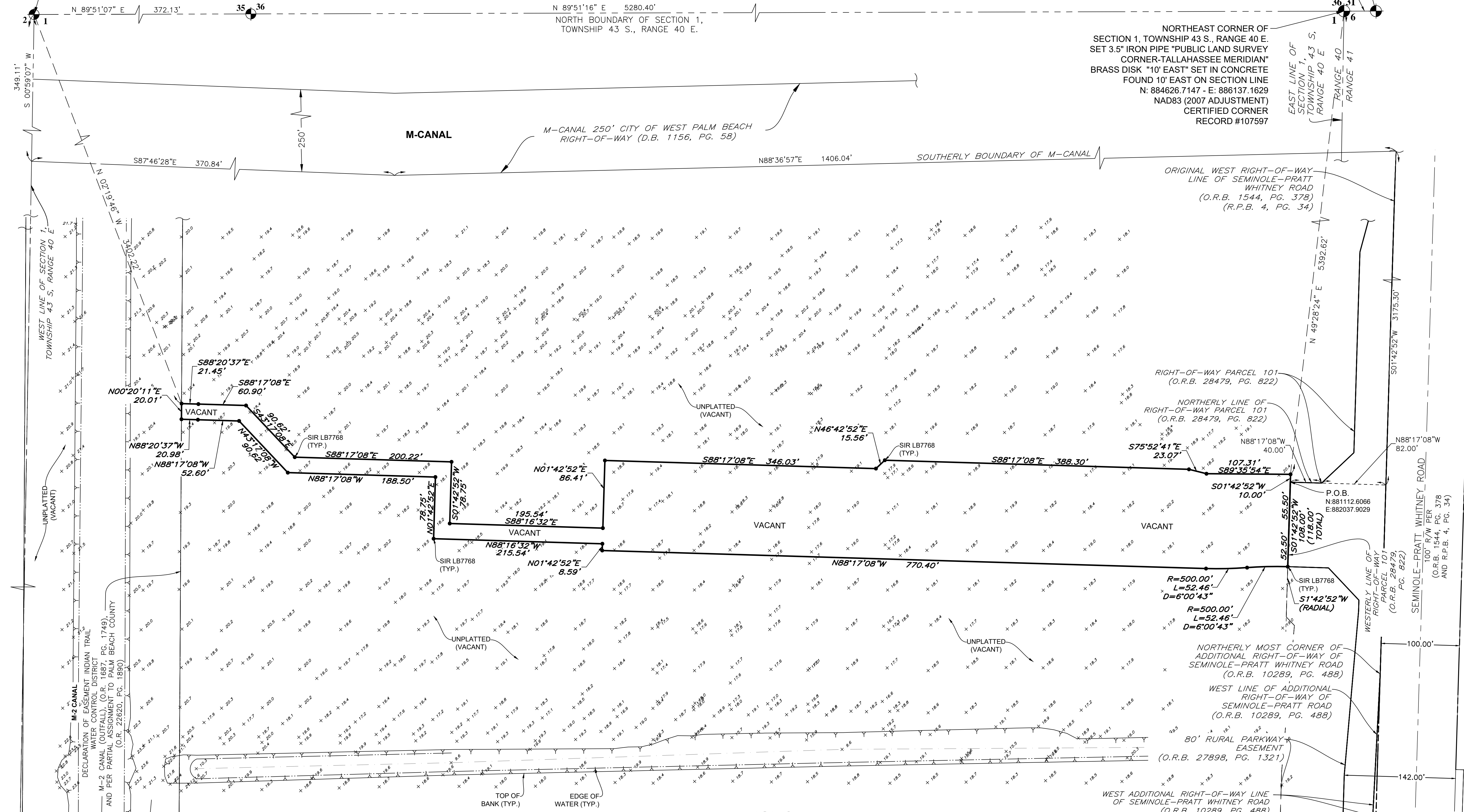
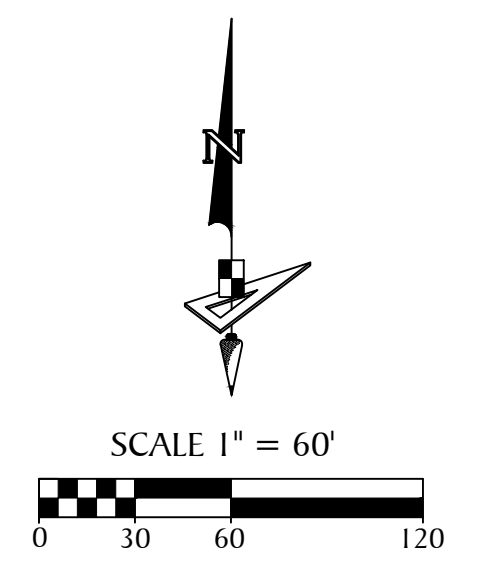
GeoPoint
Surveying, Inc.

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

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

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)

NORTHEAST CORNER OF SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591
BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23' (MEASURED)
S.89°48'52"E, 5270.39' (COUNTY)



LEGEND

- | | |
|--|---|
| P.O.B. ----- POINT OF BEGINNING | 1-43-40 ----- SECTION-TOWNSHIP-RANGE |
| P.B. ----- PLAT BOOK | R ----- RADIUS |
| R.P.B. ----- ROAD PLAT BOOK | L ----- ARC LENGTH |
| D.B. ----- DEED BOOK | D ----- DELTA ANGLE |
| O.R./O.R.B. ----- OFFICIAL RECORDS BBOOK | R/W ----- RIGHT-OF-WAY |
| PG./PG(s) ----- PAGE(S) | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| NAD ----- NORTH AMERICAN DATUM | LB ----- LICENSED BUSINESS |
| P.B.C. ----- PALM BEACH COUNTY | PRM ----- PERMANENT REFERENCE MONUMENT |
| U.E. ----- UTILITY EASEMENT | ● ----- PERMANENT CONTROL POINT |
| D.E. ----- DRAINAGE EASEMENT | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| TYP. ----- TYPICAL | SIR ● ----- SET 5/8" IRON ROD STAMPED "LB 7768" |

TOWN CENTER PARKWAY SOUTH - WEST BOUNDARY SURVEY

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Last Date of Field Survey:

GeoPoint
Surveying, Inc.

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

Drawn: SWM Date: 09/01/20 Data File: TCP-South_WEST
Check: GAR P.C.: EG Field Book
Section: 01 Twn. 43E Rng. 40S Job #: TCP-South_WEST



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

DATE: 12/15/2020
PETITION NUMBER: ENG-2020-28
DESCRIPTION: Town Center Parkway South-West – 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, the City of Westlake’s codes and ordinances. All previous comments have been adequately addressed. We therefore recommend that the plat be approved by City Council.

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

RESOLUTION 2021-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY SOUTH-WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 Town Center Parkway South-West plat and boundary survey, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, containing approximately 2.722 acres as described in as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey 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, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", 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, the City's land development regulations 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, "Exhibit B" and boundary survey, "Exhibit C" for the Town Center Parkway South-West, as described in the attached Exhibit "A", containing approximately 2.722 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: CODIFICATION AND SCRIVENER'S ERRORS. The City of Westlake intends that this Ordinance will be made part of the City of Westlake Code of Ordinances; and that sections of this Ordinance can be renumbered or re-lettered and the word "Ordinance" can be changed to "Section," "Article" or some other appropriate word or phrase to accomplish codification, and regardless of whether this Ordinance is ever codified, the Ordinance can

be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this day of January 11, 2021.

PUBLISHED on this ____th day of _____ 2021 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

File Attachments for Item:

B. Final Plat POD G South-West

Submitted By: Engineering

RESOLUTION 2020-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR POD G SOUTH-WEST BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Plat POD G South-West		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2021-02 the final plat for POD G South-West		
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 requirement under Florida Statutes, Chapter 177. The plat includes 11.666 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:	X	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 Legal Description Plat Boundary Survey Approval Letter(s)		
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 POD G SOUTH-WEST BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA		
FISCAL IMPACT (if any):				\$



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

STAFF MEMORANDUM

DATE: 12/23/2020
PETITION NO.: ENG-2020-29
DESCRIPTION: Review of Plat for Pod G South West
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Pod G South West

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is pending being placed on a future meeting agenda.

Discussion

Pod G South West is located within the central portion of Westlake, west of Seminole Pratt Whitney Road and east of the M-2 Canal; between Persimmon Boulevard West and Town Center Parkway South West, adjacent to the previously approved Westlake Plaza Plat, as shown in the graphic below.

Location Map



Pod G is noted as Traditional Marketplace Development (TMD) in the Final Master Plan. This use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreational activities accessible by mass transit. The Applicant has not proposed the specific infill for the plat in this location at this time. The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale and legend are verified in the Engineering Department review.

Conclusion

Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

RESOLUTION 2021-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR POD G SOUTH-WEST BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF 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 POD G South-West plat and boundary survey, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, being in part a Replat of a portion of Tract M-3, as shown on the Plat of Persimmon Boulevard West - Replat, Plat Book 129, pages 129 and 130, Public Records of Palm Beach County, Florida, City of Westlake, Palm Beach County, containing approximately 11.666 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey 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, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", 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, the City's land development regulations and Florida law.

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the POD G South-West, as described in the attached Exhibit "A", containing approximately 11.666 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3: **RECORDATION.** 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: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of January 11, 2021.

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
POD G SOUTH-WEST

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

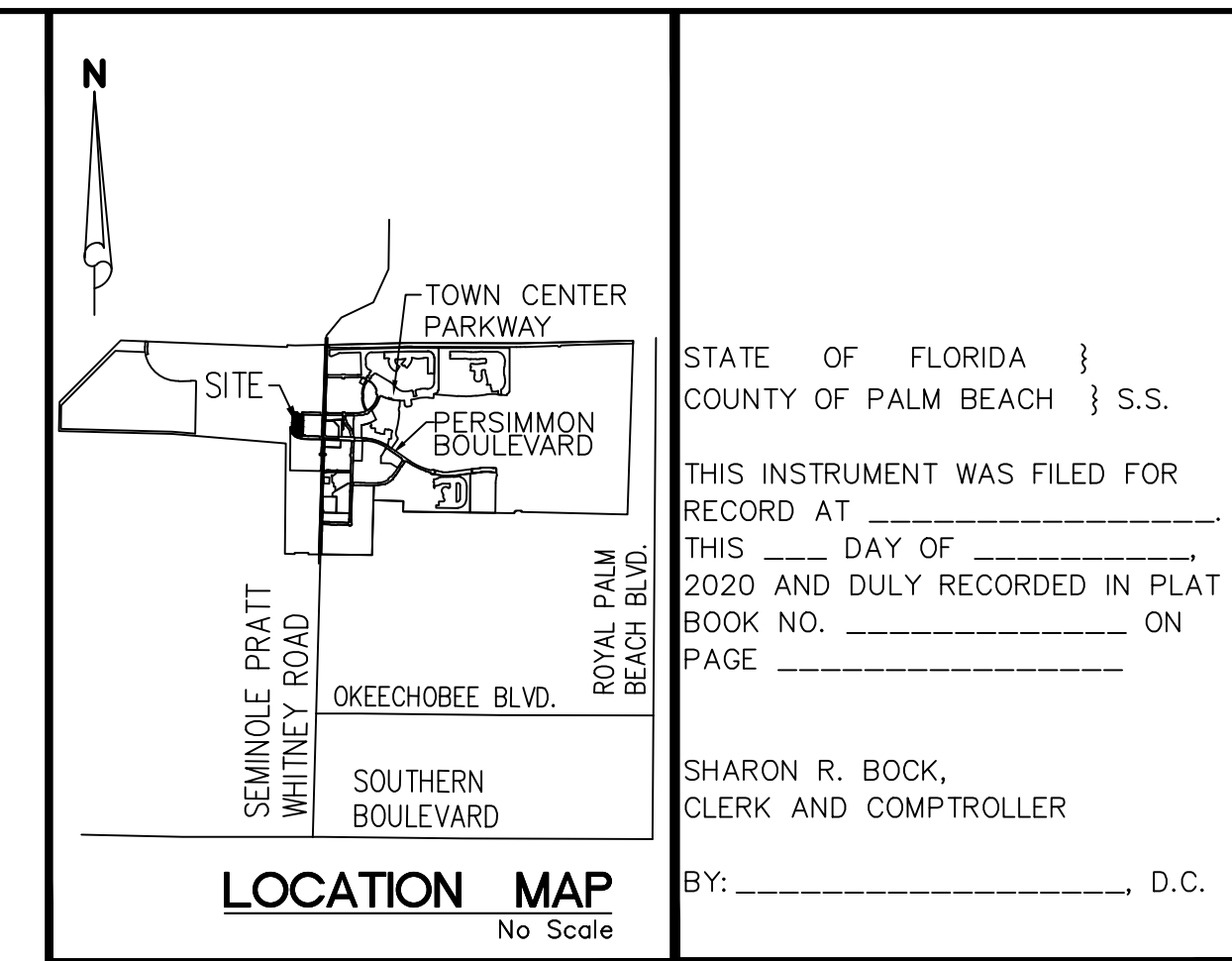
COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO 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 PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3416.52 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 S.02°59'15"W. ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 540.13 FEET; THENCE S.01°42'52"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 280.00 FEET; THENCE S.00°26'29"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N.89°33'31"W., A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°17'15"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 405.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'07", A DISTANCE OF 622.05 FEET TO A POINT OF TANGENCY; THENCE N.00°17'08"W., A DISTANCE OF 20.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE

N.89°44'21"E., ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N.00°17'08"W., A DISTANCE OF 32.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1963.99 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET; THENCE N.39°56'41"W., A DISTANCE OF 16.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2036.00 FEET AND A RADIAL BEARING OF N.86°52'24"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.14°10'08"E., A DISTANCE OF 51.16 FEET; THENCE N.01°42'55"E., A DISTANCE OF 262.90 FEET; THENCE N.01°42'52"E., A DISTANCE OF 11.00 FEET; THENCE N.46°42'52"E., A DISTANCE OF 40.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 39.54 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.16 FEET; THENCE S.88°17'08"E., A DISTANCE OF 405.96 FEET; THENCE S.02°00'00"W., A DISTANCE OF 800.00 FEET; THENCE S.04°00'00"W., A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE S.02°00'00"W., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE S.44°29'36"W., A DISTANCE OF 29.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 508,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.

POD G SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION
OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,
PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2020 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP		CLERK'S SEAL
No Scale		
AREA TABULATION (ACRES)		
TRACT "A":	9.226	
TRACT "B":	0.037	
W.M.T. #1:	2.403	
POD G SOUTH-WEST:	11.666 TOTAL ACRES, MORE OR LESS	

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS POD G SOUTH - WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY 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, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO 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 PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3416.52 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 S.02°59'15"W. ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 540.13 FEET; THENCE S.01°42'52"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 280.00 FEET; THENCE S.00°26'29"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N.89°33'31"W., A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.88°17'15"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 405.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'07", A DISTANCE OF 622.05 FEET TO A POINT OF TANGENCY; THENCE N.00°17'08"W., A DISTANCE OF 20.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.89°44'21"E., ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N.00°17'08"W., A DISTANCE OF 32.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1963.99 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET; THENCE N.39°56'41"W., A DISTANCE OF 16.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2036.00 FEET AND A RADIAL BEARING OF N.86°52'24"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.14°10'08"E., A DISTANCE OF 51.16 FEET; THENCE N.01°42'55"E., A DISTANCE OF 262.90 FEET; THENCE N.01°42'52"E., A DISTANCE OF 11.00 FEET; THENCE N.46°42'52"E., A DISTANCE OF 40.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 39.54 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.16 FEET; THENCE S.88°17'08"E., A DISTANCE OF 405.96 FEET; THENCE S.02°00'00"W., A DISTANCE OF 800.00 FEET; THENCE S.04°00'00"W., A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE S.02°00'00"W., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE S.44°29'36"W., A DISTANCE OF 29.47 FEET TO THE **POINT OF BEGINNING**, CONTAINING: 508,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.

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

TRACT "A"

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

TRACT "B"

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

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

WATER MANAGEMENT TRACT

WATER MANAGEMENT TRACT W.M.T. #1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

UTILITY EASEMENTS

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

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

DRAINAGE EASEMENTS

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

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2020.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____

JOHN F. CARTER, MANAGER

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY JOHN F. CARTER, AS MANAGER FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2020.

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

WITNESS: _____ BY: _____

SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 20____, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

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

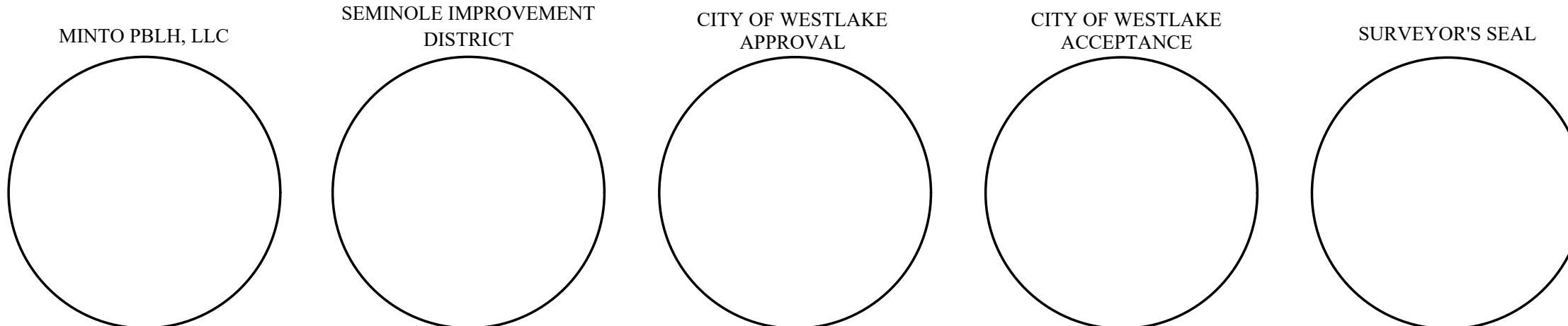
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

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

DATED: _____

HARRY BINNIE, PRESIDENT
FOUNDERS TITLE



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

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

POD G SOUTH - WEST

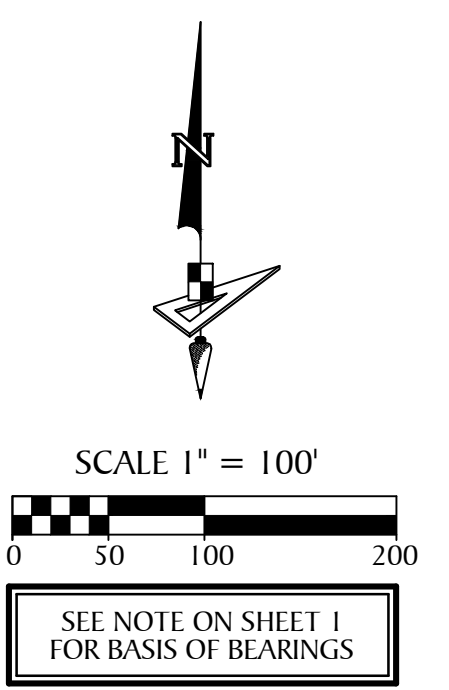
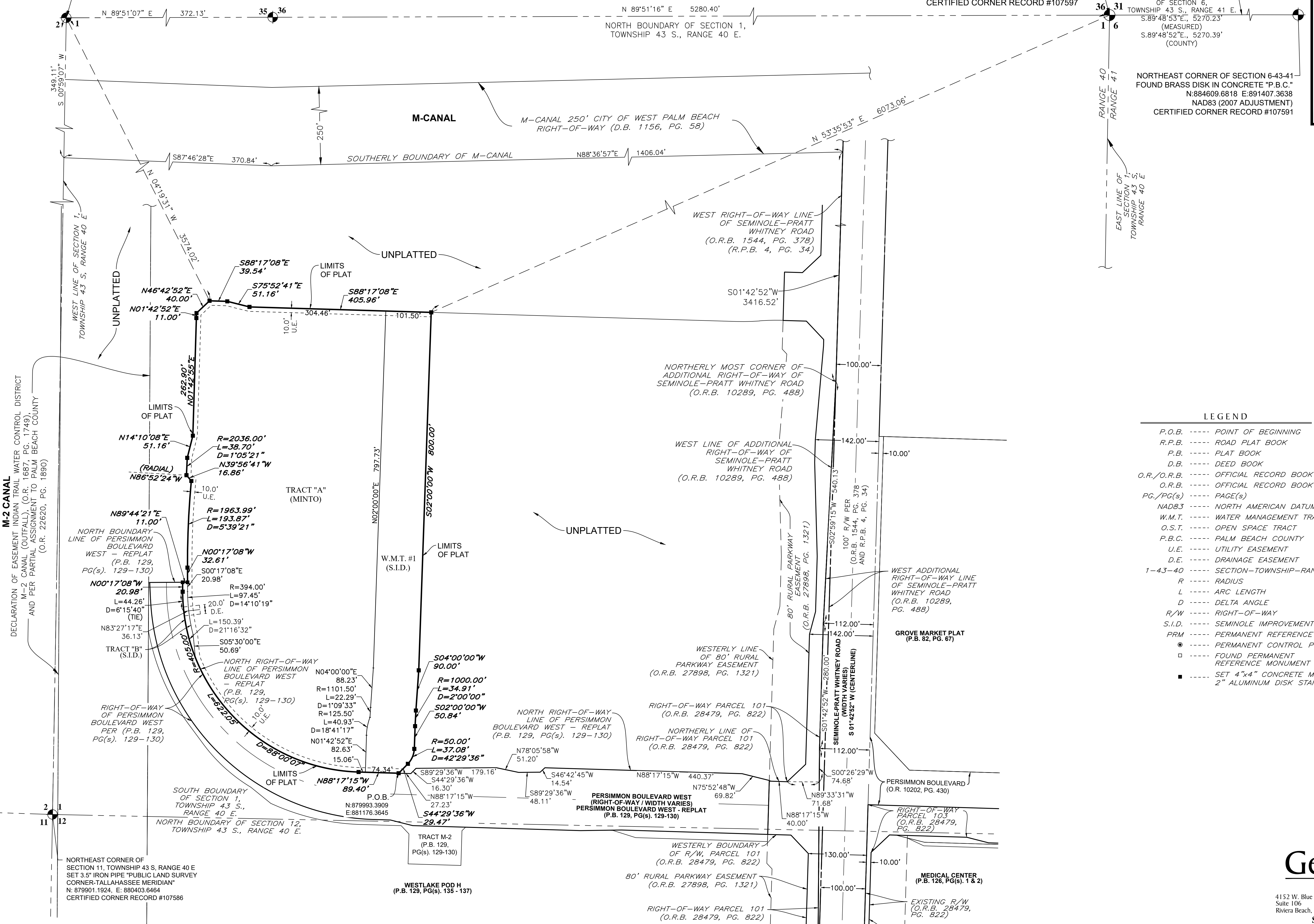
BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION
OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,
PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

SOUTH LINE OF
SECTION 31,
TOWNSHIP 42 S.,
RANGE 41 E.
BASIS OF BEARING
NORTH BOUNDARY
OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23'
(MEASURED)
S.89°48'52"E, 5270.39'
(COUNTY)

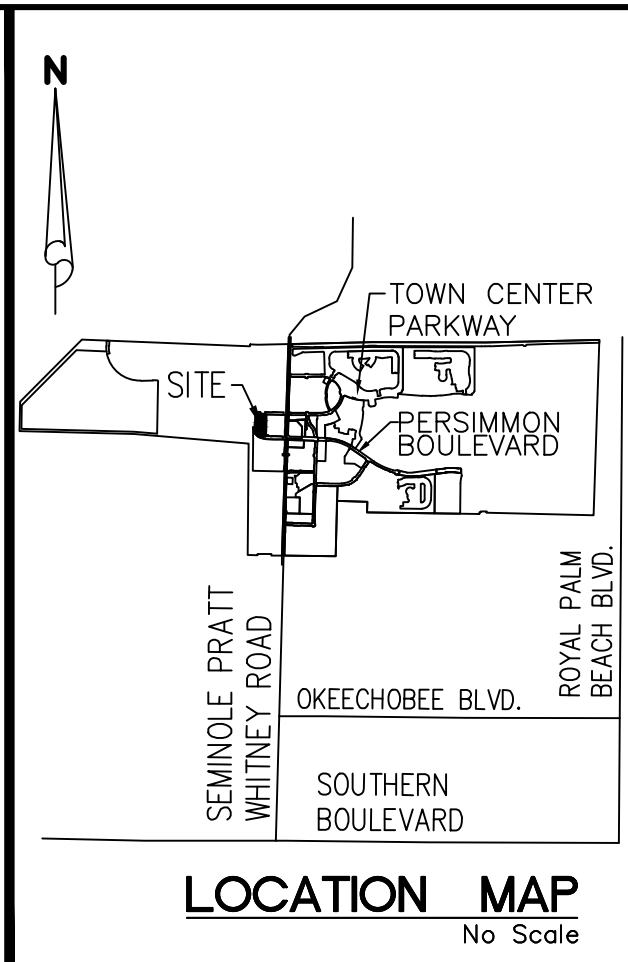
NORTHEAST CORNER OF SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- R.P.B. ----- ROAD PLAT BOOK
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORD BOOK
- O.R.B. ----- OFFICIAL RECORD BOOK
- PG./PG(s) ----- PAGE(S)
- NAD83 ----- NORTH AMERICAN DATUM OF 1983
- 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
- 1-43-40 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- R/W ----- RIGHT-OF-WAY
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA, COMMENCING FROM CHICAGO TITLE INSURANCE COMPANY NUMBER 7430709-90031461 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2013 AND CONTINUING UP TO AND INCLUDING JULY 6, 2018 AT 11:00 P.M.:

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY 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, FLORIDA; THENCE S.87°46'28"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO 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 PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.01°42'52"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3416.52 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 S.02°59'15"W, ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 540.13 FEET; THENCE S.01°42'52"W, ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 280.00 FEET; THENCE S.00°26'29"W, ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N.89°33'31"W, A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N.75°52'48"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W, A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W, A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W, A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W, A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W, A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W, A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W, A DISTANCE OF 27.23 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.88°17'15"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 405.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°09'07", A DISTANCE OF 622.05 FEET TO A POINT OF TANGENCY; THENCE N.00°17'08"W, A DISTANCE OF 20.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.89°44'21"E, ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N.00°17'08"W, A DISTANCE OF 32.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1963.99 FEET; THENCE N.39°56'41"W, A DISTANCE OF 16.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2036.00 FEET AND A RADIAL BEARING OF N.86°52'24"W, AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.14°10'08"E, A DISTANCE OF 51.16 FEET; THENCE N.01°42'55"E, A DISTANCE OF 262.90 FEET; THENCE N.01°42'52"E, A DISTANCE OF 11.00 FEET; THENCE N.46°42'52"E, A DISTANCE OF 40.00 FEET; THENCE S.88°17'08"E, A DISTANCE OF 39.54 FEET; THENCE S.75°52'41"E, A DISTANCE OF 51.16 FEET; THENCE S.88°17'08"E, A DISTANCE OF 405.96 FEET; THENCE S.02°00'00"W, A DISTANCE OF 800.00 FEET; THENCE S.04°00'00"W, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE S.02°00'00"W, A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE S.44°29'36"W, A DISTANCE OF 29.47 FEET TO THE **POINT OF BEGINNING**. CONTAINING: 508,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ENCUMBRANCES:

- MORTGAGE AND SECURITY AGREEMENT BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1060, TOGETHER WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1094; ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1114; MORTGAGE MODIFICATION AGREEMENT, FILED OF RECORD DECEMBER 29, 2016, IN OFFICIAL RECORDS BOOK 28798, PAGE 1467; MORTGAGE SPREADER AGREEMENT, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 893, MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, FIELD OF RECORD JANUARY 3, 2018, IN OFFICIAL RECORDS BOOK 29564, PAGE 571, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- FINANCING STATEMENT FORM UCC-1, BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1134; TOGETHER WITH FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 21, 2016, IN OFFICIAL RECORDS BOOK 28384, PAGE 733; FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 22, 2016, IN OFFICIAL RECORDS BOOK 28387, PAGE 509; AND FINANCING STATEMENT FORM UCC-3, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 903, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- CONTRACT BETWEEN WEST PALM BEACH WATER COM. AND INDIAN TRAIL RANCH, INC., RECORDED IN DEED BOOK 1156, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1966 AND RECORDED APRIL 1, 1966, IN OFFICIAL RECORDS BOOK 1354, PAGE 47, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2606, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- RESERVATION OF RIGHTS AS CONTAINED WITHIN QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, DATED JANUARY 30, 2003, RECORDED FEBRUARY 3, 2003, IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AS AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 28084, PAGE 985, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT A MATTER OF SURVEY-BLANKET EASEMENT)**
- TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- MATTERS SHOWN ON THE MAP OF M-CANAL ROAD, RECORDED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NA., RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT, BY MINTO PBLH, LLC TO SEMINOLE IMPROVEMENT DISTRICT AND PALM BEACH COUNTY, RECORDED OCTOBER 30, 2015, IN OFFICIAL RECORDS BOOK 27898, PAGE 1321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(SHOWN)**
- UTILITY EASEMENT BY SEMINOLE IMPROVEMENT DISTRICT TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, RECORDED JUNE 6, 2016, IN OFFICIAL RECORDS BOOK 28347, PAGE 411, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSINGS BY PALM BEACH COUNTY, RECORDED JUNE 29, 2017, IN OFFICIAL RECORDS BOOK 29189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- UTILITY AND ACCESS EASEMENT BY MINTO PBLH, LLC AND FLORIDA POWER & LIGHT COMPANY, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 28283, PAGE 1333, TOGETHER WITH AMENDMENT TO UTILITY AND ACCESS EASEMENT, RECORDED APRIL 30, 2018, IN OFFICIAL RECORDS BOOK 29817, PAGE 650, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- SEMINOLE PRATT WHITNEY RURAL PARKWAY MAINTENANCE AGREEMENT, BY AND BETWEEN MINTO PBLH, LLC AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED MAY 10, 2018, IN OFFICIAL RECORDS BOOK 29842, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 6, 2018
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIBBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

WESTLAKE POD G SOUTH - WEST BOUNDARY SURVEY

REVISIONS			
No.	Date	Description	Dwn.
Sheet No. 01 of 02 Sheets			

Prepared For: MINTO COMMUNITIES, LLC
Last Date of Field Survey:
 SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**
 Check: GAR | P.C.: EG | Field Book
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

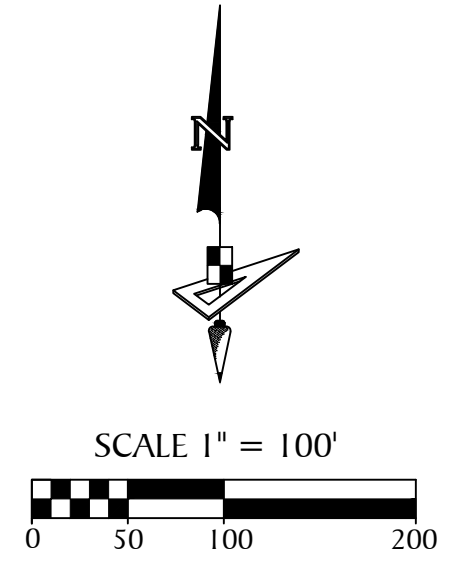
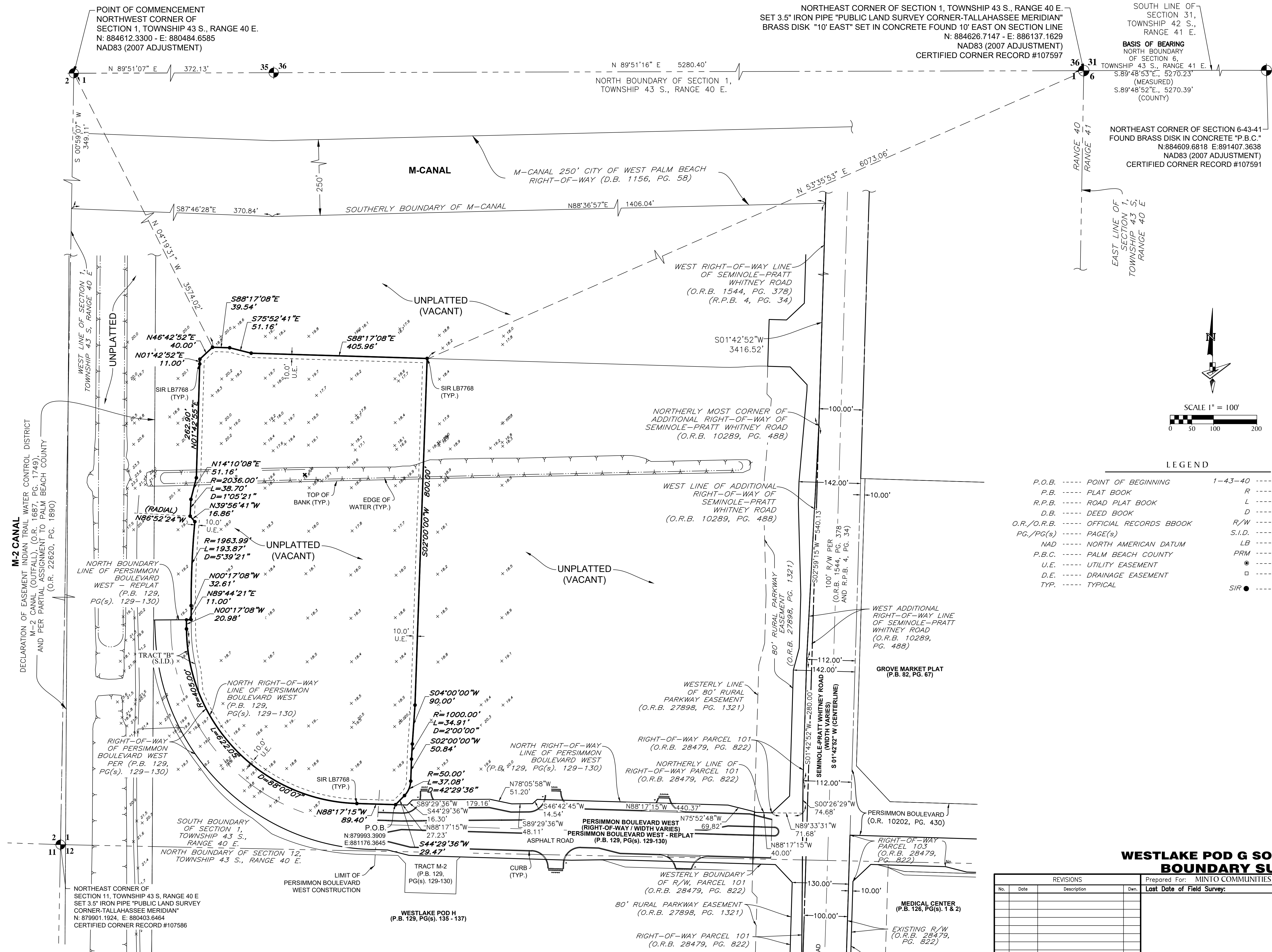
4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768
 Drawn: BSM | Date: 08/31/20 | Data File: POD_G_WEST
 Section: **01 Twn. 43E Rng. 40S** | Job #: POD_G_WEST

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)

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

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S.,
RANGE 41 E.
BASIS OF BEARING
NORTH BOUNDARY
OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23'
(MEASURED)
S.89°48'52"E, 5270.39'
(COUNTY)

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



LEGEND

- | | |
|--|---|
| P.O.B. --- POINT OF BEGINNING | 1-43-40 --- SECTION-TOWNSHIP-RANGE |
| P.B. --- PLAT BOOK | R --- RADIUS |
| R.P.B. --- ROAD PLAT BOOK | L --- ARC LENGTH |
| D.B. --- DEED BOOK | D --- DELTA ANGLE |
| O.R./O.R.B. --- OFFICIAL RECORDS BBOOK | R/W --- RIGHT-OF-WAY |
| PG./PG(S) --- PAGE(S) | S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT |
| NAD --- NORTH AMERICAN DATUM | LB --- LICENSED BUSINESS |
| P.B.C. --- PALM BEACH COUNTY | PRM --- PERMANENT REFERENCE MONUMENT |
| U.E. --- UTILITY EASEMENT | ● --- PERMANENT CONTROL POINT |
| D.E. --- DRAINAGE EASEMENT | □ --- FOUND PERMANENT REFERENCE MONUMENT |
| TYP. --- TYPICAL | SIR ● --- SET 5/8" IRON ROD STAMPED "LB 7768" |

WESTLAKE POD G SOUTH - WEST BOUNDARY SURVEY

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Last Date of Field Survey:	

GeoPoint
Surveying, Inc.

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

Drawn: BSM Date: 08/31/20 Data File: POD_G_WEST
Check: GAR P.C.: EG Field Book

Section: 01 Twn. 43E Rng. 40S Job #: POD_G_WEST



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: 12/15/2020
PETITION NUMBER: ENG-2020-29
DESCRIPTION: Pod G South-West – 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, the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. We therefore recommend that the plat be approved by City Council.

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

File Attachments for Item:

A. Westlake City Hall Closures

Submitted By: Administration

RESOLUTION 2021-04

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,
DESIGNATING DAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR
NORMAL BUSINESS HOURS.**



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Westlake City Hall Closures		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2021-04 Westlake City Hall Closures.		
SUMMARY and/or JUSTIFICATION:		Designating days the City of Westlake will not be open for normal business hours (Holidays and/or observances).		
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>	Exhibit "A" Westlake City Hall Closures			
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> <u>Please keep text indented.</u>	<p style="text-align: center;">RESOLUTION 2021-04</p> <p>A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, DESIGNATING DAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR NORMAL BUSINESS HOURS.</p>			
FISCAL IMPACT (if any):				\$

RESOLUTION 2021-04

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

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

WHEREAS, the City of Westlake is hereby providing notice for the days within the 2021 calendar year, where the City of Westlake will be closed to honor and observe specific holidays throughout the year.

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

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

Section 2. The City Council for the City of Westlake, hereby designates the days set forth in the attached Exhibit "A", as holidays for the 2021 calendar year where the offices of City of Westlake will be closed.

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

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of January, 2021.

Roger Manning, Mayor
City of Westlake

Zoie Burgess, City Clerk

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

Exhibit "A"

CITY OF WESTLAKE HOLIDAYS 2021

Martin Luther King, Jr. Day - Monday, January 18

Good Friday, Friday April 2

Memorial Day - Monday, May 31

Independence Day (observed) - Monday, July 5

Labor Day - Monday, September 6

Veteran's Day November 11

Thanksgiving Holiday -Thursday, November 25

Thanksgiving Holiday - Friday, November 26

Christmas Eve (observed) Friday, December 24

New Year's Eve (New Year's Day observed) Friday, December 31

File Attachments for Item:

A. Non-Ad Valorem Assessment – Interlocal Agreement between the City and Anne M. Gannon as Constitutional Tax Collector for Palm Beach County

Submitted By: Administration



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Administration		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Non-Ad Valorem Assessment – Interlocal Agreement between the City and Anne M. Gannon as Constitutional Tax Collector for Palm beach County			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve Interlocal Agreement between the Tax Collector and the City of Westlake for Implementation and Collection of the City’s non-ad valorem assessments			
SUMMARY and/or JUSTIFICATION:		<p>In keeping with Florida Statutes 197.3631 and 197.3632, the City must establish an Interlocal agreement with the local taxing authorities, in this case Anne M. Gannon as Constitutional Tax Collector for Palm beach County to implement billing and collection of the City’s non-ad valorem assessments</p> <p>Legal has reviewed and approved for legal sufficiency.</p>			
SELECT, if applicable		AGREEMENT:	X	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>		Interlocal Agreement Exhibit “A” City of Westlake’s Resolution No. 2020-40 (Notice of Intent)			
SELECT, if applicable		RESOLUTION:		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) <u>Please keep text indented.</u></i>					
FISCAL IMPACT (if any):				\$	

INTERLOCAL AGREEMENT
CITY OF WESTLAKE

THIS INTERLOCAL AGREEMENT made and entered into this ____ day of _____, 2021 by and between **Anne M. Gannon as Constitutional Tax Collector for Palm Beach County** (the “**Tax Collector**”), and the **City of Westlake** (the “**Authority**”) for the implementation and collection of the Authority’s non-ad valorem assessments noted in **Resolution No. 2020-40 for Solid Waste Services adopted December 14, 2020 by the City of Westlake** are as follows:

1. The Authority shall meet all the requirements of Florida Statutes 197.3631 and 197.3632 for the implementation of the Authority’s non-ad valorem assessment billing.
2. Upon the performance by the Authority of its requirements in compliance with the above statutes and this Agreement, the Tax Collector agrees to implement the Authority’s non-ad valorem assessments billing and collection.
3. The Authority further agrees that it shall provide to the Tax Collector compensation for the actual cost of collecting these non-ad valorem assessments as provided in Florida Statutes (F.S. Section 197.3632(8)(c). Since the actual costs of collection cannot be precisely determined, the parties agree that one percent (1%) of total collections will be considered the costs.
4. This Agreement shall be in effect for the tax year **2021** and subsequent years thereafter unless canceled by either the Authority or the Tax Collector by giving notice in writing to the other by January 10th.
5. This Agreement may be modified by both parties in writing provided such modifications are agreed upon prior to any notice of termination.
6. This Agreement shall be changed, modified, or amended in writing as necessary to conform with any new statutory requirements when and if enacted into law.
7. Subject to the provisions and limitations of Florida Statute 768.28, the Authority shall indemnify and save harmless and defend the Tax Collector, its agents, servants, and employees from and against any and all claims, liability, losses, or causes of action which may arise from any misconduct, improper action, negligent act, or omission of the Authority, its servants, or employees in the performance of services under this Agreement. The Authority acknowledges that the Tax Collector is entering this Agreement without any determination that the Authority is legally authorized or qualified to assess these non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, determine the legality of the assessment, or determine the constitutionality of any lien resulting from nonpayment of the assessment.

8. **Notice**

All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified mail return receipt requested and addressed as follows:

If to the Authority:

CITY OF WESTLAKE
Attn: Kenneth Cassel, Manager
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

With a copy to for "Authority":

CITY OF WESTLAKE
Attn: Pam E. Booker, Esquire
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

If to the Tax Collector:

Honorable Anne M. Gannon
Constitutional Tax Collector,
Serving Palm Beach County
301 North Olive Avenue, Third Floor
West Palm Beach, Florida 33401

With a copy to for Tax Collector:

Carmen Richardson,
Director, Finance and Budget Dept.
Palm Beach County Tax Collector
301 North Olive Avenue, Third Floor
West Palm Beach, Florida 33401

IN WITNESS HEREOF, the parties have executed this Agreement by their respective duly authorized officers or representatives.

ATTEST:

CITY OF WESTLAKE

Name: _____

BY: _____
(Authorized Signature for Authority)

Name: _____
Title: _____
Date Signed: _____

ATTEST:

PALM BEACH COUNTY TAX COLLECTOR

Name: _____

BY: _____
Anne M. Gannon, Tax Collector

Date Signed: _____

Approved as to form and legal sufficiency:

Signature: _____ Date Signed: _____
Hampton C. Peterson, Esq.
General Counsel
Palm Beach County Tax Collector

ATTACHMENT A
CITY OF WESTLAKE
RESOLUTION NO. 2020-40
(Adopted December 14, 2020)



State of Florida
County of Palm Beach

I, Zoie P. Burgess, City Clerk for the City of Westlake, and a State of Florida Notary Public, do certify that the attached document Resolution 2020-40 (Providing Notice of Intent to utilize the Uniform Method of Collecting Non-Ad Valorem Assessments), is a true, complete and accurate copy of the original document.

Zoie Burgess
Zoie P. Burgess

December 17, 2020
Date



RESOLUTION 2020-40

A RESOLUTION OF THE CITY OF WESTLAKE, FLORIDA PROVIDING NOTICE OF INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF WESTLAKE, STATING THE NEED FOR SUCH LEVY, PROVIDING FOR THE MAILING OF THE RESOLUTION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Westlake is contemplating utilizing the Uniform Method for the collection of non-ad valorem assessments as provided for under Florida Statutes, Section 197.3632, for the collection and disposal of solid waste services; and

WHEREAS, the City Council intends to utilize the uniform method for collecting non-ad valorem assessments imposed over a number of years for the costs of providing for the collection and disposal of solid waste materials for residential properties located within the jurisdictional boundaries for the City, a copy of the City's boundaries is attached hereto as Exhibit "A"; and

WHEREAS, the City of Westlake is required by Florida Statutes, 197.3632, to advertise once per week in a newspaper of general circulation for four (4) consecutive weeks proceeding the public hearing held on the adoption of this Resolution; and

WHEREAS, consistent with the requirements set forth within Florida Statutes, Section 197.3632, the City Council has provided notice as required by state law, a copy of the proof of publication is attached hereto as Exhibit "B"; and

WHEREAS, on December 14, 2020, the City Council for the City of Westlake held a duly noticed public hearing prior to the adoption of this Resolution; and

WHEREAS, pursuant to Florida Statutes, 197.3632, the City Council expresses its intent to utilize the uniform method for the collection of solid waste collection and disposal assessments because this method provides an economical and efficient process for such assessments to be collected annually, commencing with the Fiscal Year beginning October 1, 2021.

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

SECTION 1: Incorporation: The whereas clauses are incorporated herein as true and correct findings of the City of Westlake's legislative intent.

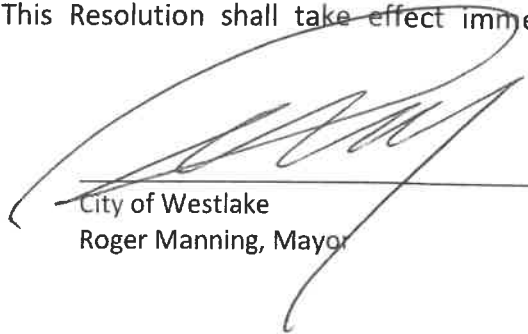
SECTION 2: Declaration of Intent: The City Council for the City of Westlake intends to utilize the uniform method for the collection of non-ad valorem assessments for the collection and disposal cost associated with the mandatory solid waste services for all residential properties located within the jurisdictional boundaries for the City, commencing on October 1, 2021. The jurisdictional boundaries are depicted in the Exhibit "A", which is attached hereto and incorporated herein.

SECTION 3: Purpose: The City Council for the City of Westlake hereby determines there is a need for the collection of solid waste disposal and collection fees on the non-ad valorem tax roll utilizing the uniform method as provided in Florida Statutes, Chapter 197.3632, for the economical and efficient process provided for within the statutory guidelines.

SECTION 4: Mailings: Upon adoption of this Resolution, the City Clerk shall provide a copy of the Resolution by United States mail to the Palm Beach County Property Appraiser and the Palm Beach County Tax Collector and the State of Florida Department of Revenue by January 10, 2021.

SECTION 5: Severability: The provisions of this Resolution are severable, and it is the legislative intention to confer upon the whole or any part of the Resolution the powers herein provided. If any provision of this Resolution shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Resolution. It is hereby declared to be the legislative intent that this Resolution would have been adopted had such unconstitutional provision not been included herein.

SECTION 4: Effective Date: This Resolution shall take effect immediately upon its adoption.



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 OF
MUNICIPAL BOUNDARY LIMITS

**EXHIBIT A
LEGAL DESCRIPTION**

DESCRIPTION :

Sections 1, 2, and 3, Township 43 South, Range 40 East; EXCEPTING from said Section 3, that part thereof lying North of the following described line; BEGINNING at a point on the West line of said Section 3, and 1343.16 feet Northerly of the Southwest corner of Section 3; thence run Northeasterly along the South line of Canal "M" right-of-way a distance of 4096.52 feet, more or less, to a point on the North line of said Section 3; said point being 2447.94' Westerly of the Northeast corner of said Section 3.

ALSO:

Section 12, less the East 1/2 of the Southeast 1/4 thereof. All in Township 43 South, Range 40 East, Palm Beach County, Florida.

ALSO:

Sections 5, 6 and the North 1/2 of Sections 7 and 8, in Township 43 South, Range 41 East, less the North 250 feet of said Section 5 and 6, conveyed to the City of West Palm Beach by Deed dated July 26, 1956, and recorded September 25, 1956, in Deed Book 1156, Page 58, for Canal "M" right-of-way, which deed was corrected in part by a corrective quit-claim deed dated October 7, 1963, and filed October 8, 1963, in O.R. Book 924, Page 965, Palm Beach, County, Florida.

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm

Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Seminole Pratt-Whitney Road parcels, recorded in O.R. Book 1544, Page 378, O.R. Book 10202, Page 430 and O.R. Book 10289, Page 488, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Grove Market Place parcel, recorded in O.R. Book 10113, Page 1668, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Grove Market Place retention parcel, recorded in O.R. Book 10101, Page 452, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 2902, Page 1351, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

DESCRIPTION: A strip of land 80 feet wide lying in Section 1, Township 43 South, Range 40 East, 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 boundary of said Section 1, a distance of 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; said point also being the **POINT OF BEGINNING**; Thence Easterly along said Southerly boundary of M-Canal, as found monumented, the following two (2) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,406.04 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; Thence S.01°42'52"W. along said West right of way line, a distance of 80.12 feet to a point on a line 80.00 feet south of and parallel with said Southerly boundary of M-Canal, said parallel line also being the south line of the M-Canal Road Easement, an 80 foot wide City of West Palm Beach Easement, recorded in said Deed Book 1156, Page 58; Thence Westerly along said south line of the M-Canal Road

Easement the following two (2) courses: 1) ; S.88°36'57"W., a distance of 1,404.23 feet; 2) N.87°46'28"W., a distance of 371.63 feet to said West boundary of Section 1; Thence N.00°59'07"E along said West boundary of Section 1, a distance of 80.02 feet to the POINT OF BEGINNING.

THE ABOVE ALSO BEING DESCRIBED AND BASED UPON FIELD SURVEY, AS FOLLOWS:

PARCEL 1

DESCRIPTION: A parcel of land lying in Sections 1, 2, 3, and 12, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 429.13 feet to a point on the Southerly boundary of M-Canal Road Easement, an 80 foot wide City of West Palm Beach Easement, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County, said point also being the **POINT OF BEGINNING**; thence along said Southerly boundary of M-Canal Road Easement, the following two (2) courses: 1) S.87°46'28"E., 371.63 feet; 2) N.88°36'57"E., 1,404.23 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; thence along said West right of way line, S.01°42'52"W., 3,336.40 feet to the Northerly most corner of additional right of way for Seminole-Pratt Whitney Road, recorded in Official Records Book 10289, Page 488, of the Public Records of Palm Beach County, Florida; thence along the West right of way line of said additional right of way for Seminole-Pratt Whitney Road, the following three (3) courses: 1) S.02°59'15"W., 540.13 feet; 2) S.01°42'52"W., 280.00 feet; 3) S.00°26'29"W., 540.13 feet to a point on aforesaid West right of way line of Seminole-Pratt Whitney Road, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34; thence along said West right of way line, the following two courses: 1) S.01°42'52"W., 5,032.98 feet to a point of curvature; 2) Southerly, 0.81 feet along the arc of said curve to the left having a radius of 22,968.61 feet and a central angle of 00°00'07" (chord bearing S.01°42'49"W., 0.81 feet) to the agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.89°12'49"W., 501.96 feet to the Southeast corner of Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, both of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, in respective order, the following three (3) courses: 1) along a line lying 1,090.00 feet East of and parallel with the agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.00°29'31"E., 60.00 feet; 2) along a line lying 60.00 feet North of and Parallel with aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 640.01 feet 3) along a line lying 450.00 feet East of and parallel with aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, S.00°29'31"W., 60.00 feet to aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, also being the Southwest corner of aforesaid Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 450.01 feet to the agreed upon Southwest corner said Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136; thence along aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in Official Records Book 5863, Page 1155, and Official Records Book

8434, Page 1410, both of the Public Records of Palm Beach County, Florida, N.00°29'31"E., 5,166.68 feet to the agreed upon and monumented Southeast corner of Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410; thence along the agreed upon and monumented South boundary of said Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.85°08'43"W., 5,338.63 feet to the agreed upon Southeast corner of Section 3, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.88°35'25"W., 5,305.73 feet to the West boundary of aforesaid Section 3, Township 43 South, Range 40 East; thence along said West boundary of Section 3, as found monumented, N.01°02'29"E., 1,369.21 feet to the Easterly boundary of aforesaid M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58; thence along said Easterly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in said Deed Book 1156, Page 58, as found monumented, N.44°59'32"E., 4,057.61 feet, to the North boundary of aforesaid Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in aforesaid Road Plat Book 6, Page 136; thence along said North boundary of Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in said Road Plat Book 6, Page 136, also being along a line lying 80.00 feet South of and parallel with aforesaid Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58, S.87°46'28"E., 7,799.26 feet to aforesaid West boundary of Section 1 and the **POINT OF BEGINNING**.

LESS AND EXCEPT FROM PARCEL 1:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

PARCEL 2:

DESCRIPTION: A parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, and in Sections 5, 6, 7, and 8, Township 43 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; thence along said Southerly boundary of M-Canal, as found monumented, the following five (5) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,506.19 feet to a point on the East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida, said point also being the **POINT OF BEGINNING**; 3) continue N.88°36'57"E., 3,785.92 feet; 4) along a line lying 250.0 feet South of and parallel with aforesaid Section 6, Township 43 South, Range 41 East, S.89°48'53"E., 5,270.08 feet; 5) along a line lying 250.0 feet South of and parallel with aforesaid Section 5, Township 43 South, Range 41 East, N.88°40'55"E., 5,270.77 feet to the East boundary of said Section 5, Township 43 South, Range 41 East; thence along said East boundary of Section 5, Township 43 South, Range 41 East, S.01°54'46"W., 5,428.97 feet to the Southeast corner thereof, also being the Northeast corner of aforesaid Section 8, Township 43 South, Range 41 East; thence along the East boundary of the North 1/2 of said Section 8, Township 43 South, Range 41 East,

S.02°00'06"W., 2,713.58 feet to the East 1/4 corner of said Section 8, Township 43 South, Range 41 East; thence along the South boundary of said North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 4,963.38 feet to the East boundary of Silver Lake Enterprises, Inc. Parcel 1B, recorded in Official Records Book 14034, Page 1119, of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Silver Lake Enterprises, Inc. Parcel 1B, in respective order, the following three (3) courses: 1) along a line lying 324.98 feet East of and parallel with the West boundary of aforesaid North 1/2 of Section 8, Township 43 South, Range 41 East, N.02°13'06"E., 50.00 feet; 2) along a line lying 50.00 feet North of and parallel with aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, N.88°32'08"W., 275.00 feet; 3) along a line lying 50.00 feet East of and parallel with aforesaid West boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, S.02°13'06"W., 50.00 feet to aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East; thence along aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 50.00 feet to the West 1/4 corner of said North 1/2 of Section 8, Township 43 South, Range 41 East, also being a point on the East boundary of the North 1/2 of aforesaid Section 7, Township 43 South, Range 41 East; thence along said East boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, S.02°10'05"W., 65.55 feet to the South boundary of said North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), recorded in Official Records Book 2330, Page 1076, of the Public records of Palm Beach County, Florida; thence along said South boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.89°11'37"W., 5,208.43 feet to the East line of aforesaid Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said called out East line of Section 12, per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.01°28'15"E., 486.67 feet to the East-West Quarter Section line of said Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said East-West Quarter Section line of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.88°16'09"W., 1,406.28 feet to the West line of the East Quarter of Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said West line of the East Quarter of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), S.01°22'47"W., 2,572.97 feet to the agreed upon and monumented South boundary of said Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 2,389.96 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way line of Seminole-Pratt Whitney Road, N.01°42'52"E., 5,449.92 feet to the South right of way line of Persimmon Street, recorded in Official Records Book 10202, Page 430, of the Public Records of Palm Beach County, Florida; thence along the South and East right of way lines of said Persimmon Street, in respective order, the following two (2) courses: 1) S.88°17'08"E., 646.56 feet; 2) N.01°42'52"E., 80.00 feet to the Southeast corner of GROVE MARKET PLAT, according to the plat thereof recorded in Plat Book 82, Page 67, also being the Southwest corner of Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, of the Public Records of Palm Beach County, Florida; thence along the South boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°17'08"E., 140.00 feet to the Southeast corner thereof; thence along the East boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, N.01°42'52"E., 797.74 feet to the Northeast corner thereof; thence along the North boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°47'12"W., 437.96 feet to the Northwest corner thereof; thence along the Westerly boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.43°17'08"E., 45.79 feet to the Northeasterly corner of aforesaid GROVE MARKET PLAT; thence along the North boundary of said GROVE MARKET PLAT, and the North right of way line of additional right of way for Seminole-Pratt Whitney Road, recorded in aforesaid Official Records Book 10202, Page 430, N.88°17'08"W., 381.55 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way

line of Seminole-Pratt Whitney Road, N.01°42'52"E., 3,541.19 feet to the **POINT OF BEGINNING**:

LESS AND EXCEPT FROM PARCEL 2:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

Containing: 3,788.601 acres more or less.

LOCATION MAP

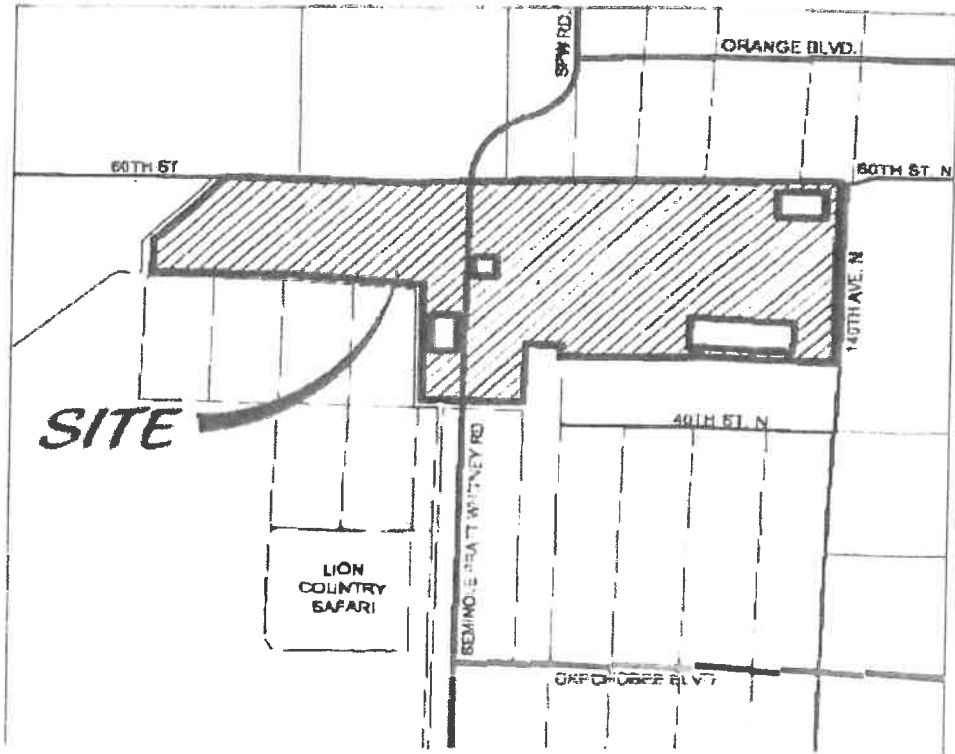


EXHIBIT "B"
PROOF OF PUBLICATION OF NOTICE OF HEARING

The Palm Beach Post

Palm Beach Daily News | LOCALIQ

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Notice was published in said newspaper on: first date of Publication 11/16/2020 and last date of Publication 12/07/2020. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

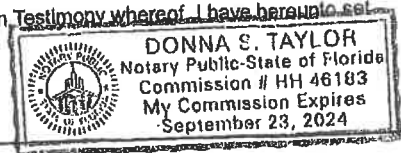
WESTLAKE, CITY OF
4001 SEMINOLE PRATT WHITNEY ROAD
LOXAHATCHEE, FL 33470

Invoice/Order Number:	0000803124
Ad Cost:	\$811.84
Paid:	\$0.00
Balance Due:	\$811.84

Signed Teal Pontarelli
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 8th day of December, 2020 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed Donna Taylor (Notary)



Please see Ad on following page(s).

WESTLAKE, CITY OF
4001 SEMINOLE PRATT WHITNEY ROAD
LOXAHATCHEE, FL 33470

Invoice/Order Number:	000603124
Ad Cost:	\$811.84
Paid:	\$0.00
Balance Due:	\$811.84

**CITY OF WESTLAKE
NOTICE OF INTENT TO
USE UNIFORM METHOD OF
COLLECTING NON-AD
VALOREM ASSESSMENTS**

The City of Westlake hereby provides notice, pursuant to Florida Statutes, Section 197.3632(3)(a), of its intent to use the uniform method of collecting non-ad valorem assessments throughout the municipal boundaries for the City of Westlake for the costs of collection and disposal of solid waste for the fiscal year beginning October 1, 2021, and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments as authorized by Florida Statutes, Section 197.3632, at a public hearing to be held at 6:30pm, or as soon thereafter as the matter can be heard, on December 14, 2020, in the Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida 33470. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the form of the resolution, which contains the legal description of the real property subject to the levy are on file with the City Clerk, at City Hall, located at 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470. All interested parties are invited to attend.

In the event any person decides to appeal any decision of the City with respect to any matter relating to the consideration of the resolution at the above referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (561) 530-5880.

Zole Burgess, CMC
City Clerk
11-16, 11-23, 11-30, 12-7/2020
000603124-01

File Attachments for Item:

B. An Interlocal Agreement with the Palm Beach County Commission on Ethics

Submitted By: Legal



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Legal	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		An Interlocal Agreement with the Palm Beach County Commission on Ethics		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Interlocal Agreement with the Palm Beach County Commission on Ethics		
SUMMARY and/or JUSTIFICATION:		Part I of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately.		
SELECT, if applicable		AGREEMENT:	X	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 Interlocal Agreement		
SELECT, if applicable		RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>				
FISCAL IMPACT (if any):				\$

INTERLOCAL AGREEMENT

This Interlocal Agreement ("Agreement") is made on _____, 2021, between the City of Westlake, a municipality located in Palm Beach County, Florida ("Public Entity"), and Palm Beach County, a political subdivision of the State of Florida ("County"), each one constituting a public agency as defined in Part I of Chapter 163, Florida Statutes.

WITNESSETH

WHEREAS, Part I of Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, Part I of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Palm Beach County Commission on Ethics Ordinance (the Commission on Ethics Ordinance) permits the Commission on Ethics of Palm Beach County ("the Commission on Ethics"), subject to approval by the Board of County Commissioners, to negotiate agreements or memoranda of understanding with municipalities, special districts, and other public offices and entities, authorizing the Commission on Ethics to exercise any and all authority, functions and powers set forth in the Commission on Ethics Ordinance and the Lobbyist Registration Ordinance for the benefit of such Public Entity.

WHEREAS, Public Entity wishes to have the Commission on Ethics exercise such authority, functions, and powers for Public Entity's benefit.

NOW THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of this Agreement is to have the Commission on Ethics exercise the authority, functions and powers granted by the Commission on Ethics Ordinance as to Public Entity's operations.

Section 2. Representative/Monitoring Position

The County's representative/contract monitor during the term of this Agreement shall be Mark E. Bannon, Executive Director, Palm Beach County Commission on Ethics, whose telephone number is (561) 355-1915.

The Public Entity's representative/contract monitor during the term of this Agreement shall be Public Entity's City Manager, Kenneth Cassel, whose telephone number is (954) 826-0056.

Section 3. Effective Date and Term

This Agreement shall be first executed by Public Entity and shall take effect, subject to and upon approval and execution of this Agreement by County. This Agreement will then be in effect for three (3) years. This Agreement may be terminated by either party, with or without cause, upon ninety (90) days written notice to the other party. Upon notice of termination by Public Entity, any ongoing Public Entity investigations being conducted by the Commission on Ethics pursuant to this Agreement shall continue until completed.

Section 4. Responsibilities and Duties

The Commission on Ethics shall exercise any and all authority, functions and powers provided for in the Commission on Ethics Ordinance, the Code of Ethics Ordinance, and the Lobbyist Registration Ordinance as set forth in the Palm Beach County Code of Ordinances as may be amended or revised, in regard to Public Entity's operations.

Those functions, authority and powers include, but are not limited to, the following:

- (A) The Commission on Ethics shall have the authority to: (1) review, interpret, render advisory opinions and enforce the Code of Ethics, (2) investigate legally sufficient complaints within the jurisdiction of the Commission on Ethics and conduct public hearings as provided by the Commission on Ethics ordinance; and (3) develop and deliver, training programs and ensure that effective and meaningful training experiences are delivered in a timely and efficient manner.
- (B) The Commission on Ethics shall have the power to conduct investigations, and receive full and unrestricted access to the records of the Public Entity, all elected and appointed Public Entity officials and employees, Public Entity departments, divisions, agencies and instrumentalities, contractors and other persons and entities doing business with the Public Entity and/or receiving Public Entity funds regarding any such contracts or transactions with the Public Entity.

- (C) In the case of a refusal to obey a request for documents or for an interview, the Commission on Ethics shall have the power to subpoena witnesses, administer oaths, and require the production of records in a manner consistent with §162.08 Florida Statutes. The Commission on Ethics shall not interfere with any ongoing criminal investigation or prosecution of the State Attorney or the U.S. Attorney for the Southern District of Florida.
- (D) Where the Commission on Ethics suspects a possible violation of any state, federal or local law, or rule, regulation or policy, the Executive Director or designee shall notify the appropriate civil, criminal or administrative agencies. In the case of a possible violation of a rule, regulation or policy governing a Public Entity employee, the Executive Director or designee shall also notify the city manager of the Public Entity.
- (E) The Commission on Ethics shall have the power to require officials and employees to participate in ethics training on a regular basis. The administrator of the public entity shall establish by policy a mandatory training schedule for all officials and employees, which shall include mandatory periodic follow-up sessions. The commission on ethics shall develop and deliver, or contract with other entities to develop and deliver, training programs. The commission on ethics shall coordinate and cooperate with the public entity to ensure that effective and meaningful training experiences are delivered in a timely and efficient manner.
- (F) The Commission on Ethics' "hotline" will receive complaints related to Public Entity operations. The Public Entity will support and assist the Commission on Ethics in publicizing the "hotline" and encouraging the reporting of ethics violations by local citizens, officials and employees.
- (G) The Commission on Ethics may exercise any of the powers contained in the Commission on Ethics Ordinance upon its own initiative.
- (H) All records held by the Commission on Ethics and its staff related to an active preliminary investigation are confidential and exempt from disclosure in a manner consistent with the provisions in §112.3188(2) and §112.324, Florida Statutes.
- (I) The Commission on Ethics and its staff shall be considered "an appropriate local official" of the Public Entity for purposes of whistleblower protection provided by §112.3188(1), Florida Statutes.
- (J) The Commission on Ethics may recommend remedial actions and may provide prevention and training services to Public Entity officials, employees, and any other

persons covered by this Agreement. The Commission on Ethics may follow up to determine whether recommended remedial actions have been taken.

- (K) The Commission on Ethics shall monitor the costs of investigations undertaken. The Commission on Ethics shall cooperate with other governmental agencies to recover restitution from other entities involved in willful misconduct in regard to Public Entity funds.
- (M) As part of its obligation under this Agreement, Public Entity's staff will in all instances cooperate fully with Commission on Ethics staff regarding issues of staff and vendor training and in timely providing records requested by staff investigators.
- (N) In any case in which the Commission on Ethics determines that the complaining party filed a frivolous or groundless complaint as defined in §57.105 Florida Statutes, or a complaint with malicious intent and with the knowledge that the complaint contains material false allegations, the commission shall order the complaining party to pay any costs and attorney's fees incurred by the commission and/or the alleged violator.
- (O) The Commission on Ethics will maintain a website and all required databases including gift reports, voting conflict disclosures, outside employment waivers, complaints, letters of instruction/reprimand, final orders, and advisory opinions.

Section 5. Funding and Budgeting by Public Entity

Under this Agreement, all costs associated with the duties and responsibilities of the Commission on Ethics are funded by The Palm Beach County Board of County Commissioners. County funding shall include all staff services and other resources to be provided in furtherance of this Agreement. However, the County's performance and obligation to pay under this Agreement for subsequent fiscal years is contingent upon annual appropriations for its purpose by the Board of County Commissioners.

Section 6. Delegation of Duty

Nothing contained herein shall be deemed to authorize the delegation of the constitutional or statutory duties of state, county, or municipal officers.

Section 7. Liability

The parties to this Agreement and their respective officers and employees shall not be deemed to assume any liability for the acts, omissions, and negligence of the other party. Further, nothing herein shall be construed as a waiver of sovereign immunity by either party, pursuant to Section 768.28, Florida Statutes.

Section 8. Controlling Law

This Agreement shall be interpreted and construed according to, and governed by, the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County.

Section 9. Remedies

No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Section 10. Severability

In the event any term or provision of this Agreement is determined by a court of competent jurisdiction to be illegal or otherwise invalid, such provision shall be construed or deleted and shall not affect the remaining portions of this Agreement and the remainder shall be construed to be in full force and effect.

Section 11. Notice and Point of Contact

All notices required to be given under this Agreement shall be deemed sufficient to each party when delivered by United States Mail, by hand delivery, or by overnight delivery service to the point of contact. For purposes of fulfilling the duties and responsibilities of this Agreement, the points of contact will be as follows:

Commission on Ethics:	300 North Dixie Highway, Suite 450 West Palm Beach, FL 33401 Ethics@pbcgov.org 561-355-1915	City of Westlake:	4005 Seminole Pratt Whitney Road Westlake, FL 33470 kcassel@westlakegov.com 954-826-0056
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Section 12. Filing

A copy of this Agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

Section 13. Time of the Essence

The parties expressly agree that time is of the essence in this Agreement and the failure by a party to complete performance within the time specified, or within a reasonable time if no time

is specified herein, shall, at the option of the other party without liability, in addition to any other rights or remedies, relieve the other party of any obligation to accept such performance.

Section 14. Equal Opportunity Provision

Commission on Ethics and Public Entity agree that no person shall, on the grounds of race, color, religion, sex, age, national origin, ancestry, marital status, sexual orientation, gender identity and expression, or disability be excluded from the benefits of, or be subjected to any form of discrimination under any activity carried out by the performance of this Agreement.

Section 15. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 16. Entirety of Agreement

This Agreement represents the entire understanding between the parties, and supersedes all other negotiations, representations, or agreements, written or oral, relating to this Agreement.

[the remainder of this page left intentionally blank]

ATTEST:
Joseph Abruzzo, Clerk & Comptroller

PALM BEACH COUNTY, FLORIDA, THROUGH
ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Clerk

By: _____
Dave Kerner, Mayor

[SEAL]

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: _____
Denise Coffman
Deputy County Attorney

By: _____
Mark E. Bannon, Executive Director
Commission on Ethics

ATTEST:

CITY OF WESTLAKE, FLORIDA, THROUGH
ITS CITY COUNCIL

By: _____
Zoie P. Burgess, City Clerk

By: _____
Roger Manning, Mayor

[SEAL]

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Pam E. Booker, City Attorney

File Attachments for Item:

C. Discussion Regarding 2021 Legislative Priorities

Submitted By: Administration



Meeting Agenda Item Coversheet

MEETING DATE:		January 11, 2021	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Discussion Regarding 2021 Legislative Priorities		
STAFF RECOMMENDATION: (MOTION READY)				
SUMMARY and/or JUSTIFICATION:		<p>Each year the Florida League of Cities, provides a list of priorities for the upcoming legislative session and is formally adopted by the League's Membership. The 2020 Legislative session included five (5) priorities and eight (8) other issues that were of importance on the agenda.</p> <p>The legislative session is approaching, and Administration finds it appropriate to begin discussions of potential priorities that would be beneficial and possibly have an impact on the City of Westlake. Attached is the 2021 Legislative Action Agenda.</p>		
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>	2021 Legislative Action Agenda			
SELECT, if applicable	RESOLUTION:		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> <u>Please keep text indented.</u>				
FISCAL IMPACT (if any):				\$

LEGISLATIVE ACTION AGENDA

PRIORITIES

- ▶ Sales Tax Fairness
- ▶ Short-Term Rentals
- ▶ Discharges to Surface Waters
- ▶ Affordable Housing
- ▶ Annexation

IMPORTANCE OF HOME RULE

The Florida League of Cities believes in the importance of local self-government and that those officials closest to the people know their community best. Each of these issues supports Home Rule and a municipality's ability to govern itself based on the wants and needs of its residents. Home Rule is supported by an overwhelming majority of Florida residents. It is the foundation for local governments as they create fair, effective and responsive policies for their communities.

PRIORITY STATEMENTS

Sales Tax Fairness: The Florida League of Cities SUPPORTS legislation to update Florida's sales and use tax laws that apply to online/e-commerce sales from out-of-state retailers. Changes are needed to ensure that in-state retailers are treated equitably and that the Florida sales and use tax law is equally enforced.

Contact: Amber Hughes · ahughes@flcities.com

Short-Term Rentals: The Florida League of Cities SUPPORTS legislation providing for a collaboration between the Florida Department of Business and Professional Regulation and cities to ensure that short-term rental properties abide by state and local regulations, are properly licensed and insured, and comply with state and local taxation requirements as well as industry-accepted safety practices. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty.

Contact: Tara Taggart · ttaggart@flcities.com

Discharges to Surface Waters: The Florida League of Cities SUPPORTS legislation that establishes reasonable time frames for utilities to eliminate, to the extent possible in compliance with regulatory requirements and with specified exceptions, discharges to surface waters unless a utility demonstrates it is not environmentally, technically or economically feasible.

Contact: Rebecca O'Hara · rohara@flcities.com



**LOCAL
VOICES
MAKING
LOCAL
CHOICES**

Affordable Housing: The Florida League of Cities SUPPORTS legislation that requires all monies from the Sadowski State and Local Government Housing Trust Funds be used only for Florida's affordable housing programs.
Contact: Jeff Branch · jbranch@flcities.com

Annexation: The Florida League of Cities SUPPORTS legislation that facilitates the municipal annexation of unincorporated areas while protecting private property rights and respecting municipal boundaries.
Contact: David Cruz · dcruz@flcities.com

OTHER ISSUES OF IMPORTANCE

Cybersecurity: The Florida League of Cities SUPPORTS legislation dedicating state resources for the development and enhancement of municipal cybersecurity by providing funding for technical assistance, threat assessments, employee training, infrastructure improvements and data protection, including the protection of exempt and confidential information such as law enforcement personnel information and plans for government buildings and other critical infrastructure.

Transportation Funding: The Florida League of Cities SUPPORTS legislation that will allow cities to have greater local decision-making and flexibility on transportation funding to ensure we meet our ever-changing transportation demands.

Mobility Plans: The Florida League of Cities SUPPORTS legislation that defines mobility plans and fees in order to provide the clarity and consistency needed to assist Florida's cities in implementing alternative modes of transportation.

Digital Divide: The Florida League of Cities SUPPORTS legislation that reduces the digital divide and expands broadband internet access to all areas of the state. This includes:

- ▶ Identifying areas of Florida that are underserved by traditional broadband providers.
- ▶ Removing statutory barriers for cities to provide telecommunication services and open competition for affordable internet service.
- ▶ Increasing public funding for construction of broadband infrastructure.

Resilient and Sustainable Florida: The Florida League of Cities SUPPORTS legislation that promotes a resilient and sustainable Florida, including:

- ▶ Funding water quality improvements.
- ▶ Establishing policies and funding for alternative water supply development.
- ▶ Providing for intergovernmental coordination and planning on strategies to address climate challenges such as drought, coastal flooding and inland flooding.
- ▶ Enabling local authority to implement natural resource protection strategies.

2020-21 OFFICERS



President
TONY ORTIZ
Commissioner, Orlando



First Vice President
PHILLIP WALKER
Commissioner, Lakeland



Second Vice President
JOLIEN CARABALLO
Councilwoman, Port St. Lucie

For more information on the League's legislative initiatives, please contact:



Florida League of Cities
P.O. Box 1757
Tallahassee, FL 32302-1757
850.222.9684
flcities.com

File Attachments for Item:

A. Palm Beach County Fire Rescue Office - Monthly Report: November

Submitted By: William Rowley, District Chief

For Informational Purposes Only



12/3/2020

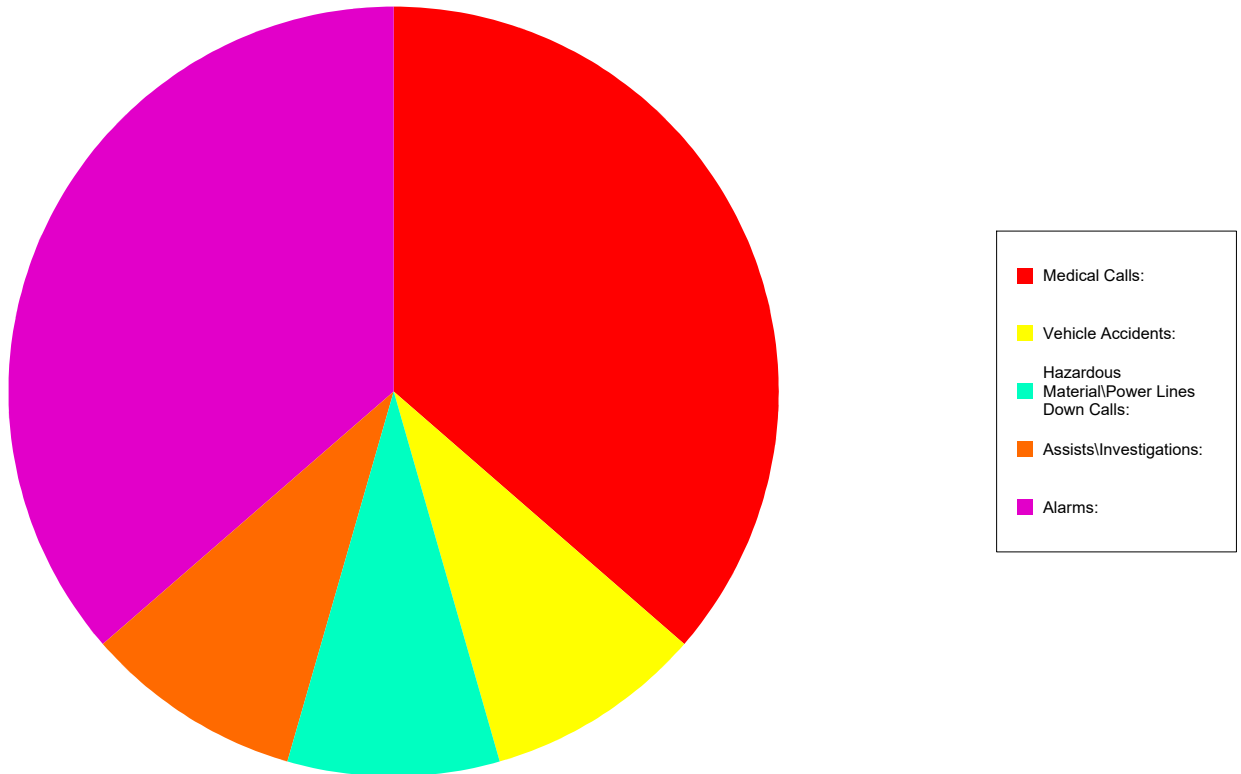
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20201101 to 20201130

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	4
Vehicle Accidents:	1
Hazardous Material\Power Lines	1
Assists\Investigations:	1
Alarms:	4
Total number of Events:	11

Calls by Situation Dispatched





12/3/2020

Palm Beach County Fire Rescue

Westlake Response Time Report

20201101 to 20201130

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F20189903	22	400	PERSIMMON BLVD E/SEMINOLE PRATT WHITN	11/13/2020		13:40:10	13:40:21	13:40:57	13:43:35	14:04:14	0:00:36	0:00:36	0:02:38	0:03:50
F20190461	22	19	16082 WHIPPOORWILL CIR WLK	11/14/2020	12:44:58	12:45:40	12:45:50	12:46:25	12:52:48	13:25:04	0:00:52	0:00:35	0:06:23	0:07:50
F20190787	22	821	5092 SEMINOLE PRATT WHITNEY RD WLK	11/14/2020	23:27:47	23:28:05	23:28:11	23:29:45	23:32:31	00:06:31	0:00:24	0:01:34	0:02:46	0:04:44
F20194878	22	210	5930 BUTTONBUSH DR WLK	11/21/2020		21:22:27	21:22:33	21:23:17	21:26:33	21:47:48	0:00:31	0:00:44	0:03:16	0:04:31
F20195663	22	210	15810 GOLDFINCH CIR WLK	11/23/2020	07:54:12	07:55:31	07:55:40	07:56:22	08:07:19	09:18:11	0:01:28	0:00:42	0:10:57	0:13:07
F20199517	22	133	16109 WHIPPOORWILL CIR WLK	11/29/2020		19:06:33	19:06:43	19:07:32	19:13:42	20:03:50	0:00:35	0:00:49	0:06:10	0:07:34
Average Response Times:											0:00:44	0:00:50	0:05:22	0:06:56
Non Emergency Calls:														
F20182671	22	76	5026 SEMINOLE PRATT WHITNEY RD WLK	11/02/2020		03:14:20	03:14:27	03:16:10	03:24:28	03:50:32	0:00:32	0:01:43	0:08:18	0:10:33
F20188977	26	76	5949 140TH AVE N WLK	11/12/2020		02:36:05	02:36:10	02:37:44	02:44:00	03:01:55	0:00:30	0:01:34	0:06:16	0:08:20
F20191388	22	76	15906 HUMMINGBIRD LN WLK	11/16/2020	03:08:44	03:09:08	03:09:16	03:11:03	03:17:07	03:25:33	0:00:32	0:01:47	0:06:04	0:08:23
F20196225	26	76	5949 140TH AVE N WLK	11/24/2020		06:13:30	06:13:37	06:14:39	06:28:05	06:37:48	0:00:32	0:01:02	0:13:26	0:15:00
F20196263	26	61	5949 140TH AVE N WLK	11/24/2020		08:00:10	08:00:24	08:01:12	08:12:51	08:50:45	0:00:39	0:00:48	0:11:39	0:13:06

Total number of Events: 11

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

File Attachments for Item:

A. Monthly Report - December

MEMORANDUM

TO: CITY COUNCIL

FROM: PAM E. BOOKER, CITY ATTORNEY

DATE: DECEMBER 28, 2020

REFERENCE: December Monthly Legal Update

SID/ITID Litigation:

Review of court files and pleadings to stay apprised of litigation status. The Parties filed a Joint Motion to Compel Mediation on November 17, 2020, in an attempt to resolve the outstanding dispute. Mediation has been scheduled for February 3, 2021, with Fred Hazouri as the mediator.

Review of proposed local bill for Indian Trail Improvement District, presented by Betty Argue to revise the boundaries of the District, providing a procedure for a feasibility study of an elector-initiated conversion of the District to a municipality, requiring execution of agreements, providing powers for a Safe Neighborhood Program, providing for a transition schedule, providing for a referendum and an effective date. Schedule of conference call with the City Manager and District Council regarding the proposed local bill. The public hearing on the local bill will take place on Thursday, January 7, 2021.

Ordinances & Resolutions:

Prepare resolutions for the following:

- POD G South Plat
- Town Center Parkway West Roadway Plat
- POD S Plat Phase 1A
- Finalize Resolution for Publix Master Sign Plan
- Finalize Resolution for 7-11 Master Sign Plan
- Orchards of Westlake Plat
- Review and final edits to the Pod G, Pod S and Orchards plats.

Noise Ordinance: Awaiting comments on Noise Ordinance.

Florida Public Utilities: Discussions with Attorney Jeffrey Decker regarding franchise agreement with Florida Public Utilities and SID's authority regarding the road rights of way and waiver of permit fees. Conference calls with all parties regarding structure of proposed agreement. Discussions between the Parties will continue in January.

Solid Waste Collection Fee Ordinance per F.S. 197.3632: Review and research Florida Statutes for the collection of solid waste annual fees on the tax roll for the 2021 tax year. Coordination with the City Clerk regarding notice requirements and the tax collector's office.

Review of proposed Interlocal Agreement with PBC Tax Collector for the implementation of the Solid Waste utilization of F.S. 197.3632.

Review of proposed Interlocal Agreement with PBC Property Appraiser's Office for the implementation of the Solid Waste utilization of F.S. 197.3632.

Code Inquiries: Review the City's Interim code and the City's adopted code in response to potential non-conforming use application for the Packing House. Provide response and direction in responding to applicant. Review codes in preparation for drafting ordinance amendment to Chapter 2, implementing procedures for applicants with non-conforming uses and/or structures.

Bond Reviews/Reductions and Release:

Review of documents for approval of recordation of bonds for Persimmon Phase 4, plat.

Agreements:

Research documents related to creation of Palm Beach County Commission on Ethics and draft ordinance for the City of Westlake to enter into an agreement with the Palm Beach County Commission on Ethics. Review of proposed Interlocal Agreement with Palm Beach County and the Palm Beach County Commission on Ethics.

Review of Parking Enforcement Agreement for the Meadows with Palm Beach County Sheriff's office. Follow-up discussions and proposed changes will be discussed in January with Attorney.

Provide Builder's At Risk Agreement for construction prior to recordation of plat.

Public Records Request:

Respond to public records requests.

Lien Search:

Received, review and draft responses to Lien Search Requests.

HAPPY PROGRAM:

- Review of applications and provide responses to applicants, lenders and attorneys for the applicants regarding the program and status of the files.
- Draft Award Letter, Promissory Note & Second Mortgage.
- Correspond via email and telephone with FBC Mortgage & Loan Depot.
- Review of revised loan documents for applicants with January closing dates and follow-up with title companies for closing documents.

Attended Webinars:

Paralegal attended the following webinars.

- The Duty to Vote and Voting Conflicts: Law and Best Practice (Sponsored by League of Cities)
- 2021 Housing Market Trends & Outlook (Sponsored by League of Cities)
- As Women, As Leaders: A Community Conversation on Racial Justice and Policing (Sponsored by League of Cities) (Vice-Mayor Long Robinson was also in attendance).

General meetings:

Attend regular weekly staff meetings and follow-up as needed for various applications. Phone calls and meetings with City Council members regarding questions, inquiries and agenda review.

Prepare items for agenda review and finalization. Provide corrections on agenda items for execution as necessary.

- Attended Regular Council Meeting December 14, 2020
- Schedule Sunshine Law training for new board members on the Education and Youth Advisory Board.
- Review and respond to lien search requests.

Community Meetings:

Florida Bar Constitutional Judiciary Committee, Florida Bar Meeting
Florida Bar, City, County and Local Government Law Section meeting
Palm Beach County Bar Association
F. Malcolm Cunningham, Sr. Bar Association
Palm Beach County League of Cities Luncheon
First Tee of the Gold Coast Meetings, Board of Directors
PACE Center for Girls Meetings, Board of Directors
Florida Association of Women Lawyers (FAWL)
Suits for Seniors, Mentor