

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting
Tuesday, June 06, 2023 at 6:00 PM

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

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

This is a Public Meeting and members of the public may attend in-person; however, the option to attend and participate via Communications Media Technology is available via the Cisco WebEx Platform and may be accessed as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

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: 2632 888 9851

For participants attending the meeting via WebEx, 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 also provided via the City website:
<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing 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 Council Member, requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- [A.](#) Minutes_City Council Regular Meeting - 04.26.2023 DRAFT
- [B.](#) Minutes_City Council Regular Meeting - 05.02.2023 DRAFT
- [C.](#) Monthly Financial Report - April

PRESENTATIONS/PROCLAMATIONS

- [A.](#) Proclamation 2023-03 - Juneteenth
Sponsored By: Councilwoman Charlotte Leonard

PUBLIC HEARING - QUASI JUDICIAL

- [A.](#) **SPM-2023-01:** Application of DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the North Building of Parcel B. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet South Building. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).

North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- [B.](#) **MPA-2023-01:** The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with

Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject application is located west of Seminole Pratt Whitney Road on 50.826 acres.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. SECOND READING: Ordinance 2023-02 – Comprehensive Plan Amendment “Capital Improvements Element Updates”**

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A. Agreement_City of Westlake & Minto PBLH, LLC Temporary Use Agreement for FourthFest 2023**

Submitted By: Administration

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE TEMPORARY USE AGREEMENT BETWEEN MINTO PBLH, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilwoman Pilar Valle Ron
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing Council, state your name and address for the record.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled):
July 11, 2023 - Regular City Council Meeting

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: June 2, 2023

File Attachments for Item:

A. Minutes_City Council Regular Meeting - 04.26.2023 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Wednesday, April 26, 2023 at 6:00 PM

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

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Wednesday, April 26, 2023, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 684 4907

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2632 684 4907

As a preliminary matter, Ms. Burgess noted that council members are present physically constituting a quorum.

Ms. Burgess confirmed Mr. Don Hearing, of Cotleur and Hearing, was virtually present.

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 microphones are live. Ms. Burgess further explained that microphones will be muted; audience members can 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 O'Connor called the City of Westlake Regular City Council meeting of Tuesday March 14, 2023, to order at 6:10 p.m.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard

Councilman Julian Martinez

Councilwoman Pilar Valle Ron

Vice Mayor Greg Langowski

Mayor John Paul O'Connor

Also present:

Kenneth Cassel, City Manager

Donald J. Doody, Esq., City Attorney

Zoie Burgess, City Clerk

Nilsa Zacarias, Planning and Zoning Director

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda. There being none Mayor O'Connor called for a motion to approve agenda as presented.

Motion by Vice Mayor Langowski to amend agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing Council, state your name and address for the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted a comment card was received prior to the meeting from resident Kevin Summey. Ms. Burgess asked for Mr. Summey to go to podium and state his name and address for the record.

Public Comment - Kevin Summey – 15763 Goldfinch Circle – Mr. Summey asked if there have been any discussions concerning traffic signals and flashing arrows located on Town Center North and Seminole Ridge. Mr. Summey stated the traffic signal has a wait time of about six to seven minutes with no traffic. Mr. Cassel stated the traffic signals belong to the county and the city has requested and agreed to pay for modifications to the signals to have four signal lights to allow left hand turns when no traffic is present.

Mr. Summey also wanted to know if the city workers are hired by the city of Westlake or are they contracted workers. Mr. Cassel explained the structure of the City of Westlake, and stated the city does not have any employees. Per the charter all individuals are contracted. Mr. Summey asked if there was any leeway on the charter or if that was the way it was going to stay.

Mayor O'Connor interjected, noting the charter can be amended with a council vote. Mayor O'Connor stated the way the charter is written helps with how the tax dollars are being used.

Ms. Burgess stated no additional comment cards were received prior to the meeting and gave the virtual audience a moment to raise their virtual hand.

Mr. Cassel wanted to add, he has a coffee with the manager once a month where he provides a manager's view of what's going on in the city and what is expected to come and what he is allowed to discuss publicly. He also answers questions and concerns at this meeting.

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 Council Member, requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Monthly Financial Report - February
- B. Minutes_Regular City Council Meeting - 03.14.2023 DRAFT

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

Motion by Vice Mayor Langowski to approve Consent Agenda, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

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

PRESENTATIONS/PROCLAMATIONS

- A. Presentation - If I Were Mayor Essay Contest Second Place Winner

Presented By: Florida League of Mayors, Executive Director Scott Dudley

Mayor O'Connor identified Executive Director to the Florida League of Mayors, Mr. Scott Dudley was present to present an award to the second-place winner of "If I Were a Mayor," essay contest.

Mr. Dudley stated the Florida League of Mayors holds an annual contest for sixth, seventh, and eight graders for an essay on "If I Were Mayor." From the 800 submittals, Mr. Dudley wanted to present the second-place winner of the essay who is also a resident of the City of Westlake. The winner was presented with a certificate, a plaque, and a \$250.00 gift card. Mr. Dudley read part of the essay that made her essay stand out to win her second place.

The essay winner's parents were called to the dais to take a picture with council and Mr. Dudley.

Mayor O'Connor moved to the next item that followed.

PUBLIC HEARING - QUASI JUDICIAL

- A. **QUASI JUDICIAL** - A Resolution for the Plat of Terraces of Westlake – Phase I

Submitted By: Engineering

RESOLUTION 2023-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS

PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item and asked Mr. Doody to swear in individuals who intend to testify and to read item by title only.

Mr. Doody asked all those who intend to testify during this proceeding to please stand and raise their right hand to be sworn in.

Mayor O'Connor called for staff presentations.

Donaldson Hearing, on behalf of Minto PBLH, LLC, discussed PowerPoint presentation on the Plat for the Terraces of Westlake Phase I, presented at council meeting. The Terraces of Westlake include a total of 250 homes. Mr. Hearing discussed the layout and expectations of the new homes and stated how they will be different than the ones that are currently being built.

Councilmembers discussed the Plat presented for the Terraces of Westlake.

John Carter, Senior Vice President for Mintos Communities, discussed some updates. Mr. Carter stated Skycove has been completely sold out and the Crossings are sold at about fifty percent.

Mayor O'Connor called for public comments.

Ms. Burgess stated no comment cards were received prior to the meeting and gave the virtual audience a moment to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2023-12, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

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

PUBLIC HEARING

A. SECOND READING: Ordinance 2023-01 – Chapter 3. Amendment (Essential Facilities and Services)

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE NO. 2019-9 AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION 3 TO BE ENTITLED "ESSENTIAL FACILITIES AND SERVICES" ; PROVIDING FOR ESSENTIAL FACILITIES SERVICES; PROVIDING FOR HEIGHT OF STRUCTURES; PROVIDING FOR SCREENING AND BUFFERING; PROVIDING FOR EXEMPTIONS FROM PROPERTY DEVELOPMENT REGULATIONS; PROVIDING FOR SETBACK REQUIREMENTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Mayor O'Connor asked for staff presentation.

Mr. Leon discussed the second reading of Ordinance 2023-01. Mr. Leon stated the Ordinance was approved at first reading and staff recommends approval. Mr. Leon stated the language has been cleaned up and some has been revised.

Mayor O'Connor called for Council comments.

Mr. Doody clarified that the Ordinance was adopted at first reading. Mr. Doody stated what is being discussed are recommendations from staff to amend the existing ordinance that was adopted at first reading. Mr. Doody stated if council agrees with the changes he asks for council to entertain a motion to amend the ordinance and then adopt the ordinance as amended.

Mayor O'Connor called for Council comments. There being none Mayor O'Connor asked for a motion to adopt Ordinance as amended. Mr. Doody clarified it needs to be amended first.

Mayor O'Connor called for any additional public comments.

Ms. Burgess gave the virtual audience additional time to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion to amend Ordinance 2023-01.

Motion by Councilwoman Leonard to approve the amendment to Ordinance 2023-01 as recommended by staff, seconded by Councilman Martinez.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

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

Mayor O'Connor asked for a motion to adopt the amended Ordinance.

Motion by Councilwoman Valle Ron to adopt the amended Ordinance 2023-01, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

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

NEW BUSINESS

- A. RESOLUTION 2023-10 - Selecting a Member of the City Council to serve in the position of Vice-Mayor Until April 2, 2024

Submitted By: Administration

RESOLUTION 2023-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SELECTING A MEMBER OF THE CITY COUNCIL TO SERVE IN THE POSITION OF VICE-MAYOR UNTIL APRIL 2, 2024, PURSUANT TO THE CITY'S CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Council discussed Resolution 2023-10 and discussed reelecting Vice Mayor Langowski as Vice Mayor. Mr Doody asked for council to make a motion.

Motion by Councilwoman Leonard to select current Vice Mayor Langowski to remain serving as Vice Mayor on the City Council, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

Mr. Doody called for the mayor to entertain a motion to adopt the resolution. Mayor O'Connor asked for a motion to adopt the resolution.

Motion by Councilwoman Valle Ron to adopt Resolution 2023-10, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

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

- B. RESOLUTION 2023-11 - Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

Submitted By: Administration

RESOLUTION 2023-11

D. Vice Mayor Greg Langowski – Vice Mayor Langowski thanked the Mayor and council for reelecting him as Vice Mayor.

E. Mayor JohnPaul O'Connor – Mayor O'Connor stated his excitement for the proposed park and his excitement for the Terraces Plat that was presented. He also thanked staff and the rest of council for all of their help and hard work with the events.

REPORT - STAFF

A. Palm Beach County Fire Rescue Response Time Report - March 2023

Mayor O'Connor called Phillip Oliverra from Palm Beach County Fire Rescue to discuss his monthly report. Mr. Oliverra stated this is his last meeting as he has been promoted and he introduced the new District Chief Amanda Vomero. Ms. Vomero introduced herself and discussed the Palm Beach County Fire Rescue Response Time report for March 2023.

Palm Beach Sheriffs Office Deputy Turner discussed his interest in opening a boys club in the city and is currently having meetings to help spearhead the program. Deputy Turner also discussed his interest in having a Citizens on Patrol program in the area. This will provide additional cars on the road watching for crime and reporting it to Police officers on duty.

REPORT - CITY ATTORNEY

Mr. Doody discussed the senate is passing certain bills that might affect the city that will require council to provide their income. His office is closely monitoring any changes that might affect the city.

REPORT - CITY MANAGER

Mr. Cassel discussed FourthFest is already being planned and vendors are being secured. Mr. Cassel also stated Seminole Improvement District will provide site plans at the following meeting regarding their new facilities.

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing Council, state your name and address for the record.

Ms. Burgess gave the virtual audience a moment to comment. There being no additional comments next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:12 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Minutes_City Council Regular Meeting - 05.02.2023 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting
Tuesday, May 02, 2023 at 6:00 PM

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

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, May 02, 2023, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2632 888 9851

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2632 888 9851

As a preliminary matter, Ms. Burgess noted that council members are present physically constituting a quorum.

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 microphones are live. Ms. Burgess further explained that microphones will be muted; audience members can 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 O'Connor called the City of Westlake Regular City Council meeting of Tuesday May 2, 2023, to order at 6:02 p.m.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard
Councilman Julian Martinez
Councilwoman Pilar Valle Ron
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Nilsa Zacarias, Planning and Zoning Director

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the Agenda, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing Council, state your name and address for the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

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 Council Member, requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Monthly Financial Report - March

B. Minutes_City Council and Seminole Improvement District Joint Workshop - 04.26.2023 DRAFT

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

Motion by Councilwoman Valle Ron to approve Consent Agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

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

PRESENTATIONS/PROCLAMATIONS

Mayor O'Connor stated he has two proclamations he wanted to discuss and present to council for approval.

The first proclamation presented is to honor the 90th Anniversary for Palm Beach State College and asked for a council consensus. City Council agreed to honor Palm Beach State College at a future date.

The next proclamation presented by Mayor O'Connor was a joint proclamation with the Palm Beach County School District, City of West Palm Beach, and the City of Westlake to honor the 10th home built by the students at Seminole Ridge High School for Habitat for Humanity. The home was located in the City of West Palm Beach. City Council agreed to honor the students at a future date.

Mayor O'Connor asked if there were any other proclamations to be discussed. There being no further comments, the next item followed.

PUBLIC HEARING

- A. MSP-2023-06:** The applicant is requesting approval of a Site Plan Modification to the previously approved 38,155 sq. ft. Worship Center. The applicant is requesting striped crosswalks in the parking isles rather than decorative pavers, the addition of 18 crash bollards at the west and south building entrances and change the dumpster gates materials from hardi-plank siding metal to wood. The subject application is located at 16561 Waters Edge Drive, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

Mayor O'Connor introduced item and asked for any staff presentations.

Mr. Doody asked to address the item in a Quasi-Judicial Proceeding as it is site specific. Mr. Doody asked all those who intend to testify during this proceeding to please stand and raise their right hand to be sworn in.

Mayor O'Connor called for staff presentations.

Senior Planner, Mr. Osniel Leon presented a PowerPoint and discussed the Site Plan Modifications requested for Christ Fellowship:

- Striped crosswalks in the parking isles rather than decorative pavers,
- Addition of 18 crash bollards at the west and south building entrances and,
- Change the dumpster gates materials from hardi-plank siding metal to wood.

Mr. Leon noted staff recommends approval of modifications.

Council discussed modifications.

Mayor O'Connor called for any other presentations.

Donaldson Hearing, on behalf of Christ Fellowship, discussed the changes that were presented and stated some items were upgraded and other changes were made for safety purposes. Mr. Hearing stated another modification

not mentioned by Mr. Leon was the placement of the car charging stations, they are being relocated near the building so they are closer to the power supply.

Mayor O'Connor asked for council comments. There being none, Mayor O'Connor called for public comments.

Ms. Burgess gave the virtual audience additional time to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion to approve the item.

Motion by Vice Mayor Langowski to approve site plan modifications, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

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

B. FIRST READING: Ordinance 2023-02 – Comprehensive Plan Amendment “Capital Improvements Element Updates”

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Mayor O'Connor asked for staff presentation.

Mr. Leon discussed item and stated staff recommends approval.

Mayor O'Connor asked if the applicant had a presentation. Mr. Leon stated it was City initiated.

Mayor O'Connor called for council comments.

Mr. Cassel stated he had a few comments. Mr. Cassel stated there were a few typographical errors on copies that were presented to council and the errors were corrected and have been given to the City Clerk for the record.

Mayor O'Connor called for council comments.

Council discussed item.

Mayor O'Connor called for any additional public comments.

Ms. Burgess stated no comment cards were received prior to the meeting and gave the virtual audience a moment to raise their virtual hand.

There being no further comments, Mayor O'Connor asked for a motion to approve item.

Motion by Councilman Martinez to approve Ordinance 2023-02, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES

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

NEW BUSINESS

- A. Urban County Qualification Process FY 2024-2026 - Renewal of Interlocal Cooperation Agreement Amendment

Submitted By: Administration

RESOLUTION NO. 2023-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY COUNCIL MEMBER TO EXECUTE AMENDMENT 001 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF WESTLAKE AND PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Mr. Doody read item, by title only, into the record.

Mayor O'Connor called for any staff or council comments. There being none. Mayor O'Connor called for a motion.

Motion by Councilwoman Valle Ron to approve Resolution 2023-13, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard wanted to discuss a proclamation for Juneteenth. Council discussed proclamation. Mayor O'Connor asked if Councilwoman Leonard would bring up proclamation discussions during the proclamation portion of the agenda. Council agreed on proclamation.

B. Councilman Julian Martinez – No comments or updates.

C. Councilwoman Pilar Valle Ron – No comments or updates.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski discussed the meeting that was held by the Education and Youth Advisory Board and their discussion on wanting to present an award for teacher of the year. V

Mayor Langowski stated the board will create a criteria that will be brought back to city council for approval. The board stated they wanted to recognize schools in the area, but his recommendation back to the board is they just recognize Seminole Ridge High School due to time limitation. Vice Mayor Langowski also mentioned the board wanted to recognize the Student Liaison that has been serving the board for the last two years.

E. Mayor JohnPaul O'Connor – Mayor O'Connor discussed the homes built by Seminole Ridge High School students and the accomplishments that have been made by providing these homes to the Habitat for Humanity.

REPORT – STAFF

Palm Beach County Fire Rescue, District Chief, Amanda Vomero, discussed the call volume and response times for the month of April.

REPORT - CITY ATTORNEY

Mr. Doody had no comments or updates.

REPORT - CITY MANAGER

Mr. Cassel stated the July meeting falls on the July holiday and discussed the next date. Council agreed to hold the July meeting on the second Tuesday of the month, July 11th, 2023.

Mr. Cassel also discussed the number of registered voters within the city, noting there are 3,097 registered voters within the city.

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 or unmute your device, and prior to addressing Council, state your name and address for the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:36 PM.

File Attachments for Item:

C. Monthly Financial Report - April



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Andre McAden, Director of Accounting
CC: Ken Cassel, City Manager
DATE: May 23, 2023
SUBJECT: April Financial Report

Please find attached the April 2023 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 April were approximately 81% of the annual budget. Collections of the FY2023 Ad Valorem Tax and Special Assessments were approximately 97% and 98%, respectively. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue.
- Total Expenditures and Contingency through April were approximately 49% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through April were approximately 175% of the annual budget, which was a result of a higher than anticipated rate of 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 April were approximately 41% of the annual budget.
- Total Expenditures through April were approximately 65% of the annual budget.

City of Westlake

Financial Report

April 30, 2023



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3 - 5
Special Revenue Fund (Housing Assistance Program)	6
Special Revenue Fund (Comprehensive Planning Services)	7
 <u>SUPPORTING SCHEDULES</u>	
Cash and Investment Report	8

City of Westlake

Financial Statements

April 30, 2023

Balance Sheet
April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 4,534,968	\$ -	\$ -	\$ 4,534,968
Assessments Receivable	42,553	-	-	42,553
Due From Other Funds	-	-	1,398,051	1,398,051
Investments:				
Money Market Account	1,046,011	3,422,589	-	4,468,600
Deposits	666	-	-	666
Total Current Assets	5,624,198	3,422,589	1,398,051	10,444,838
Noncurrent Assets				
Mortgages Receivable	-	626,297	-	626,297
Total Noncurrent Assets	-	626,297	-	626,297
TOTAL ASSETS	\$ 5,624,198	\$ 4,048,886	\$ 1,398,051	\$ 11,071,135
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 165,463	\$ -	\$ 13,330	\$ 178,793
Accrued Expenses	3,400	-	220,963	224,363
DBPR surcharge	1,889	-	-	1,889
DCA surcharge	2,763	-	-	2,763
Impact Fees	363,435	-	-	363,435
Unearned Revenue	273,240	-	-	273,240
Due To Other Districts	5,526	-	-	5,526
Deferred Revenue-Developer Submittals (Minto)	-	-	112,179	112,179
Due To Other Funds	1,398,051	-	-	1,398,051
Total Current Liabilities	2,213,767	-	346,472	2,560,239
Long-Term Liabilities				
Deferred Inflow of Resources	42,553	-	-	42,553
Total Long-Term Liabilities	42,553	-	-	42,553
TOTAL LIABILITIES	2,256,320	-	346,472	2,602,792

Balance Sheet
April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	4,048,886	1,051,579	5,100,465
Unassigned:	3,367,212	-	-	3,367,212
TOTAL FUND BALANCES	\$ 3,367,878	\$ 4,048,886	\$ 1,051,579	\$ 8,468,343
TOTAL LIABILITIES & FUND BALANCES	\$ 5,624,198	\$ 4,048,886	\$ 1,398,051	\$ 11,071,135

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 28,395	\$ 28,395
Ad Valorem Taxes	3,126,601	3,126,601	3,043,891	(82,710)
Ad Valorem Taxes - Prior Years	-	-	1,308	1,308
Ad Valorem Taxes - Discounts	(125,064)	(125,064)	(119,809)	5,255
FPL Franchise	119,700	69,825	187,470	117,645
Solid Waste	15,200	8,867	10,484	1,617
Electricity	116,000	67,667	162,996	95,329
Water	58,700	34,242	32,932	(1,310)
Gas	75,200	43,867	40,301	(3,566)
Communication Services Taxes	53,200	31,033	61,018	29,985
Occupational Licenses	6,100	3,558	22,519	18,961
Building Permits - Admin Fee	77,100	44,975	54,154	9,179
General Government	-	-	1,132	1,132
State Revenue Sharing Proceeds	24,200	14,117	12,925	(1,192)
Alcoholic Beverage License	1,900	950	24	(926)
Shared Rev - Other Local Units	1,000	500	-	(500)
Administrative Fees	13,000	6,500	-	(6,500)
Other Public Safety Chrgs/Fees	2,400	1,400	3,844	2,444
Garbage/Solid Waste Revenue	250,600	146,183	94,343	(51,840)
Other Operating Revenues	5,400	3,150	8,470	5,320
Special Events	-	-	10,425	10,425
Event Sponsors	-	-	21,150	21,150
Judgements and Fines	-	-	869	869
Interest - Tax Collector	-	-	1,937	1,937
Special Assmnts- Tax Collector	358,326	358,326	352,197	(6,129)
Special Assmnts- Delinquent	-	-	281	281
Special Assmnts- Discounts	(14,300)	(14,300)	(13,017)	1,283
Developer Contribution	776,737	388,369	-	(388,369)
Lien Search Fee	1,300	758	7,030	6,272
TOTAL REVENUES	4,943,300	4,211,524	4,027,269	(184,255)
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	35,000	35,000	-
FICA Taxes	4,600	2,683	2,678	5
ProfServ-Legislative Expense	24,000	14,000	-	14,000
Telephone, Cable & Internet Service	1,900	1,108	1,946	(838)
Public Officials Insurance	3,800	3,800	3,500	300
Misc-Event Expense	193,300	30,000	52,344	(22,344)
Council Expenses	30,000	17,500	25,507	(8,007)
Dues, Licenses, Subscriptions	3,000	3,000	1,273	1,727
Total Legislative	320,600	107,091	122,248	(15,157)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Manager</u>				
Contracts-City Manager	213,600	124,600	124,600	-
Office Supplies	14,900	8,692	2,493	6,199
Dues, Licenses, Subscriptions	2,700	1,443	1,432	11
Total City Manager	231,200	134,735	128,525	6,210
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	8,200	4,783	4,183	600
Contracts-City Clerk	212,200	123,783	123,783	-
Postage and Freight	1,500	875	444	431
Printing	14,800	8,633	21	8,612
Legal Advertising	31,200	18,200	9,908	8,292
Miscellaneous Services	1,300	758	100	658
Office Supplies	1,100	642	-	642
Dues, Licenses, Subscriptions	15,500	2,369	14,159	(11,790)
Total City Clerk	285,800	160,043	152,598	7,445
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	83,100	48,475	48,475	-
Total Finance	88,400	48,475	48,475	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	85,400	49,817	29,786	20,031
Total Legal Counsel	85,400	49,817	29,786	20,031
<u>Other Administrative Services</u>				
ProfServ-Info Technology	202,000	117,833	103,246	14,587
Contracts-Admin. Service	280,900	163,858	161,889	1,969
Misc-Public Relations	60,000	35,000	-	35,000
Misc-Assessment Collection Cost	3,600	3,600	3,202	398
General Government	90,000	52,500	77	52,423
Total Other Administrative Services	636,500	372,791	268,414	104,377
<u>Facility Services</u>				
Telephone, Cable & Internet Service	15,900	9,275	9,013	262
Lease - Copier	32,600	19,017	3,516	15,501
Lease - Building	86,700	50,575	-	50,575
Insurance (Liab,Auto,Property)	6,900	6,900	6,781	119
Miscellaneous Services	1,700	992	882	110
Cleaning Services	24,200	14,117	14,709	(592)
Principal-Capital Lease	9,500	5,398	12,020	(6,622)
Interest-Capital Lease	700	532	560	(28)
Total Facility Services	178,200	106,806	47,481	59,325

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Community Services</u>				
Contracts-Solid Waste	578,500	337,458	434,091	(96,633)
Contracts-Sheriff	954,900	540,020	485,687	54,333
Electricity	134,800	78,633	72,256	6,377
R&M-Community Maintenance	28,300	16,508	16,508	-
Operating Supplies	30,800	15,400	29,120	(13,720)
Roadway Services	22,400	11,200	5,987	5,213
Total Community Services	1,749,700	999,219	1,043,649	(44,430)
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Total Capital Expenditures & Projects	50,000	50,000	-	50,000
<u>Reserves</u>				
Misc-Contingency	178,800	104,300	9,632	94,668
1st Quarter Operating Reserves	938,700	547,575	-	547,575
Reserve - Buildings	200,000	116,667	-	116,667
Total Reserves	1,317,500	768,542	9,632	758,910
TOTAL EXPENDITURES & RESERVES	4,943,300	2,797,519	1,850,808	946,711
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,414,005	2,176,461	762,456
Net change in fund balance	\$ -	\$ 1,414,005	\$ 2,176,461	\$ 762,456
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,191,417	1,191,417	1,191,417	
FUND BALANCE, ENDING	\$ 1,191,417	\$ 2,605,422	\$ 3,367,878	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 4,800	\$ 2,800	\$ 62,226	\$ 59,426
Donations	300,000	175,000	470,160	295,160
TOTAL REVENUES	304,800	177,800	532,386	354,586
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	12,250	6,971	5,279
Assistance Program	283,800	165,550	-	165,550
Total Public Assistance	304,800	177,800	6,971	170,829
TOTAL EXPENDITURES	304,800	177,800	6,971	170,829
Excess (deficiency) of revenues Over (under) expenditures	-	-	525,415	525,415
Net change in fund balance	\$ -	\$ -	\$ 525,415	\$ 525,415
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,523,471	3,523,471	3,523,471	
FUND BALANCE, ENDING	\$ 3,523,471	\$ 3,523,471	\$ 4,048,886	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 1,820,900	\$ 1,062,192	\$ 606,952	\$ (455,240)
Reinspection Fees	-	-	3,550	3,550
Building Permits - Surcharge	16,700	9,742	5,544	(4,198)
Other Building Permit Fees	30,000	17,500	54,020	36,520
Building Permits - Admin Fee	109,100	63,642	76,631	12,989
Engineering Permits	374,600	218,517	307,742	89,225
Planning & Zoning Permits	299,600	174,767	23,156	(151,611)
Other Miscellaneous Revenues	-	-	1,000	1,000
TOTAL REVENUES	2,650,900	1,546,360	1,078,595	(467,765)
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	352,600	205,683	178,153	27,530
ProfServ-Info Technology	170,900	99,692	37,844	61,848
ProfServ-Legal Services	118,700	69,242	27,425	41,817
ProfServ-Planning/Zoning Board	299,600	174,767	180,129	(5,362)
ProfServ-Compliance Service	100,000	58,333	109,440	(51,107)
ProfServ-Consultants	22,000	12,833	-	12,833
ProfServ-Building Permits	1,395,700	814,158	1,107,502	(293,344)
Outside Legal Services	1,800	1,050	-	1,050
Telephone, Cable & Internet Service	4,700	2,742	2,888	(146)
Lease - Copier	5,800	3,383	3,045	338
Lease - Building	43,400	25,317	-	25,317
Printing	2,200	1,283	145	1,138
Miscellaneous Services	-	-	301	(301)
Misc-Admin Fee (%)	113,200	66,033	66,033	-
Office Supplies	4,500	2,625	263	2,362
Cleaning Services	15,800	9,217	9,325	(108)
Total Comprehensive Planning	2,650,900	1,546,358	1,722,493	(176,135)
TOTAL EXPENDITURES	2,650,900	1,546,358	1,722,493	(176,135)
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	(643,898)	(643,900)
Net change in fund balance	\$ -	\$ 2	\$ (643,898)	\$ (643,900)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,695,477	1,695,477	1,695,477	
FUND BALANCE, ENDING	\$ 1,695,477	\$ 1,695,479	\$ 1,051,579	

City of Westlake

Supporting Schedules

April 30, 2023

Cash and Investment Report

April 30, 2023

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$4,534,968
Money Market	BankUnited	MMA	4.50%	\$1,046,011
		Subtotal		\$5,580,979

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.50%	\$731,991
Money Market	Valley Bank	Checking Account	4.50%	\$2,690,598
		Subtotal		\$3,422,589
		Total		\$9,003,568

File Attachments for Item:

A. Proclamation 2023-03 - Juneteenth

Sponsored By: Councilwoman Charlotte Leonard

Proclamation

JUNETEENTH INDEPENDENCE DAY

WHEREAS, the Emancipation Proclamation was formally issued on January 1, 1863, declaring that enslaved Africans in the Confederate States of America were to be freed; and

WHEREAS, news of the issuance of the Emancipation Proclamation was not immediately delivered to the most remote areas of the Confederate States of America; and

WHEREAS, news of the abolition of the enslavement of Africans was not delivered to all the Confederate States until after the conclusion of the American Civil War; and

WHEREAS, all of the Confederate States received news of the end of enslavement of African people on June 19, 1865; and

WHEREAS, June 19th – JUNETEENTH a linguistic blend of the words June and nineteenth, was adopted to commemorate this historical and pivotal date in American history; and

WHEREAS, beginning on January 1, 1980, several states and municipal governments in the United States have declared June 19th – JUNETEENTH a legal holiday; and

WHEREAS, June 19th – JUNETEENTH, is celebrated nationally and internationally to recognize the end of the enslavement of Africans in the United States and to celebrate the culture and achievements of African Americans; and

WHEREAS, today, millions of Americans of all races, creeds, religious and ethnic backgrounds celebrate Juneteenth, which not only celebrates freedom, but also acknowledges the achievements of African Americans; and as celebrations continue to spread, we can all be reminded of the oft-repeated maxim, “Until all are free, none are free,” that highlights the manner of the end of slavery in the United States.

NOW, THEREFORE, I JohnPaul O’Connor, Mayor of the City of Westlake, Florida, in the State of Florida on behalf of the City of Westlake, do hereby proclaim June 19th, 2023, in the City of Westlake as

“JUNETEENTH INDEPENDENCE DAY”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 6^h day of June 2023.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC

File Attachments for Item:

A. SPM-2023-01: Application of DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the North Building of Parcel B. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet South Building. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).

North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.
South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

Shoppes of Westlake Landings - Parcel B

Site Plan Modification Review

Justification Statement

March 22, 2023

Introduction

The Applicant would like to submit this request for a site plan modification of the Shoppes of Westlake Landings, Parcel B (specifically the North Building) in Pod H, Westlake Landings. The site plan was previously approved by Development Order on November 22, 2021 for mixed-retail uses to be located within 2 proposed buildings situated in the northeast portion of Pod H. Pod H has been previously approved and platted and known as “Westlake Landings”. Parcel B is located on the east side of Pod H, just north of the proposed entrance road off of Seminole Pratt Whitney, to be known as Landings Way, and east of the proposed north-south road within Pod H, to be known as Landings Drive.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

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

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the

Westlake POD H – Shoppes of Westlake – Parcel B
Justification Statement
SPA-2023.01
CH 13-0518.60.01
March 22, 2023

approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

Subject Request

The Applicant is requesting a site plan modification to revise the uses previously approved for the North Building on Parcel B. The applicant is requesting approval to replace the 3,972 square foot Restaurant use with a 2,572 square foot Bank ,with one drive through lane and 1,400 square feet of Shopping Center Mixed Use. Parcel B is comprised of approximately 3.5 acres as part of Phase 2 of the previously platted Pod H, which will be subdivided by metes and bounds. The north building will have a maximum square footage of 9,450 sq.ft., containing up to 5 bays. There is no change to the total square footage in the north or south buildings. A revised breakdown of the proposed uses for the North Building are identified in Table 1.0 below. A breakdown of the proposed uses in the South Building is provided in Table 2.0. however, there are no changes proposed at this time.

The parking has been modified to provide for the geometrics of the proposed drive through exit. The total number of parking spaces on Parcel B has been reduced by 2 spaces. The parking demand however has decreased because of the proposed use modification. While Parcel B will continue to have the right to share parking located on Parcel C the revised plan meets the minimum parking requirements on site without sharing.

Pod H / Parcel B have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the retail/restaurant/medical uses will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval The site development plan modification will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Westlake POD H – Shoppes of Westlake – Parcel B
 Justification Statement
 SPA-2023.01
 CH 13-0518.60.01
 March 22, 2023

Parking for the mix of uses will adhere to the “Shopping Center/ Mixed Uses” parking requirements under Article 8.6, Ordinance No. 2019-10. Cross-parking and access will be accommodated throughout the site. In addition, a revised “Queuing Exhibit” has been provided in this submittal depicting the proposed drive-thru circulations.

TABLE 1.0

BUILDING DATA

	SF
NORTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	2,782
BAY 2 - SHOPPING CENTER MIXED USE	1,190
BAY 3 - SHOPPING CENTER MIXED USE	1,506
BAY 4 - SHOPPING CENTER MIXED USE	1,400
BAY 5 – BANK WITH DRIVE THRU	2,572
TOTAL	9,450

TABLE 2.0

BUILDING DATA

SOUTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	3,710
BAY 2 - SHOPPING CENTER MIXED USE	1,290
BAY 3 - RESTAURANT W DR THRU (FAST FOOD)	2,065
TOTAL	7,065

Conclusion

The Applicant is requesting approval of the proposed modifications to the Shoppes of Westlake Landings, Parcel B, site plan as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.



Meeting Agenda Item Coversheet

MEETING DATE:		6/6/2023	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>SPM-2023-01: Application of DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the North Building of Parcel B. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet South Building. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01). North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve SPM-2023-01 Site Plan Modification "Shoppes of Westlake Landings Pod H, Parcel B"			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed-Use District. The retail center is located on 3.5 acres, and it includes two buildings: the North building will be 9,450 square feet and the South Building will be 7,065 square feet. The North Building consist of a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet; and the South Building comprise of 5,000 square feet of Mixed Use and one (1) 2,065 square foot fast food restaurant with a drive through totaling 7,065 square feet. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet.</p>			
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>		<p>Agenda Item Sheet Final Staff Report Application Justification Statement Shoppes of Westlake, Parcel B Site Plan</p>			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

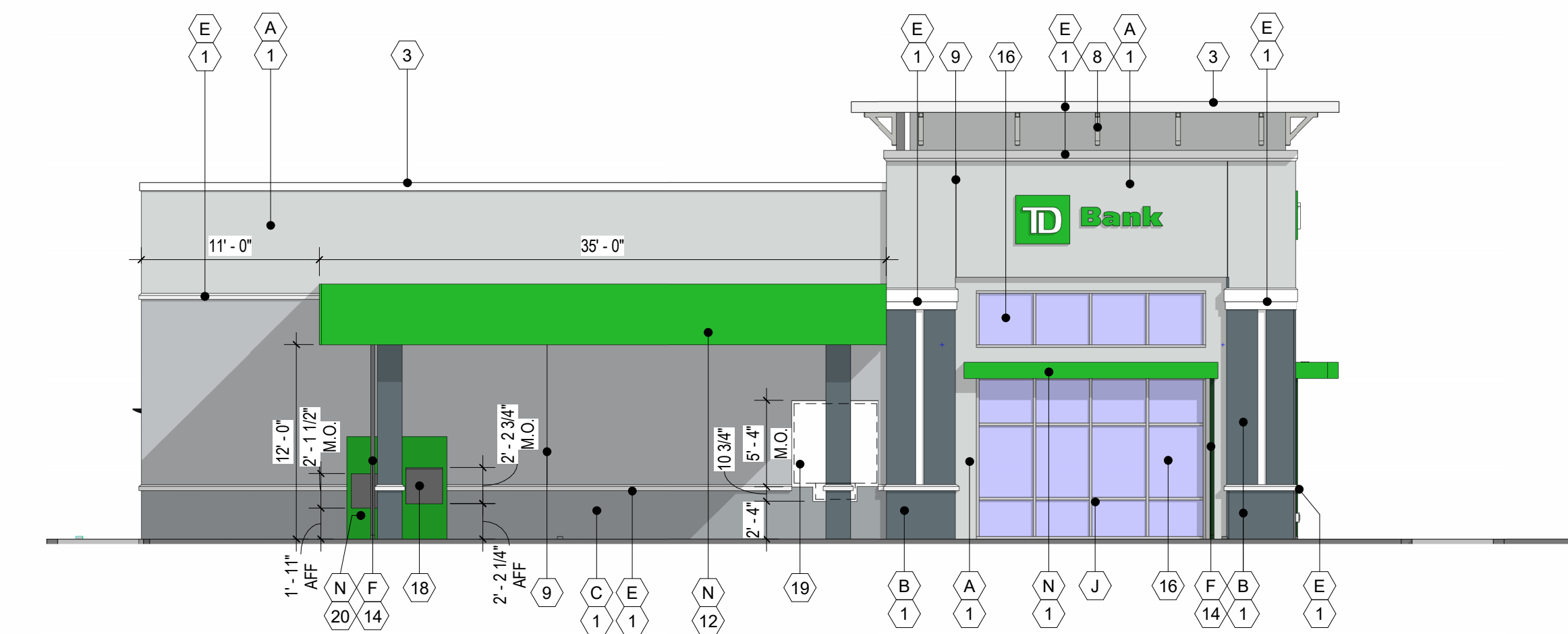
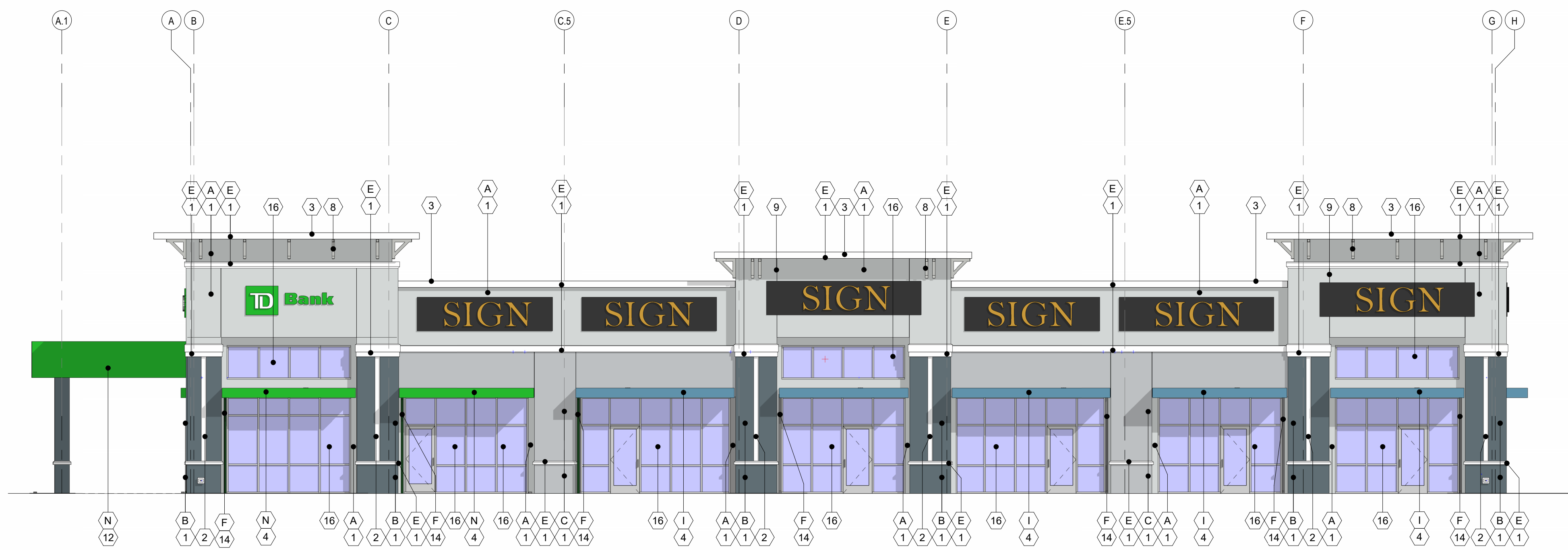
**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

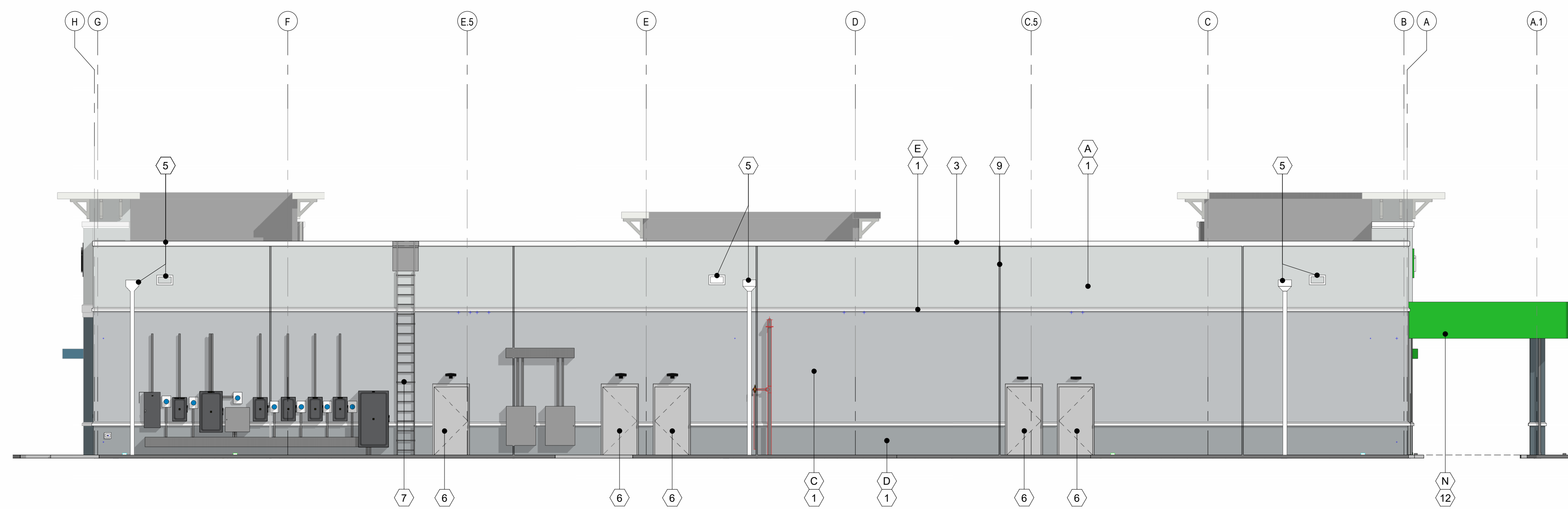
FISCAL IMPACT *(if any):*

\$



4 East Elevation
SCALE: 1/8" = 1'-0"

3 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



1 North Elevation
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
1. FOR ADDITIONAL INFORMATION ON STOREFRONTS, SEE ENLARGED STOREFRONT ELEVATIONS SHEET.
 2. FOR ADDITIONAL INFORMATION ON DOORS, SEE THE DOOR SCHEDULE SHEET.
 3. FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES, SEE ASSEMBLY DETAILS SHEET.
 4. PROVIDE FRIT 2X BLOCKING IN STUD SPACE AT ALL EXTERIOR LIGHT FIXTURES, RE ELECTRICAL.
 5. G.C. TO VERIFY ALL ROUGH OPENINGS FOR BANK EQUIPMENT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT/OWNER.

Color and Material Schedule

TYPE	MATERIAL/FINISH	COLOR	NOTES	KEYNOTES
(A)	SANDEBBLE TEXTURE	SW 6253 - OLYMPIUS WHITE		MARK NOTE
(B)	SANDEBBLE TEXTURE	SW 7624 - SLATE TILE		(1) STUCCO SYSTEM; RE: FLORIDA PRODUCT APPROVALS SHEET G101
(C)	SANDEBBLE TEXTURE	SW 6254 - LAZY GREY		(2) 6" REVEAL TO BE PAINTED SW 7006 - EXTRA WHITE
(D)	SANDEBBLE TEXTURE	SW 7073 - NETWORK GREY		(3) PRE-FINISHED METAL ROOF EDGE TRIM; RE ROOF DETAILS
(E)	SANDEBBLE TEXTURE	SW 7006 - EXTRA WHITE		(4) PRE-FABRICATED, ENGINEERED CANOPY; RE: DELEGATED DESIGN NOTE ON COVER
(F)	PRE-FINISHED, METAL	MATCH ADJACENT COLOR		(5) PRE-FINISHED DOWNSPOUT / OVERFLOW WITH TAPERED CONDUCTOR HEADS
(G)	SHOP-PRIMED, FIELD PAINTED	MATCH ADJACENT COLOR	SEE DOOR FINISH NOTE ON A601	(6) HOLLOW METAL DOOR
(H)	PRE-FINISHED RAINFOOD	MATCH ADJACENT COLOR		(7) ROOF ACCESS LADDER - RE: A5084
(I)	POWDER-COATED ALUMINUM	RAL 5024 - PASTEL BLUE		(8) ALUMINUM BRACKET, COLOR TO MATCH SW 7006 - EXTRA WHITE
(J)	POWDER-COATED ALUMINUM	RAL 9005 - JET BLACK		(9) CONTROL JOINTS, ALIGN WITH EDGES OF OPENINGS UNLESS NOTED OTHERWISE. ALL CONTROL JOINTS TO BE VERTICAL OR HORIZONTAL AND BE SQUARE TO THE MAJOR ELEMENTS OF THE BUILDING.
(L)	FIELD PAINTED	SW 7006 - EXTRA WHITE		(10) LIGHT FIXTURES RE: ELECTRICAL WHERE LOCATED ON PLASTER, LIGHT FIXTURES TO BE CENTERED ON THE WIDTH OF THE PLASTER, TYP.
(M)	FIELD PAINTED	SW 6254 - LAZY GREY		(11) NOT USED
(N)	FIELD PAINTED	TBD	TO BANK GREEN	(12) DRIVE THRU CANOPY
				(13) NOT USED
				(14) CANOPY DOWNSPOUT
				(15) NOT USED
				(16) STOREFRONT CLEAR GLAZING
				(17) STOREFRONT TO BANK GREEN GLAZING
				(18) ATM BY OTHERS
				(19) DRIVE THRU WINDOW
				(20) PREFINISHED METAL PANEL SYSTEM

REVISION / ISSUE HISTORY		
REV	DATE	REVISION / ISSUE NAME
1	11-15-2022	VE

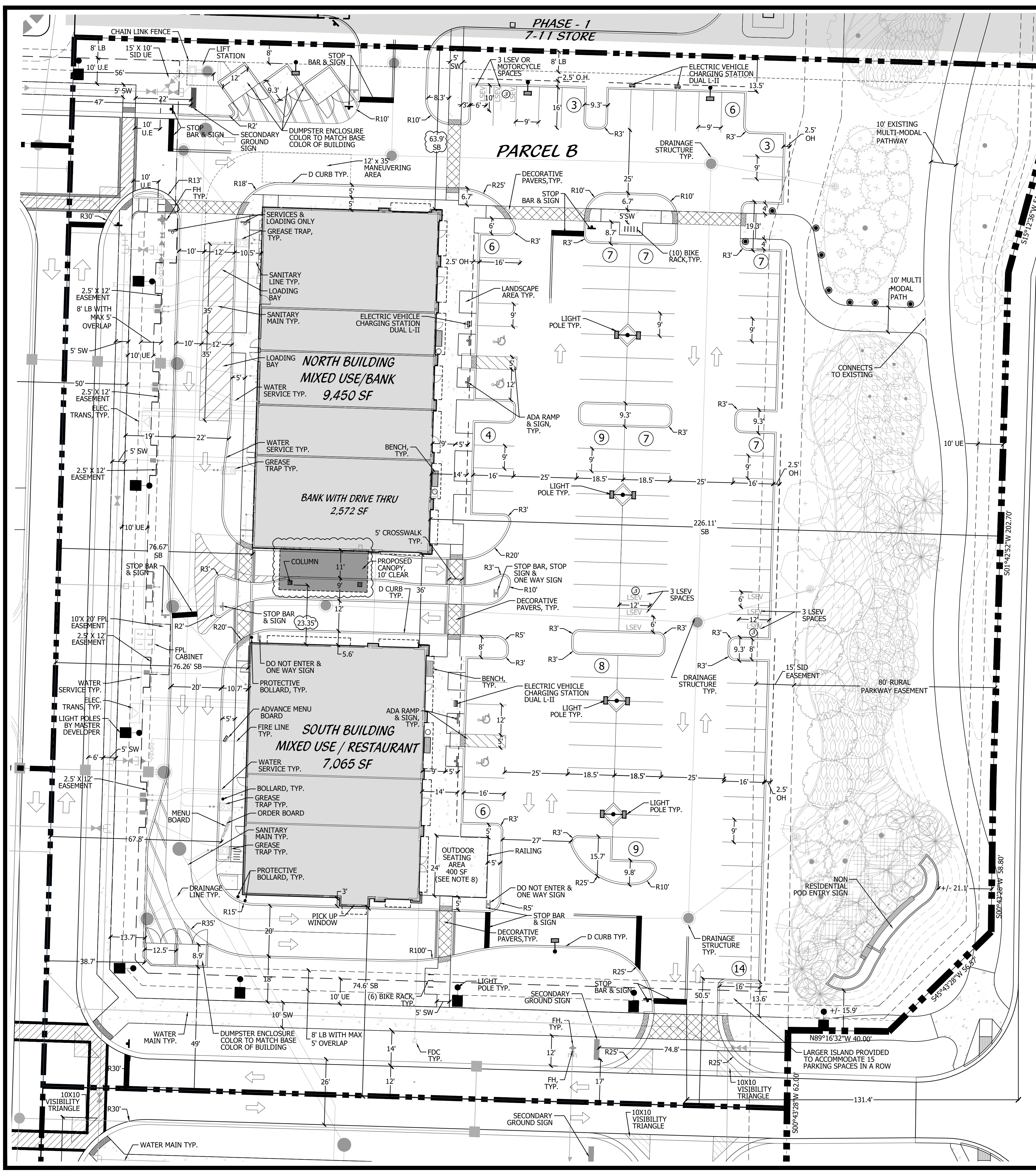
PROJECT NO 2210356	DRAWN BY TG, PP
PERMIT SUB DATE 3/29/2022	CHECKED BY MJN

PROJECT
SHOPPES OF WESTLAKE LANDINGS BUILDING B-1
4951 SEMINOLE PRATT WHITNEY RD
WESTLAKE, FL 33470

CLIENT
DKC WESTLAKE LANDINGS, LLC
431 FAIRWAY DRIVE, SUITE 201
DEERFIELD BEACH, FL 33441

SHEET TITLE
Exterior Elevations

SHEET NO
A201



SEMINOLE PRATT WHITNEY ROAD

SITE DATA

NAME OF APPLICATION: WESTLAKE POD H PARCEL B - SHOPPES AT WESTLAKE LANDINGS
APPLICATION NUMBER: SP-2023-01
PROJECT NUMBER: CH 13-0518.60.01
LAST BCC APPROVAL DATE: 10/29/2024
LAST CITY OF WESTLAKE PLAN APPROVAL DATE: 12/15/2020
CITY OF WESTLAKE PLAN APPROVAL DATE: 11/22/2021

RESOLUTION NUMBERS: TDR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-09, MPA-2021-01, MPA-2021-03

FUTURE LAND USE DESIGNATION: COMMUNITY MIXED USE
EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 43 40
PROPERTY CONTROL NUMBER(S): 77-40-45-01-17-000-0010
 77-40-45-01-17-000-0020

EXISTING USE: VACANT AGRICULTURE/UTILITY
PROPOSED USE: MIXED USE, See: 2
 MIXED USE, See: 3

BUILDING DATA

NORTH BUILDING	1 STORY	27'
SOUTH BUILDING	1 STORY	27'
TOTAL		

SITE DATA

TOTAL SITE AREA	88	AC.	%
TOTAL BUILDING LOT COVERAGE	152,569	3.50	100
	17,466	0.40	11%

BUILDING DATA

NORTH BUILDING	88
BAY 1 - SHOPPING CENTER MIXED USE	2,782
BAY 2 - SHOPPING CENTER MIXED USE	1,508
BAY 3 - SHOPPING CENTER MIXED USE	1,400
BAY 4 - SHOPPING CENTER MIXED USE	2,517
BAY 5 - BANK WITH DRIVE THRU	8,460
TOTAL	

SOUTH BUILDING

BAY 1 - SHOPPING CENTER MIXED USE	3,710
BAY 2 - SHOPPING CENTER MIXED USE	1,290
BAY 3 - RESTAURANT W/ DRIVE THRU (FAST FOOD)	2,065
TOTAL	7,065

PARKING DATA

NORTH BUILDING	31	9
SHOPPING CENTER - MIXED USE (1/225)		
BANK W/ DRIVE THRU (1/300 SF)		
SOUTH BUILDING	22	22
SHOPPING CENTER - MIXED USE (1/225)		
RESTAURANT W/ DRIVE THRU (FAST FOOD)		
TOTAL	53	31

STANDARD PARKING SPACES

ADA PARKING SPACES	4
LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES	3
QUEING SPACE PER CODE R(2) B(2) (MAX 25% OF REQUIRED) LOADING (12" x 30')	2

AREA CALCULATIONS

BUILDING FOOTPRINT	16,615	0.38	10.82%
VEHICULAR USE AREA	65,739	1.51	43.09%
SEWALKS & PLAZAS	16,074	0.36	9.89%
GREEN SPACE / PERVIOUS	55,241	1.27	38.21%
TOTAL	152,569	3.50	100.00%

SITE AMENITIES

BENCHES	10	4
BIKE RACK (5 SPACES PER BUILDING)	10	16
ELECTRIC VEHICLE CHARGING STATIONS		4

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPINT INC.
- NOTE: USED APPROVED TRIP POLES (R-2019-01)
- NOTE: USED APPROVED TRIP POLES (R-2019-01)
- NOTE: ALL CANOES AND ROOF OVERHANGS EXCEEDED BY ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS
- NOTE: RESTAURANT WITH FOOD SALES WITH INCLUSIVE BAR
- NOTE: ADDITIONAL PARKING AVAILABLE ON PARCEL C BUT NOT REQUIRED TO MEET MINIMUM CODE REQUIREMENTS
- NOTE: A MASTER SPACER PLAN FOR ALL ON-SITE SEATING AREAS, DIRECTIONAL, ENTRY, EXISTING WALL SIGNS, SHALL BE SUBMITTED TO THE SERVICE CENTER FOR APPROVAL BY THE CITY COUNCIL
- NOTE: ADDITIONAL PARKING NOT PROPOSED FOR OUTDOOR SEATING WITHOUT WATER SERVICE
- NOTE: SIDEWALKS CONTIGUOUS TO PARCEL B ALONG NORTH SIDE AND DRIVEWAY DRIVE SHALL BE CONSTRUCTED WITH THIS DEVELOPMENT PLAN

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Percolous Percentage of Parcel
Commercial Uses	20	10	10	20	45%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	226.11	63.9	197.9	76.67	23.35
South Building	226.61	234.78	74.60	76.26	23.35

LEGEND

- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- OH OVER HANG
- SB SETBACK
- EV SIDEWALK
- EV ELECTRIC VEHICLE
- TYP LOW SPEED ELECTRIC VEHICLE
- ELEC TRANS ELECTRONIC TRANSFORMER
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- GREASE TRAP
- TRANSFORMER

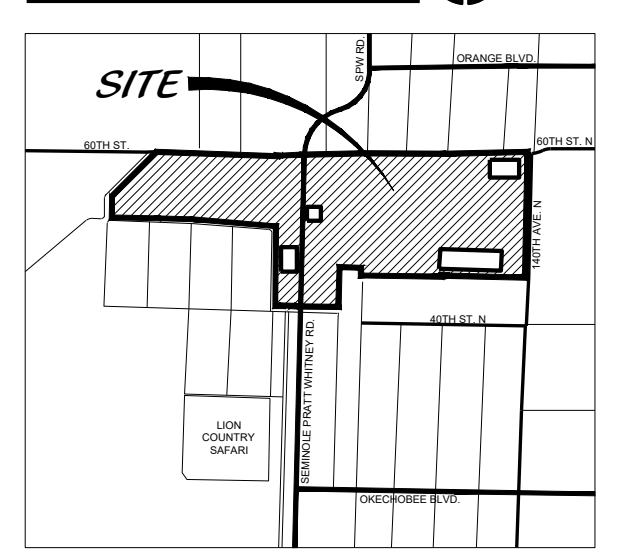
LEGAL DESCRIPTION

DESCRIPTION: BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

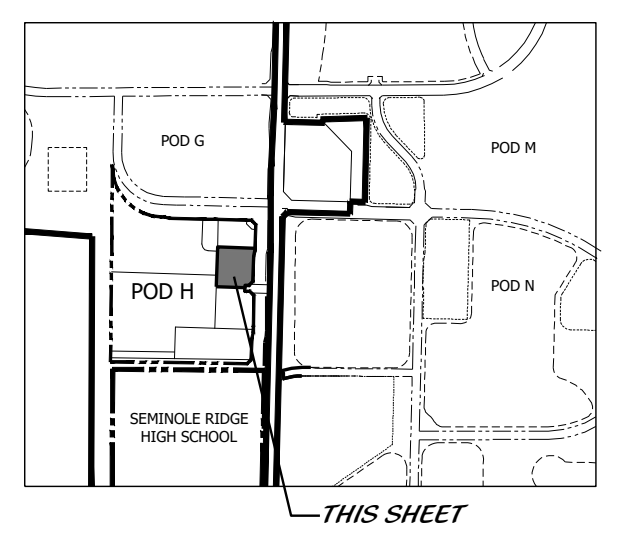
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°17'15"E., ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) THENCE S.01°42'52"W., A DISTANCE OF 32.12 FEET; 2) THENCE S.15°12'36"W., A DISTANCE OF 51.43 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 202.70 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 38.80 FEET; 5) THENCE S.45°43'28"W., A DISTANCE OF 56.57 FEET; 6) THENCE N.89°13'32"W., A DISTANCE OF 40.00 FEET; 7) THENCE S.00°43'28"W., A DISTANCE OF 31.00 FEET; THENCE N.88°17'15"W., A DISTANCE OF 295.02 FEET, THENCE N.01°42'45"E., A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 152,570 SQUARE FEET OR 3.502 ACRES, MORE OR LESS.

LOCATION MAP



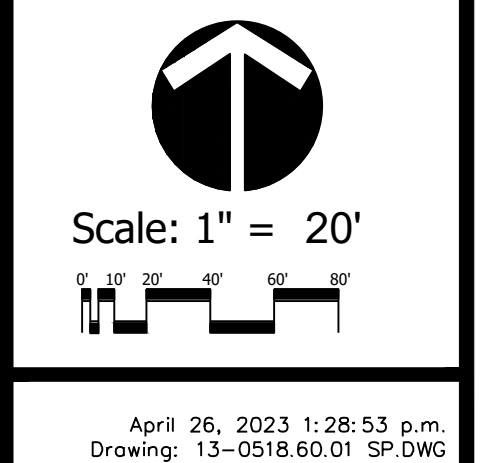
KEY MAP



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

SHOPPES AT WESTLAKE LANDINGS
 POD H - PARCEL B
 PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	08-10-21
	10-04-21
	10-15-21
	07-11-22
	03-20-23
	04-26-23



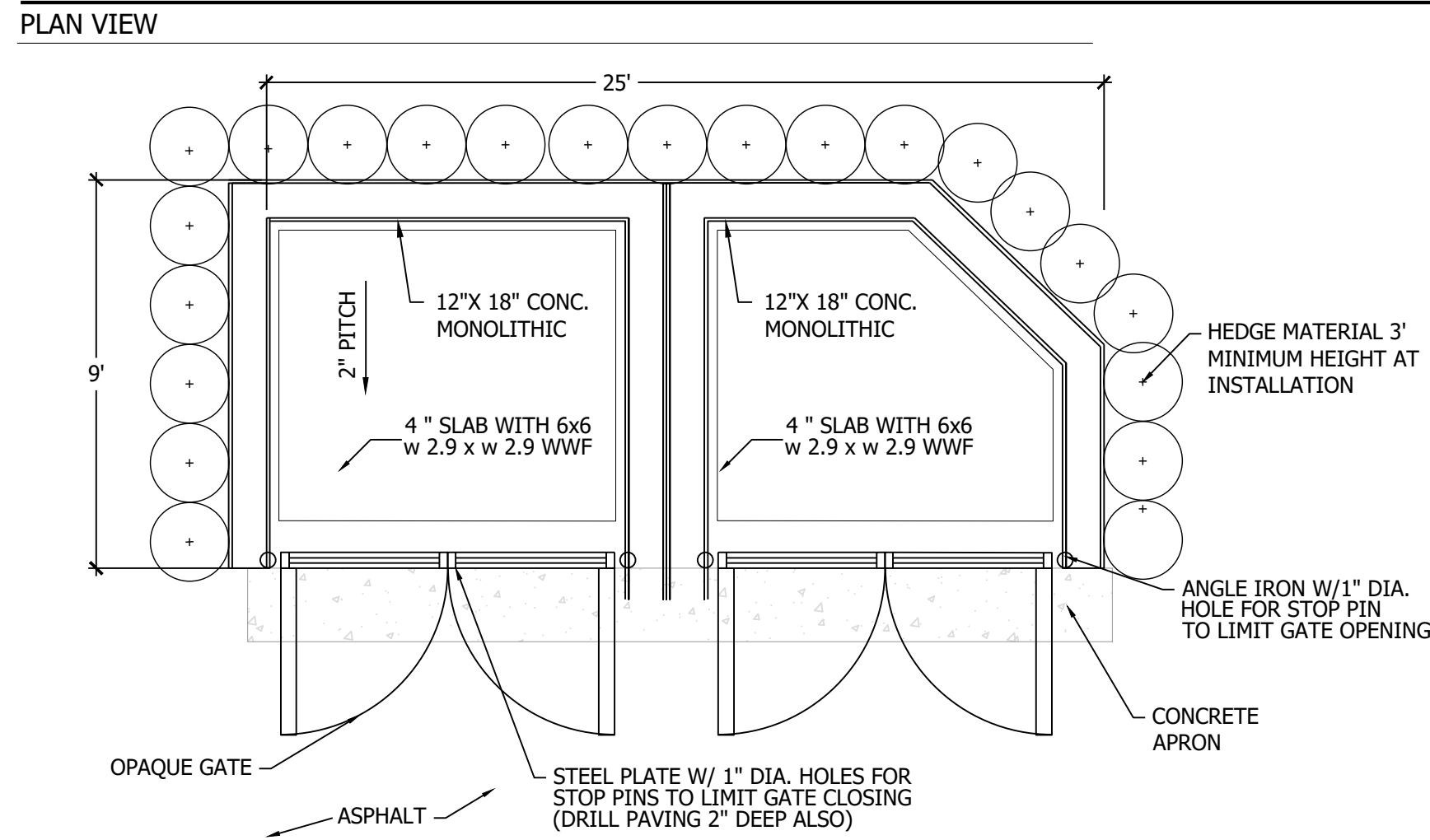
April 26, 2023 1:28:53 p.m.
 Drawing: 13-0518.60.01 SP-DWG

SHEET 1 OF 2

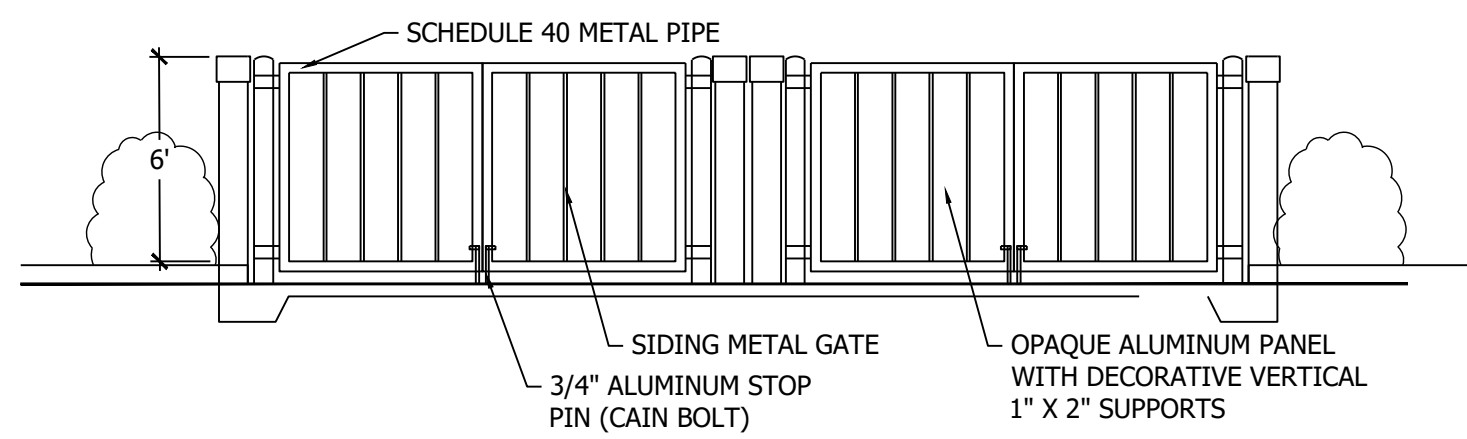
© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. A liability waiver is required for a governmental entity's public records requirement under Florida law.

SITE PLAN

DUMPSTER DETAIL

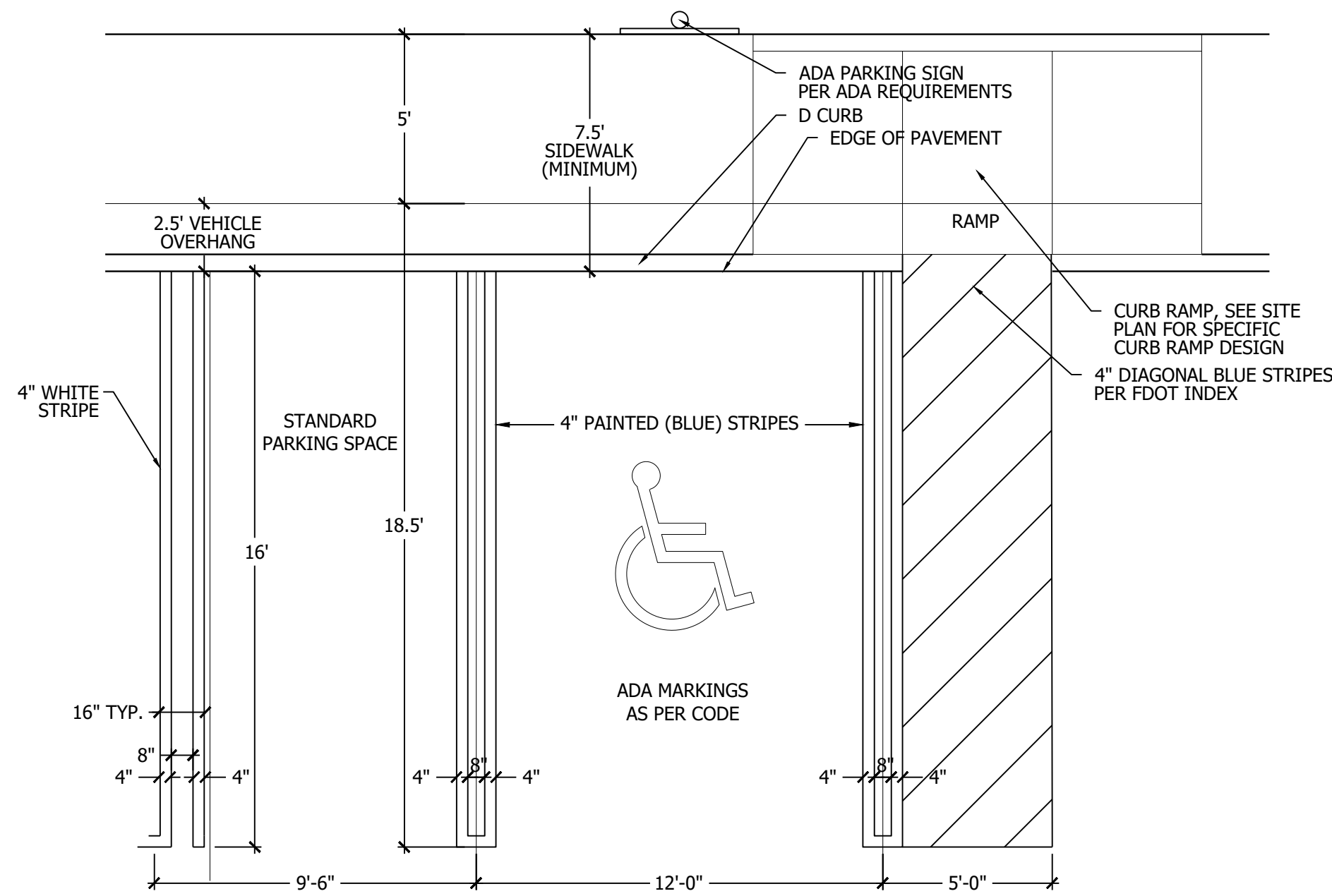


ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE
DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



STANDARD AND ADA PARKING DETAIL

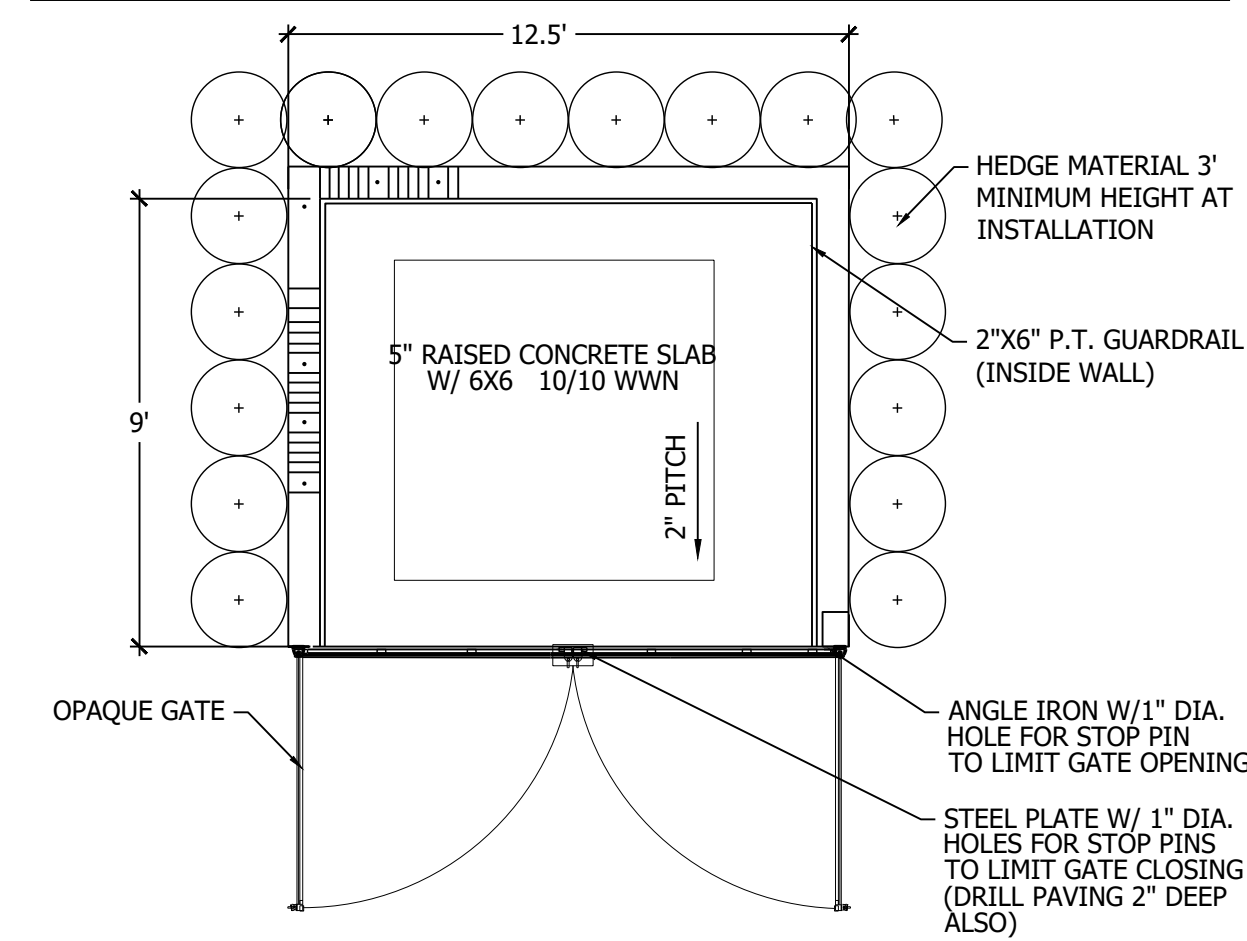
NTS



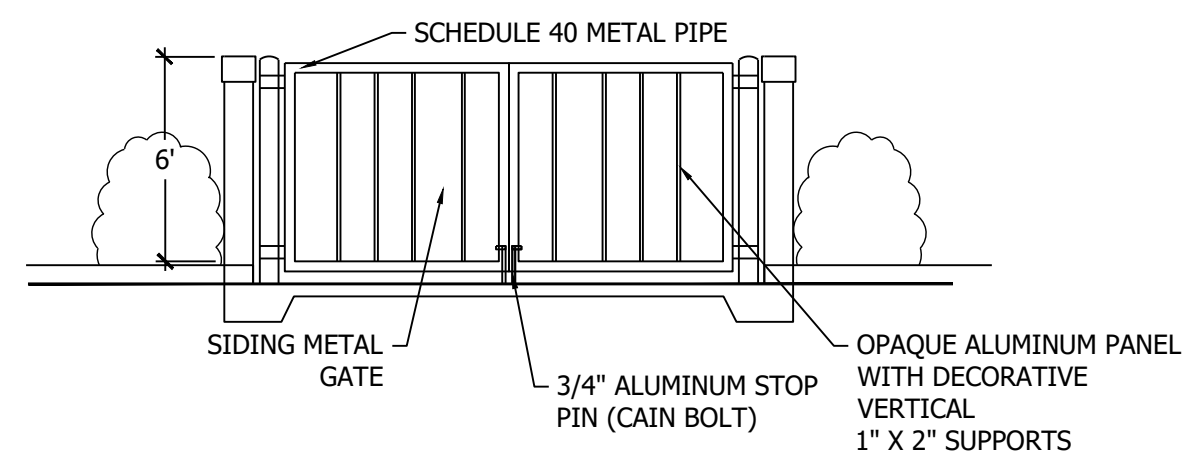
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

TRANSFORMER DETAIL

NTS

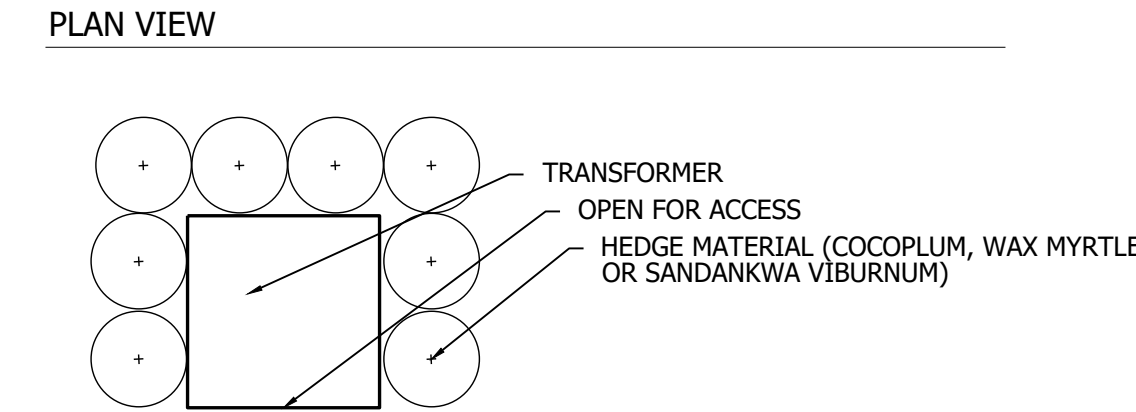
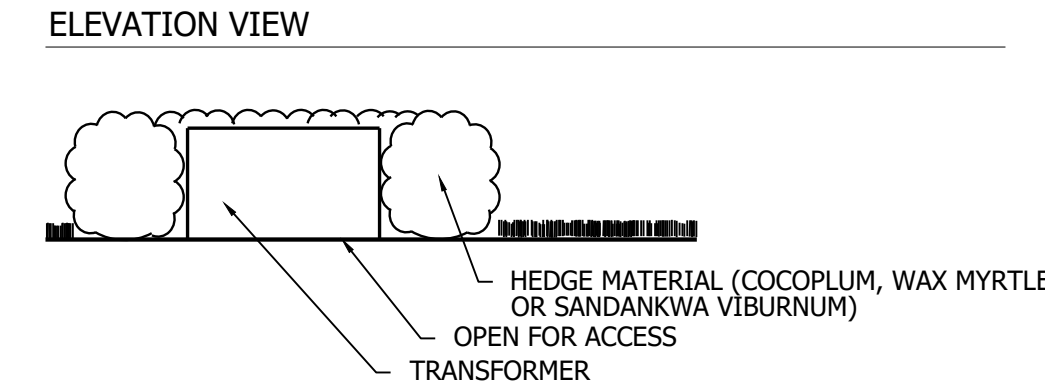


ELEVATION VIEW
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



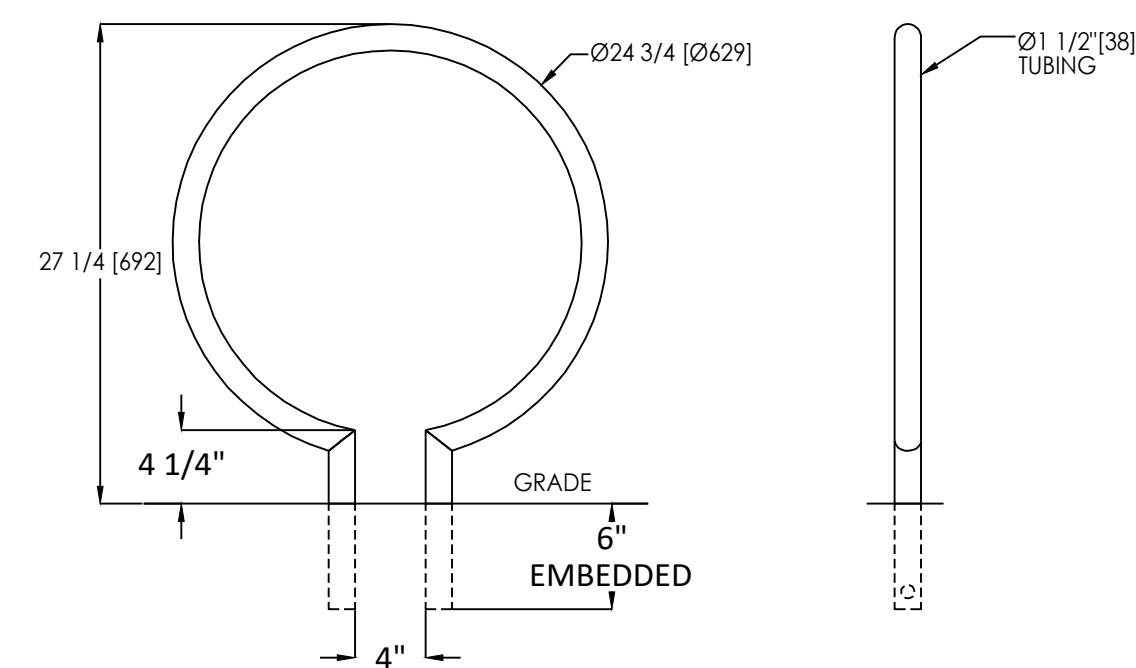
TRANSFORMER DETAIL

NTS



BIKE RACK DETAIL

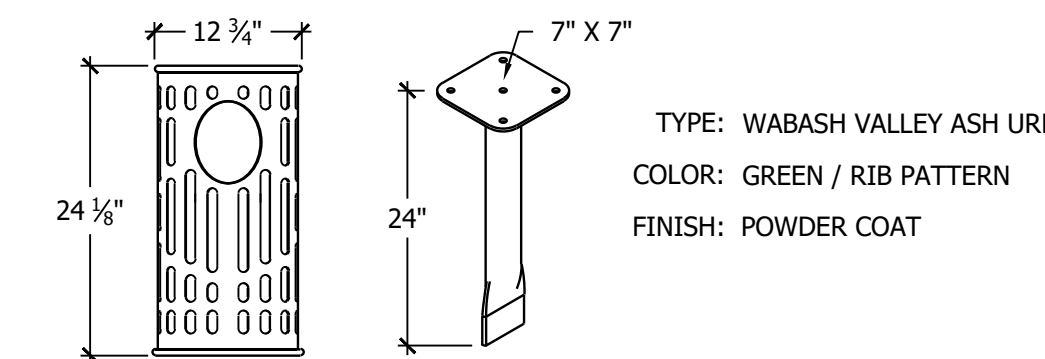
NTS



RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING
landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

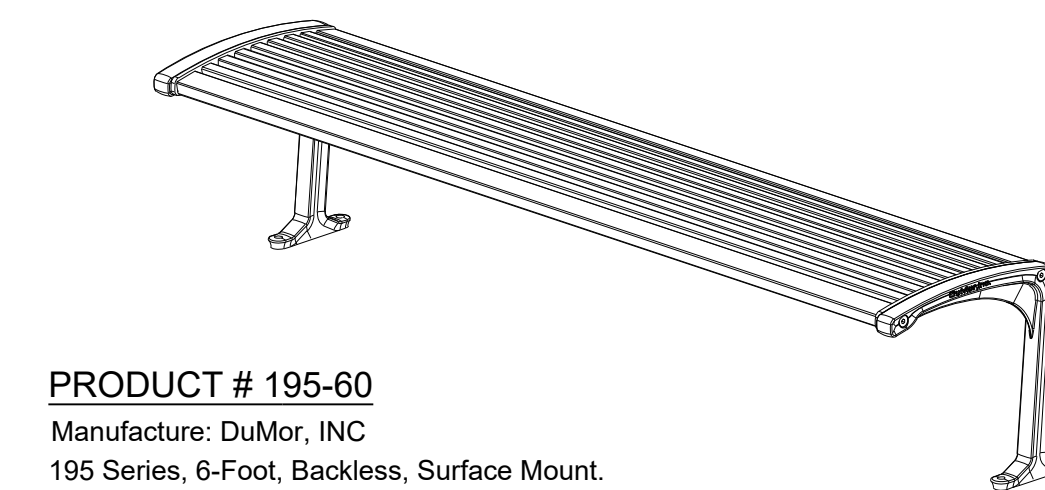
TRASH CAN DETAIL

NTS



BENCH DETAIL

NTS



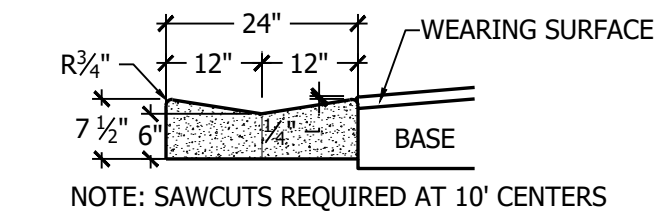
PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

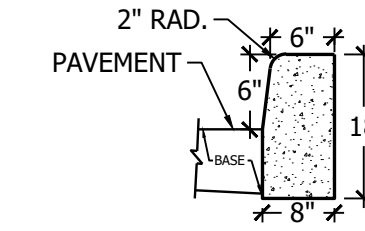
VALLEY CURB DETAIL

NTS



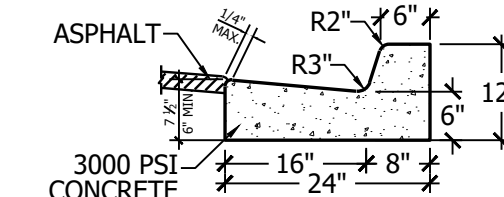
D CURB DETAIL

NTS



F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

EV CHARGING STATION

NTS

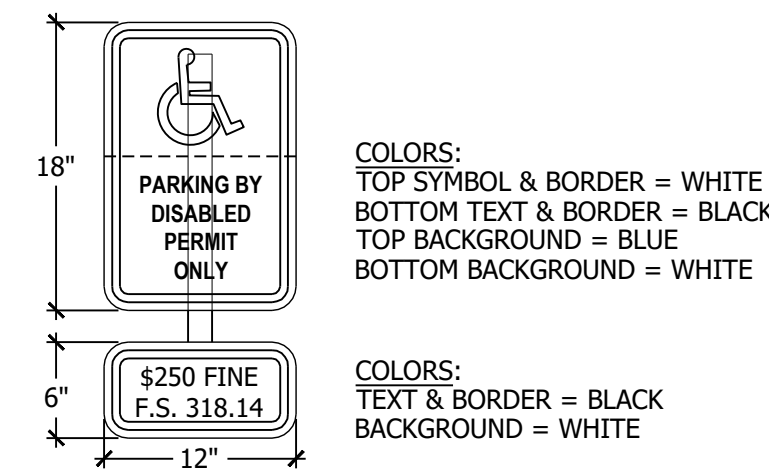


PRODUCT # IQ 200
Manufacture: Blink
Blink IQ 200 Level II
EV Charging Stations
Charging: Dual
Type: Rectangular Pedestal Mounted
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

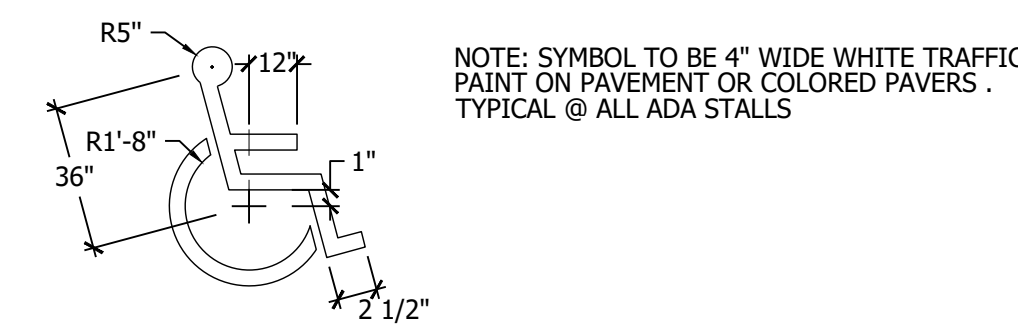
ADA SIGN DETAIL

NTS



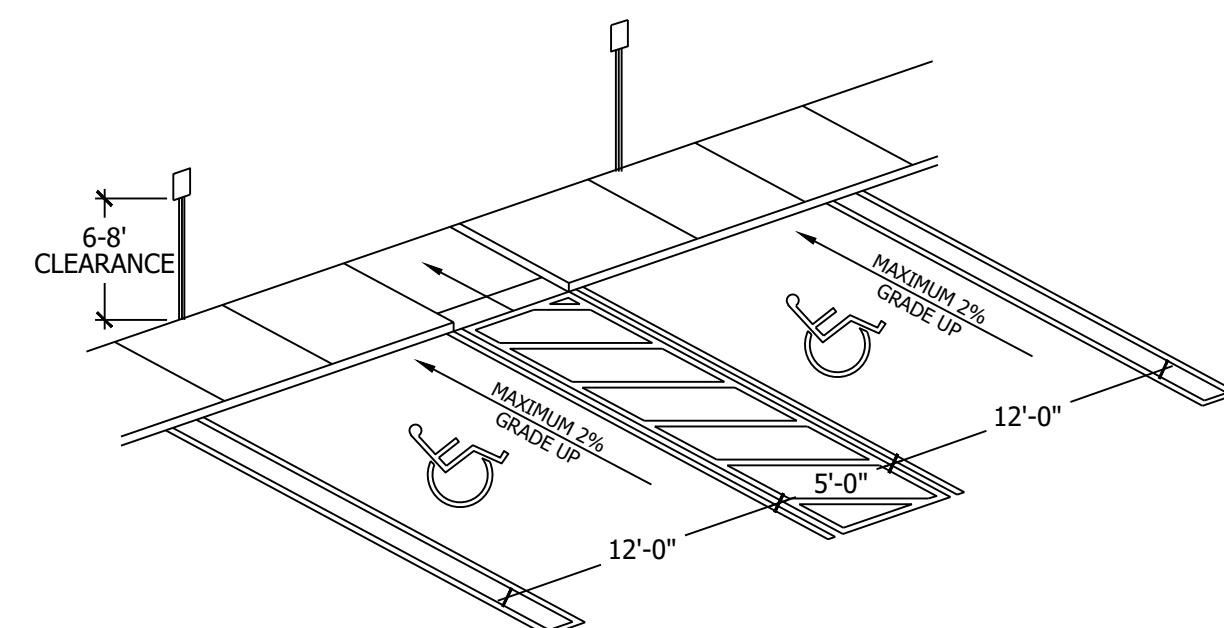
ADA SYMBOL DETAIL

NTS

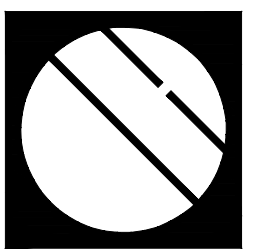


ADA RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

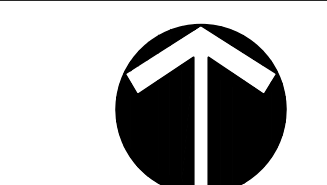


Cotleur & Hearing

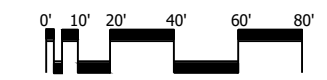
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WESTLAKE LANDINGS
POD H - PARCEL B
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
	10-04-21
	10-15-21
	07-11-22
	03-08-23
	04-25-23



Scale: 1" = 20'



April 26, 2023 1:28:53 p.m.
Drawing: 13-0518.60.01 SP.DWG

SHEET 2 OF 2

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. A liability for errors and omissions shall be assumed by the architect. Any use of these drawings for any other purpose without the written consent of the architect is prohibited. This drawing is submitted to the public records requirement under Florida law.

Site Details



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/6/2023

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-01
Site Plan Modification Shoppes of Westlake Landings Pod H, Parcel B

OWNER: DKC Westlake Landings, LLC

APPLICANT: Cotleur & Hearing

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

ADDRESS: North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

REQUEST:

Application of DKC Westlake Landings, LLC for a Site Plan Modification for the Shoppes of Westlake Landings development to modify the approved uses specifically in the **North Building of Parcel B**. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank, with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There are no changes proposed to the 7,065 square feet **South Building**. *The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).*

SUMMARY

The applicant is requesting Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed-Use District. The retail center is located on 3.5 acres, and it includes two buildings: the **North building** will be 9,450 square feet and the **South Building** will be 7,065 square feet. The **North Building** consist of a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet; and the **South Building** comprise of 5,000 square feet of Mixed Use and one (1) 2,065 square foot fast food restaurant with a drive through totaling 7,065 square feet. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant is requesting to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet.

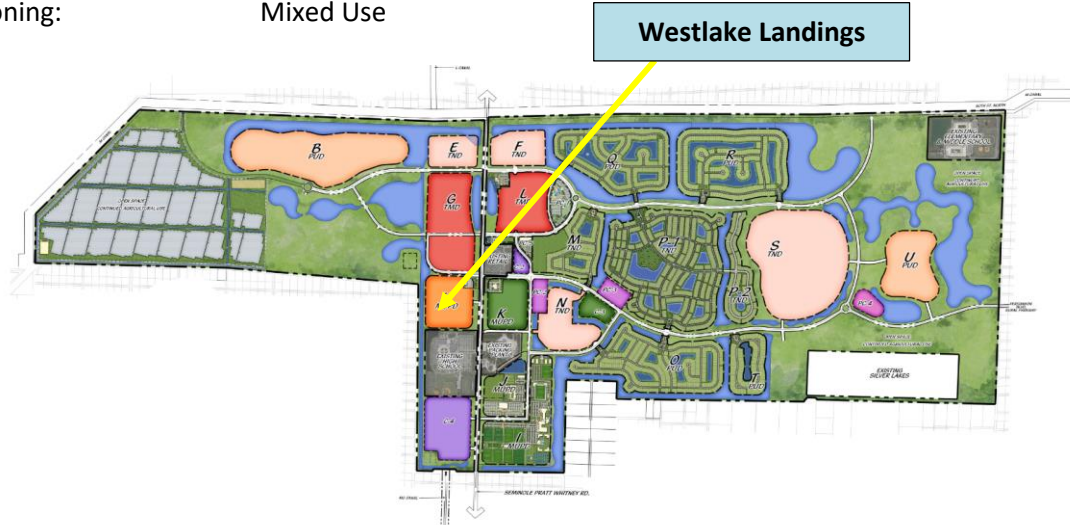
The vehicle parking spaces have been modified to provide for the proposed drive-through exit. The parking demand has decreased because of the proposed use modification. The total number of required parking is 84 spaces, the applicant is providing 115 spaces at the subject site. The subject application is in compliance with the City Code Chapter 8. Parking Regulations.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application.

PETITION FACTS

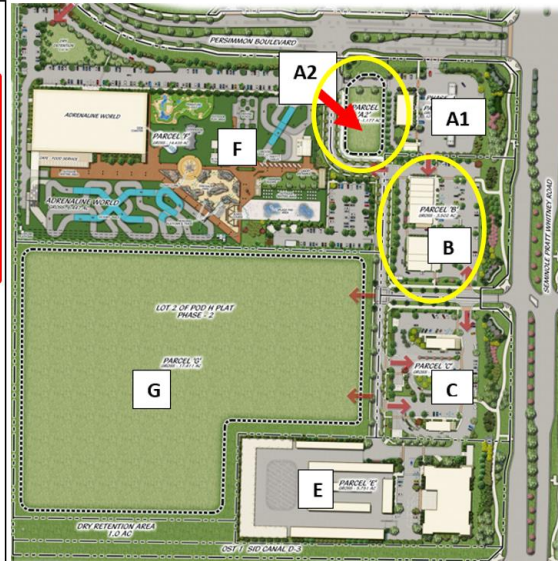
- a. Total Gross Site Area: 3.5 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

Parcel B is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject plaza consists of a number of parcels that will be developed according to market driven demand. *Concurrently with this subject application “Weslake Landings” is requesting a Master Site Plan Amendment to be heard by the City Council on June 6, 2023, to modify Parcel A2 and Parcel B with this subject application, see below graphic:*

- Parcel A 1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2**- 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 2,572 Sq. Ft. Bank with drive through & 2,065 Sq. Ft. Fast Food Restaurant with drive through.
- Parcel C**-3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial

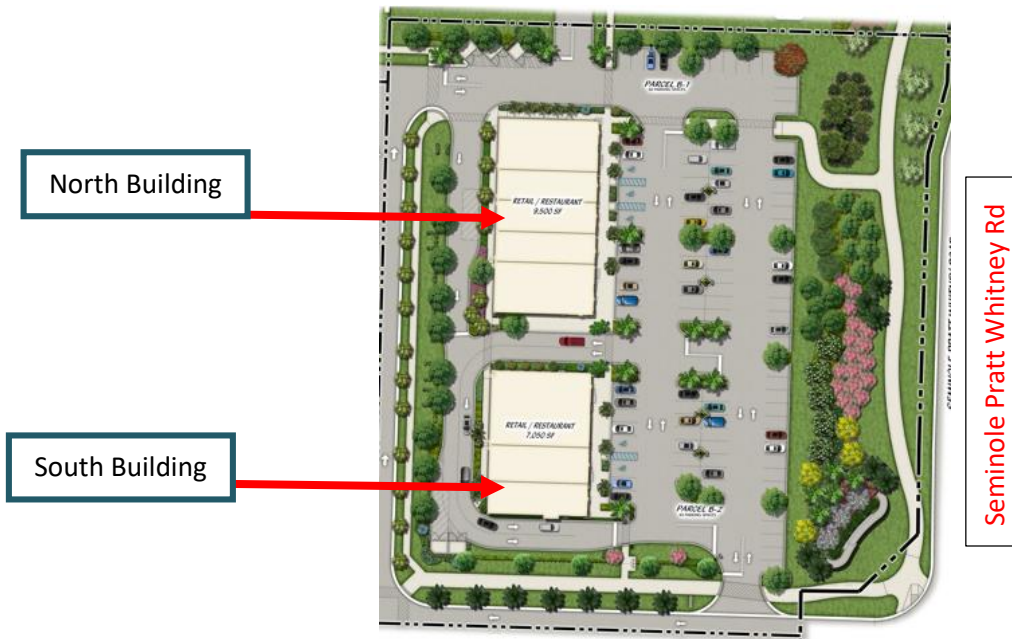


Staff Analysis

The subject application is for a Site Plan Modification for the Shoppes at Westlake Landings development, specifically the **North Building**. The applicant is proposing to replace the previously approved 3,972 square foot Restaurant use and 5,478 square feet of Mixed Use, with a 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. According to the applicant mixed use will include retail, medical and restaurant uses. There are no changes proposed to the 7,065 square feet **South Building**. The overall 16,515 total square feet for both buildings in Parcel B is not changing. The applicant submitted a Master Site Plan modification concurrent with this application (MPA-2023-01).

Parcel B – Proposed Request

Building Breakdown	Description
NORTH BUILDING	
Bay 1 – Mixed Use	2,782 Sq. Ft.
Bay 2 – Mixed Use	1,190 Sq. Ft.
Bay 3 – Mixed Use	1,506 Sq. Ft.
Bay 4 – Mixed Use	1,400 Sq. Ft.
Bay 5 – Bank with Drive Through	2,572 Sq. Ft.
Total:	9,450 Sq. Ft.
SOUTH BUILDING	
Bay 1 – Mixed Use	3,710 Sq. Ft.
Bay 2 – Mixed Use	1,290 Sq. Ft.
Bay 3 – Fast Food Restaurant with Drive Through	2,065 Sq. Ft.
Total:	7,065 Sq. ft.

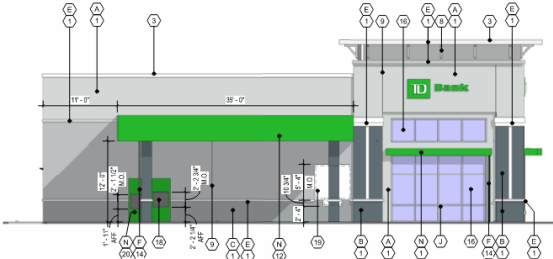


Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this Parcel be consistent with the City’s vision and guiding principles.

Below renderings are proposed color schemes and aesthetics of each building within Parcel B.

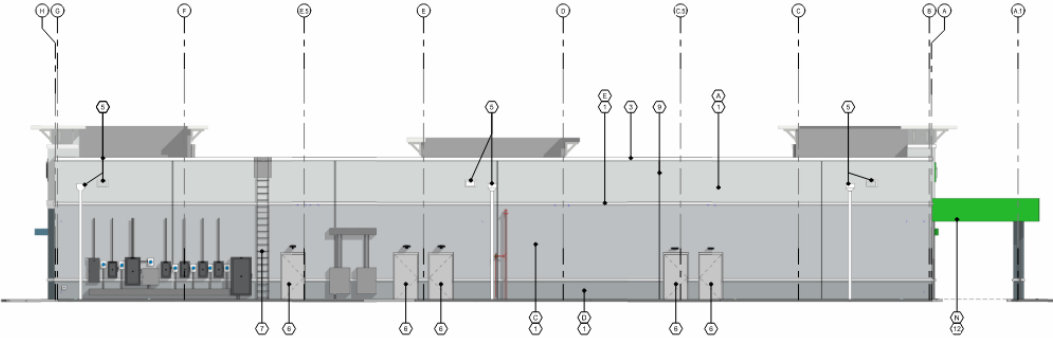
North Building



3 South Elevation
SCALE: 1/8" = 1'-0"



4 East Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

Accessways and Connecting Sidewalks

The applicant is proposing site amenities such as benches, and connectivity within Pod H parcels. The subject application provides internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as proposed in the Pod H Master Plan Amendment.

Parcel B has **two** (2) points of vehicular access to the site, one (1) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse / Commercial Recreation	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Rear (South)	Main Structure: 10'	North Bldg: 71.50 South Bldg: 76.26	<i>In compliance</i>
Side	Main Structure: 10'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	11%	<i>In compliance</i>
Building Height	120 ft. max	North Bldg: 27' South Bldg: 27'	<i>In compliance</i>
Parking	Required parking: Shopping Center (1/225): 53 Bank w/ drive through: (1/300SF): 9 Restaurant w/ drive through: 22 Total Required: 84	Total Provided: 115	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	35.70%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 10	16	<i>In compliance</i>

Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

Drainage

This property is being served by a common stormwater system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention systems that serves all of Pod H, excluding Parcel F & G. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed as part of the land development permitting process. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

FINAL REMARKS

SPM-2023-01 will be heard by the City Council on June 6, 2023. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.



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

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

**APPLICATION FOR SITE PLAN
 AMENDMENT REVIEW**

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H – Westlake Landings, Shoppes of Westlake (Parcel B)

PROJECT ADDRESS: 4951 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: SPM-2023-01 Replace previously approved restaurant use on the south end of the north building with a bank with one drive thru lane.

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0022

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC

Address: 431 Fairway Drive, Suite 201, Deerfield Beach, FL 33441

Phone No.: 954-354-8282 **Fax No.:** 954-354-8283 **E-mail Address:** pchristie@konoversouth.com

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

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

C) **Existing Use(s)** Vacant

D) **Proposed Use(s), as applicable** Retail/Medical (Dental)/Bank w/one drive thru lane

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G (SW)	Mixed Use	Mixed Use	Under Construction	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Public School	Public School	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel F	Downtown Mixed Use	Mixed Use	Vacant	Commercial Recreation

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

Patrick Christie, Director of Construction

 Owner's Name (please print)



 Owner's Signature

1/19/23

 Date

Donaldson Hearing

 Applicant/Agent's Name (please print)



 Applicant/Agent's Signature

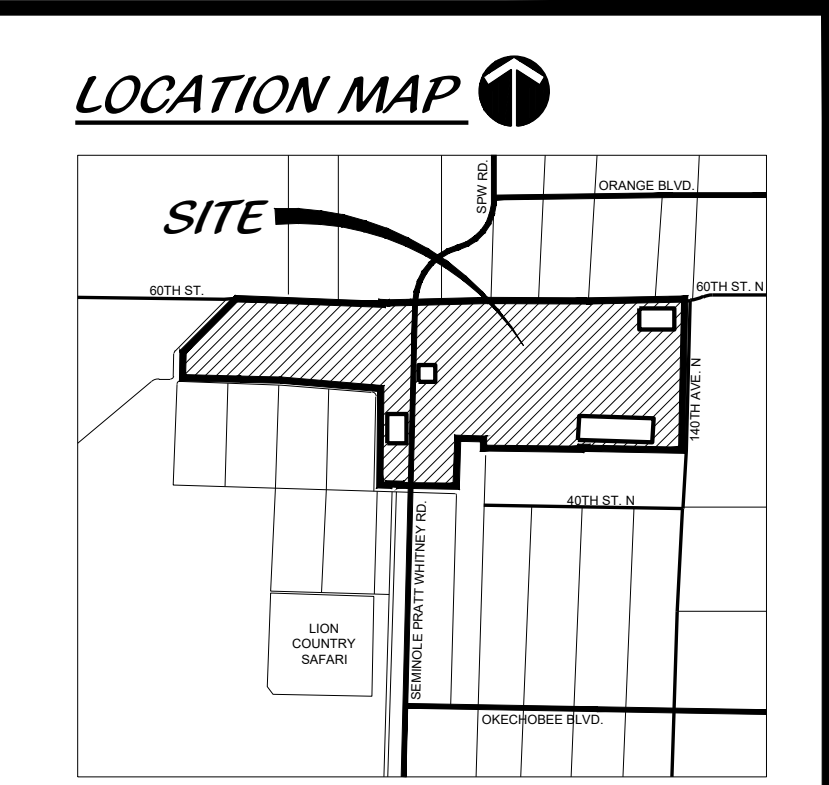
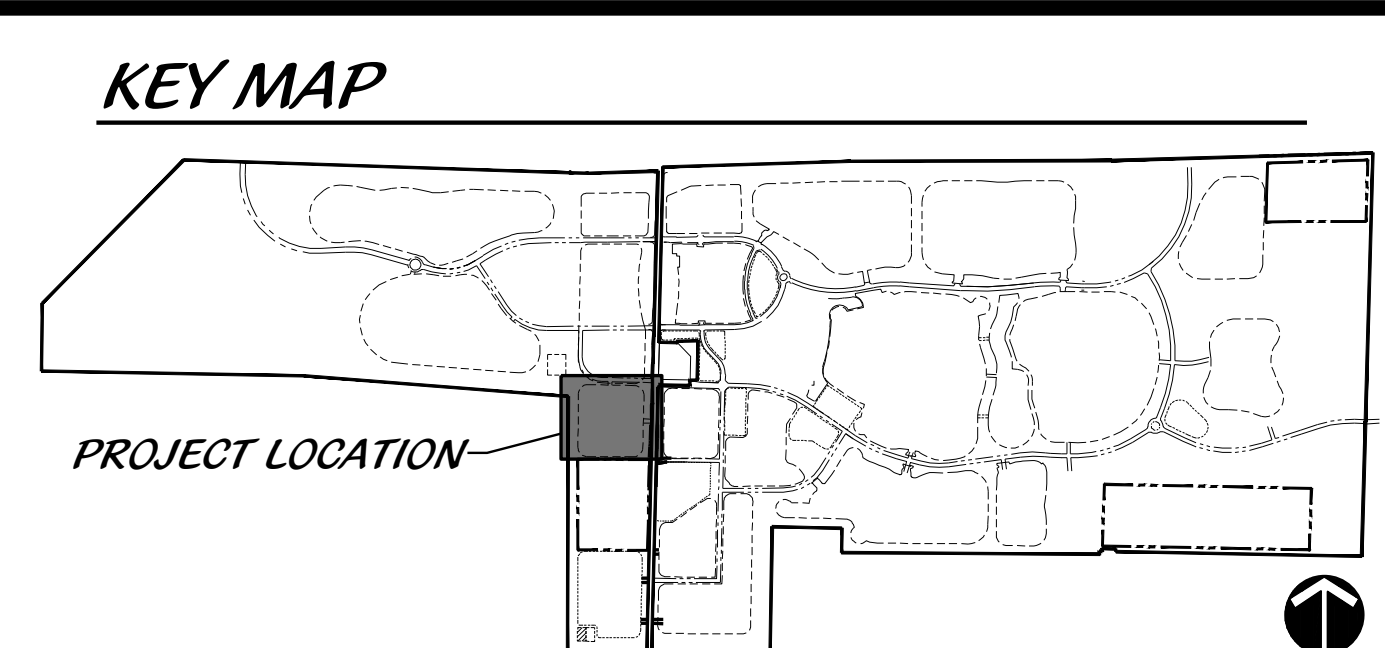
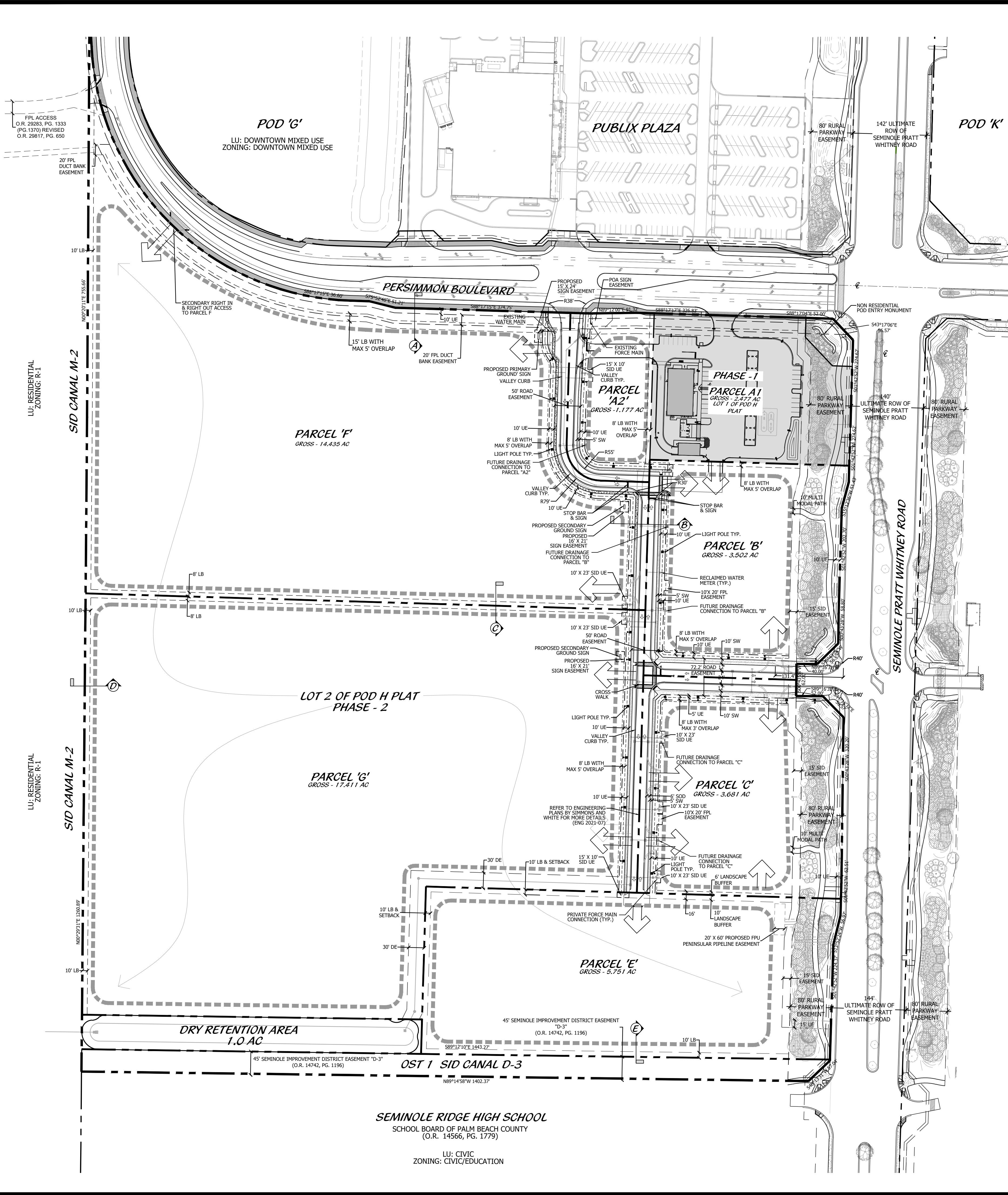
January 23, 2023

 Date

File Attachments for Item:

B. MPA-2023-01: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject application is located west of Seminole Pratt Whitney Road on 50.826 acres.

Submitted By: Planning and Zoning



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H- MUPD MASTER PLAN
 APPLICATION NUMBER: 2023-001
 PROJECT NUMBER: 23-13567-01
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 12.15.2020

RESOLUTION NUMBERS: TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05, MPA 2021-01

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MDED USE

SECTION/TOWNSHIP/RANGE: 11/43/10
 PROPERTY CONTROL NUMBERS: 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020

EXISTING USE: VACANT/AGRICULTURE/UTILITY
 APPROVED USE: MDED USE
 PROPOSED USE: MDED USE

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE 13	50.826	2,213,986	100%
MINIMUM PERVIOUS AREA	22.872	986,294	45%
	12.707	553,437	25%

PARCEL DATA

PARCEL #	ACRES	SQ. FEET	PERCENT
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,287	2.32%
PARCEL B RESTAURANT, BANK W DRIVE THRU, SHOPPING CTR MIXED USE, FF W DRIVE THRU	3.502	152,569	6.89%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
PARCEL E SELF-SERVICE STORAGE	5.751	250,536	11.32%
PARCEL F COMMERCIAL RECREATION	14.435	629,779	28.47%
PARCEL G LIGHT INDUSTRIAL	17.411	758,403	34.28%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID CANAL	1.381	60,089	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

PARCEL #	SQ. FEET	NOTES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	18 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,300	
PARCEL B	11,878	SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)
PARCEL C	2,372	BANK WITH DRIVE THRU
PARCEL E	2,065	RESTAURANT FAST FOOD W DRIVE THRU
PARCEL F	2,325	COFFEE SHOP W DRIVE THRU
PARCEL G	4,346	RESTAURANT FAST FOOD W DRIVE THRU
PARCEL H	146,000	COMMERCIAL RECREATION
PARCEL I	6,447	COMMERCIAL RECREATION
PARCEL J	227,000	LIGHT INDUSTRIAL
TOTAL	397,280	14,076

TOTAL PARCEL DATA

NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	TBD FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE 13	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPARATION	20 FEET

PARKING DATA

PARCEL #	TYPE	SPACES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1/240 SF + 1 PER PUMP ISLAND)	
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	(1/120 SF INCL. OUTDOOR PLUS 1/250 SF)	
PARCEL B SHOPPING CTR MIXED USE (RETAIL, MEDICAL, RESTAURANT)	(8 CTR. 300, 1/225 SF), (BANK W DRIVE THRU 1/300 SF), (RESTAURANT FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)	
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)	
PARCEL E SELF-SERVICE STORAGE	(8 SPACES PER ACRE)	
PARCEL F COMMERCIAL RECREATION	(OFFICE: 1/300 SF LIGHT INDUSTRIAL: 1/200 SF + 1/300 OF OFFICE)	
PARCEL G LIGHT INDUSTRIAL		

BICYCLE PARKING: VARIES BY USE; REFER TO TABLE 8.7 OF THE WESTLAKE PARKING CODE

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEORP/AC.
- NOTE: THE APPLICANT SHALL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
- NOTE: THE MAXIMUM LOT COVERAGE AND PERVIOUS AREA FOR THIS SITE IS 45% DEDUCTIVE OF NON-RESIDENTIAL STRIPLANDS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: REDUCED DRIVEWAY CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: ROAD RESERVATION PARKING SPACES AND RPE.
- NOTE: SITE CLEARING OR PAVEMENT ADJACENT TO THE OPENING SHALL BE PAINTED AND DESIGNATED AS A TREE LANE. NO PARKING PERMITTED FOR RESIDENTIAL STAKEHOLDERS.
- NOTE: RESTAURANT USES LESS THAN 2000 SF AREA INCLUDING THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE.
- NOTE: INTERESTY/UTILITIES FOR COMMERCIAL RECREATION ARE MEASURED IN ACRES.

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT	CL: CENTER LINE
ROW: RIGHT OF WAY	SW: SIDEWALK
AC: ACRES	PBC: PALM BEACH COUNTY
UE: UTILITY EASEMENT	LME: LAKE MAINTENANCE EASEMENT
DE: DRAINAGE EASEMENT	WMT: WATER MANAGEMENT TRACT
LU: LANDUSE	RPE: RURAL PARKWAY EASEMENT
LB: LANDSCAPE BUFFER	SPW: SEMINOLE PRATT WHITNEY
LAE: LIMITED ACCESS EASEMENT	PBW: PERSIMMON BLVD. WEST
ESMT: EASEMENT	LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Commercial Uses		20	10	10	20	45%	25%
Commercial Recreation		20	10	10	20	35%	25%
Light Industrial		30	10	10	20	50%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

PROJECT TEAM

PROPERTY OWNER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-443-4490
 FAX: 954-978-5330

SURVEYOR
 GEOPINT SURVEYING, INC.
 4152 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 813-444-2720
 FAX: 813-248-2266

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

TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-286-8998
 FAX: 561-484-6336

CIVIL ENGINEER
 SIMMONS & WHITE
 2551 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 PHONE: 772-287-8771
 MOBILE: 772-488-1700

ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
 1600 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 888-973-4490
 FAX: 888-973-4490

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991

DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

DESIGNED: DEH
 DRAWN: JAE/RNK
 APPROVED: DEH
 JOB NUMBER: 13-0518.60
 DATE: 03-25-21
 REVISIONS: 04-12-21
 10-15-21
 11-03-21
 08-12-21
 03-20-23
 07-15-21
 09-03-21
 10-04-21

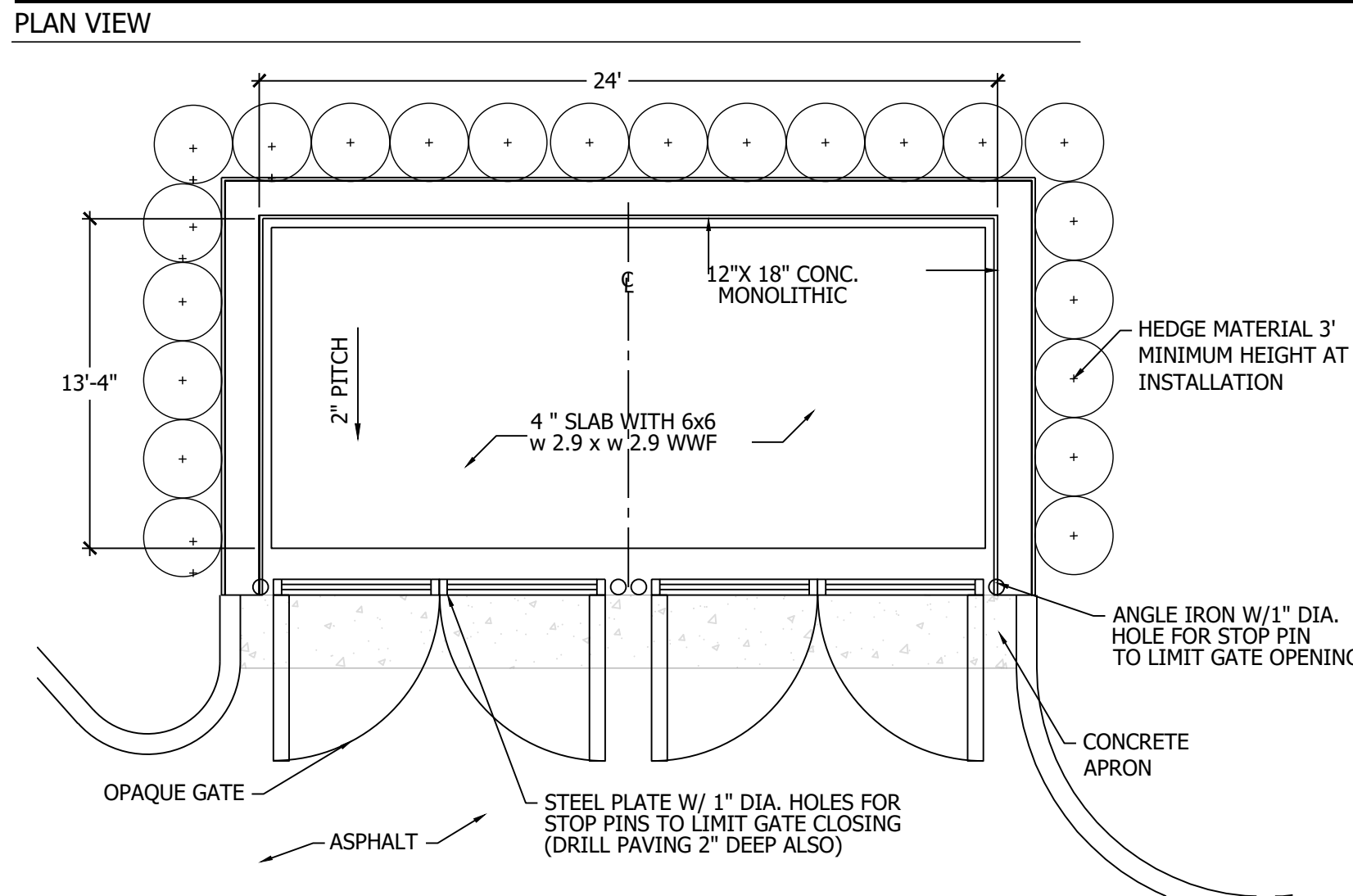
Scale: 1" = 100'

March 20, 2023 10:24:37 a.m.
 Drawing: 13-0518.60 MP.DWG

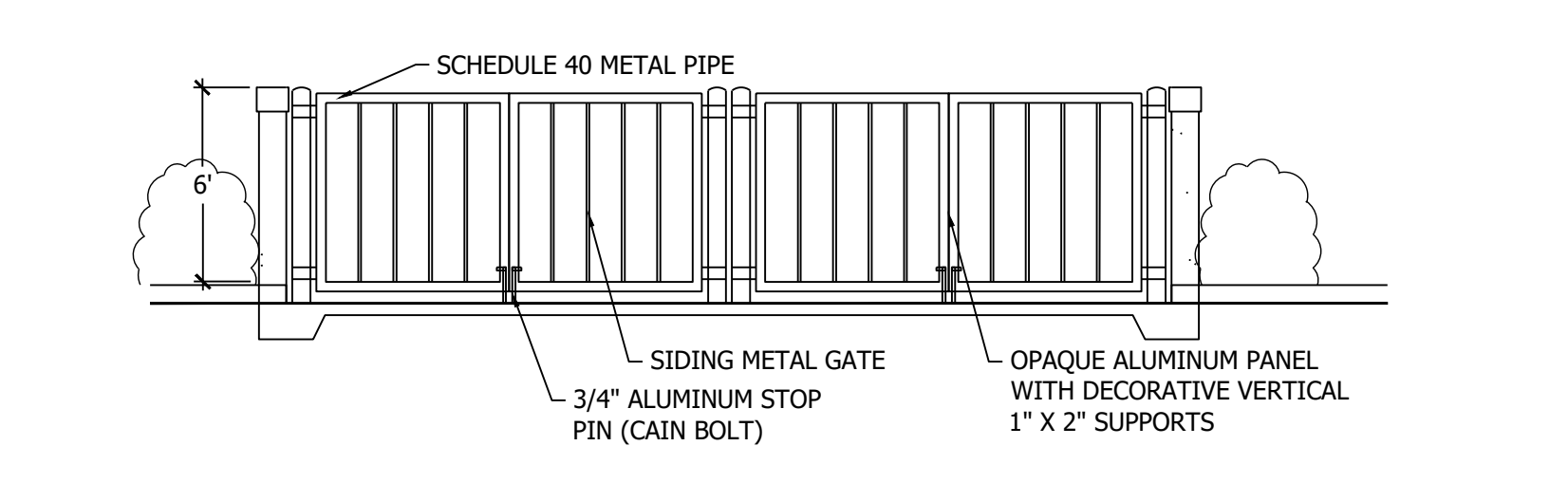
SHEET 1 OF 2

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

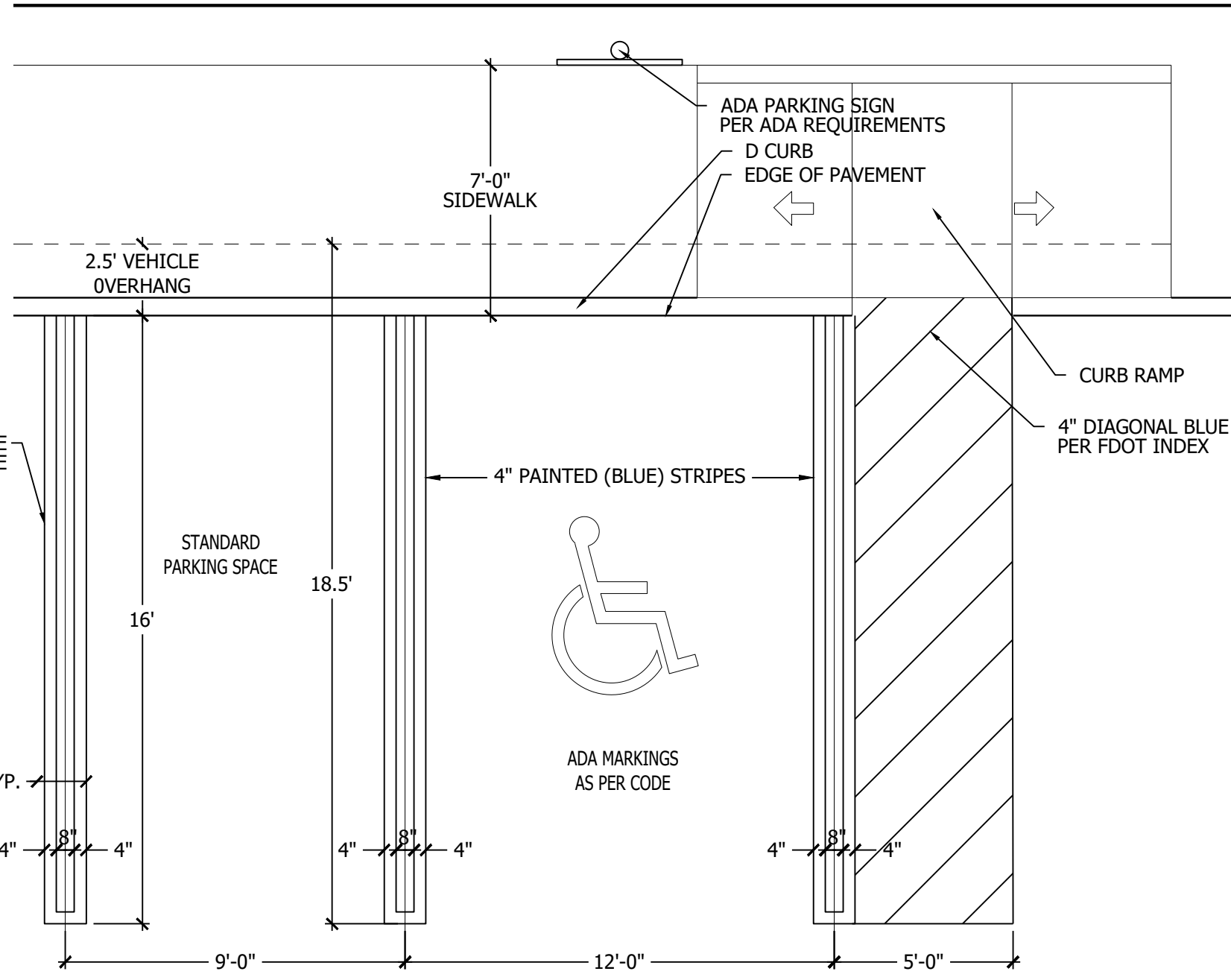
DUMPSTER DETAIL



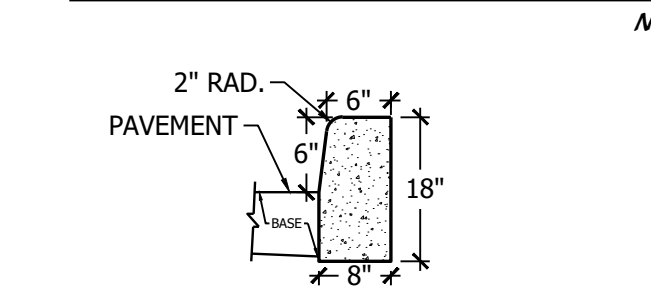
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



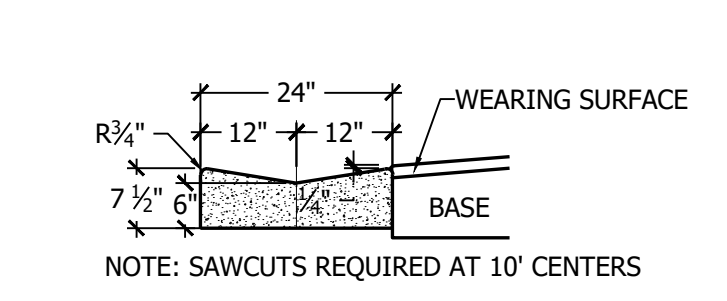
STANDARD AND ADA PARKING DETAIL



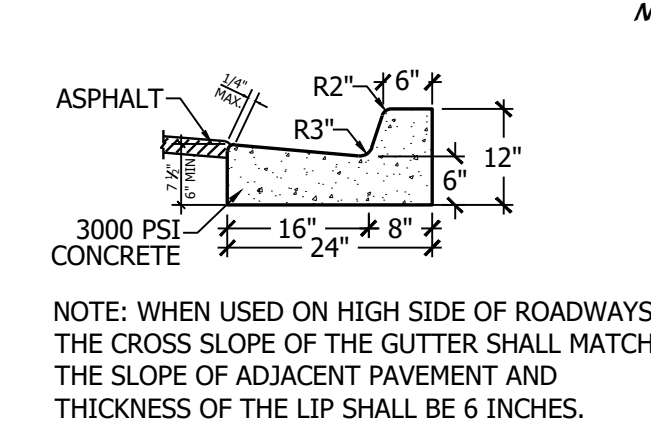
D CURB DETAIL



VALLEY CURB DETAIL

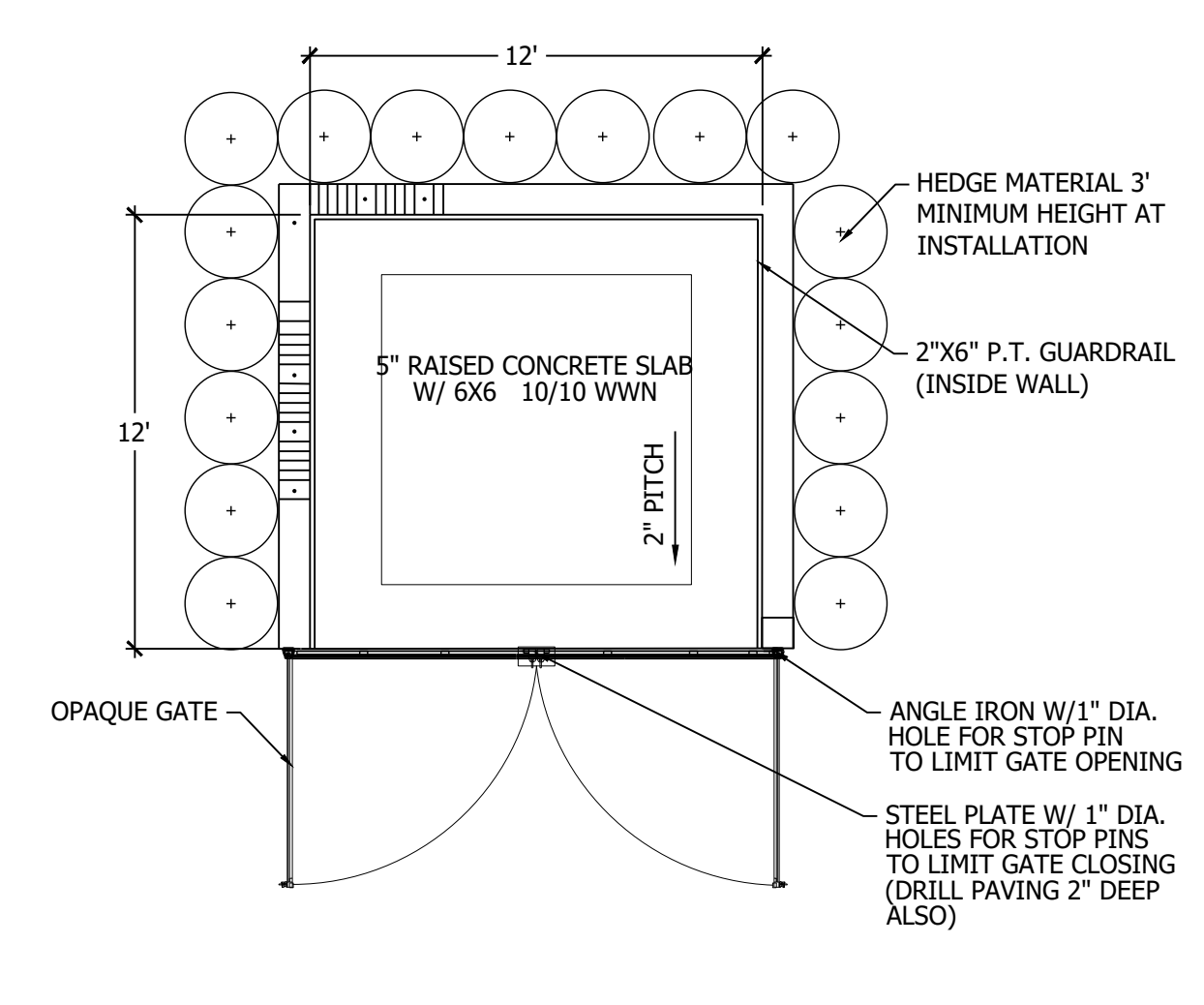


F CURB DETAIL

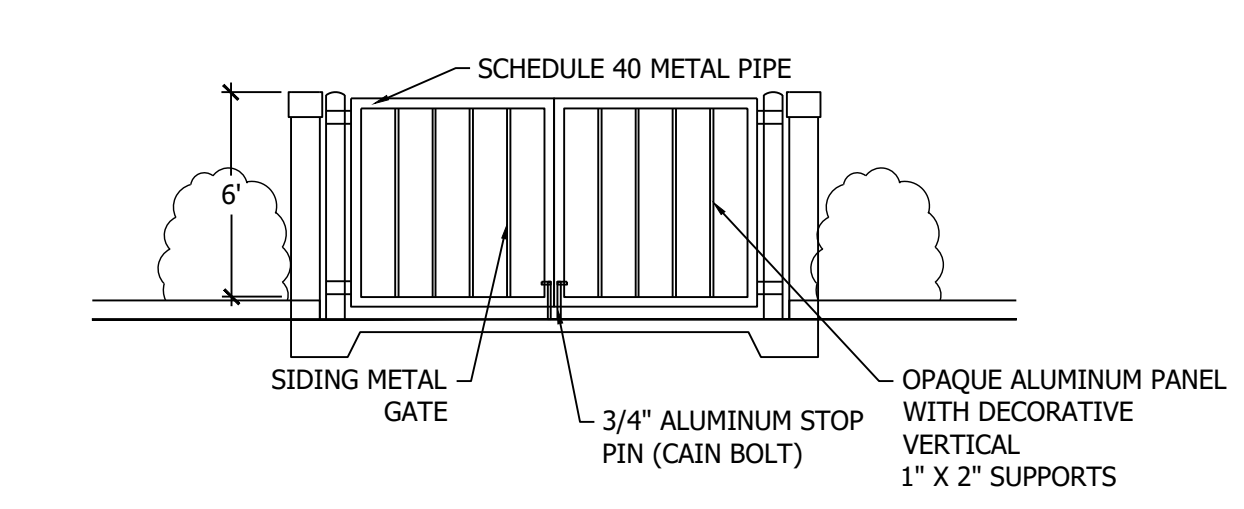


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

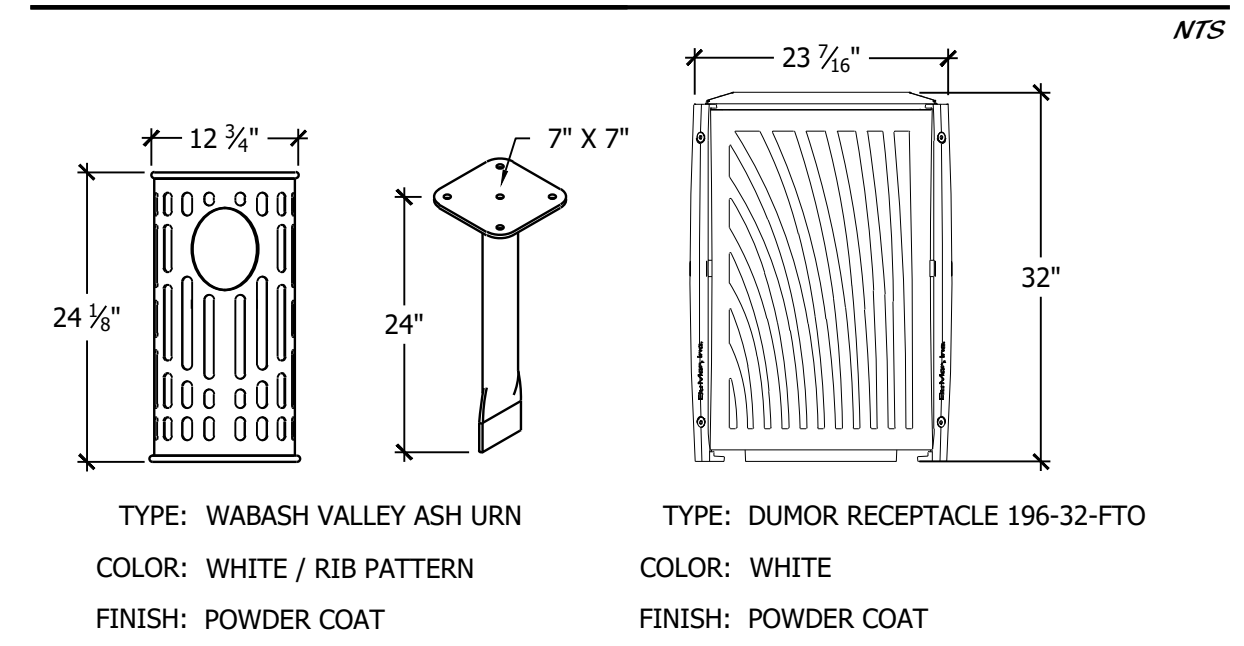
PLAN VIEW



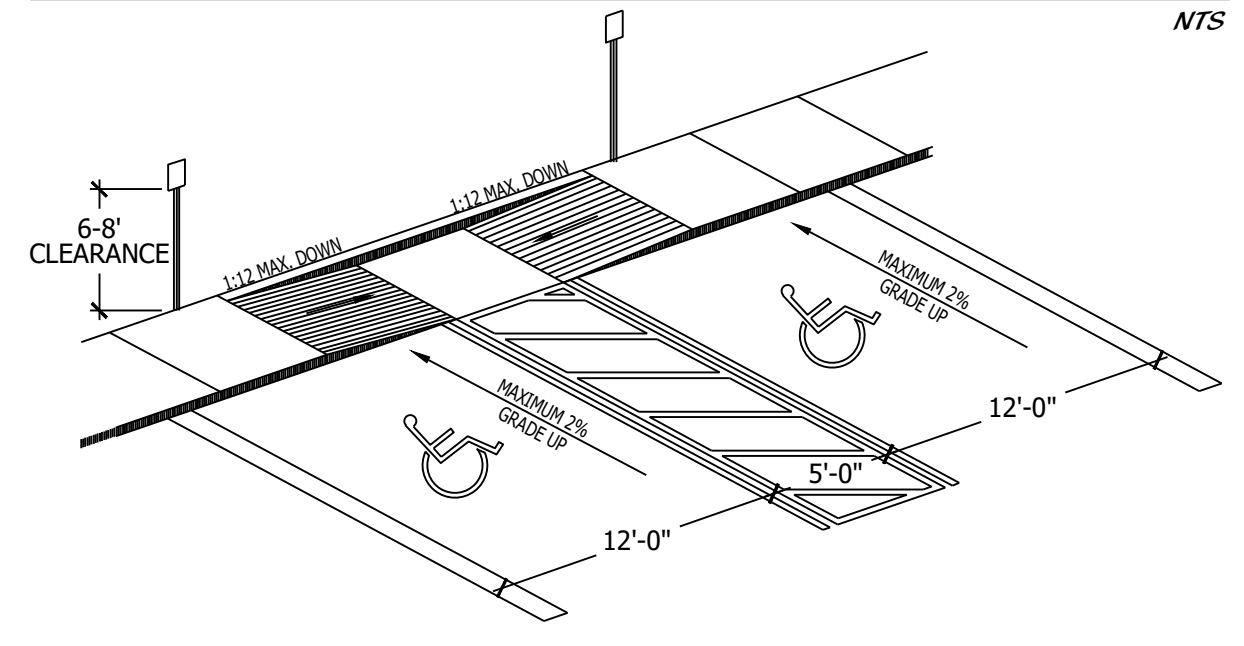
ELEVATION VIEW



TRASH CAN DETAIL

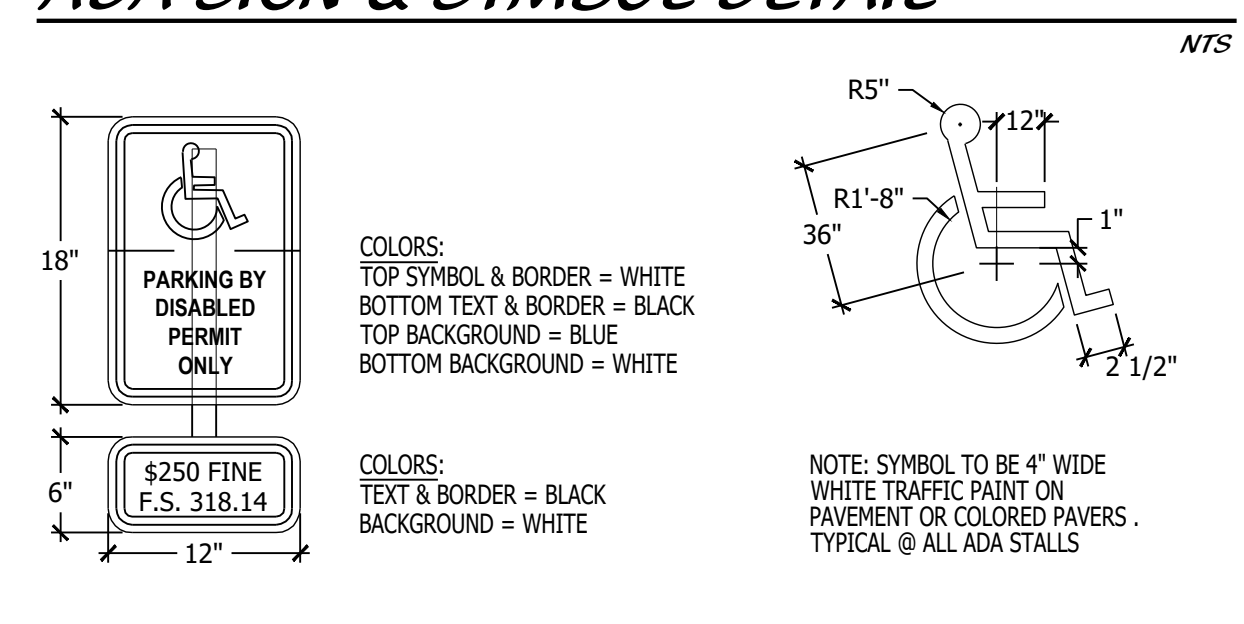


ADA RAMP DETAIL

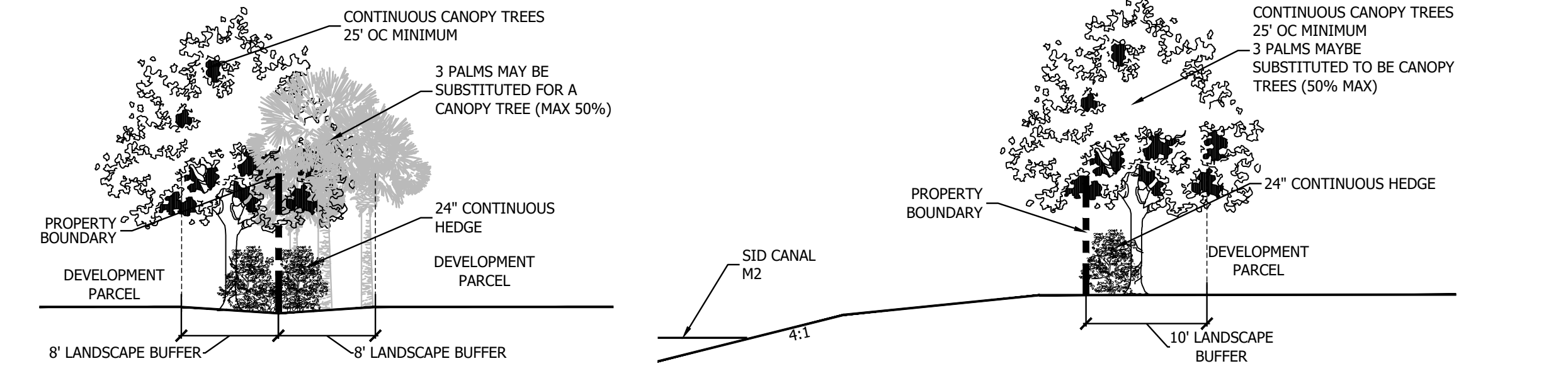
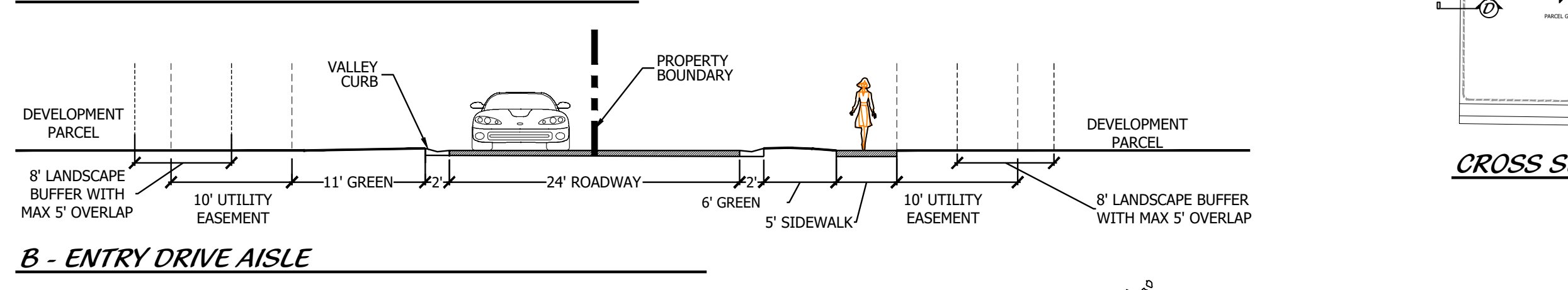
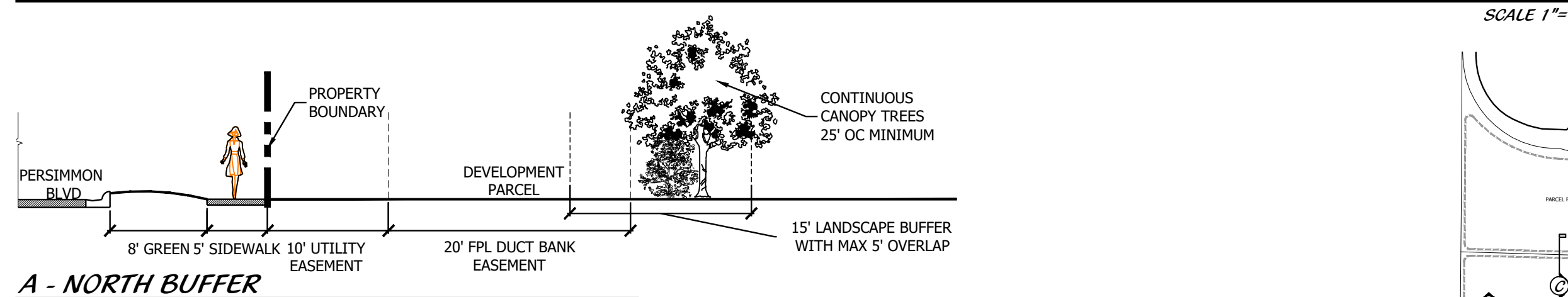


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN & SYMBOL DETAIL



CROSS SECTIONS

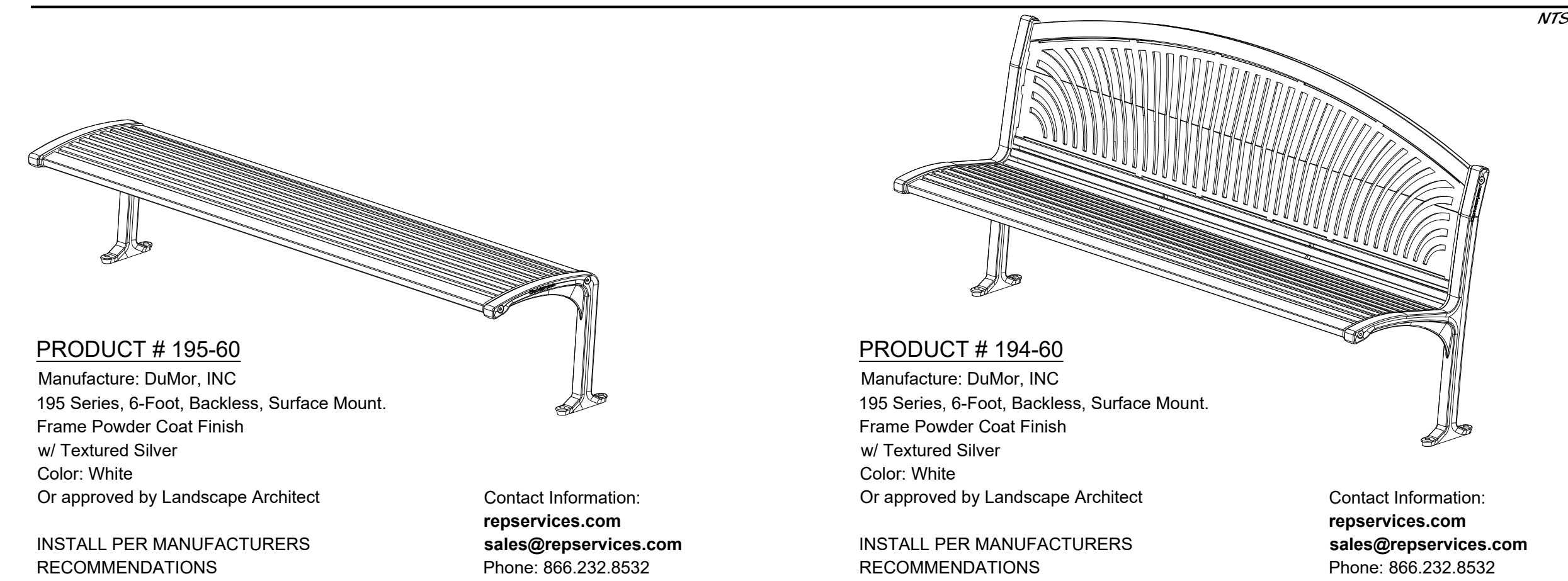


NOTE: PERIMETER BUFFER PER SECTION 4.13 (B)1) & 4.13 (C)1

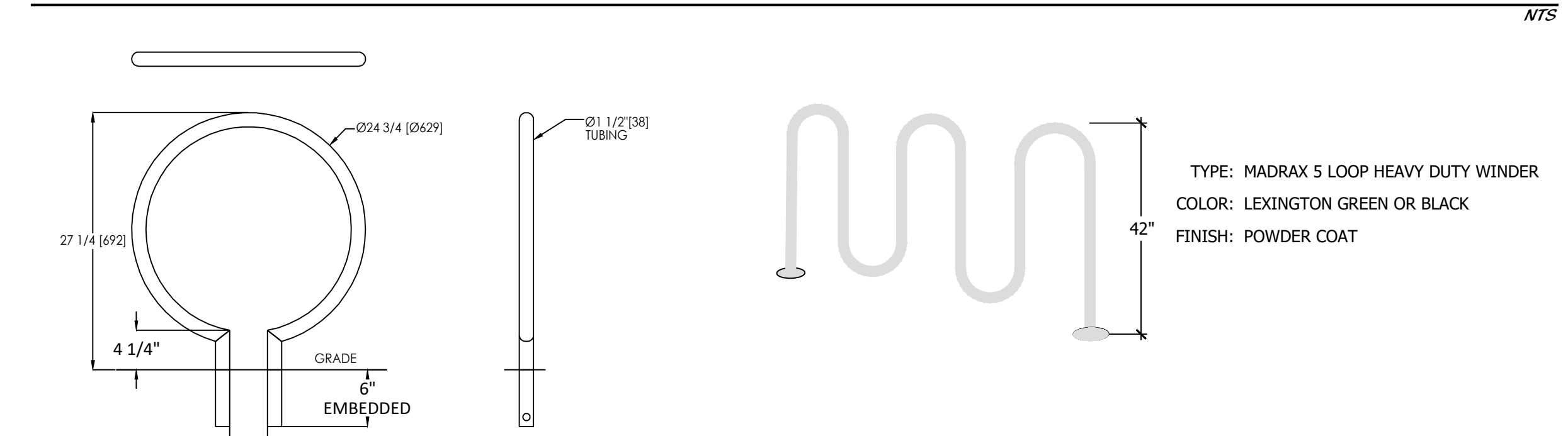


NOTE: PERIMETER BUFFER PER SECTION 4.13 (B)1) & 4.13 (C)1

BENCH DETAILS



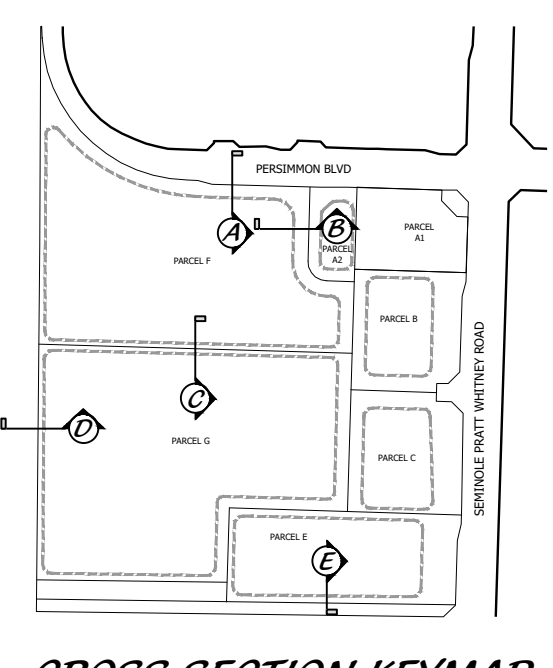
BIKE RACK DETAIL



TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

www.landscapeforms.com Ph: 800.521.2546

SCALE 1"=10'



CROSS SECTION KEYMAP NTS

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

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
REVISIONS	04-12-21
	10-08-21
	05-25-21
	11-03-21
	06-12-21
	07-15-21
	09-03-21
	10-04-21

March 20, 2023 10:27:01 a.m.
Drawing: 13-0518.60 SD.DWG

SHEET 2 OF 2

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

Site Details

POD H – “Westlake Landings”

Master Plan Amendment

Justification Statement

March 20, 2023

Introduction

On November 22, 2021, an amended master site plan for Pod H, Westlake Landings commercial plaza was approved by Development Order. At this time, the applicant is requesting an amendment to same. The amendment is limited to the reduction of building square footage of parcel A2 and the introduction of Bank Use with Drive thru on parcel B. “Westlake Landings”, master site located within the Westlake Traditional Town Development (TTD). Pod H, as platted, consists of 50.826 total acres located centrally within the TTD on the west side of Seminole Pratt Whitney Road. Westlake Landings will include the previously approved and constructed 7-Eleven located on Parcel A-1 in Phase 1 of Pod H. Phase 2 of Pod H, the final phase, will contain parcels A-2, B-1 & B-2, C-1, C-2 & C-3. This third requested amendment to the master plan results from a major site plan amendment to Parcel B-1, being submitted concurrently, and intended to update the allowable building area.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

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

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm

Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

Subject Request

The Applicant is seeking a third amendment to the master plan approved for Pod H. Pod H is known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard (across the street from the Publix plaza on Pod G), bounded on the north by the existing Seminole Ridge High School. The Final Plat was previously approved by staff on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings will include the previously approved 7-Eleven 2.0 located on Parcel A-1 of the plat of Pod H, in Phase 1. Phase 2 of Pod H, the final phase contains parcels A-2, B, C, E, F and G. The changes are limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Thru to 2,500 square feet of Fast Food with Drive Thru. Parcel B is being modified to eliminate the large (3,972 square feet) restaurant in the North Building and adding in its place a 2,572 square foot Bank w Drive Thru and 1400 SF of Shopping Center Mixed Use. There is no change to the total square footage in Parcel B.

Westlake Landings will include a variety of commercial, retail, restaurant, office, self-service storage, industrial and commercial recreational uses which will serve the City of Westlake, as well as the overall western community, and will come online individually as the market demands. Each parcel has undergone and received site plan approval from the City of Westlake.

Pod H has a Mixed-Use zoning designation allowing a variety of Commercial, Retail, and Industrial uses. All of the uses contemplated will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to

site plan review and approval. The proposed uses for individual parcels are considered permitted uses; (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances. Individual site plans will require separate review and approval by the City of Westlake. The master plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3.

Below is the updated site data for the amended master site plan.

SITE DATA

POD H SITE DATA

	ACRES	SQ.FEET	PERCENT
PROPOSED PLAT AREA (INCLUDES RPE)	50.826	2,213,986	100%
MAXIMUM LOT COVERAGE *3	22.872	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,497	25%

PARCEL DATA

	ACRES	SQ.FEET	PERCENT
PHASE - 1			
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	3.502	152,569	6.89%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
PARCEL E SELF SERVICE STORAGE	5.751	250,535	11.32%
PARCEL F COMMERCIAL RECREATION	14.435	628,779	28.40%
PARCEL G LIGHT INDUSTRIAL	17.411	758,403	34.26%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID D-3 CANAL	1.391	60,599	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

	SQ.FEET	
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	16 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,500	
PARCEL B		
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	11,878	
BANK WITH DRIVE THRU	2,572	
RESTAURANT FAST FOOD W DRIVE THRU (COFFEE SHOP)	2,065	
PARCEL C		
COFFEE SHOP W DRIVE THRU	2,525	
RESTAURANT,FAST FOOD W DRIVE THRU	4,240	
PARCEL E SELF SERVICE STORAGE	140,000	
PARCEL F	TBD	
COMMERCIAL RECREATION *NOTE 9		6.447 ACRES

MPA-2023-01 Pod H MPA – Westlake Landings
Justification Statement
CH 13-0518.60.01
Revised: March 20, 2023

PARCEL G	
LIGHT INDUSTRIAL	227,000
TOTAL	397,280

Conclusion

The Applicant is requesting approval of the further amended Pod H Master Plan, “Westlake Landings,” as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.



Meeting Agenda Item Coversheet

MEETING DATE:		6/6/2023	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MPA-2023-01: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject application is located west of Seminole Pratt Whitney Road on 50.826 acres.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve MPA-2023-01 "Westlake Landings" Master Plan Amendment Pod H			
SUMMARY and/or JUSTIFICATION:		<p>A Master Site Plan Amendment for Pod H "Westlake Landings" was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.</p> <p>The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square foot of Mixed Use.</p> <p>The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. "Westlake Landings" is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p>			
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 Sheet Final Staff Report Application Justification Statement Shoppes of Westlake Landings Master Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/6/2023

PETITION DESCRIPTION

PETITION NUMBER: MPA-2023-01
“Shoppes of Westlake Landings” Master Plan Amendment Pod H

OWNER: DKC Westlake Landings, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16860 Persimmon Boulevard West

PCN: 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the **North Building** and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use.

SUMMARY

A Master Site Plan Amendment for *Pod H “Westlake Landings”* was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.

The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel A2 and Parcel B. **Parcel A2** is being reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. **Parcel B** is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square foot of Mixed Use.

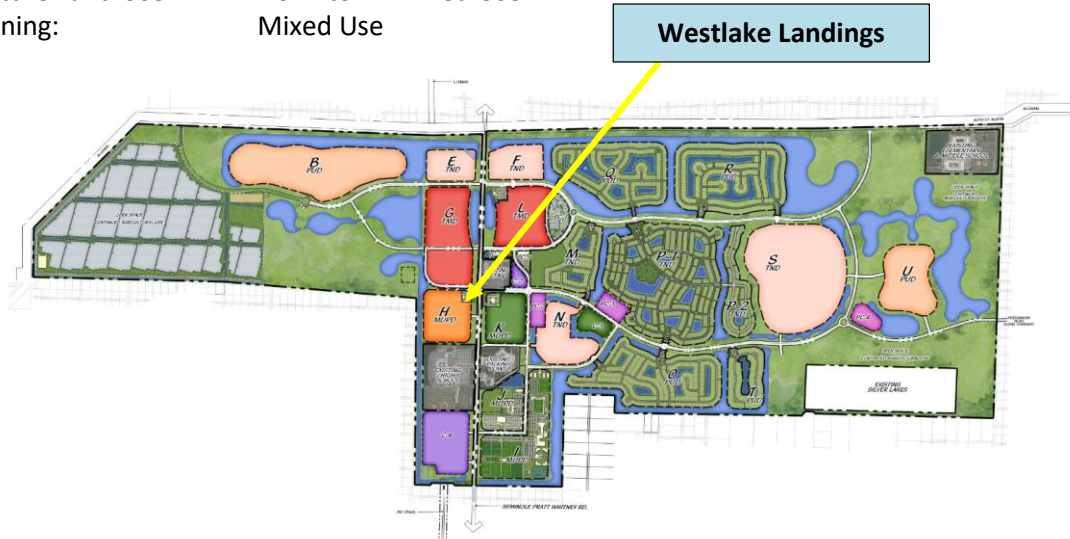
The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. *“Westlake Landings”* is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

PETITION FACTS

- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

The applicant is requesting an amendment to the Master Site Plan for Pod H. A Master Site Plan Amendment for *Pod H “Westlake Landings”* was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

“Westlake Landings” is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of several parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station (Parcel A 1) is included on the subject Commercial Plaza. The original June 14, 2021, approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

Phase One:

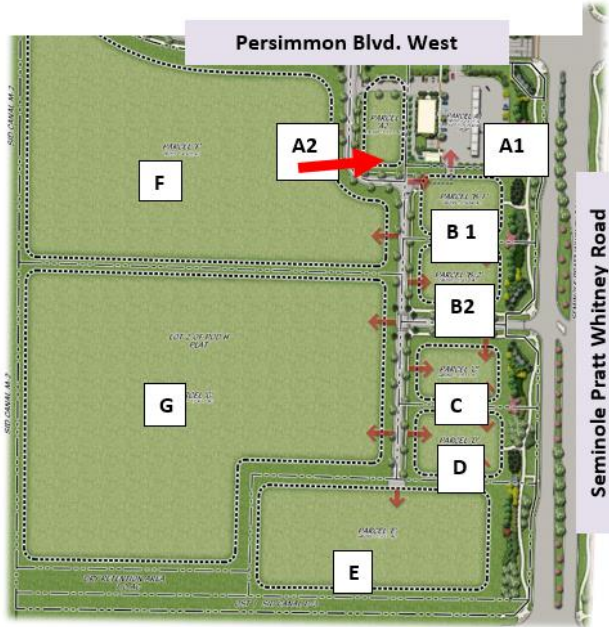
- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

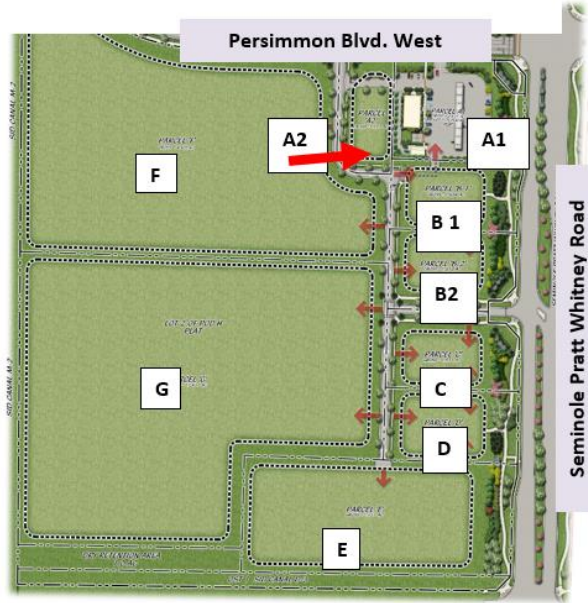
Master Site Plan Amendment approved by City Council on June 14, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



Master Site Plan Amendment approved by City Council on November 22, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



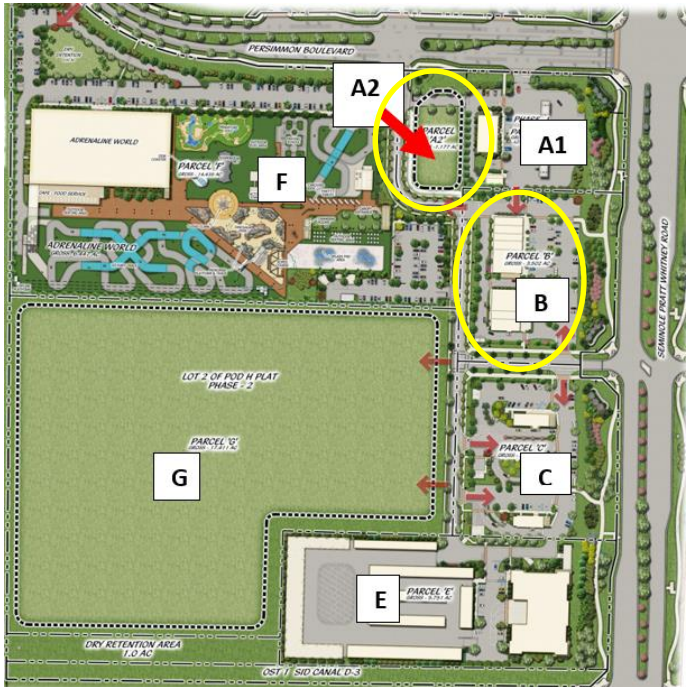
Master Site Plan Amendment approved by City Council on January 18, 2022

- Parcel A 1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2**- 1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 10,478 Sq. Ft. (Retail, Medical, Restaurant); 3,972 Sq. Ft. Restaurant & 2,065 Sq. Ft. Fast Food Restaurant with drive through (coffee shop).
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



Proposed Master Site Plan Amendment

- Parcel A 1** - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)
- Parcel A2**- 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B (North & South Bldgs.)** - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 2,572 Sq. Ft. Bank with drive through & 2,065 Sq. Ft. Fast Food Restaurant with drive through.
- Parcel C** -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with 227,000 Sq. Ft. Light Industrial



Staff Analysis

The subject site has a Downtown Mixed-Use future land use designation and a Mixed-Use (MU) zoning district. Per Policy FLU 1.1.15, this land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

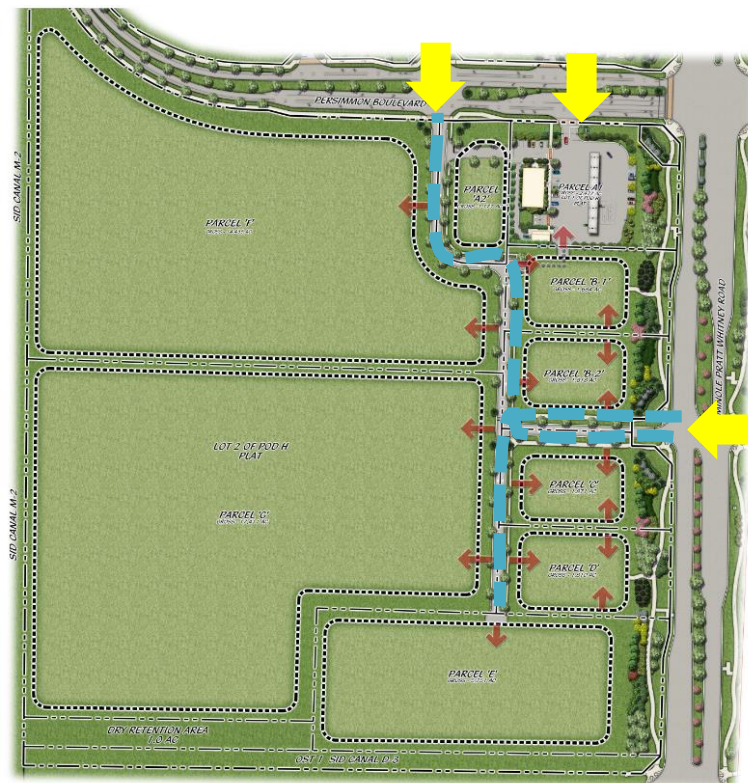
The subject request is limited to Parcel A2 and Parcel B. **Parcel A2** is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet. **Parcel B** is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with a drive through lane and 6,878 square feet of Mixed Use for a total of 9,450 square feet. There is no change to the overall 16,515 total square footage in Parcel B (North & South Bldgs.). Pod H total square footage is being reduced from 398,280 Sq. Ft. to 397,280 Sq. Ft.

Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. The Commercial Plaza Master Site Plan provides **three (3)** points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

Landscape, Drainage, Traffic

The proposed changes have been reviewed by the Engineering Department for traffic impacts. The submittal was found to be acceptable and in accordance with the City's LDRs. The proposed changes do not have an impact on the landscape, drainage or other components of Engineering Department's review.

FINAL REMARKS

MPA-2023-01 will be heard by the City Council on June 6, 2023. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department recommends approval of the subject application with no conditions.



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

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

**APPLICATION FOR MASTER SITE PLAN
 AMENDMENT REVIEW**

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H "Westlake Landings" _____

PROJECT ADDRESS: The addresses subject to amendment within the Pod H Master Plan are 4801, and 4901
 Seminole Pratt Whitney Road _____

DESCRIPTION OF PROJECT: MPA-2023-01 Westlake Master Plan Amendment – Pod H – Parcel B _____

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0022 _____

Estimated project cost: _____ TBD _____

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC (only for the addresses noted above) _____

Address: _____ 431 Fairway Drive, Suite 201, Deerfield Beach, FL 33441 _____

Phone No.: 954-354-8282 _____ Fax No.: 954-354-8283 _____ E-mail Address: pchristie@konoversouth.com _____

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

Name: _____ Cotleur & Hearing _____

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

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

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown MXD
- C) Existing Use(s) Vacant
-
- D) Proposed Use(s), as applicable Parcel B - Commercial, retail, office, restaurant and drive-thru bank. Parcel C-1, Starbucks drive-thru restaurant.

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G (SW)	Mixed Use	Mixed Use	Under Construction	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Civic	Civic - Education	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Mixed Use	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel F/ Parcel G	Downtown Mixed Use/ Downtown Mixed Use	Mixed Use/ Mixed Use	Vacant/Vacant	Commercial Recreation/ Warehouse

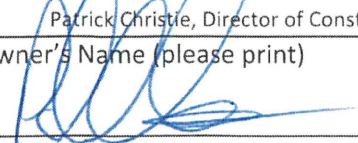
V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

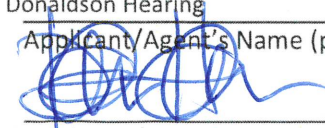
By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of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

Patrick Christie, Director of Construction
 Owner's Name (please print)


 Owner's Signature

1/19/23
 Date

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


 Applicant/Agent's Signature

January 23, 2023
 Date

File Attachments for Item:

A. SECOND READING: Ordinance 2023-02 – Comprehensive Plan Amendment “Capital Improvements Element Updates”

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		6/6/2023	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SECOND READING: Ordinance 2023-02 – Comprehensive Plan Amendment “Capital Improvements Element Updates”		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approved second reading of Ordinance 2023-02 Comprehensive Plan Amendment “Capital Improvements Element Updates”		
SUMMARY and/or JUSTIFICATION:		This Ordinance amends the City’s Comprehensive Plan to update the Five-Year Community Investment Program included within the Capital Improvements Element of the Comprehensive Plan.		
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: Ordinance 2023-02: Comprehensive Plan Amendment “Capital Improvements Element Updates”		
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2023-02 X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank) <u>Please keep text indented.</u></i>		<p style="text-align: center;">ORDINANCE NO. 2023-02</p> <p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p> <hr/>		
FISCAL IMPACT (if any):				\$

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake, Florida (City), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning and Development Act and now known as the Growth Policy Act (the Act); and,

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, previously determined that the City’s Comprehensive Plan was in compliance with the Local Government Comprehensive Planning and Development Act; and,

WHEREAS, the Florida Legislature has amended the Act such that local governments are no longer required to adopt a plan amendment to update the Capital Improvements Element of their comprehensive plans and to transmit them to the state land planning agency; and

WHEREAS, the City Council has considered this ordinance for adoption to update the Capital Improvement Element of the City’s Comprehensive Plan as set forth in attached **Exhibit “A”**; and

WHEREAS, the Westlake City Council has conducted the required public hearings in accordance with Florida Statutes to adopt this Ordinance.

1 **NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF**
2 **WESTLAKE, FLORIDA, AS FOLLOWS:**

3
4 **SECTION 1. Recitals.** The foregoing recitals are confirmed, adopted and
5 incorporated herein and made a part hereof by this reference.

6 **SECTION 2.** Ordinance No. 2017-05 of the City of Westlake, entitled
7 "Comprehensive Plan of the City of Westlake," is hereby amended as set forth in the
8 attached Exhibit "A", which is incorporated herein.

9
10 **SECTION 3. Codification.** It is the intention of the City Council of the City of
11 Westlake that the provisions of this Ordinance shall become and be made a part of the Code
12 of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may
13 be renumbered, re-lettered and the word "Ordinance" may be changed to "Section,"
14 "Article" or such other word or phrase in order to accomplish such intention.

15
16 **SECTION 4. Conflicts.** All ordinances or parts of ordinances, resolutions or
17 parts of resolutions which are in conflict herewith, are hereby repealed to the extent of
18 such conflict.

19
20 **SECTION 5. Severability.** Should the provisions of this ordinance be declared to be
21 severable and if any section, sentence, clause or phrase of this ordinance shall for any
22 reason be held to be invalid or unconstitutional, such decision shall not affect the validity
23 of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall
24 remain in effect, it being the legislative intent that this ordinance shall remain
25 notwithstanding the invalidity of any part.

26
27 **SECTION 6.** Effective Date. This ordinance shall be effective upon adoption on
28 second reading.

29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

1st Reading _____
2nd Reading _____

1
2 **PASSED** this ____ day of _____, 2023, on first reading.
3 **PUBLISHED** on this ____ day of _____, 2023 in the Palm Beach Post.
4 **PASSED AND ADOPTED** this ____ day of _____, 2023, on second reading.

5
6 _____
7 City of Westlake
8 John Paul O'Connor, Mayor

8 **ATTEST:**
9 _____
10 Zoie Burgess, City Clerk

11
12 **APPROVED AS TO LEGAL FORM:**

13
14 _____
15 **OFFICE OF THE CITY ATTORNEY**
16
17
18

Exhibit A

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ 996,660.00	\$ 996,660.00	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 1,547,789.00	\$ 967,678.00	\$ -	\$ -	\$ -	\$ 2,515,467.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 3,603,563.00	\$ 771,800.00	\$ 4,375,363.00	Developer / Bonds
Town Center Parkway E5	High	\$ 890,494.00	\$ 715,050.00	\$ -	\$ -	\$ -	\$ 1,605,544.00	Developer / Bonds
River Bend	High	\$ 1,146,200.00	\$ -	\$ -	\$ -	\$ -	\$ 1,146,200.00	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ 419,912.00	\$ -	\$ -	\$ 419,912.00	Developer / Bonds
Community Park	High	\$ 1,450,000.00	\$ 3,165,000.00	\$ 885,000.00	\$ -	\$ -	\$ 5,500,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ 4,438,896.00	\$ -	\$ -	\$ -	\$ -	\$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ 6,182,600.00	\$ -	\$ -	\$ 6,182,600.00	Developer / Bonds
Reuse Tank and System	High	\$ 3,620,000.00	\$ 1,535,000.00	\$ -	\$ -	\$ -	\$ 5,155,000.00	Bonds
Reclaim West Interconnection Loop	High	\$ 825,000.00	\$ -	\$ -	\$ -	\$ -	\$ 825,000.00	Bonds
Seminole Improvement District Complex	High	\$ 2,465,000.00	\$ 740,000.00	\$ -	\$ -	\$ -	\$ 3,205,000.00	Bonds
Adjustment of Pod V Water Main interconnection out to 140th	High	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	Bond
Fitness Trail	High	\$ 1,075,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,075,000.00	Developer/Bond
TOTAL		\$ 18,108,379.00	\$ 7,122,728.00	\$ 7,487,512.00	\$ 3,603,563.00	\$ 1,768,460.00	\$ 38,090,642.00	-

Wastewater Component

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 200,164.00	\$ -	\$ -	\$ -	\$ -	\$ 200,164.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 174,700.00	\$ -	\$ 174,700.00	Developer / Bonds
Town Center Parkway E5	High	\$ 70,652.00	\$ -	\$ -	\$ -	\$ -	\$ 70,652.00	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ 69,912.00	\$ -	\$ -	\$ 69,912.00	Developer / Bonds
Community Park	High	\$ -	\$ 910,000.00	\$ -	\$ -	\$ -	\$ 910,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Reclaim West Interconnection Loop	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Seminole Improvement District Complex	High	\$ 435,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ 555,000.00	Bonds
Adjustment of Pod V Water Main Interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bond
Fitness Trail	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer/Bond
TOTAL		\$ 705,816.00	\$ 1,030,000.00	\$ 69,912.00	\$ 174,700.00	\$ -	\$ 1,980,428.00	-

Stormwater/Drainage Component

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ 157,640.00	\$ 157,640.00	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 433,124.00	\$ -	\$ -	\$ -	\$ -	\$ 433,124.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 1,174,000.00	\$ -	\$ 1,174,000.00	Developer / Bonds
Town Center Parkway E5	High	\$ 483,350.00	\$ -	\$ -	\$ -	\$ -	\$ 483,350.00	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Community Park	High	\$ 250,000.00	\$ 265,000.00	\$ -	\$ -	\$ -	\$ 515,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ 4,438,896.00	\$ -	\$ -	\$ -	\$ -	\$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ 6,182,600.00	\$ -	\$ -	\$ 6,182,600.00	Developer / Bonds
Reuse Tank and System	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Reclaim West Interconnection Loop	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Seminole Improvement District Complex	High	\$ 380,000.00	\$ 95,000.00	\$ -	\$ -	\$ -	\$ 475,000.00	Bonds
Adjustment of Pod V Water Main Interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bond
Fitness Trail	High	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00	Developer/Bond
TOTAL		\$ 6,610,370.00	\$ 360,000.00	\$ 6,182,600.00	\$ 1,174,000.00	\$ 157,640.00	\$ 14,484,610.00	-

Road Component

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ 458,290.00	\$ 458,290.00	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ -	\$ 967,678.00	\$ -	\$ -	\$ -	\$ 967,678.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 771,800.00	\$ 771,800.00	\$ 1,543,600.00	Developer / Bonds
Town Center Parkway E5	High	\$ -	\$ 592,000.00	\$ -	\$ -	\$ -	\$ 592,000.00	Developer / Bonds
River Bend	High	\$ 1,146,200.00	\$ -	\$ -	\$ -	\$ -	\$ 1,146,200.00	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Community Park	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Reclaim West Interconnection Loop	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Seminole Improvement District Complex	High	\$ 750,000.00	\$ 280,000.00	\$ -	\$ -	\$ -	\$ 1,030,000.00	Bonds
Adjustment of Pod V Water Main interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bond
Fitness Trail	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer/Bond
TOTAL		\$ 1,896,200.00	\$ 1,839,678.00	\$ -	\$ 771,800.00	\$ 1,230,090.00	\$ 5,737,768.00	-

Reuse Component

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 253,256.00	\$ -	\$ -	\$ -	\$ -	\$ 253,256.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 262,100.00	\$ -	\$ 262,100.00	Developer / Bonds
Town Center Parkway E5	High	\$ -	\$ 123,050.00	\$ -	\$ -	\$ -	\$ 123,050.00	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Community Park	High	\$ 290,000.00	\$ 140,000.00	\$ -	\$ -	\$ -	\$ 430,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ 3,500,000.00	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ 5,000,000.00	Bonds
Reclaim West Interconnection Loop	High	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00	Bonds
Seminole Improvement District Complex	High	\$ 325,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ 400,000.00	Bonds
Adjustment of Pod V Water Main Interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bond
Fitness Trail	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer/Bond
TOTAL		\$ 5,168,256.00	\$ 1,838,050.00	\$ -	\$ 262,100.00	\$ -	\$ 7,268,406.00	-

Potable Water Component

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ 182,730.00	\$ 182,730.00	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 392,902.00	\$ -	\$ -	\$ -	\$ -	\$ 392,902.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 718,800.00	\$ -	\$ 718,800.00	Developer / Bonds
Town Center Parkway E5	High	\$ 131,460.00	\$ -	\$ -	\$ -	\$ -	\$ 131,460.00	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Community Park	High	\$ 350,000.00	\$ 520,000.00	\$ -	\$ -	\$ -	\$ 870,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Reclaim West Interconnection Loop	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Seminole Improvement District Complex	High	\$ 490,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ 640,000.00	Bonds
Adjustment of Pod V Water Main Interconnection out to 140th	High	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	Bond
Fitness Trail	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer/Bond
TOTAL		\$ 1,464,362.00	\$ 670,000.00	\$ -	\$ 718,800.00	\$ 182,730.00	\$ 3,035,892.00	-

Community Park

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway E5	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Community Park	High	\$ 450,000.00	\$ 1,250,000.00	\$ 850,000.00	\$ -	\$ -	\$ 2,550,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Reclaim West Interconnection Loop	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Seminole Improvement District Complex	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Adjustment of Pod V Water Main interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Fitness Trail	High	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00	Developer /Bonds
TOTAL		\$ 1,450,000.00	\$ 1,250,000.00	\$ 850,000.00	\$ -	\$ -	\$ 3,550,000.00	-

Design and Permitting

Project Description	Priority	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total Funding Amount	Funding Source*
Saddle Bay Drive	High	\$ -	\$ -	\$ -	\$ -	\$ 198,000.00	\$ 198,000.00	Developer / Bonds
Persimmon Phase 4a (to roundabout)	High	\$ 268,343.00	\$ -	\$ -	\$ -	\$ -	\$ 268,343.00	Developer / Bonds
Persimmon Phase 4b	High	\$ -	\$ -	\$ -	\$ 502,163.00	\$ -	\$ 502,163.00	Developer / Bonds
Town Center Parkway E5	High	\$ 205,032.00	\$ -	\$ -	\$ -	\$ -	\$ 205,032.00	Developer / Bonds
River Bend	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Town Center Parkway SW	High	\$ -	\$ -	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00	Developer / Bonds
Community Park	High	\$ 110,000.00	\$ 80,000.00	\$ 35,000.00	\$ -	\$ -	\$ 225,000.00	Bonds
Stormwater Management Lakes - Woodlands	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer / Bonds
Reuse Tank and System	High	\$ 120,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 155,000.00	Bonds
Reclaim West Interconnection Loop	High	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	Bonds
Seminole Improvement District Complex	High	\$ 85,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 105,000.00	Bonds
Adjustment of Pod V Water Main Interconnection out to 140th	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bond
Fitness Trail	High	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Developer/Bond
TOTAL		\$ 813,375.00	\$ 135,000.00	\$ 385,000.00	\$ 502,163.00	\$ 198,000.00	\$ 2,033,538.00	-

File Attachments for Item:

A. Agreement_City of Westlake & Minto PBLH, LLC Temporary Use Agreement for FourthFest 2023

Submitted By: Administration

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE TEMPORARY USE AGREEMENT BETWEEN MINTO PBLH, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1 CITY OF WESTLAKE
2 RESOLUTION NO. 2023-14
3

4 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,**
5 **APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE TEMPORARY USE**
6 **AGREEMENT BETWEEN MINTO PBLH, LLC AND THE CITY OF WESTLAKE, FLORIDA;**
7 **PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN**
8 **EFFECTIVE DATE.**

9 WHEREAS, the City Council deems it to be in the best interests of the City to
10 approve and authorize the Mayor to execute the Temporary Use Agreement between
11 Minto PBLH, LLC and the City of Westlake for the event titled "Fourthfest" taking place on
12 July 4, 2023;
13

14 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
15 **WESTLAKE, FLORIDA:**

16 SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed
17 by the City Council and incorporated herein by this reference.

18 SECTION 2. The City Council of the City of Westlake, Florida, hereby approves
19 and authorizes the Mayor to execute the Temporary Use Agreement between Minto PBLH,
20 LLC and the City of Westlake for the event titled "Fourthfest" taking place on July 4, 2023.
21 A copy of the Agreement is attached hereto as Exhibit "A".

22 SECTION 3. Conflicts. All resolutions or parts of resolutions in conflict herewith are
23 hereby repealed to the extent of such conflict.
24

25 SECTION 4. Severability. If any clause, section, other part or application of this
26 Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid,
27 in part or application, it shall not affect the validity of the remaining portions or
28 applications of this Resolution.
29

30 SECTION 5. Effective Date. This Resolution shall take effect immediately upon its
31 passage and adoption.
32

33 **PASSED AND APPROVED** by City Council for the City of Westlake, on this 6th day
34 of June 2023.
35
36
37

38 _____
39 City of Westlake
40 JohnPaul O'Connor, Mayor

41 _____
42 Zoie Burgess, CMC City Clerk

Temporary Use Agreement

This Temporary Use Agreement (“Agreement”) is made by and between Minto PBLH, LLC, a Florida limited liability company (“Minto”), and the City of Westlake, a municipal corporation of the state of Florida (“Westlake”). Minto and Westlake may be referred to individually herein as a “party” and collectively as “the parties.”

WHEREAS, Minto owns that certain real property (the “Property”) described in Exhibit “A” attached hereto, which is hereby incorporated herein as if fully set forth; and

WHEREAS, Westlake desires to use the Property on a temporary basis to provide parking and other uses specified below for an event titled “Fourthfest” taking place on July 4, 2023 (the “Event”); and

WHEREAS, Minto desires to permit Westlake to use the Property for parking related to the Event, subject to the terms and conditions set forth in this Agreement;

NOW, THEREFORE, for the mutual covenant and matters set forth herein, the sufficiency of which both parties hereby acknowledge, the parties hereby agree as follows:

1. **Incorporation.** The recitations set forth above are incorporated herein.
2. **Use.** Minto agrees to allow Westlake, vendors authorized by Westlake, Westlake’s guests and invitees, and members of the public (collectively, “Westlake Parties”) to enter onto and use the Property for the following purposes associated with the Event:
 - a. Parking associated with the Event;
 - b. Staging of a concert venue, including the installation of a temporary stage, on the portion of the Property located east of Seminole Pratt Whitney Road; and
 - c. Staging of an area for launching fireworks on a portion of the Property located on the west side of Seminole Pratt Whitney Road, specifically identified on Exhibit A as “Pod G.”
3. **Limitations.** This Agreement only permits Westlake Parties to use the Property for the purposes specified in Section 2, above. This Agreement shall not be construed to permit any other use of the Property and shall not be construed to permit use of any other real property owned or controlled by Minto. Further, this Agreement only permits Westlake to use the Property between the hours of 12:01 am on July 4, 2023 and 11:59 pm on July 4, 2023, except as otherwise may be agreed to in writing by both parties for purposes of set-up, take-down, and clean up related to the Event.
4. **As Is; Use Restrictions.** Westlake certifies that it has inspected the Property and accepts the Property “as is” for use in the Property’s existing condition. Westlake shall not make or permit any improvements, alterations, or modifications to the Property; shall not commit or allow to be committed any waste upon the Property or any nuisance or other act or thing which may result in damage or depreciation of the value of the Property; shall not allow any vehicle transporting or holding hazardous waste or hazardous material to park on the Property; shall comply with all

applicable state, local, and federal laws, rules, and regulations; and shall ensure the Property is returned to Minto in the same condition the Property was in prior to the Event, including removing all trash and debris.

5. **Indemnification.** To the extent permitted by law, Westlake shall indemnify, save, and hold harmless Minto, its officers, employees, agents, and representatives from any liability, claim, demand, suit, loss, cost, expense or damage which may be asserted, claimed, or recovered against or from Minto, its officers, employees, agents, or representatives, by reason of any property or other damages or personal injury, including death, sustained by any person whomsoever, which damage is incidental to, occurs as a result of, arises out of, or is otherwise related to the use of the Property for the Event, including the negligent or wrongful conduct or the faulty equipment (including equipment installation and removal) of the Westlake Parties or Westlake's employees, agents, partners, principals, or subcontractors. This paragraph shall not be construed to require Westlake to indemnify Minto for Minto's own negligence, or intentional acts of Minto, its officers, employees, agents, and representatives. In the event Minto, its officers, employees, agents, or representatives, shall be made a party to litigation associated with the use of the Property for the Event, Westlake shall also pay all costs and attorneys' fees incurred by Minto in connection with such litigation and any appeals thereon. This section shall not be construed to waive Westlake's sovereign immunity under Florida law.

6. **Waiver.** The parties agree Minto will not be responsible for any property or other damages or personal injury sustained by Westlake, Westlake Parties, or others using the Property for the Event, from any cause whatsoever related to Westlake's use of the Property, whether such damage or injury occurs before, during, or after the use of the Property. Westlake hereby forever waives, discharges, and releases Minto, its officers, employees, agents, and representatives, to the fullest extent the law allows, from any liability for any damage or injury sustained by Westlake, Westlake Parties, or others using the Property for the Event. This section shall not be construed to waive Westlake's sovereign immunity under Florida law.

7. **Insurance.** Westlake shall obtain all insurance ("City Insurance") required by this Section 7 and further described in Exhibit "B" attached hereto, which is hereby incorporated herein as if fully set forth. Westlake shall provide proof of the City Insurance to Minto at least 4 days prior to the Event. The City Insurance must remain in force for so long as is necessary to cover any occurrence relating to, resulting from, or arising out of the Event or this Agreement and shall list Minto as an additional insured party for all insurance. Westlake shall require any contractors, consultants, subcontractors, or subconsultants associated with the Event to procure separate insurance that meets the requirements set forth herein for City Insurance, or the commercial equivalent of the City Insurance, and provide proof thereof to Minto at least 4 days prior to the Event. Any legal requirement that limits the ability of Westlake to obtain insurance that meets the requirements of this Agreement does not relieve the contractors, consultants, subcontractors, or subconsultants associated with the Event from obtaining insurance that meets all requirements of this Section 7 and Exhibit "B" or the commercial equivalent thereof.

8. **Health and Safety.** Westlake will take proper health and safety precautions to protect its employees, officials, contractors, guests, invitees, agents, and representatives, including the Westlake Parties, that enter onto the Property for the Event from all injury and all property or other damages.

9. **Effective Date and Termination.** This Agreement becomes effective at the date and time the last party executes this Agreement (the "Effective Date"). This Agreement shall automatically terminate at 12:01 pm on July 5, 2023.

10. **No Transfer.** Westlake will not subcontract, assign, or otherwise transfer this Agreement to any individual, group, agency, government, non-profit or profit corporation, or other entity. This provision shall not prohibit the general public and Westlake's contractors from use of the Property for the Event, subject to the limitations herein.

11. **Electronic Signatures.** The parties agree that the electronic signature of a party to this Agreement shall be as valid as an original signature of such party and shall be effective to bind such party to this Agreement.

12. **Survival.** The provisions of this Agreement regarding indemnification, waiver, insurance, and legal expenses shall survive termination of this Agreement and remain in full force and effect.

13. **Public Records.**

13.1 The City of Westlake is a public agency subject to Chapter 119, Florida Statutes. Minto shall comply with Florida's Public Records Law. Specifically, Minto shall:

13.1.1 Keep and maintain public records required by Westlake to perform under this Agreement;

13.1.2 Upon request from Westlake's custodian of public records, provide Westlake with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

13.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, Minto shall destroy all copies of such confidential and exempt records remaining in its possession after Minto transfers the records in its possession to Westlake; and

13.1.4 Upon completion of the Agreement, Minto shall transfer to Westlake, at no cost to Westlake, all public records in Minto's possession. All records stored electronically by Minto must be provided to Westlake, upon request from Westlake's custodian of public records, in a format that is compatible with the information technology systems of Westlake.

13.2 The failure of Minto to comply with the provisions set forth in this Article shall constitute a default and breach of this Agreement, for which, Westlake may terminate the Agreement in accordance with the terms herein.

IF MINTO HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO MINTO'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
4001 SEMINOLE PRATT WHITNEY ROAD
WESTLAKE, FL 33470
(561) 790-1742
zburgess@westlakegov.com**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

Westlake:

Minto:

Printed Name: _____

Printed Name: John F. Carter

Title: _____

Title: Senior Vice President

Date: _____

Date: _____

WITNESS:

WITNESS:

Printed Name: _____

Printed Name: _____

EXHIBIT A
Legal Description

Exhibit B

Insurance Requirements

The following coverage, terms and limits are minimum requirements (the “**City Insurance**”) to be provided by Westlake which must remain in force for so long as is necessary to cover any occurrence relating to, resulting from, or arising out of the Event or this Agreement:

NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "C-2" OF WESTLAKE CIVIC TRACT C-2, AS RECORD IN PLAT BOOK 128, PAGES 33 AND 34 AND A PORTION OF W.M.T.#1 OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER OF TRACT "A" BEING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID TRACT "A" AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY, ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E. AT SAID INTERSECTION; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'58", A DISTANCE OF 147.02 FEET TO A POINT OF TANGENCY; 2) THENCE S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 408.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 877.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 463.00 FEET; 5) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 771.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'01", A DISTANCE OF 46.20 FEET TO A NON-TANGENT INTERSECTION;

(DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE CIVIC TRACT C-2
 SKETCH & DESCRIPTION**



REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				<div style="text-align: center;"> SURVEYOR'S CERTIFICATE This certifies that an As-Built 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. </div> <div style="text-align: center; margin-top: 10px;"> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 </div>	
Sheet No. 01 of 04 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	

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: SAB	Date: 06/07/22	Data File:	
Check: GAR	P.C.: ---	Field Book: ~	
Section: 01 Twn. 43S Rng. 40E		Job #: WESTLAKE_C2	

(DESCRIPTION CONTINUED FROM SHEET 1)

7) THENCE S.08°56'47"E., A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 759.00 FEET, AND A RADIAL BEARING OF S.68°42'28"W. AT SAID INTERSECTION; 8) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53", A DISTANCE OF 242.84 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, AND THE SOUTHERLY LINE OF TRACT "C-2", AS SHOWN ON WESTLAKE CIVIC TRACT C-2, RECORDED IN PLAT BOOK 128, PAGES 33 AND 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.89°16'35"W., A DISTANCE OF 14.17 FEET; THENCE N.88°29'49"W. ALONG SAID SOUTHERLY LINE OF TRACT "C-2", A DISTANCE OF 429.16 FEET; THENCE N.01°42'52"E. DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 324.38 FEET; THENCE S.89°40'46"E., A DISTANCE OF 21.14 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 45.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°11'20", A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE N.01°07'54"E., A DISTANCE OF 210.84 FEET; THENCE N.25°29'34"W., A DISTANCE OF 53.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 947.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'12", A DISTANCE OF 181.32 FEET TO SAID SOUTH BOUNDARY LINE OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS; THENCE N.88°47'12"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "A", A DISTANCE OF 82.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 199,978 SQUARE FEET OR 4.591 ACRES, MORE OR LESS.

LEGEND

- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- D.B. -- DEED BOOK
- PG./PG(s) -- PAGE(S)
- O.R.B./O.R. -- OFFICIAL RECORDS BOOK
- R/W -- RIGHT-OF-WAY
- R -- RADIUS
- L -- ARC LENGTH
- D -- DELTA ANGLE
- 1-43-40 -- SECTION-TOWNSHIP-RANGE
- F.P.L. -- FLORIDA POWER AND LIGHT
- U.E. -- UTILITY EASEMENT
- P.B.C D.E. -- PALM BEACH COUNTY DRAINAGE EASEMENT
- O.S.T. -- OPEN SPACE TRACT

**WESTLAKE CIVIC TRACT C-2
SKETCH & DESCRIPTION**



REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	Last Date of Field Survey:	N/A

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

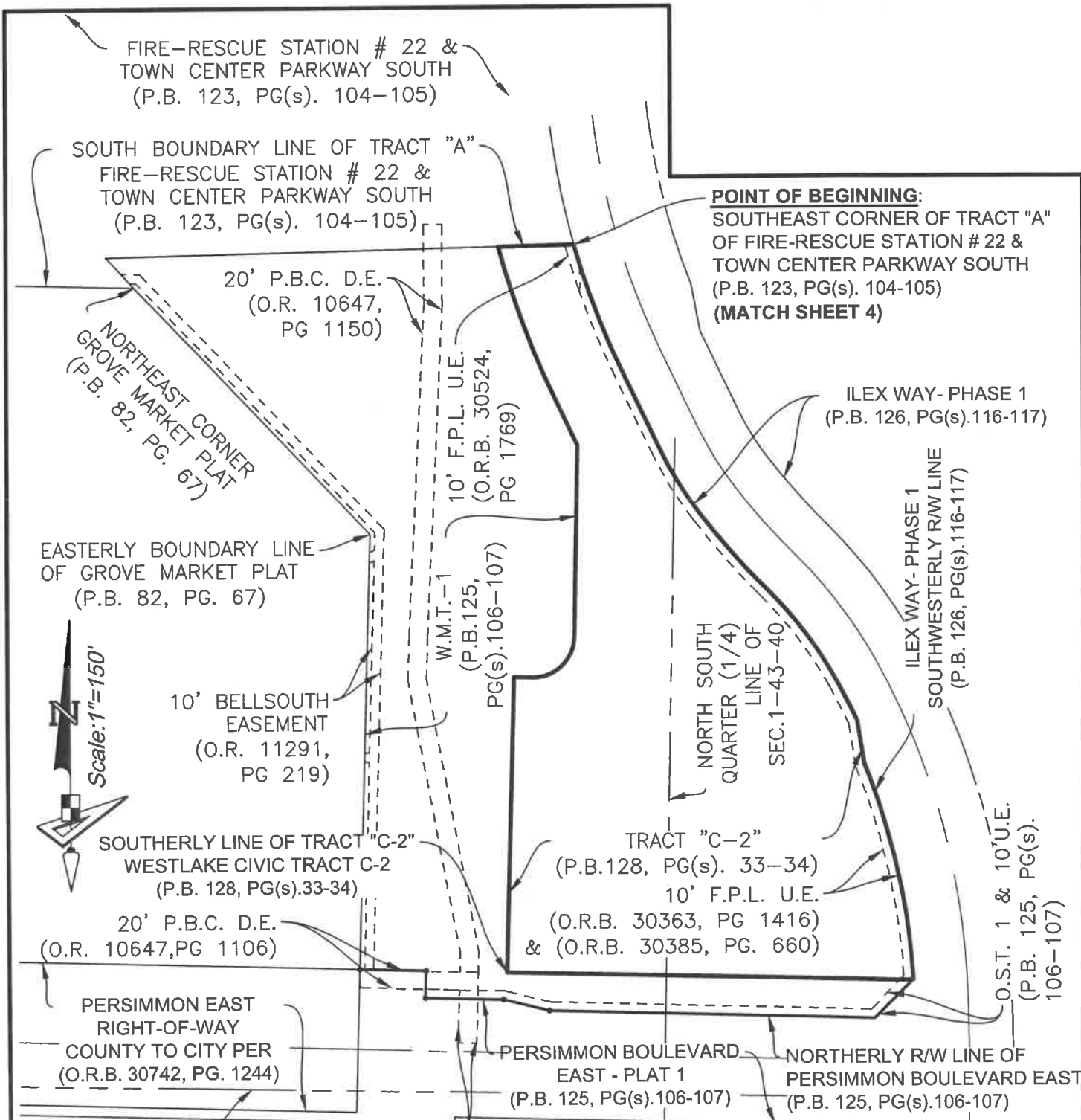
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SAB Date: 06/07/22 Data File:
Check: GAR P.C.: ~ Field Book: ~
Section: 01 Twn. 43S Rng. 40E Job #: WESTLAKE_C

GeoPoint
Surveying, Inc.

Sheet No. 02 of 04 Sheets
NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
97

NAME: \\W\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM



**WESTLAKE CIVIC TRACT C-2
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A

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

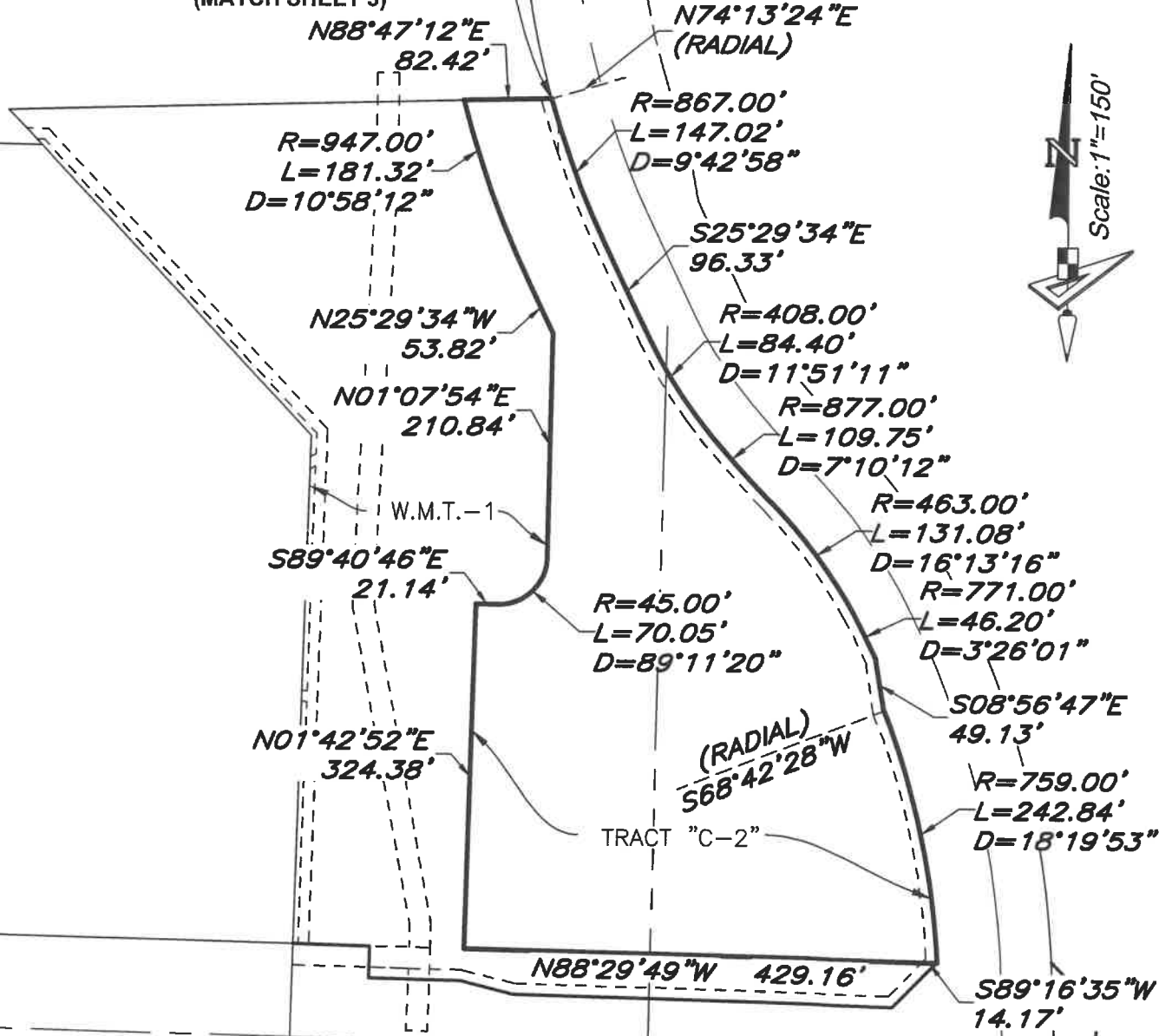
Drawn:SAB Date: 06/07/22 Data File:
 Check:GAR P.C.:~ Field Book: ~
 Section: 01 Twn. 43S Rng. 40E Job #: WESTLAKE-C2-

Sheet No. 03 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
 & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FILE NAME: W:\WESTLAKEWESTLAKE - NAVD88SURVEY\POD C-2\POD C-2\POD C-2\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

POINT OF BEGINNING:
 SOUTHEAST CORNER OF TRACT "A"
 OF FIRE-RESCUE STATION # 22 &
 TOWN CENTER PARKWAY SOUTH
 (P.B. 123, PG(s). 104-105)
 (MATCH SHEET 3)



**WESTLAKE CIVIC TRACT C-2
 SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A



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

Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ---	Field Book: -
Section: 01	Twn. 43S Rng. 40E	Job #: WESTLAKE_C

PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM
 LAST SAVED BY: GARY RAGER ON: 6/10/2022 10:23 AM
 NAME: \\W:\WESTLAKEWESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2_S&D.DWG

DESCRIPTION:

TRACT "B-3" AS SHOWN ON TOWN CENTER PARKWAY SOUTH - WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, 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, 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 WESTERLY 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, AS 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 1552.60 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET; THENCE N.89°35'54"W. LEAVING SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.28 FEET; THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., A DISTANCE OF 269.15 FEET; THENCE N.01°41'54"W., A DISTANCE OF 10.02 FEET; THENCE N.43°17'08"W., A DISTANCE OF 31.72 FEET; THENCE N.01°42'52"E., A DISTANCE OF 325.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2051.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'47", A DISTANCE OF 61.94 FEET TO A NON-TANGENT INTERSECTION; THENCE N.11°33'47"E., A DISTANCE OF 51.71 FEET TO A NON TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2062.50 FEET AND A RADIAL BEARING OF S.88°34'39"W. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'32", A DISTANCE OF 16.51 FEET TO THE POINT OF TANGENCY; THENCE N.01°52'53"W., A DISTANCE OF 136.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1937.50 FEET; THENCE NORTHERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'45", A DISTANCE OF 121.60 FEET TO THE POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 141.19 FEET; THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; THENCE N.01°42'52"E., A DISTANCE OF 420.21 FEET; THENCE N.14°07'19"E., A DISTANCE OF 51.20 FEET; THENCE N.01°42'52"E., A DISTANCE OF 270.83 FEET; THENCE N.46°42'52"E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08"E., A DISTANCE OF 253.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 417.64 FEET; THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 281.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 292.26 FEET; THENCE S.43°17'08"E., A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,333,501 SQUARE FEET OR 53.570 ACRES MORE OR LESS.

WESTLAKE - POD G - AGREEMENT SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
1	06-07-22	ADD SURVEY NOTE, PBC BORDER	SAB

Prepared For: MINTO COMMUNITIES, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE
 This certifies that the Sketch and Description 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**

GeoPoint
 Surveying, Inc.

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

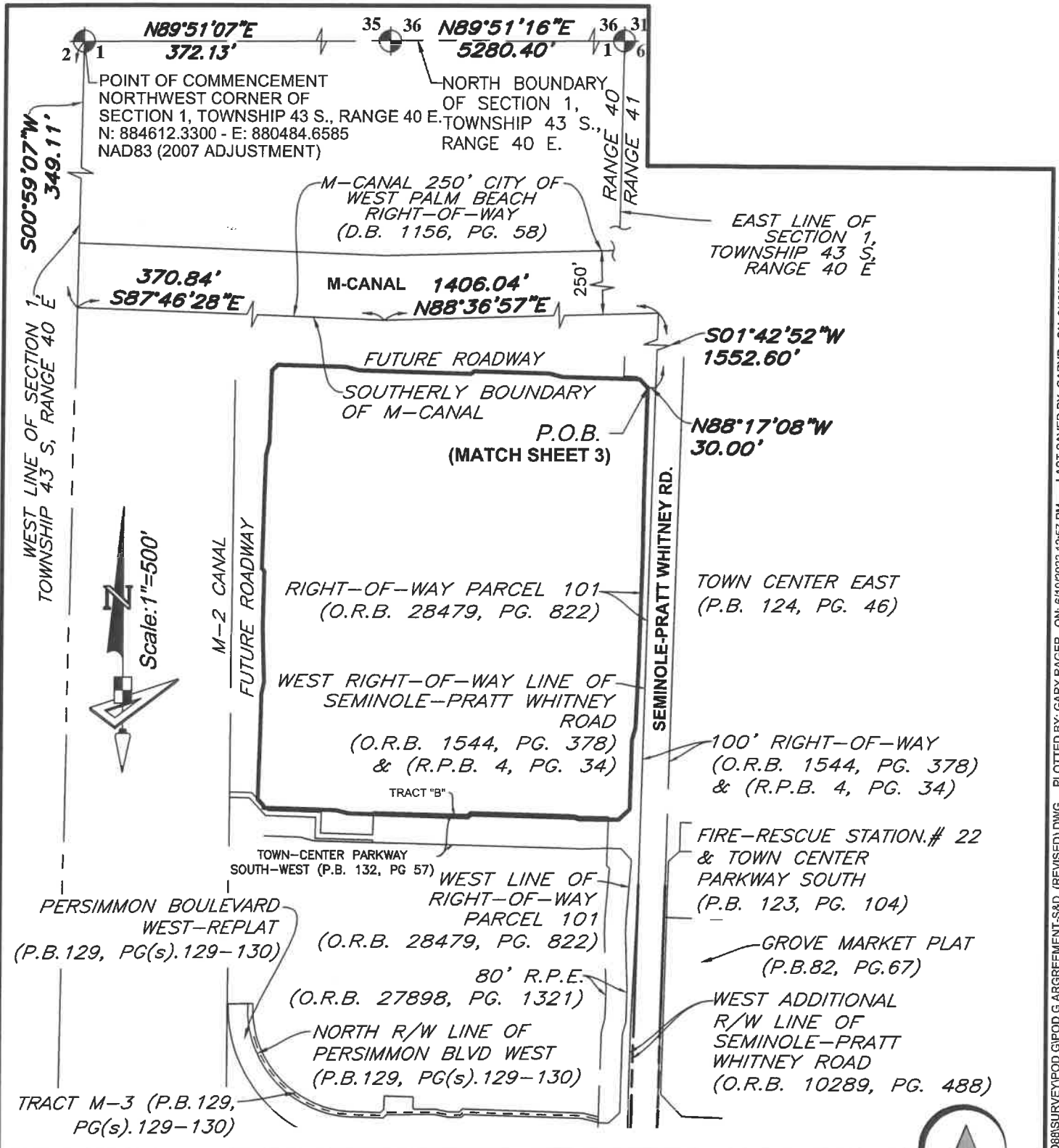
Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: gar	Date: 08/11/20	Data File: ~~~~
Check: rr	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E	Job #: POD G-South_S	

Sheet No. 1 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM
 LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM
 FILE NAME: W:\WESTLAKE\WESTLAKE - NAYD88ISURVEY\POD G\AGREEMENT-S&D_(REVISED).DWG



Prepared For: MINTO COMMUNITIES, LLC.
 Last Date of Field Survey: N/A

**WESTLAKE - POD G - AGREEMENT
 SKETCH AND DESCRIPTION**

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

GeoPoint
 Surveying, Inc.

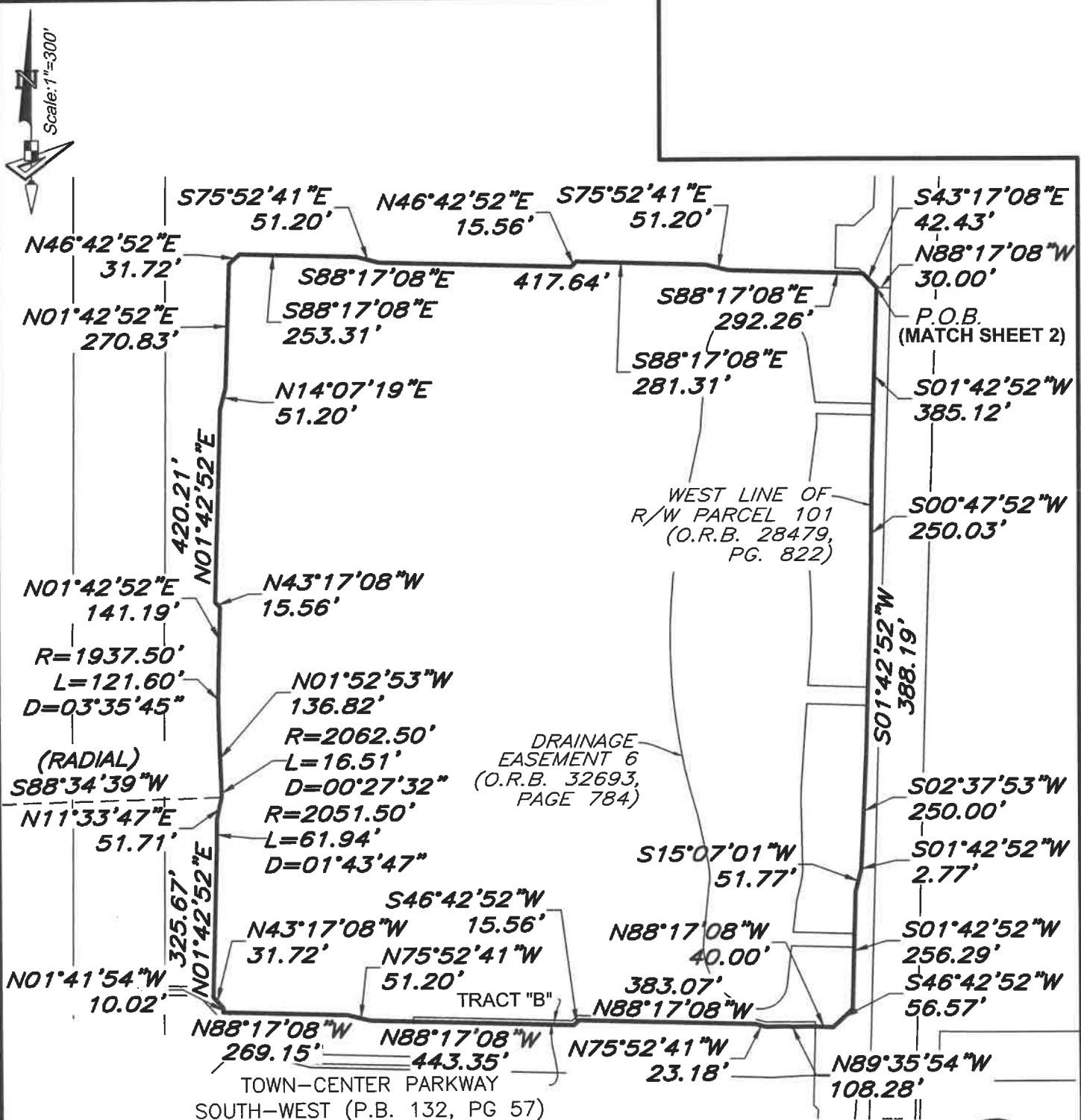
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: gar	Date: 08/11/20	Data File: ~~~~
Check: rr	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E		Job #: POD G-South

Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NAME: W:\WESTLAKEWESTLAKE - NAVD88\SURVEY\POD G\AGREEMENT-S&D_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM



**WESTLAKE - POD G - AGREEMENT
SKETCH AND DESCRIPTION**

Prepared For: MINTO COMMUNITIES, LLC.
 Last Date of Field Survey: N/A

- LEGEND**
- P.O.B.-- POINT OF BEGINNING
 - P.B.-- PLAT BOOK
 - D.B.-- DEED BOOK
 - PG./PG(s)-- PAGE(S)
 - O.R.B.-- OFFICIAL RECORDS BOOK
 - R.P.B.-- ROAD PLAT BOOK
 - R/W-- RIGHT-OF-WAY

- NAD-- NORTH AMERICAN DATUM
- R.P.E.-- RURAL PARKWAY EASEMENT
- R-- RADIUS
- L-- ARC LENGTH
- D-- DELTA ANGLE
- 1-43-40-- SECTION-TOWNSHIP-RANGE



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

Drawn: gar	Date: 08/11/20	Data File: ~~~~
Check: rr	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E		Job #: POD G-South_S1

NAME: \\WV\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\ARGREEMENT-S&D_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM
 LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING A PORTION OF 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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, PLAT BOOK 133, PAGES 81 AND 82, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; 3) THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 590.49 FEET; 4) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 5) THENCE N.00°00'00"E., A DISTANCE OF 25.00 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 74.00 FEET; 7) THENCE S.00°00'00"E., A DISTANCE OF 25.00 FEET; 8) THENCE 45°00'00"W., A DISTANCE OF 35.36 FEET; 9) THENCE N.90°00'00"W., A DISTANCE OF 363.82 FEET; 10) THENCE N.77°35'32"W., A DISTANCE OF 37.23 FEET;

(DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE-POD L - PORTION OF TRACT "A"
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
Date: JUNE 8, 2022
SURVEYOR'S CERTIFICATE
 This certifies that this Sketch and Description of the 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**
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR

NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L_POD L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM

(DESCRIPTION CONTINUED FROM SHEET 1)

11) THENCE N.90°00'00"W., A DISTANCE OF 131.20 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2950.00 FEET, AND A RADIAL BEARING OF N.74°21'27"W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°25'27", A DISTANCE OF 1103.36 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.90°00'00"E., A DISTANCE OF 6.38 FEET; THENCE N.00°00'00"E., A DISTANCE OF 127.20 FEET; THENCE S.90°00'00"E., A DISTANCE OF 34.72 FEET; THENCE N.00°12'50"E., A DISTANCE OF 62.95 FEET; THENCE S.89°47'10"E., A DISTANCE OF 267.18 FEET; THENCE N.00°12'50"E., A DISTANCE OF 371.86 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A" AND SOUTHERLY RIGHT-OF WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE N.90°00'00"E., A DISTANCE OF 101.77 FEET; 2) THENCE S.80°06'47"E., A DISTANCE OF 2.56 FEET; 3) THENCE S.37°33'20"E., A DISTANCE OF 39.52 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 330.00 FEET, AND A RADIAL BEARING OF N.88°37'05"W. AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°42'09", A DISTANCE OF 15.57 FEET A POINT OF NON-TANGENT INTERSECTION; 5) THENCE S.86°40'21"E., A DISTANCE OF 80.01 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 410.00 FEET, AND A RADIAL BEARING OF N.86°03'48"W. AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°30'49", A DISTANCE OF 17.99 FEET TO A POINT OF NON-TANGENT INTERSECTION; 7) THENCE N.37°54'45"E., A DISTANCE OF 39.60 FEET; 8) THENCE N.76°32'40", A DISTANCE OF 11.82 FEET; 9) N.90°00'00"E., A DISTANCE OF 73.87 FEET; 10) THENCE N.85°30'18"E., A DISTANCE OF 172.26 FEET; 11) THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 950.00 FEET; 12) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO POINT OF BEGINNING.

TOTAL CONTAINING: 2,261,275 SQUARE FEET OR 51.912 ACRES, MORE OR LESS.

**WESTLAKE-POD L - PORTION OF TRACT "A"
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
Date: JUNE 8, 2022

GeoPoint
Surveying, Inc.

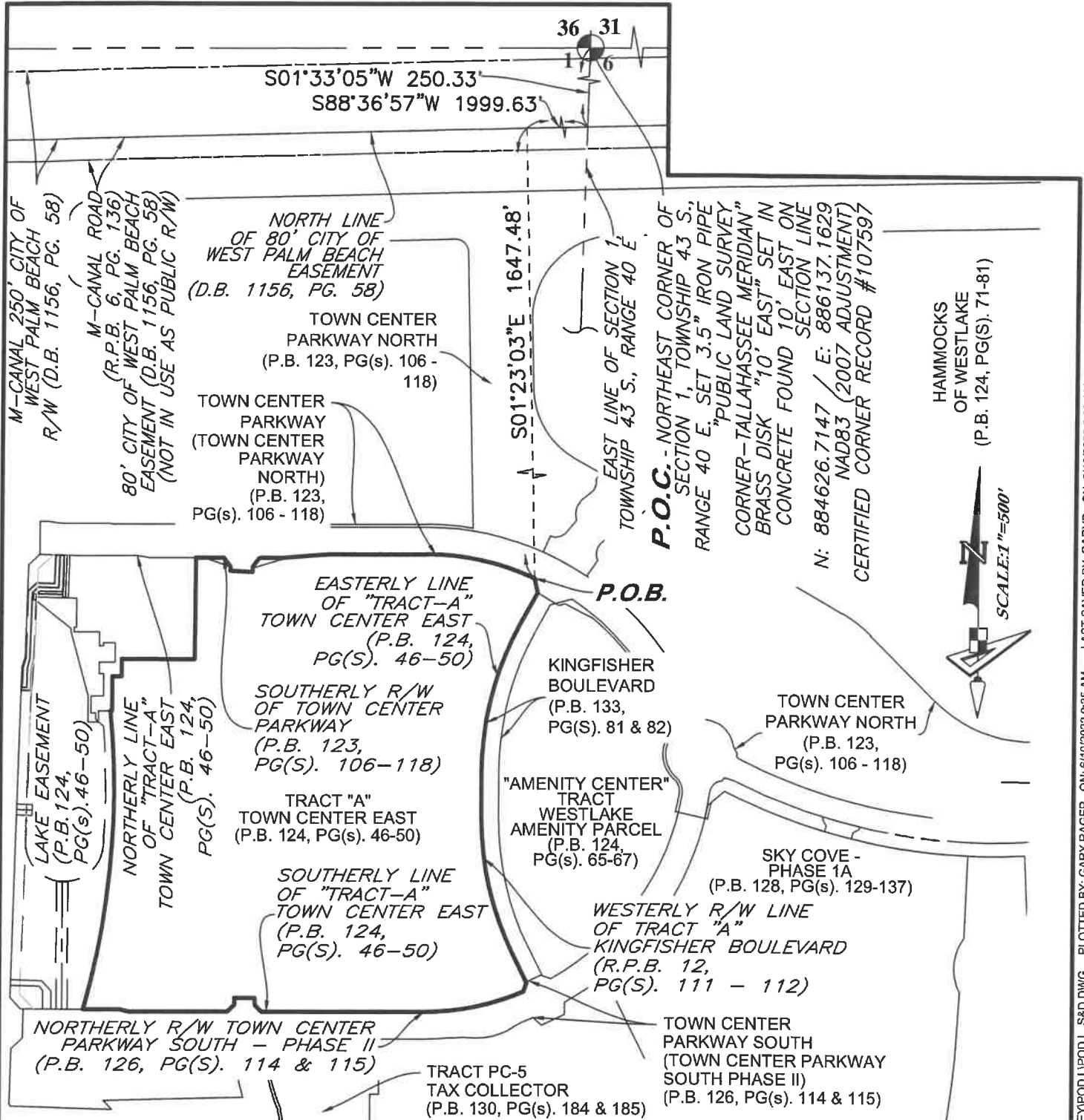
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E	Job #: Pod L_POR. A	

Sheet No. 2 of 5 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NAME: W:\WESTLAKEWESTLAKE - NAVD88\SURVEY\POD L\SAD.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARY RAGER ON: 6/10/2022 9:30 AM



Prepared For: MINTO COMMUNITIES, LLC

Date: JUNE 8, 2022

LEGEND	
P.O.B. -- POINT OF BEGINNING	NAD -- NORTH AMERICAN DATUM
P.O.C. -- POINT OF COMMENCEMENT	R/W -- RIGHT-OF-WAY
P.B. -- PLAT BOOK	1-43-40 -- SECTION-TOWNSHIP-RANGE
D.B. -- DEED BOOK	R -- RADIUS
R.P.B. -- ROAD PLAT BOOK	L -- ARC LENGTH
PG./PG(s) -- PAGE(S)	D -- DELTA ANGLE
U.E. -- UTILITY EASEMENT	L.A.E. -- LIMITED ACCESS EASEMENT

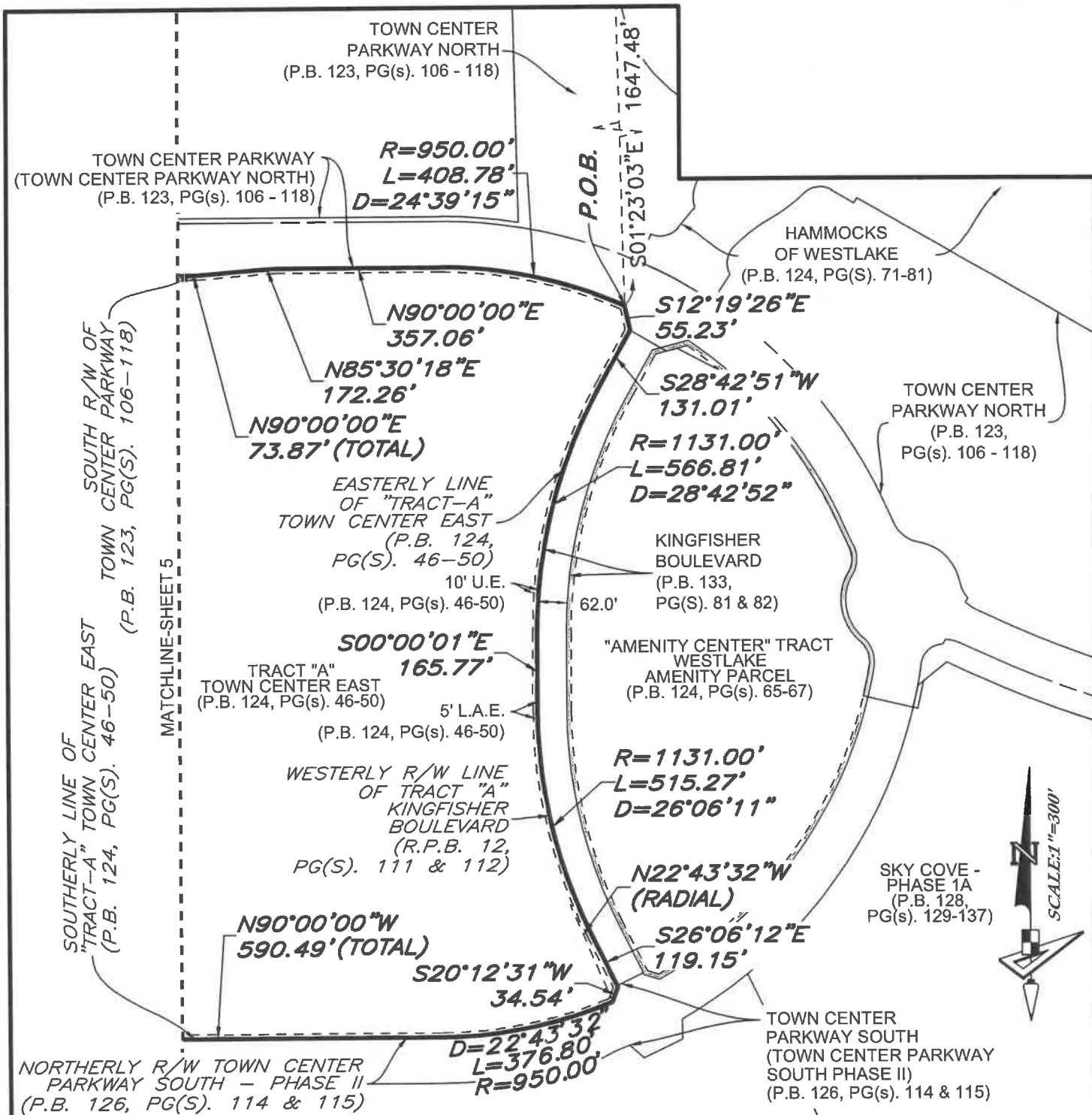
GeoPoint
 Surveying, Inc.

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

Drawn: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR

Sheet No. 3 of 5 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**WESTLAKE-POD L - PORTION OF TRACT "A"
SKETCH AND DESCRIPTION**

REVISIONS	Prepared For: MINTO COMMUNITIES, LLC
	Date: JUNE 8, 2022

LEGEND	
P.O.B. -- POINT OF BEGINNING	NAD -- NORTH AMERICAN DATUM
P.O.C. -- POINT OF COMMENCEMENT	R/W -- RIGHT-OF-WAY
P.B. -- PLAT BOOK	1-43-40 -- SECTION-TOWNSHIP-RANGE
D.B. -- DEED BOOK	R -- RADIUS
R.P.B. -- ROAD PLAT BOOK	L -- ARC LENGTH
PG./PG(s). -- PAGE(S)	D -- DELTA ANGLE
U.E. -- UTILITY EASEMENT	L.A.E. -- LIMITED ACCESS EASEMENT



GeoPoint
Surveying, Inc.

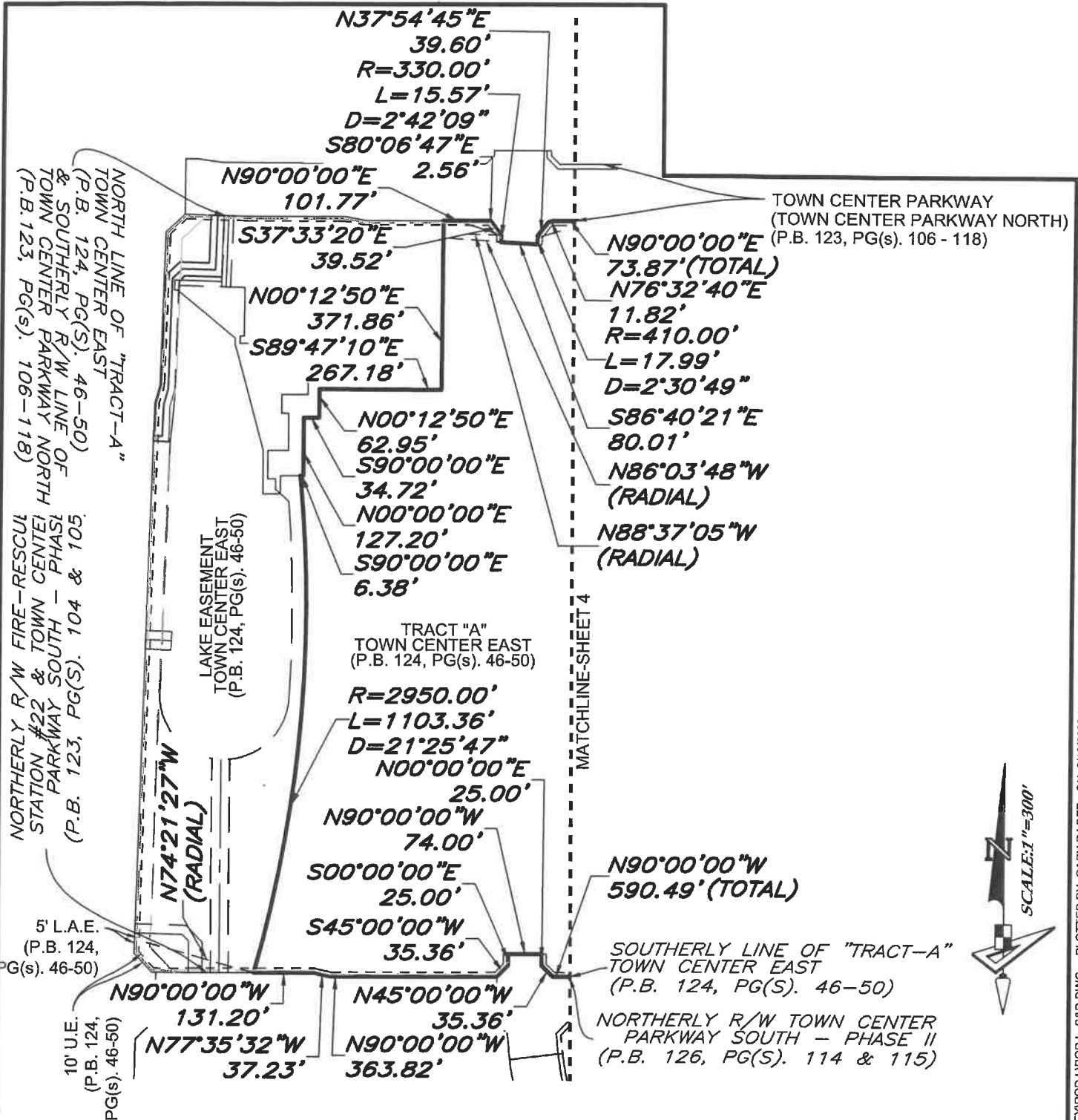
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR. A

Sheet No. 4 of 5 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\POD L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARY R ON: 6/10/2022 9:30 AM



NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD LIPOD L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM

EXHIBIT "A"

DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W., ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) S.88°17'08"E., A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'08"E., A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 112.50 FEET TO POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS SHOWN OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°17'08"E. ALONG SAID ADDITIONAL RIGHT-OF-WAY, A DISTANCE OF 1.50 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, FOR THE FOLLOWING THREE (3) COURSES: 1) N.01°42'52"E., A DISTANCE OF 12.00 FEET; 2) THENCE N.46°42'53"E., A DISTANCE OF 56.57 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 373.13 FEET; THENCE S.01°41'49"W., A DISTANCE OF 947.92 FEET; THENCE N.88°18'58"W., A DISTANCE OF 419.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY II FOR THE FOLLOWING SIX (6) COURSES: 1) N.01°42'52"E., A DISTANCE OF 286.41 FEET; 2) THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 38.40 FEET; 4) THENCE N.02°54'08"E., A DISTANCE OF 239.24 FEET; 5) THENCE N.14°07'19"E., A DISTANCE OF 51.38 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 270.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 398,017 SQUARE FEET OR 9.137 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

SKETCH AND DESCRIPTION PARCEL PC-2



REVISIONS			
No.	Date	Description	Dwn.
1	06-08-22	ADD SURVEY NOTE AND PSM BLOCK	SAB

Prepared For: **MINTO**
 Date of Sketch: 05/24/19

SURVEYOR'S CERTIFICATE

This certifies that a Sketch and Description 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, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary R. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint

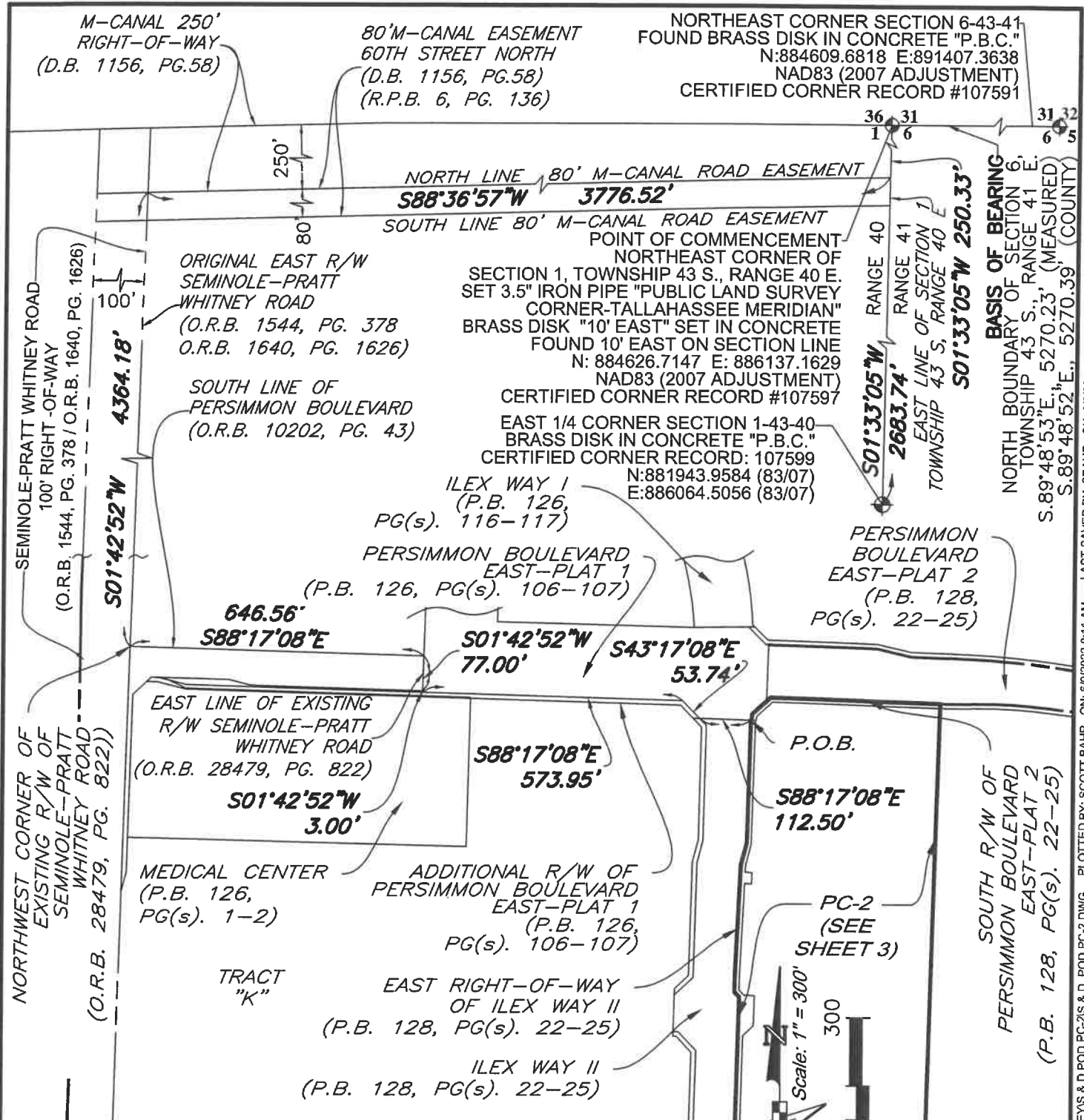
Surveying, Inc.

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

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

Drawn: SWM	Date: 05/24/19	Data File: ~~~~
Check: LJO	P.C.: ~~~~	Field Book: ~~~~

FILE NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEYS & D POD PC-2\S & D_POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM



**SKETCH AND DESCRIPTION
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

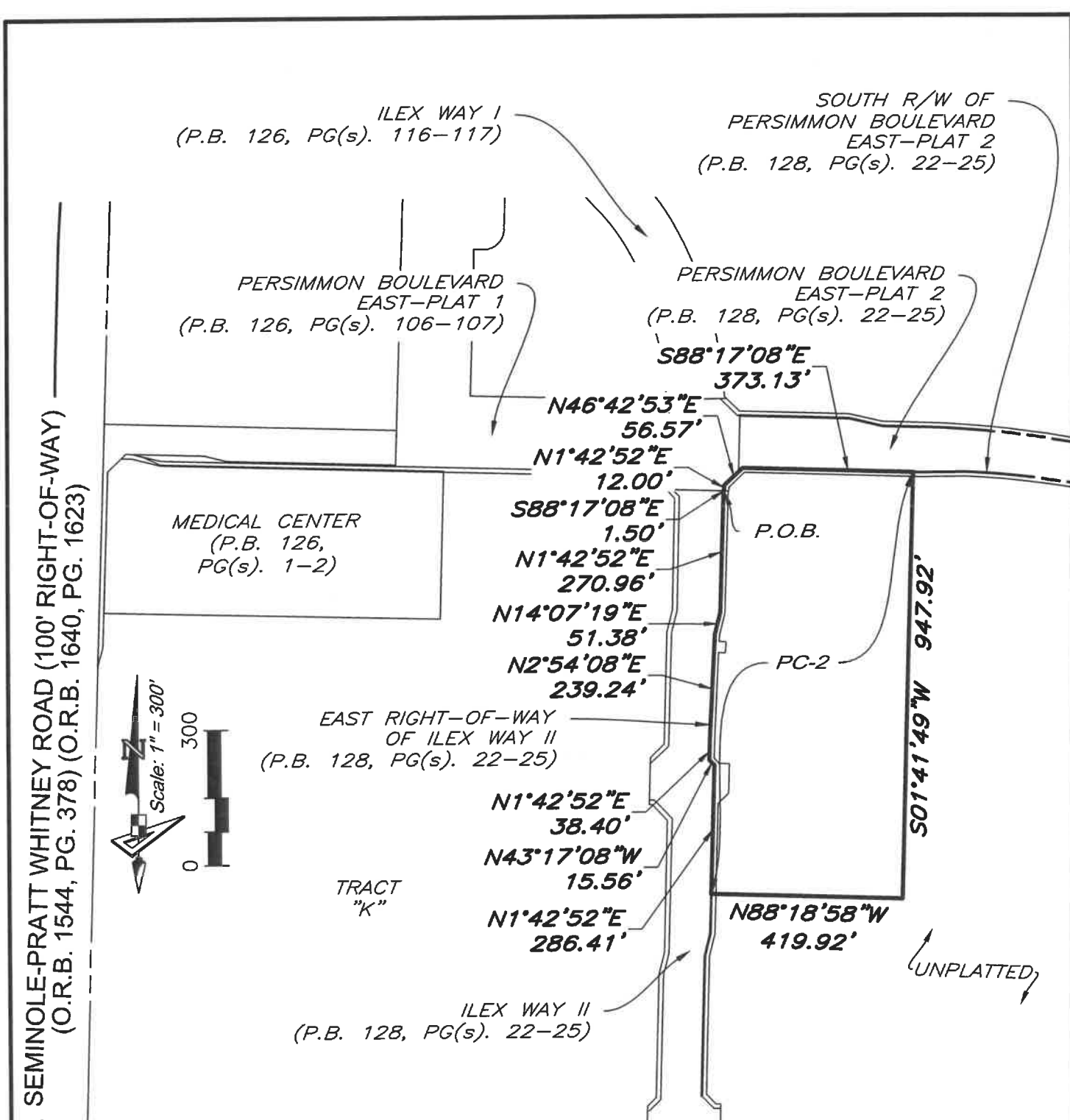
Prepared For: MINTO
 Date of Sketch: 05/24/19

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: 05/24/19 Data File: ~~~~
 Check: LJO P.C.: ~~~~ Field Book: ~~~~
 Sections: 12 Twn. 43S Rng. 40E Job #: S&D PC 109

NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEYS & D POD PC-2\S & D POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM



**SKETCH AND DESCRIPTION
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO

Date of Sketch: 05/24/19


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: 05/24/19	Data File: ----
Check: LJO	P.C.: ----	Field Book: ----
Sections: 12 Twn. 43S Rng. 40E	Job #:	S&D_PC-2

Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME: W:\WESTLAKEWESTLAKE - NAVD88SURVEYS & D POD PC-2S & D_POB PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM

LEGAL DESCRIPTION-TRACT "B"

A PARCEL OF LAND BEING ALL OF OPEN SPACE TRACT #1 AND PART OF OPEN SPACE TRACT #2, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 813.55 FEET; THENCE N.88°26'55"W., A DISTANCE OF 2195.74 FEET TO A POINT ON THE WESTERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF SAID PUBLIC RECORDS; SAID POINT, ALSO BEING THE **POINT OF BEGINNING**; THENCE S.01°21'03"E., ALONG SAID WESTERLY LINE OF WATER MANAGEMENT TRACT #1 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1019.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PLAT AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF S.09°16'57"W. AT SAID INTERSECTION; THENCE THE FOLLOWING TWELVE (12) COURSES BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'57", A DISTANCE OF 170.11 FEET TO A POINT OF TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 594.86 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 4) THENCE N.00°00'00"E., A DISTANCE OF 15.00 FEET; 5) THENCE N.90°00'00"W., A DISTANCE OF 106.00 FEET; 6) THENCE S.00°00'00"E., A DISTANCE OF 15.00 FEET; 7) THENCE S.45°00'00"W., A DISTANCE OF 35.36 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 402.05 FEET; 9) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 10) THENCE N.90°00'00"W., A DISTANCE OF 168.73 FEET; 11) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 12) THENCE N.90°00'00"W., A DISTANCE OF 33.52 FEET TO THE EASTERLY MOST CORNER OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.44°08'34"W., ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTHERLY CORNER OF SAID RIGHT-OF-WAY PARCEL 105; THENCE N.01°42'52"E., ALONG THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 24.18 FEET TO A POINT ON THE EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY SAID EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106: 1) N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 206.31 FEET;

CONTINUED ON SHEET 2

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**TRACT "B"
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	06-07-22	ADD SURVEYOR NOTE	SAB	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	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
					
				4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Drawn: SWM Date: 04/01/2021 Data File: _____ Check: GAR P.C.: _____ Field Book: _____ Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pd 111	

NAME: \\W\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD #TRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM

CONTINUED FROM SHEET 1

THENCE N.88°36'57"E., ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON SAID PLAT, A DISTANCE OF 152.82 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET, AND A RADIAL BEARING OF S.01°23'03"E AT SAID POINT OF CUSP; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID WATER MANAGEMENT TRACT #1; 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 2) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 4) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; 6) THENCE N.88°36'57"E., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; 7) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 1,619,187 SQUARE FEET OR 37.171 ACRES, MORE OR LESS.

LEGEND

- | | |
|---|--|
| <i>P.O.B. -- POINT OF BEGINNING</i> | <i>W.M.T. -- WATER MANAGEMENT TRACT</i> |
| <i>P.O.C. -- POINT OF COMMENCEMENT</i> | <i>O.S.T. -- OPEN SPACE TRACT</i> |
| <i>P.B. -- PLAT BOOK</i> | <i>R/W -- RIGHT-OF-WAY</i> |
| <i>D.B. -- DEED BOOK</i> | <i>1-43-40 -- SECTION-TOWNSHIP-RANGE</i> |
| <i>O.R./O.R.B. -- OFFICIAL RECORDS BOOK</i> | <i>R -- RADIUS</i> |
| <i>PG./PG(s) -- PAGE(s)</i> | <i>L -- ARC LENGTH</i> |
| <i>NAD -- NORTH AMERICAN DATUM</i> | <i>D -- DELTA ANGLE</i> |

TRACT "B" SKETCH AND DESCRIPTION



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

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: 04/01/2021 Data File: ~~~~
Check: GAR P.C.: ~~~~ Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod

Sheet No. 2 of 5 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME: W:\WESTLAKEWESTLAKE - NAVD88SURVEY\POD FITRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM
 LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM



P.O.C. - 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

M-CANAL ROAD (R.P.B. 6, PG. 136) 80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58) (NOT IN USE AS PUBLIC R/W)

NORTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

M-CANAL 250' CITY OF WEST PALM BEACH R/W (D.B. 1156, PG. 58)

EAST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #1 (P.B. 123, PG(s). 106-118)

P.O.B.

N88°26'55"W
2195.74'

SOUTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

EASTERLY LINE OF R/W PARCEL 106 (O.R.B. 28479, PG. 822)

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

NORTHERLY CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

EASTERLY MOST CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

HAMMOCKS OF WESTLAKE (P.B. 124, PG(s). 71-81)

ORIGINAL EAST R/W LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378 & R.P.B. 4, PG. 34)

SEMINOLE-PRATT WHITNEY ROAD

W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #2 (P.B. 123, PG(s). 106-118)

NORTH R/W LINE OF TOWN CENTER PARKWAY (P.B. 123, PG(s). 106-118)

TOWN CENTER PARKWAY TOWN CENTER PARKWAY NORTH (P.B. 123, PG(s). 106-118)

TRACT "A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111-112)

"AMENITY CENTER" TRACT AMENITY PARCEL (P.B. 124, PG(s). 65-67)

TRACT "B"
SKETCH AND DESCRIPTION

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Lost Date of Field Survey: N/A



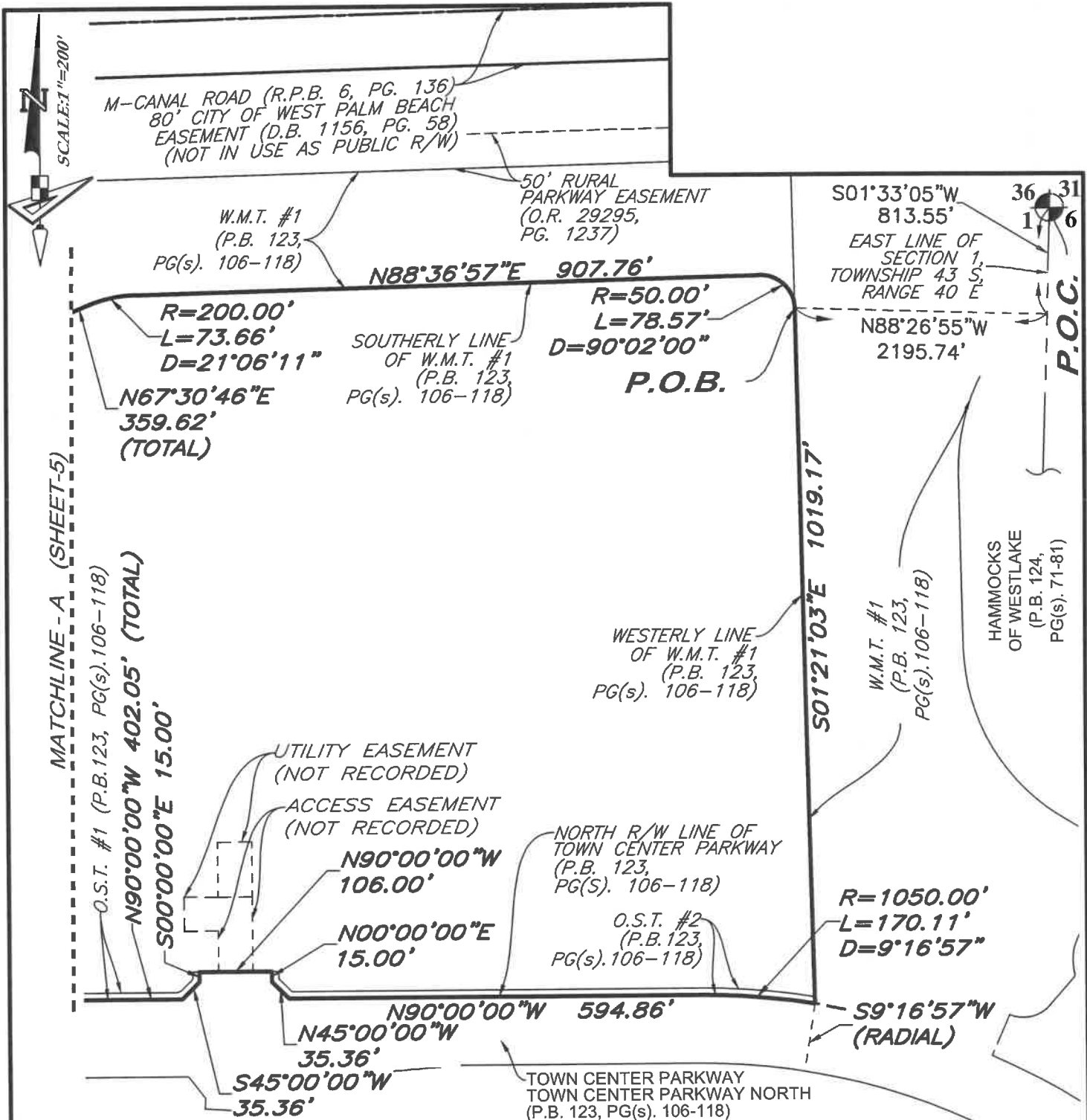
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 04/01/2021 Data File: ~~~~~
Check: GAR P.C.: ~~~~ Field Book: ~~~~~
Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pd

Sheet No. 3 of 5 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM NAME: W:\WESTLAKEWESTLAKE - NAVD83SURVEY\POD\FTRACT B_POD.F.DWG



TRACT "B"
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
Last Date of Field Survey: N/A



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: 04/01/2021 Data File: ~~~~
Check: GAR P.C.: ~~~~ Field Book: ~~~~

NAME: W:WESTLAKEWESTLAKE - NAVD88SURVEYPOD FITRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:07 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM

M-CANAL ROAD (R.P.B. 6, PG. 136)
 80' CITY OF WEST PALM BEACH
 EASEMENT (D.B. 1156, PG. 58)
 (NOT IN USE AS PUBLIC R/W)

R/W PARCEL 106
 (O.R.B. 28479,
 PG. 822)

N88°36'57"E
152.82'

NORTHERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

R/W PARCEL 101
 (O.R.B. 28479,
 PG. 822)

N02°42'36"E
206.31'

S1°23'03"E
 (RADIAL)
 R=78.00'
 L=116.95'
 D=85°54'21"
S02°42'36"W
158.93'

50' RURAL PARKWAY
 EASEMENT
 (O.R. 29295, PG. 1237)

W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N16°12'21"E
51.42'

WESTERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N67°30'46"E
359.62'
 (TOTAL)

SOUTHERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N02°42'36"E
356.39'

R=81.58'
 L=164.03'
 D=115°11'50"

RURAL PARKWAY EASEMENT
 (O.R. 27898, PG. 1321)

N02°20'47"E
43.23'

EASTERLY LINE OF
 R/W PARCEL 106
 (O.R.B. 28479, PG. 822)

N00°55'27"W
210.34'

N02°20'47"E
50.63'

N05°37'01"E
198.91'

N90°00'00"W
33.52'

N82°02'23"W
56.01'

N77°35'33"W
11.64'
N90°00'00"W
402.05' (TOTAL)

O.S.T. #1 (P.B. 123,
 PG(s). 106-118)

NORTHERLY CORNER OF
 R/W PARCEL 105
 (O.R.B. 28479, PG. 822)

ORIGINAL EAST R/W LINE
 OF SEMINOLE-PRATT
 WHITNEY ROAD
 (O.R.B. 1544, PG. 378
 & R.P.B. 4, PG. 34)

N01°42'52"E
24.18'

SEMINOLE-PRATT WHITNEY ROAD
 (O.R.B. 1544, PG. 378 & R.P.B. 4, PG. 34)

N44°08'34"W
55.72'

EASTERLY MOST CORNER
 OF R/W PARCEL 105
 (O.R.B. 28479, PG. 822)

N90°00'00"W
168.73'

NORTH R/W LINE OF
 TOWN CENTER PARKWAY
 (P.B. 123,
 PG(s). 106-118)

TRACT "B"

SKETCH AND DESCRIPTION



MATCHLINE - A
 (SHEET-4)

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: N/A

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

Drawn: SWM Date: 04/01/2021 Data File: ~~~~
 Check: GAR P.C.: ~~~~ Field Book: ~~~~
 Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pc

PLOTTED BY: GARY RAGER ON: 6/10/2022 10:07 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM
 NAME: W:\WESTLAKEWESTLAKE - NAVD88\SURVEY\POD TRACT B_POD F.DWG



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/07/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Schylar Howard	
Risk Management Associates, Inc.		PHONE (A/C, No, Ext): (386) 252-6176	FAX (A/C, No): (386) 239-4049
P. O. Box 2416		E-MAIL ADDRESS: Schylar.Howard@bbrown.com	
Daytona Beach FL 32115		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Mount Vernon Fire Insurance Company	NAIC #
INSURED		INSURER B:	
City of Westlake		INSURER C:	
c/o Inframark Infrastructure Management Services		INSURER D:	
210 N. University Dr, Suite 702		INSURER E:	
Coral Springs FL 33071		INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL234766176 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="checked" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			SE 2016381	04/07/2023	07/06/2023	EACH OCCURRENCE	\$ \$1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="checked" type="checkbox"/> OCCUR	Y					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ \$100,000
							MED EXP (Any one person)	\$ \$1,000
							PERSONAL & ADV INJURY	\$ \$1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:				GENERAL AGGREGATE	\$ \$2,000,000			
							PRODUCTS - COMP/OP AGG	\$
AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$
<input type="checkbox"/> ANY AUTO							BODILY INJURY (Per person)	\$
<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS							BODILY INJURY (Per accident)	\$
<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$
								\$
UMBRELLA LIAB							EACH OCCURRENCE	\$
<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR							AGGREGATE	\$
<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$								\$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER STATUTE	
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A							OTH-ER	
If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability			SE 2016381	04/07/2023	07/06/2023	Each Occurrence	\$1,000,000
							Aggregate Limit	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as additional insured with respects to Seminole Pratt Whitney Road Loxahatchee, FL 33470.

CERTIFICATE HOLDER

CANCELLATION

Minto PBLH LLC
4400 W Sample Road, STE 200

Coconut Creek FL 33073

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE