

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, January 03, 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.](#) November Financial Report
- [B.](#) Minutes_Regular City Council Meeting - 12.06.2022 DRAFT

PRESENTATIONS/PROCLAMATIONS

- A. Complete Streets and Vision Zero
Presented By: Brian Ruscher, Deputy Director of Multimodal - Palm Beach Transportation Planning Agency

PUBLIC HEARING - QUASI JUDICIAL

- [A.](#) **QUASI JUDICIAL** - A Resolution for the Plat of The Pines of Westlake - Phase I
Submitted By: Engineering

RESOLUTION 2023-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- [B.](#) **QUASI JUDICIAL** - A Resolution for the Plat of Pod V-2
Submitted By: Engineering

RESOLUTION 2023-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF POD V-2, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,

PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING

- A.** **SECOND READING:** Ordinance 2022-15 – Temporary Structures and Uses.

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED “TEMPORARY STRUCTURES AND USES”; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Vision Zero City Resolution 2023-03

Submitted By: Administration

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE TO DESIGNATE AS A “VISION ZERO CITY”, ESTABLISHING A GOAL OF NO SEVERE TRAFFIC INJURIES WITHIN THE CITY OF WESLAKE’S BOUNDARIES;PROVIDING FOR THE ADOPTION OF VISION ZERO AS CITY POLICY FOR ALL ROADWAYS TO PROMOTE TRAFFIC AND PEDESTRIAN SAFETY WITHIN THE CITY OF WESTLAKE’S BOUNDARIES; AND PROVIDING AN EFFECTIVE DATE.

- B.** Transportation - Complete Streets Policy

Submitted By: Administration

RESOLUTION NO. 2023-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND ADOPTING THE CITY’S COMPLETE STREET POLICY; 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

- A. Reuse Water Tank Expansion
- B. Park Status & Update

PUBLIC COMMENTS AND REQUESTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **February 7, 2023**

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: December 29, 2022

File Attachments for Item:

A. November Financial Report



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Kadem Ramirez, Accounting Supervisor
CC: Ken Cassel, City Manager
DATE: December 20, 2022
SUBJECT: November Financial Report

Please find attached the November 2022 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through November were approximately 13% of the annual budget. Collections of the FY2023 Ad Valorem Tax and Special Assessments were approximately 15% and 6%, 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 through November were approximately 11% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through November were approximately 69% 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 November were approximately 11% of the annual budget.
- Total Expenditures through November were approximately 17% of the annual budget.

City of Westlake

Financial Report

November 30, 2022



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City of Westlake

Financial Statements

November 30, 2022

Balance Sheet
November 30, 2022

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	\$ 2,034,337	\$ -	\$ -	\$ 2,034,337
Taxes Receivable	6,710	-	-	6,710
Assessments Receivable	43,506	-	-	43,506
Due From Other Districts	645	-	-	645
Due From Other Funds	-	-	1,933,180	1,933,180
Investments:				
Money Market Account	1,758,838	3,107,031	-	4,865,869
Deposits	666	-	-	666
Total Current Assets	<u>3,844,702</u>	<u>3,107,031</u>	<u>1,933,180</u>	<u>8,884,913</u>
Noncurrent Assets				
Mortgages Receivable	-	626,297	-	626,297
Total Noncurrent Assets	<u>-</u>	<u>626,297</u>	<u>-</u>	<u>626,297</u>
TOTAL ASSETS	\$ 3,844,702	\$ 3,733,328	\$ 1,933,180	\$ 9,511,210

Balance Sheet
November 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 181,055	\$ -	\$ 334,360	\$ 515,415
Accrued Expenses	5,000	-	58,400	63,400
DBPR surcharge	4,847	-	-	4,847
DCA surcharge	7,187	-	-	7,187
BRA surcharge	88	-	-	88
Impact Fees	300,496	-	-	300,496
Unearned Revenue	69,667	-	-	69,667
Deferred Revenue-Developer Submittals (Minto)	-	-	12,736	12,736
Due To Other Funds	1,933,180	-	-	1,933,180
Total Current Liabilities	2,501,520	-	405,496	2,907,016
Long-Term Liabilities				
Deferred Inflow of Resources	43,506	-	-	43,506
Total Long-Term Liabilities	43,506	-	-	43,506
TOTAL LIABILITIES	2,545,026	-	405,496	2,950,522
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	3,733,328	1,527,684	5,261,012
Unassigned:	1,299,010	-	-	1,299,010
TOTAL FUND BALANCES	\$ 1,299,676	\$ 3,733,328	\$ 1,527,684	\$ 6,560,688
TOTAL LIABILITIES & FUND BALANCES	\$ 3,844,702	\$ 3,733,328	\$ 1,933,180	\$ 9,511,210

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

<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	\$ -	\$ -	\$ 6,437	\$ 6,437
Ad Valorem Taxes	3,126,601	-	472,050	472,050
Ad Valorem Taxes - Discounts	(125,064)	-	(18,986)	(18,986)
FPL Franchise	119,700	19,950	57,198	37,248
Solid Waste	15,200	2,533	2,594	61
Electricity	116,000	19,333	28,473	9,140
Water	58,700	9,783	-	(9,783)
Gas	75,200	12,533	6,561	(5,972)
Communication Services Taxes	53,200	8,867	11,330	2,463
Occupational Licenses	6,100	1,017	10,617	9,600
Building Permits - Admin Fee	77,100	12,850	20,343	7,493
State Revenue Sharing Proceeds	24,200	4,033	4,016	(17)
Alcoholic Beverage License	1,900	-	-	-
Shared Rev - Other Local Units	1,000	-	-	-
Administrative Fees	13,000	-	-	-
Other Public Safety Chrgs/Fees	2,400	400	750	350
Garbage/Solid Waste Revenue	250,600	41,767	12,675	(29,092)
Other Operating Revenues	5,400	900	2,690	1,790
Special Events	-	-	4,600	4,600
Judgements and Fines	-	-	46	46
Special Assmnts- Tax Collector	358,326	28,666	21,247	(7,419)
Special Assmnts- Discounts	(14,300)	(1,139)	(119)	1,020
Developer Contribution	776,737	-	-	-
Lien Search Fee	1,300	217	2,518	2,301
TOTAL REVENUES	4,943,300	161,710	645,040	483,330
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	10,000	10,000	-
FICA Taxes	4,600	765	765	-
ProfServ-Legislative Expense	24,000	4,000	-	4,000
Telephone, Cable & Internet Service	1,900	317	158	159
Public Officials Insurance	3,800	3,800	3,500	300
Misc-Event Expense	193,300	-	3,887	(3,887)
Council Expenses	30,000	5,000	3,511	1,489
Dues, Licenses, Subscriptions	3,000	1,050	923	127
Total Legislative	320,600	24,932	22,744	2,188
<u>City Manager</u>				
Contracts-City Manager	213,600	35,600	35,600	-
Office Supplies	14,900	2,483	1,327	1,156
Dues, Licenses, Subscriptions	2,700	973	1,388	(415)
Total City Manager	231,200	39,056	38,315	741

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

<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>City Clerk</u>				
ProfServ-Web Site Maintenance	8,200	1,367	767	600
Contracts-City Clerk	212,200	35,367	35,367	-
Postage and Freight	1,500	250	112	138
Printing	14,800	2,467	-	2,467
Legal Advertising	31,200	5,200	1,806	3,394
Miscellaneous Services	1,300	217	100	117
Office Supplies	1,100	183	-	183
Dues, Licenses, Subscriptions	15,500	1,194	10,050	(8,856)
Total City Clerk	285,800	46,245	48,202	(1,957)
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	83,100	13,850	13,850	-
Total Finance	88,400	13,850	13,850	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	85,400	14,233	9,439	4,794
Total Legal Counsel	85,400	14,233	9,439	4,794
<u>Other Administrative Services</u>				
ProfServ-Info Technology	202,000	33,667	33,326	341
Contracts-Admin. Service	280,900	46,817	46,817	-
Misc-Public Relations	60,000	10,000	-	10,000
Misc-Assessment Collection Cost	3,600	290	22	268
General Government	90,000	15,000	-	15,000
Total Other Administrative Services	636,500	105,774	80,165	25,609
<u>Facility Services</u>				
Telephone, Cable & Internet Service	15,900	2,650	3,124	(474)
Lease - Copier	32,600	5,433	1,440	3,993
Lease - Building	86,700	14,450	-	14,450
Insurance (Liab,Auto,Property)	6,900	6,900	6,781	119
Miscellaneous Services	1,700	283	304	(21)
Cleaning Services	24,200	4,033	3,210	823
Principal-Capital Lease	9,500	1,508	1,508	-
Interest-Capital Lease	700	195	195	-
Total Facility Services	178,200	35,452	16,562	18,890
<u>Community Services</u>				
Contracts-Solid Waste	578,500	96,417	111,003	(14,586)
Contracts-Sheriff	954,900	138,768	138,768	-
Electricity	134,800	22,467	19,683	2,784
R&M-Community Maintenance	28,300	4,717	4,717	-
Operating Supplies	30,800	-	29,120	(29,120)
Roadway Services	22,400	-	-	-
Total Community Services	1,749,700	262,369	303,291	(40,922)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

<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>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	20,000	-	20,000
Total Capital Expenditures & Projects	50,000	20,000	-	20,000
<u>Reserves</u>				
Misc-Contingency	178,800	29,800	2,993	26,807
1st Quarter Operating Reserves	938,700	156,450	-	156,450
Reserve - Buildings	200,000	33,333	-	33,333
Total Reserves	1,317,500	219,583	2,993	216,590
TOTAL EXPENDITURES & RESERVES	4,943,300	781,494	535,561	245,933
Excess (deficiency) of revenues				
Over (under) expenditures	-	(619,784)	109,479	729,263
Net change in fund balance	\$ -	\$ (619,784)	\$ 109,479	\$ 729,263
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,190,197	1,190,197	1,190,197	
FUND BALANCE, ENDING	\$ 1,190,197	\$ 570,413	\$ 1,299,676	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

<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	\$ 800	\$ 10,357	\$ 9,557
Donations	300,000	50,000	199,500	149,500
TOTAL REVENUES	304,800	50,800	209,857	159,057
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	3,500	-	3,500
Assistance Program	283,800	47,300	-	47,300
Total Public Assistance	304,800	50,800	-	50,800
TOTAL EXPENDITURES	304,800	50,800	-	50,800
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	209,857	209,857
Net change in fund balance	\$ -	\$ -	\$ 209,857	\$ 209,857
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,523,471	3,523,471	3,523,471	
FUND BALANCE, ENDING	\$ 3,523,471	\$ 3,523,471	\$ 3,733,328	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

<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>				
Building Permits	\$ 1,820,900	\$ 303,485	\$ 230,109	\$ (73,376)
Reinspection Fees	-	-	2,400	2,400
Building Permits - Surcharge	16,700	2,783	3,321	538
Other Building Permit Fees	30,000	5,000	9,900	4,900
Building Permits - Admin Fee	109,100	18,183	28,787	10,604
Engineering Permits	374,600	62,433	16,963	(45,470)
Planning & Zoning Permits	299,600	49,933	250	(49,683)
TOTAL REVENUES	2,650,900	441,817	291,730	(150,087)
<u>EXPENDITURES</u>				
<u>Comprehensive Planning</u>				
ProfServ-Engineering	352,600	58,767	56,650	2,117
ProfServ-Info Technology	170,900	28,483	-	28,483
ProfServ-Legal Services	118,700	19,783	7,650	12,133
ProfServ-Planning/Zoning Board	299,600	49,933	52,160	(2,227)
ProfServ-Compliance Service	100,000	16,667	28,800	(12,133)
ProfServ-Consultants	22,000	3,667	-	3,667
ProfServ-Building Permits	1,395,700	232,617	294,876	(62,259)
Outside Legal Services	1,800	300	-	300
Telephone, Cable & Internet Service	4,700	783	400	383
Lease - Copier	5,800	967	659	308
Lease - Building	43,400	7,233	-	7,233
Printing	2,200	367	-	367
Misc-Admin Fee (%)	113,200	18,867	18,867	-
Office Supplies	4,500	750	121	629
Cleaning Services	15,800	2,633	2,400	233
Total Comprehensive Planning	2,650,900	441,817	462,583	(20,766)
TOTAL EXPENDITURES	2,650,900	441,817	462,583	(20,766)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(170,853)	(170,853)
Net change in fund balance	\$ -	\$ -	\$ (170,853)	\$ (170,853)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,698,537	1,698,538	1,698,537	
FUND BALANCE, ENDING	\$ 1,698,537	\$ 1,698,538	\$ 1,527,684	

City of Westlake

Supporting Schedules

November 30, 2022

Cash and Investment Report

November 30, 2022

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	\$2,034,337
Money Market	BankUnited	MMA	3.43%	\$1,758,838
		Subtotal		\$3,793,175

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	3.43%	\$2,856,343
Money Market	Valley Bank		2.75%	\$250,688
		Subtotal		\$3,107,031
		Total		\$6,900,206

File Attachments for Item:

B. Minutes_Regular City Council Meeting - 12.06.2022 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, December 06, 2022 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, Planning and Zoning Director
Suzanne Dombrowski, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, December 6, 2022, 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: 2633 230 6347

Password: hello

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

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

Meeting ID: 2633 230 6347

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 December 6, 2022, to order at 6:01 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 P. Burgess, CMC 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. Mr. Doody noted there is an addition of a Resolution 2022-35 for Item D, Education and Youth Advisory Board.

Mayor O'Connor called for a Motion to modify the agenda to include Resolution 2022-35.

Motion by Councilwoman Valle Ron to modify the agenda adding Resolution 2022-35 under New Business, Item D, 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).

Mayor O'Connor called for a Motion to approve the agenda as amended.

Motion by Councilman Martinez to approve agenda as amended, seconded by Vice Mayor Langowski.

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).

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 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. Financial Report - October 2022
- B. Minutes_Regular City Council Meeting - 11.01.2022 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:

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 - QUASI JUDICIAL

- A. **QUASI JUDICIAL** - A Resolution for the Plat of Pod PC-2

Submitted By: Engineering

RESOLUTION 2022-33

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A REPLAT OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, AND A REPLAT OF OPEN SPACE TRACT #1, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, PUBLIC RECORDS OF 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.

Mr. Doody requested to swear in for Quasi-Judicial proceedings. Mr. Doody asked all those who intend to testify during this proceeding to please stand and raise their right hand to be sworn in.

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

Mayor O'Connor asked for staff presentations and comments. There being none, Mayor O'Connor asked for applicant presentations.

Mr. Hearing, spoke on behalf of Minto PBLH, LLC and discussed the plating of parcel located at the SE corner of Persimmon Blvd. and Ilex Way. Mr. Hearing stated this is the only unplotted property located in that area recognized as Pod PC-2. Mr. Hearing is requesting approval of item.

Mayor O'Connor asked if this is Skycove South. Mr. Hearing clarified the item to be Pod PC-2, a 9.3-acre parcel located on the SE corner of Persimmon Blvd. and Ilex Way, noting that it is surrounded by Skycove South.

Mayor O'Connor asked what the plan is for the plat.

Mr. Hearing recalled a recent city meeting where Council approved a land use amendment to convert from a civic destination to downtown mixed use.

Mayor O'Connor asked for staff comments. There being none, Mayor O'Connor asked for council comments. There being none, Mayor O'Connor asked 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 comments, Mr. O'Connor asked for any comments from the public, present in the chambers.

Public Comment - Gary Werner 16005 Key Biscayne Lane - Mr. Werner asked if the property being discussed is the one that has the fill located on it.

Mr. Cassel clarified the property location as being the property across from the Tax Collectors Office.

There being no further comments, Mayor O'Connor asked for a motion to approve Resolution 2022-23.

Motion by Vice Mayor Langowski to approve Resolution 2022-23, 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).

PUBLIC HEARING

A. SECOND READING: Ordinance 2022-14 – Chapter 6 Sign Code Amendment

Submitted By: Planning and Zoning

ORDINANCE NO.2022-14

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S SIGN CODE; PROVIDING FOR A MANDATORY SIGNAGE DESIGN WITHIN THE CITY OF WESTLAKE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR AN AMENDMENT TO MAX SIGN FACES AS IDENTIFIED IN TABLE 6-1 ENTITLED RESIDENTIAL POD ENTRY MONUMENT; PROVIDING FOR AN AMENDMENT TO ADDITIONAL REQUIREMENTS AS IDENTIFIED IN TABLE 6-1 PUBLIC ROW SIGN LOCATION; PROVIDING FOR AN AMENDMENT TO MAX SIZE OF COPY AREA AS IDENTIFIED IN TABLE 6-1 ENTITLED WALL SIGN FOR GROUND FLOOR USES WITH SEPARATE ENTRANCES AT GROUND LEVEL; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, 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, on behalf of Planning and Zoning, presented and discussed the second reading of Ordinance 2022-14, amending the city's sign code. He reminded staff it was previously recommended for approval. Mr. Leon stated, since the first reading a minor change was made. There used to be one maximum sign face allowed and it was amended to allow two maximum sign faces and the monuments may have a V-shaped monument sign.

Mayor O'Connor asked for council comments. There being none, Mayor O'Connor asked for a motion.

Motion by Councilwoman Valle Ron to approve second reading of ordinance 2022-14, 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. **FIRST READING:** Ordinance 2022-15 – Temporary Structures and Uses.

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED "TEMPORARY STRUCTURES AND USES"; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; 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 on Mr. Leon to discuss item.

Mr. Leon stated he had the same presentation used at the LPA meeting earlier. Council stated it was not necessary to view presentation again.

Mayor O'Connor reminded everyone; the LPA did recommend approval of Ordinance 2022-15.

Mayor O'Connor called for Council comments. There being none, 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 comments, Mayor O'Connor called for a motion to approve first reading of ordinance 2022-15.

Motion by Councilman Martinez to approve first reading of ordinance 2022-15, 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).

B. FIRST READING: Ordinance 2022-16 – Sexually Oriented Businesses

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-16

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY CREATING _____ ENTITLED "SEXUALLY ORIENTED BUSINESSES"; PROVIDING FOR DEFINITIONS OF SEXUALLY ORIENTED BUSINESSES; PROVIDING FOR LICENSING AND REGULATION OF SUCH BUSINESSES AND THEIR EMPLOYEES; PROVIDING FOR A DISTANCE SEPARATION BETWEEN ENTERTAINERS AND PATRONS IN SEXUALLY ORIENTED BUSINESSES; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; 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 Ms. Zacarias to discuss item.

Ms. Zacarias stated ordinance 2022-16 is included in agenda packet. Ms. Zacarias called attention to a zoning map, she handed out at the dais for council to review, she pointed out location of this type of business is to be located only in the mixed-use district, shown as orange on the zoning map. Ms. Zacarias discussed the compliance requirements associated with ordinance. Ms. Zacarias stated she worked closely with city attorney, Mr. Doody, to properly prepare this ordinance.

Mayor O'Connor asked to translate one thousand feet into miles.

Councilman Martinez stated it was less than one mile.

Mayor O'Connor expressed his concerns and asked what we are doing and why.

Ms. Zacarias clarified it to be a federal requirement.

Mr. Doody also clarified, these types of businesses are entitled to conduct business and the city must allow a reasonable distance requirement and you legally cannot pick a distance at random.

Mayor O'Connor asked if there was more than a thousand feet distance that is consistent with other cities.

Mr. Doody stated they would have to look and dig deeper.

Mayor O'Connor stated this was important to investigate.

Vice Mayor Langowski asked to review neighboring cities such as the City of Wellington and the City of Royal Palm Beach.

Mayor O'Connor clarified not to pick a random city in Alaska.

Mr. Doody informed the mayor they do not do that.

Mayor O'Connor stated he understood this is a legal right for these businesses to run and he wants to make sure this ordinance is reviewed and handled properly.

Council discussed their options and their concerns for the location of such businesses.

Ms. Zacarias clarified per the zoning map there are not many options for mixed use.

Council discussed the location of the church and schools located on the zoning map and their distance to these types of businesses.

Mr. Doody stated distances can be reviewed from the surrounding cities and ordinance can be brought back before council. Mr. Doody informed council ordinance cannot continue to be discussed since item has been tabled. Mr. Doody also stated one of the strongest elements of this ordinance is the prohibition of alcohol. Alcohol can be regulated and prohibited. Distance and location cannot be regulated as much as the regulation of alcohol.

Mayor O'Connor asked if alcohol regulation or prohibition was included in this current ordinance and Mr. Doody clarified it is currently prohibited in the proposed ordinance 2022-16. Ms. Zacarias also confirmed alcohol is prohibited for these types of businesses.

Vice Mayor Langowski asked Ms. Zacarias what defines a public park.

Ms. Zacarias stated the building code definition needs to be reviewed and see the current definition of a public park.

Mr. Doody asked if any other issues other than distance and definition of public parks needed to be reviewed.

Mayor O'Connor asked if operating hours can be investigated.

Ms. Zacarias stated the current proposed ordinance mentions hours of operation.

Mr. Doody read out the hours stated in the proposed ordinance.

Mayor O'Connor asked for regulation on operating hours to also be reviewed.

Mayor O'Connor asked for public comments.

Public Comment - Gary Werner 16005 Key Biscayne Lane – Mr. Werner asked if after entitlement is issued for land use, can the issuance of licenses be regulated by investigating the manager of the establishments? Mr. Werner stated per his experience, these types of businesses duplicate and have issues surrounding management. He asked if there was a way to review criminal background for these persons.

Mr. Doody stated this issue has already been addressed.

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 public comments, Mayor O'Connor asked Ms. Zacarias if she had any other comments. Ms. Zacarias wanted to point out the proposed ordinance lists several requirements in order to issue said license to operate the businesses. Ms. Zacarias also wanted to know if this ordinance will be brought up at next council meeting.

Council discussed and considered bringing item back to council in February.

Motion by Vice Mayor Langowski to table ordinance 2022-16 and revisit item in the February Council Meeting for first reading, 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).

C. Resolution 2022-34 – Development Fee Schedule

Submitted By: Planning and Zoning

RESOLUTION NO. 2022-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AND APPROVING THE PROPOSED DEVELOPMENT FEE SCHEDULE; THE COPY OF THE FEE SCHEDULE IS ATTACHED HERETO AS EXHIBIT “A”; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

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

Mayor O'Connor asked if Planning and Zoning had a presentation. Ms. Zacarias stated no presentation is available, but the fee schedule is included in their agenda packets.

Mayor O'Connor asked how the city fees compare to the county fees. Ms. Zacarias explained they investigated other cities comparable to the size of the city.

Mayor O'Connor stated that was not his question and asked if the city fees were higher than the counties and if the fees are higher than before.

Ms. Zacarias clarified the fees are not higher than the county fees.

Mr. Cassel explained further that the fees are consistent with other cities of the same size. Mr. Cassel informed council, staff is also looking into the fee structure for building as well to be adjusted.

Mayor O'Connor called for more comments from council.

Vice Mayor Langowski stated in a recent meeting for the of League of Cities Board, they were trying to propose more home rule for the cities to the legislature and it might change in the future for the city.

There being no further discussion, Mayor O'Connor called for a motion to approve Resolution 2022-34.

Motion by Vice Mayor Langowski to approve Resolution 2022-34, 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).

D. Education and Youth Advisory Board - 1 Board Vacancy - Alternate Board Appointment - 2-Year Term

Submitted By: City Clerk

Mayor O'Connor introduced item.

Ms. Burgess discussed the alternate board vacancy for the Education and Youth Advisory Board. Prior alternate members term has expired, and vacancy was published on October 24th, 2022, and closed on November 22nd, 2022. One application was received for the position from Ms. Merola.

Mayor O'Connor called for Vice Mayor Langowski to discuss the Youth Advisory Board.

Vice Mayor Langowski stated the last two meetings were postponed and stated the next one was to be held December 14th.

Mayor O'Connor asked Mr. Doody to read by, title only, into record.

Mr. Doody requested this to be a two-step process, a motion to appoint Ms. Merola as alternate board member and a motion to approve the resolution.

Mayor O'Connor called for a motion to appoint Ms. Merola as alternate board member of the Education and Youth Advisory Board.

Motion by Councilman Martinez to appoint Ms. Merola as alternate board member for the Education and Youth Advisory Board, seconded by Vice Mayor Langowski.

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).

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

Mayor O'Connor called for a motion to approve resolution 2022-35.

Motion by Vice Mayor Langowski to approve resolution 2022-35, seconded by Councilman Martinez.

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).

E. Holiday Pop Up Market- Consideration and Approval of Land Use Agreement between the City and Minto PBLH, LLC

Submitted By: Administration

Mayor O'Connor introduced item and discussed event.

Mayor O'Connor called for Council comments.

Mayor O'Connor discussed some of the market vendors and food truck vendors that will be present at the event.

There being no further discussion, Mayor O'Connor called for a motion.

Mr. Cassel clarified a motion authorizing the City Manager to execute the Land Use Agreement.

Motion by Vice Mayor Langowski to approve authorize the City Manager to execute the Land Use Agreement, seconded by Councilman Martinez.

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).

F. Transportation – 2023 Funding Programs

Submitted By: Administration

Mayor O'Connor introduced item and asked Mr. Cassel to discuss item.

Mr. Cassel explained it is a program provided by the Transportation Planning Agency (TPA). The city is working with the TPA on securing funds and distributing funding for street safety. Their goal is to provide zero traffic from pedestrians in the area. They have put together a listing of several areas which are in the county right of way in which they are working with the county to apply for funding to change the sections of sidewalk, for example in front of the school on the west side, to make it wider and other areas to widen the sidewalks.

Mayor O'Connor asked if this moves forward with council, is this officially the city adopting safe streets and vision zero or does it need to be another item to come before council.

Mr. Doody stated it can be adopted subject to compliance with the terms and provisions.

Mayor O'Connor stated he would like to officially tell the TPA that the city is officially vision zero and safe streets.

Councilman Martinez asked if Mayor O'Connor could discuss this item in more detail.

Mayor O'Connor stated he sits on the technical advisory committee for the TPA. He explained their goal is to have zero deaths on streets for pedestrians. He explained there are two terms for this which are safe streets and vision zero, there are a lot of potential funding tied into that from both federal and county to pay for this.

Councilwoman Leonard inquired if after staff recommendation, would the city need to first secure the funds, have the project completed, and then make a resolution that our city is adopting safe streets.

Mayor O'Connor clarified that regardless of funding, the city should still adopt vision zero and safe streets because it is good policy to hep reduce pedestrian deaths.

Mr. Cassel stated in support of this adoption the city can come to the table as part of the TPA and recommend sections that the city doesn't own but the county does and show our support of the county to attain funds to fix a piece of road because it's a hazardous area. This in turn supports the county when they apply for funding to fix the roads within the city.

Mayor O'Connor stated there is more to it then that. It's about mobility, getting cars off the roads and safety.

Vice Mayor Langowski asked Mr. Cassel about a possible bicycle lane and asked if it was a bicycle line it should be stiped for safety.

Mr. Cassel stated he will verify the lanes are the correct width.

Mayor O'Connor asked to confirm we don't have to have the physical resolutions, Mr. Doody stated it can be adopted by a motion.

Motion by Councilwoman Leonard to acknowledge the program and encourage the county to secure funds to improve the county sidewalks within Westlake, also to adopt safe streets resolution and vision zero, 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).

Mr. Cassel suggested we extend an invitation, to the head of the TPA, to attend and present a presentation on what's going on and what's happening with the TPA, as it ties into vision zero.

Mayor O'Connor stated he will extend an invitation as he has a meeting with them the following day.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – Councilwoman Leonard asked if the January meeting was still being held on the third.

Mayor O'Connor stated there was no issues with the third.

- B. Councilman Julian Martinez – Councilman Martinez stated he is looking forward to the following year and the upcoming 5k for January 2024. Councilman Martinez stated residents asked about the city having a Christmas tree lighting.

Mayor O'Connor stated the budget is too tight to have the event this year and asked if there would be any legal issues.

Mr. Doody stated it should be a holiday celebration.

Councilman Martinez stated he was asking for the next year, to bring it up to council and start planning and find a great location to set up the tree.

- C. Councilwoman Pilar Valle Ron – Councilwoman Valle Ron stated her excitement for the Holiday Pop Up Market.
- D. Vice Mayor Greg Langowski – Vice Mayor Langowski had no comment.
- E. Mayor JohnPaul O'Connor – Mayor O'Connor wished everyone a happy holiday and stated he hopes to see everyone at the Holiday Pop Up Market event.

REPORT – STAFF

Chief Olivera, from Palm Beach County Fire Rescue, reviewed the reports that were submitted to council and placed on the dais.

Captain Turner discussed the use of trespass signs county wide, as they will have to be replaced. Mr. Turner also discussed district funding.

REPORT - CITY ATTORNEY

Mr. Doody had no comments.

REPORT - CITY MANAGER

Mr. Cassel informed council, the fill located on the lot across the street from the Tax Collector's Office is to fill in part of the lake as part of the land transfer to the county. Mr. Cassel also stated Seminole Improvement District has issued the contract for the work to begin at the park.

Councilwoman Valle Ron asked if there was going to be a workshop concerning ideas for the park. Mr. Cassel stated a workshop will be held when they are ready to discuss and start initializing the design of the park.

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 comments, the next item followed.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:16 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

A. QUASI JUDICIAL - A Resolution for the Plat of The Pines of Westlake - Phase I

Submitted By: Engineering

RESOLUTION 2023-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		January 3, 2023	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of The Pines of Westlake – Phase I		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 187.837 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

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CITY OF WESTLAKE

RESOLUTION NO. 2023-01

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of The Pines of Westlake – Phase I, being a portion of Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 187.837 acres as described in Exhibit "A", attached hereto; and

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

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

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WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

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WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City's Land Development Regulations and Florida law.

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

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

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SECTION 2. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for The Pines of Westlake – Phase I, as described in the attached Exhibit "A", containing

1 approximately 187.837 acres, which is located in the City of Westlake, and in Palm
2 Beach County, Florida.

3 **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be
4 and the same are repealed to the extent of such conflict.

5 **SECTION 4.** The applicant shall provide a certified copy of the recorded
6 plat to the City and the applicant shall cover the costs of recording the plat in the
7 public records in and for Palm Beach County Florida.

8 **SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in
9 conflict herewith are hereby repealed to the extent of such conflict.

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11 **SECTION 6. SEVERABILITY.** If any clause, section, other part or
12 application of this Resolution is held by any court of competent jurisdiction to be
13 unconstitutional or invalid, in part or application, it shall not affect the validity of
14 the remaining portions or applications of this Resolution.

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16 **SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect
17 immediately upon its passage and adoption.

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19 **PASSED AND APPROVED** by City Council for the City of Westlake, on this
20 ___ day of _____ 2023.

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City of Westlake
JohnPaul O'Connor, Mayor

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Zoie Burgess, City Clerk

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

STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-04
DESCRIPTION: Review of Plat for The Pines of Westlake – Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for The Pines of Westlake – Phase I

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The approval by the Seminole Improvement District’s Engineering Department is scheduled for January 2, 2023, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for January 3, 2023.

Discussion

This submittal is for The Pines of Westlake – Phase I, which will contain 187.837 acres and 214 single-family lots. The Pines of Westlake – Phase I, is located in the northeast portion of Westlake, east of both East Town Center Parkway and Pod R-2 Woodlands of Westlake, and west/southwest of Golden Grove Elementary School and Western Pine Middle School, as shown in the graphics below. The primary access points to The Pines of Westlake – Phase I community will be on East Town Center Parkway & River Bend Drive from the west of the pod.

Location Map





POD V - PHASE I



The Pines of Westlake – Phase I will contain 214 single family home sites consisting of 155 50-foot-wide lots and 59 65-foot-wide lots. The lot design is consistent with the setbacks and lot coverages for the R-1, R-2, DTMU, Civic, OS&R and SE Overlay. The Pines of Westlake in its entirety will have an overall density of 2.27 dwelling units per acre. The homes/design standards will be consistent with the regulatory approvals for The Orchards and The Groves. All drainage and water management systems will be owned and operated by SID. The Pines of Westlake – Phase I runoff will be directed to on-site inlets and storm sewers and then connected to the Master Drainage System for the water quality treatment and attenuation.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

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

Conclusion

Three (3) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit 'A'
The Pines of Westlake – Phase I
Legal Description

DESCRIPTION:

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 388.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2983.28 FEET; THENCE N.88°05'14"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 371.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 78.00 FEET AND A RADIAL BEARING OF N.73°46'49"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF TANGENCY; THENCE N.81°05'17"W., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1172.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; THENCE S.79°54'46"W., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; THENCE N.75°37'03"W., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 572.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; THENCE S.84°07'40"W., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 3028.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; THENCE N.88°42'54"W., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 772.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; THENCE S.78°03'32"W., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; THENCE N.70°05'14"W., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 128.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A NON-TANGENT INTERSECTION; THENCE N.83°05'14"W., A DISTANCE OF 375.17 FEET; THENCE S.38°30'00"W., A DISTANCE OF 63.36 FEET; THENCE S.83°30'00"W., A DISTANCE OF 31.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET, AND A

RADIAL BEARING OF S.83°11'22"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'24", A DISTANCE OF 217.66 FEET TO A NON-TANGENT INTERSECTION; THENCE N.81°54'45"E., A DISTANCE OF 347.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.80°37'40"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 64.00 FEET AND A RADIAL BEARING OF S.76°16'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.72°17'44"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 45.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2201.00 FEET, AND A RADIAL BEARING OF N.56°42'57"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'16", A DISTANCE OF 407.37 FEET TO A NON-TANGENT INTERSECTION; THENCE N.65°58'00"W., A DISTANCE OF 11.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.67°19'38"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'55", A DISTANCE OF 64.93 FEET TO A POINT OF TANGENCY; THENCE N.20°58'27"E., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1530.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 595.28 FEET TO A POINT OF TANGENCY; THENCE N.01°19'05"W., A DISTANCE OF 26.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, A RADIUS OF 10817.49 FEET AND A RADIAL BEARING OF N.01°43'52"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10617.49 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9232, PAGE 1206 AND OFFICIAL RECORD BOOK 9169, PAGE 136, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°56'50"W., ALONG SAID WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1142.01 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.89°55'02"E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 2021.41 FEET TO THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.01°54'46"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1241.54 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.88°40'55"E., DEPARTING SAID NORTHEAST CORNER OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 100.16 FEET THE POINT OF BEGINNING.

CONTAINING: 8,182,173 SQUARE FEET OR 187.837 ACRES, MORE OR LESS.

Exhibit 'B'
The Pines of Westlake – Phase I
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2022, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: _____
 CITY MANAGER, KEN CASSEL

BY: _____
 CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

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

DATED: _____

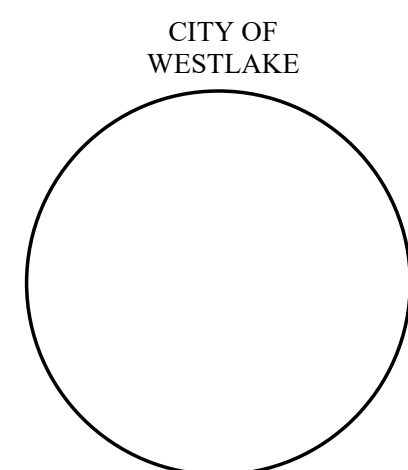
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (214 LOTS):	39.385
ROADWAY TRACT (TRACT "A"):	14.772
TRACT "V":	47.993
OPEN SPACE TRACT #1:	0.300
OPEN SPACE TRACT #2:	0.305
OPEN SPACE TRACT #3:	0.057
OPEN SPACE TRACT #4:	0.554
OPEN SPACE TRACT #5:	0.128
OPEN SPACE TRACT #6:	1.452
OPEN SPACE TRACT #7:	0.219
OPEN SPACE TRACT #8:	0.766
OPEN SPACE TRACT #9:	1.778
OPEN SPACE TRACT #10:	2.312
OPEN SPACE TRACT #11:	1.996
OPEN SPACE TRACT #12:	1.426
OPEN SPACE TRACT #13:	1.427
WATER MANAGEMENT TRACT #1	26.603
WATER MANAGEMENT TRACT #2:	7.047
WATER MANAGEMENT TRACT #3	3.263
WATER MANAGEMENT TRACT #4:	3.711
WATER MANAGEMENT TRACT #5:	5.789
WATER MANAGEMENT TRACT #6 :	7.124
WATER MANAGEMENT TRACT #7:	19.430
TOTAL ACRES, MORE OR LESS:	187.837

SURVEYORS NOTES

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

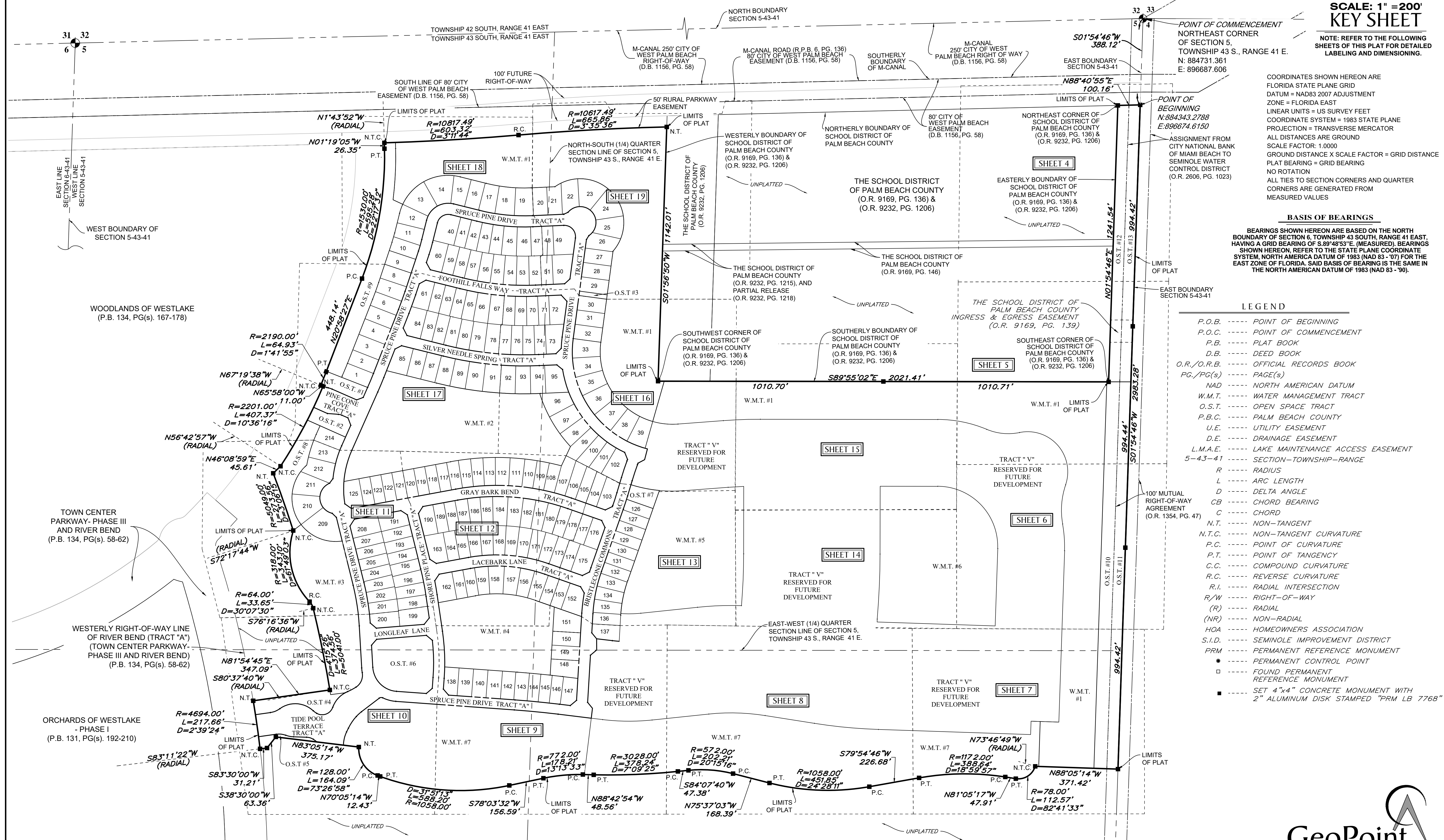
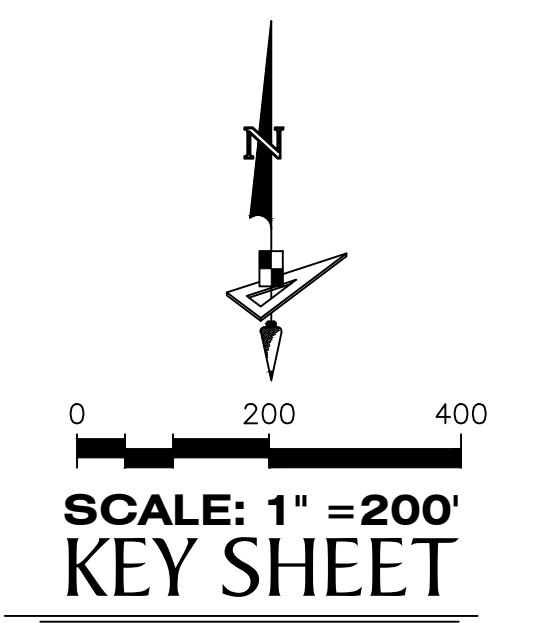


THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

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



COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

TOWNSHIP 42 SOUTH,
RANGE 41 EAST
TOWNSHIP 43 SOUTH,
RANGE 41 EAST

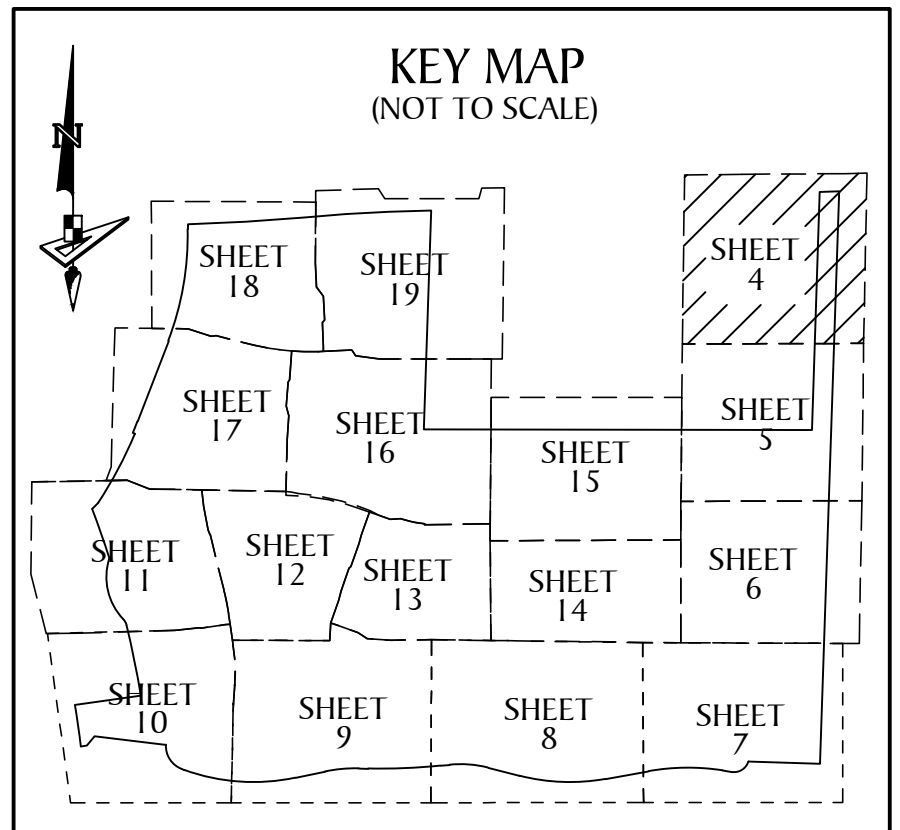
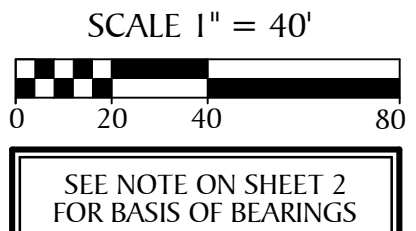
POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 5-43-41
N:884731.361 E:896687.606

250' M-CANAL
RIGHT-OF-WAY
(D.B. 1156, PG. 58)

SOUTH LINE
80' M-CANAL
ROAD EASEMENT

EAST BOUNDARY OF
SECTION 5-43-41

POINT OF
BEGINNING
N:884343.2788
E:896674.6150



LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 5

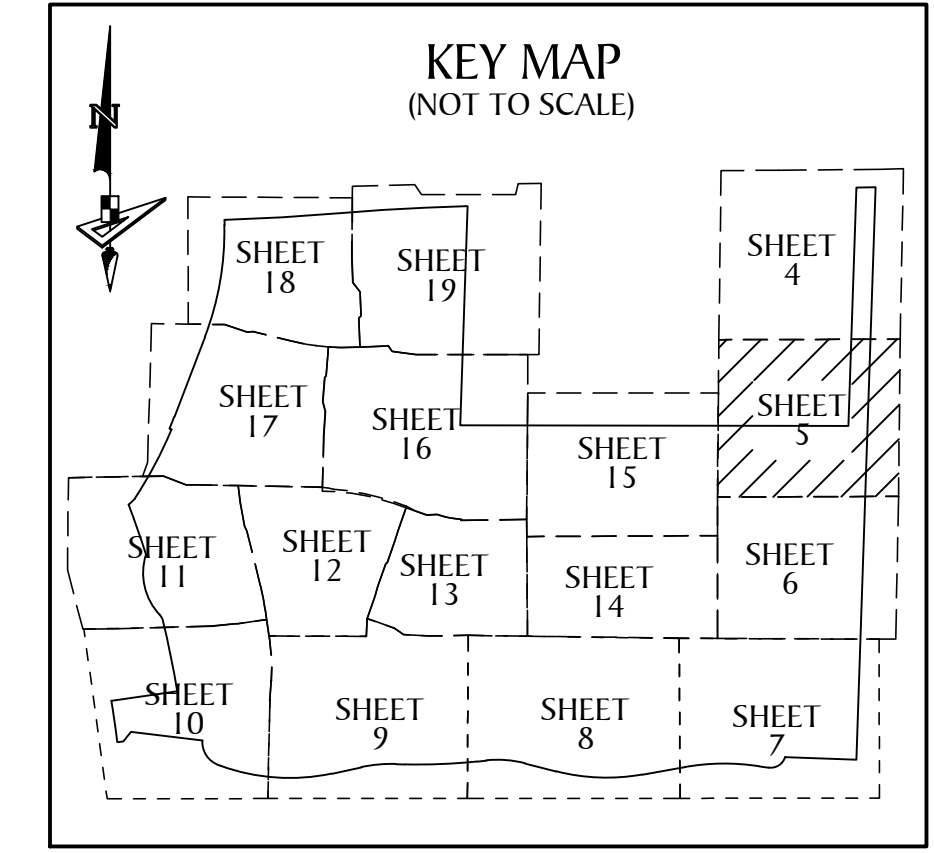
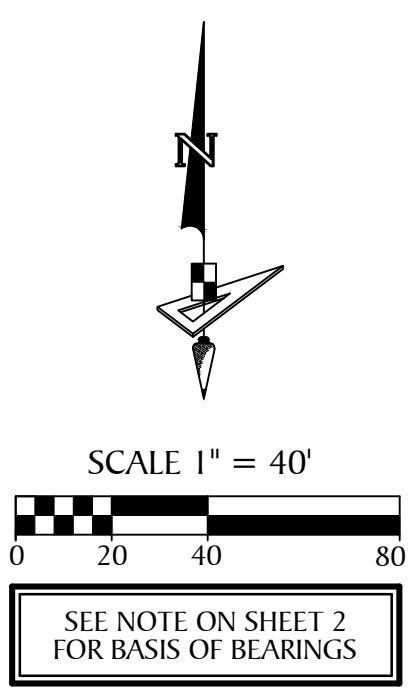
GeoPoint
Surveying, Inc.

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

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

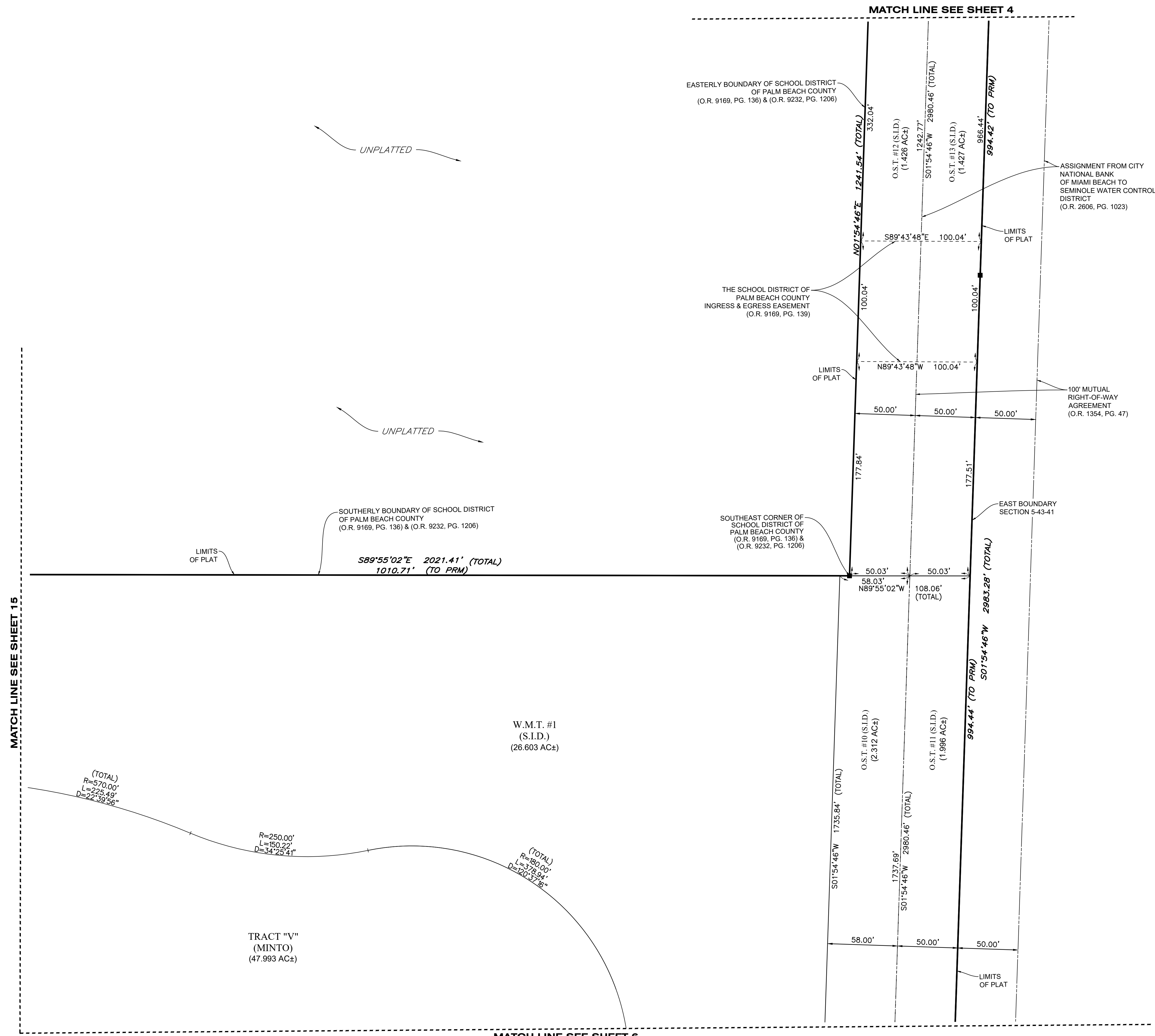
SHEET 4 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
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P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 4

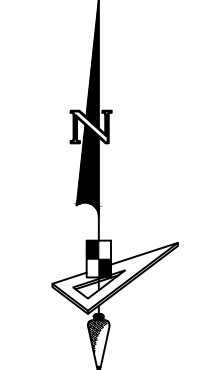
MATCH LINE SEE SHEET 6


GeoPoint
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 www.geopointsurvey.com
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THE PINES OF WESTLAKE - PHASE I

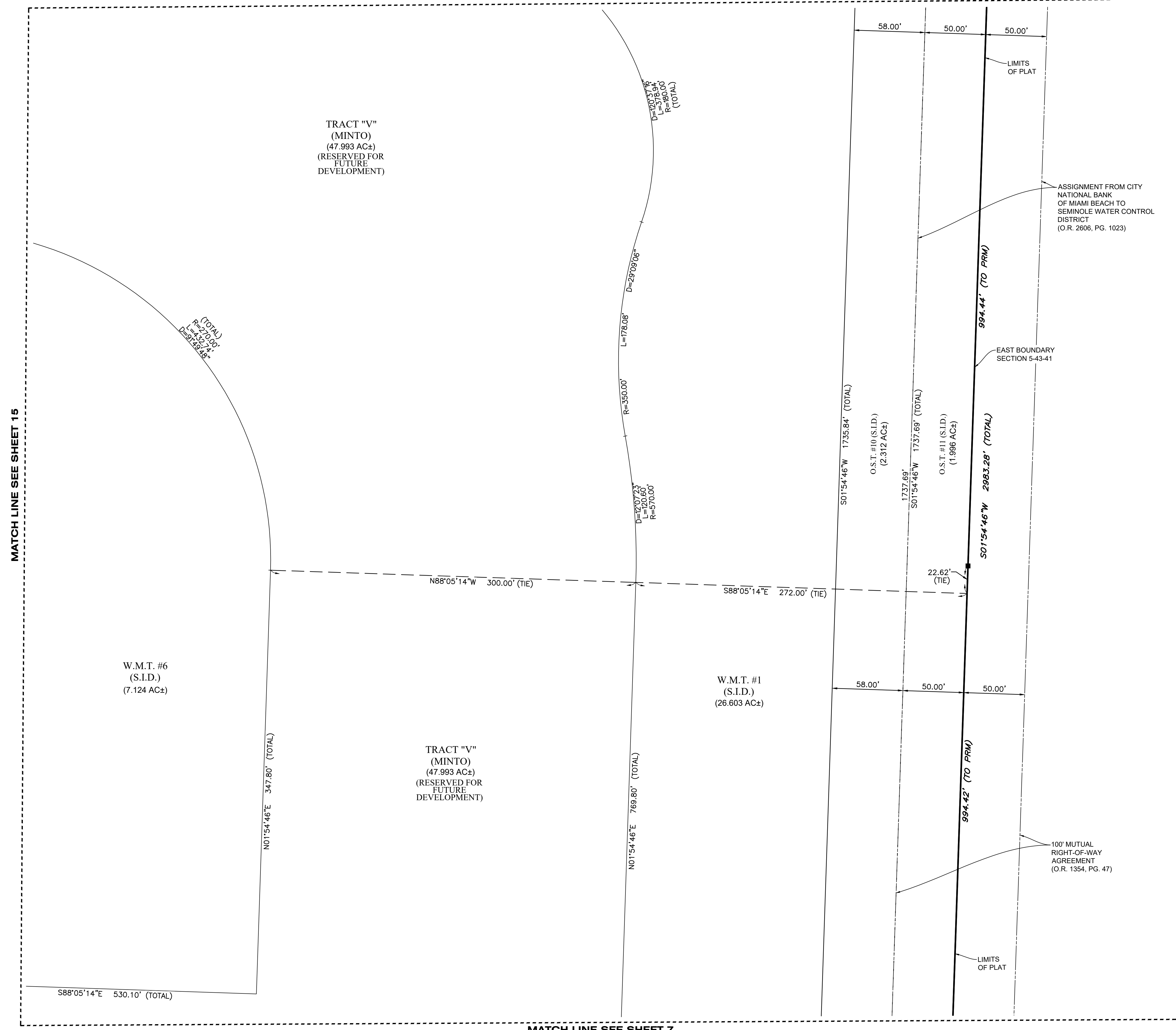
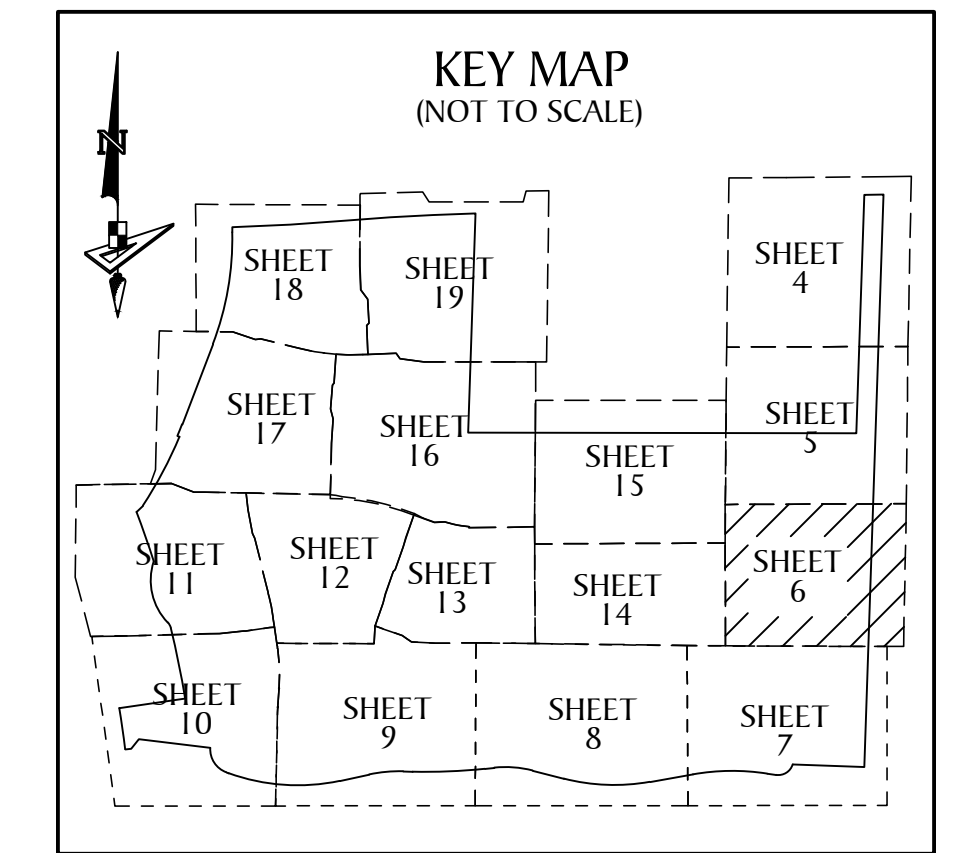
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 5



SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



ASSIGNMENT FROM CITY NATIONAL BANK OF MIAMI BEACH TO SEMINOLE WATER CONTROL DISTRICT (O.R. 2806, PG. 1023)

EAST BOUNDARY SECTION 5-43-41

100' MUTUAL RIGHT-OF-WAY AGREEMENT (O.R. 1354, PG. 47)

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 7



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THE PINES OF WESTLAKE - PHASE I

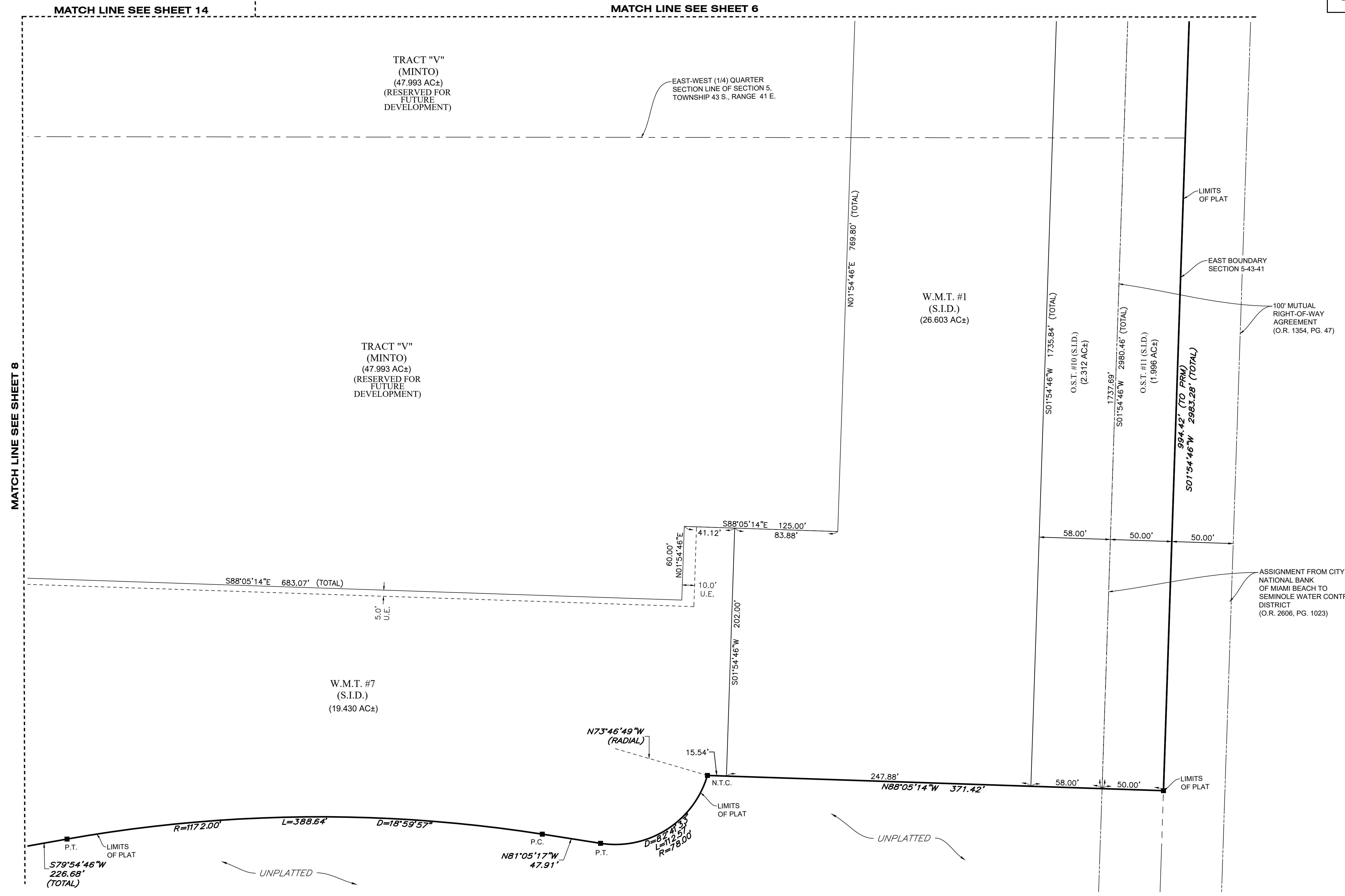
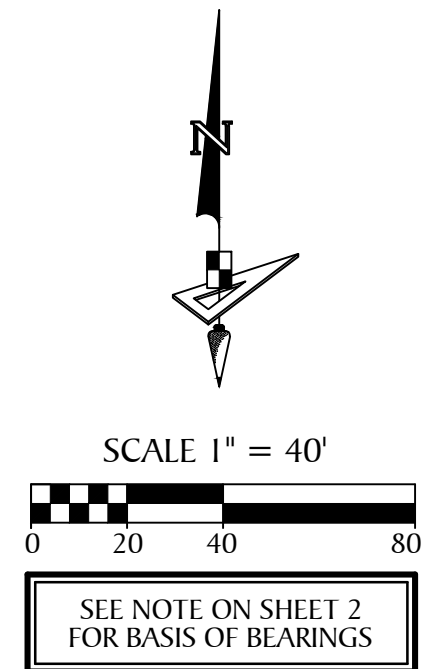
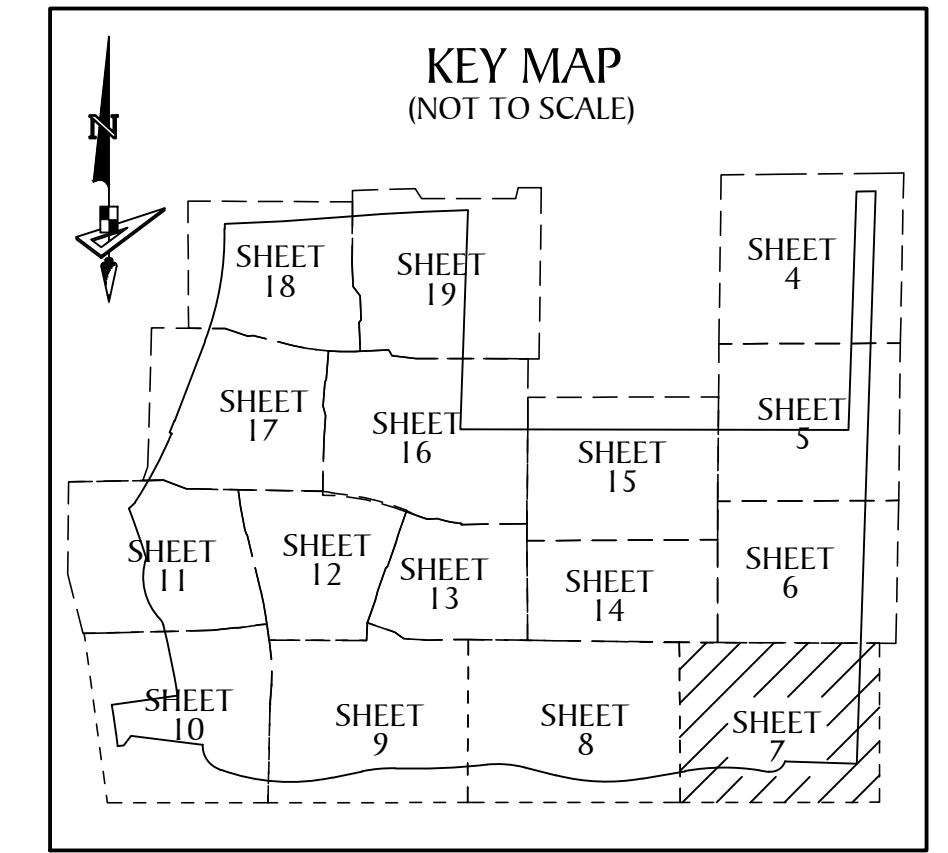
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(S)
NAD ----- NORTH AMERICAN DATUM
W.M.T. ----- WATER MANAGEMENT TRACT
O.S.T. ----- OPEN SPACE TRACT
P.B.C. ----- PALM BEACH COUNTY
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT

L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
CB ----- CHORD BEARING
----- CHORD
N.T. ----- NON-TANGENT
N.T.C. ----- NON-TANGENT CURVATURE
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
C.C. ----- COMPOUND CURVATURE
R.C. ----- REVERSE CURVATURE

R.I. ----- RADIAL INTERSECTION
R/W ----- RIGHT-OF-WAY
(R) ----- RADIAL
(NR) ----- NON-RADIAL
HOA ----- HOMEOWNERS ASSOCIATION
S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
● ----- PERMANENT CONTROL POINT
□ ----- FOUND PERMANENT REFERENCE MONUMENT
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



ASSIGNMENT FROM CITY NATIONAL BANK OF MIAMI BEACH TO SEMINOLE WATER CONTROL DISTRICT (O.R. 2606, PG. 1023)

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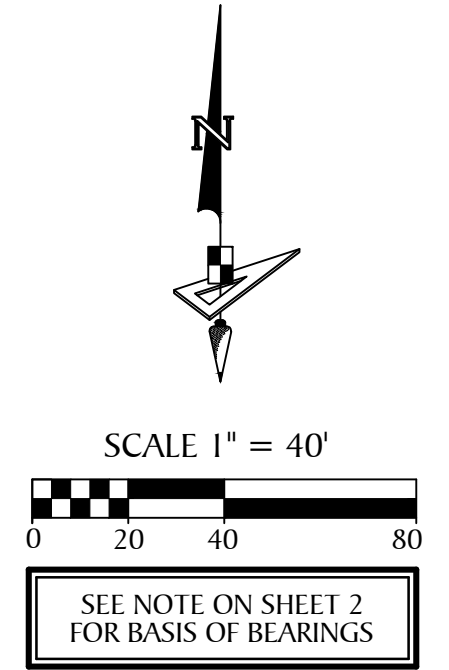
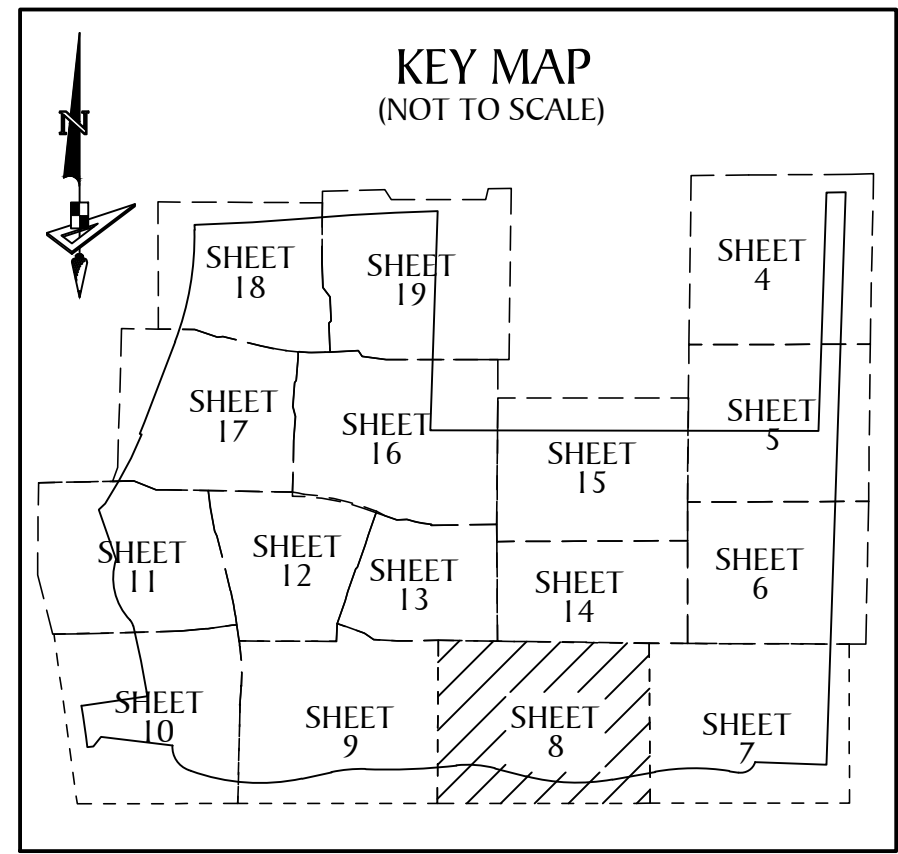
SHEET 7 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING	NAD ----- NORTH AMERICAN DATUM	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	C ----- CHORD	R.I. ----- RADIAL INTERSECTION	● ----- PERMANENT CONTROL POINT
P.O.C. ----- POINT OF COMMENCEMENT	W.M.T. ----- WATER MANAGEMENT TRACT	5-43-41 ----- SECTION-TOWNSHIP-RANGE	N.T. ----- NON-TANGENT	R/W ----- RIGHT-OF-WAY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
P.B. ----- PLAT BOOK	O.S.T. ----- OPEN SPACE TRACT	R ----- RADIUS	N.T.C. ----- NON-TANGENT CURVATURE	(R) ----- RADIAL	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
D.B. ----- DEED BOOK	P.B.C. ----- PALM BEACH COUNTY	L ----- ARC LENGTH	P.C. ----- POINT OF CURVATURE	(NR) ----- NON-RADIAL	
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	U.E. ----- UTILITY EASEMENT	D ----- DELTA ANGLE	P.T. ----- POINT OF TANGENCY	HOA ----- HOMEOWNERS ASSOCIATION	
PG./PG(S) ----- PAGE(S)	D.E. ----- DRAINAGE EASEMENT	CB ----- CHORD BEARING	C.C. ----- COMPOUND CURVATURE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT	
			R.C. ----- REVERSE CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT	



MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 14

TRACT "V"
(MINTO)
(47.993 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

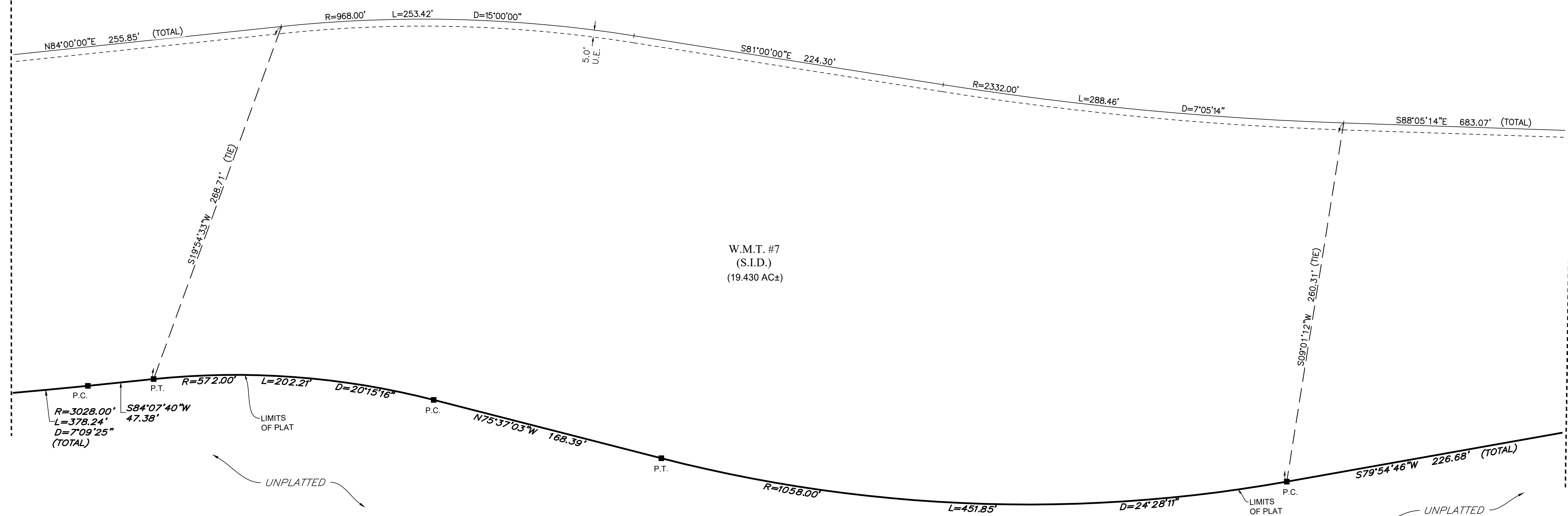
EAST-WEST (1/4) QUARTER
SECTION LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.

TRACT "V"
(MINTO)
(47.993 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

W.M.T. #7
(S.I.D.)
(19.430 AC±)

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 7



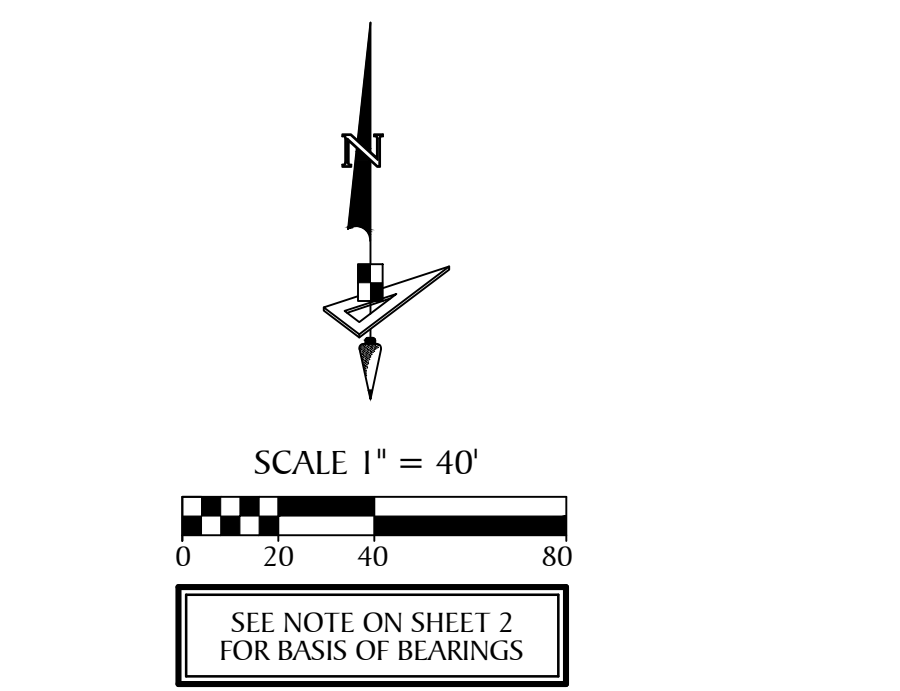
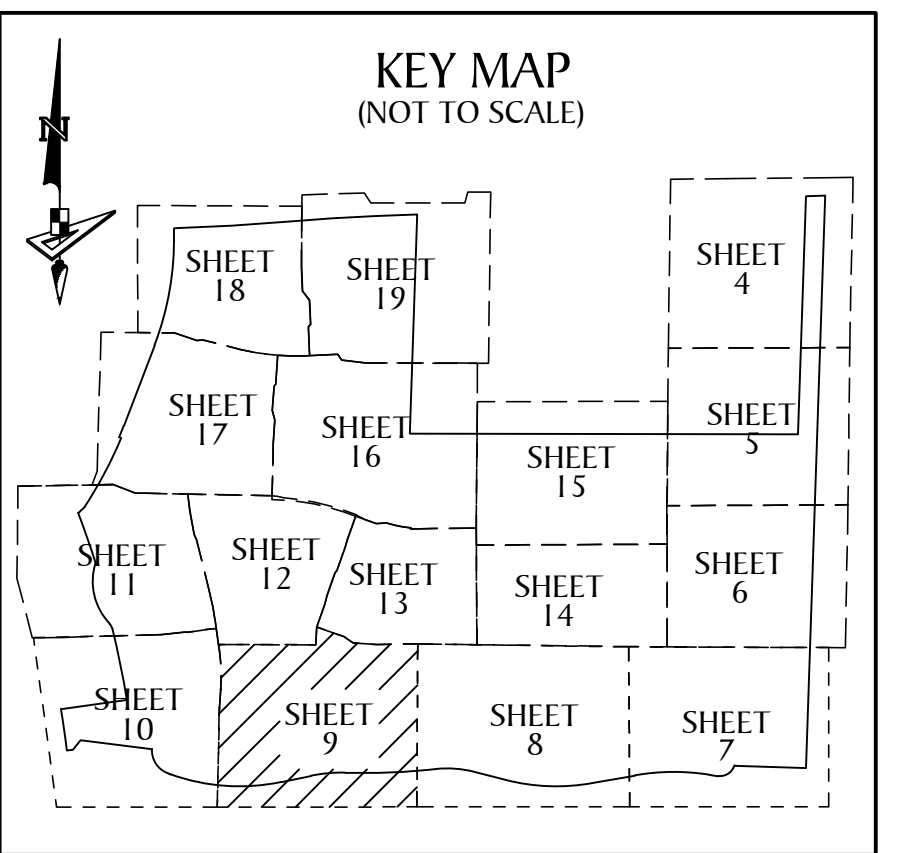
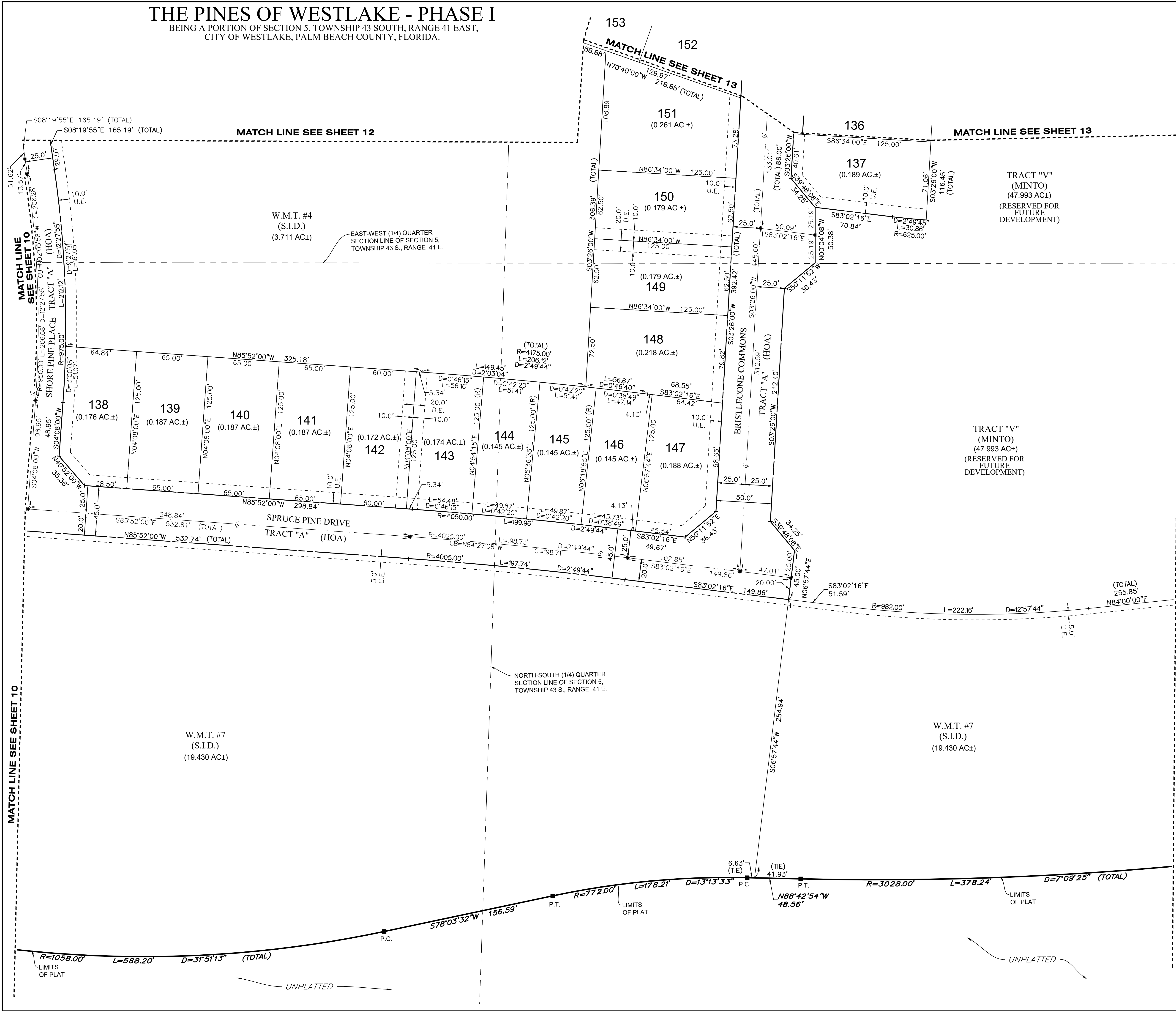
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Licensed Business Number LB 7768

SHEET 8 OF 19 SHEETS

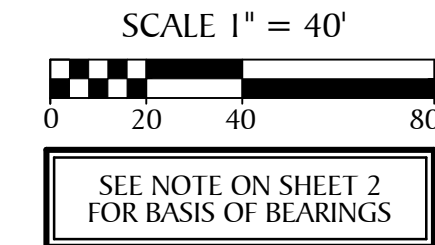
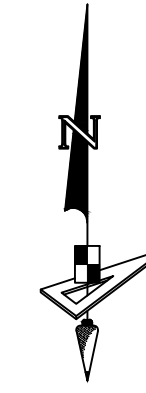
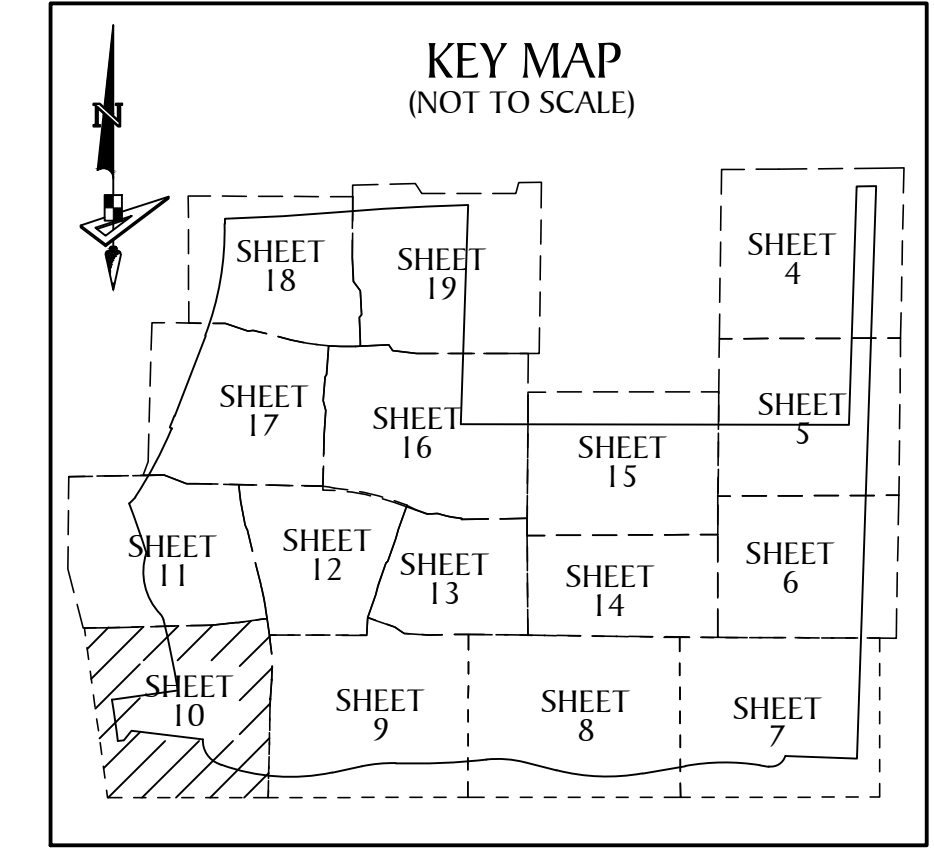
THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

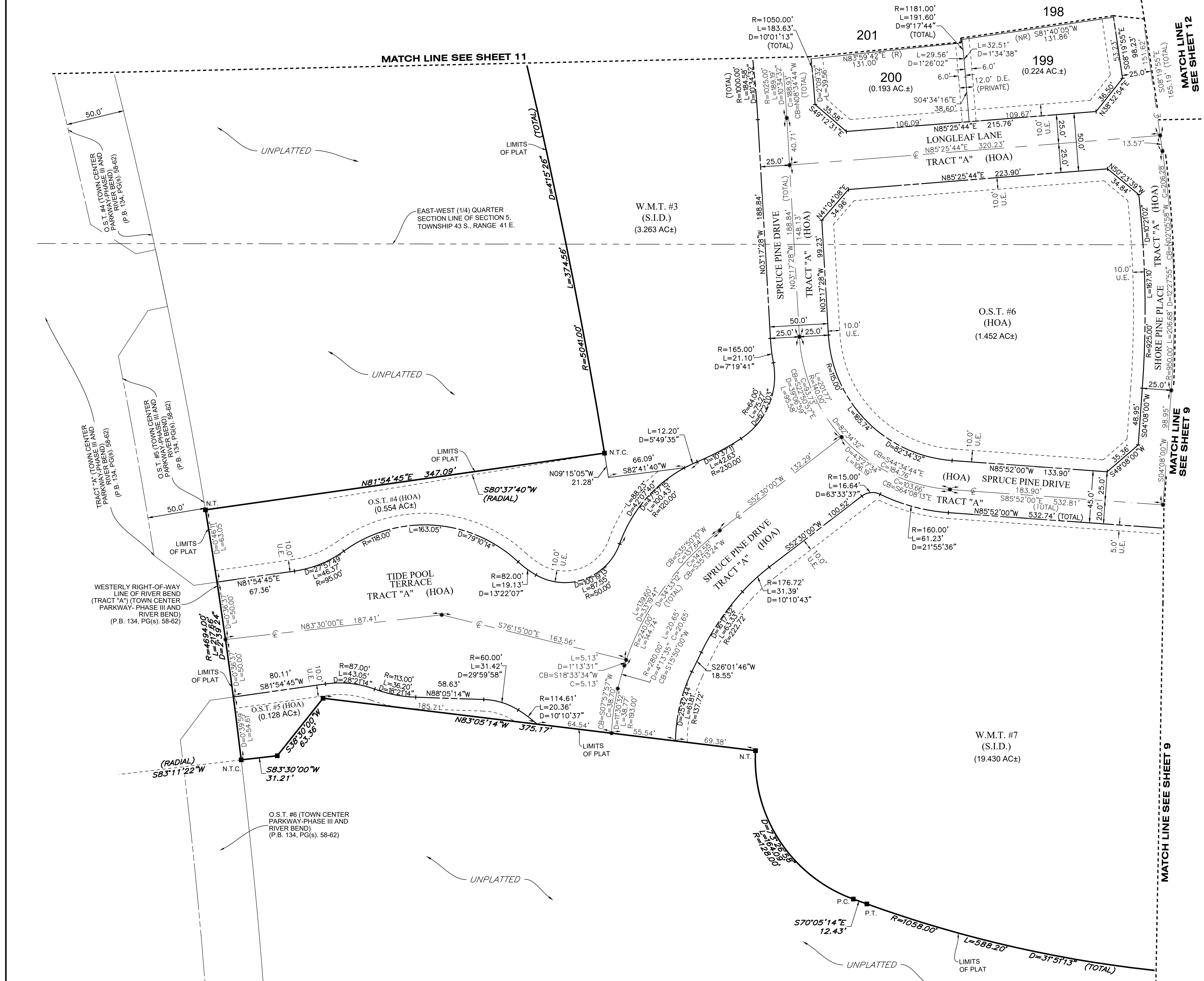
THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
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- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



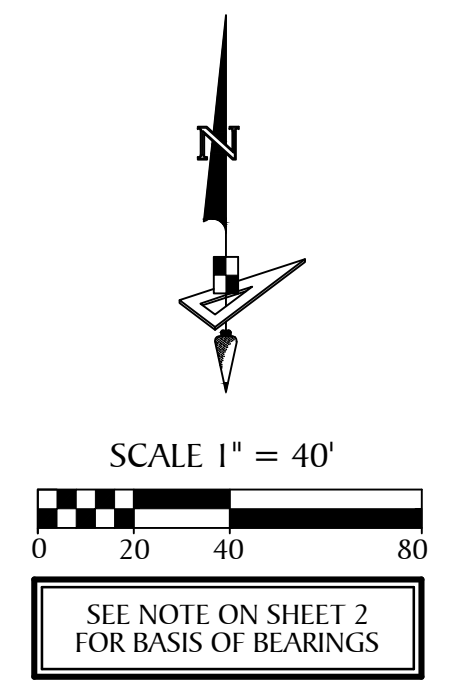
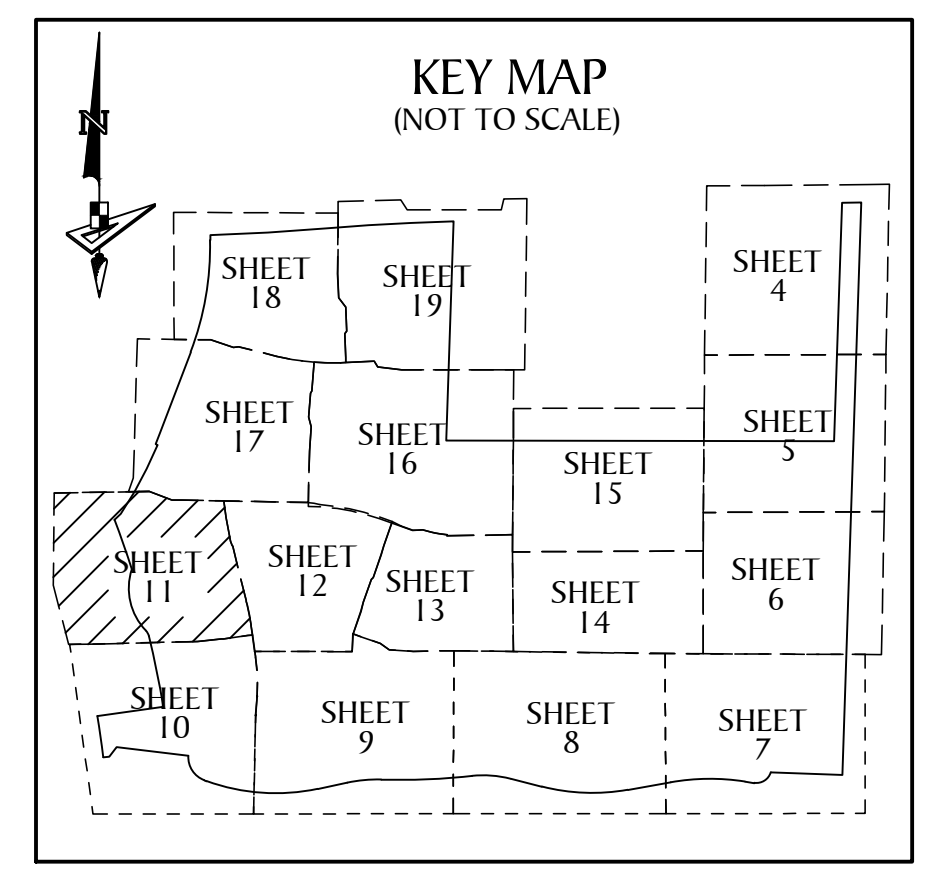
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

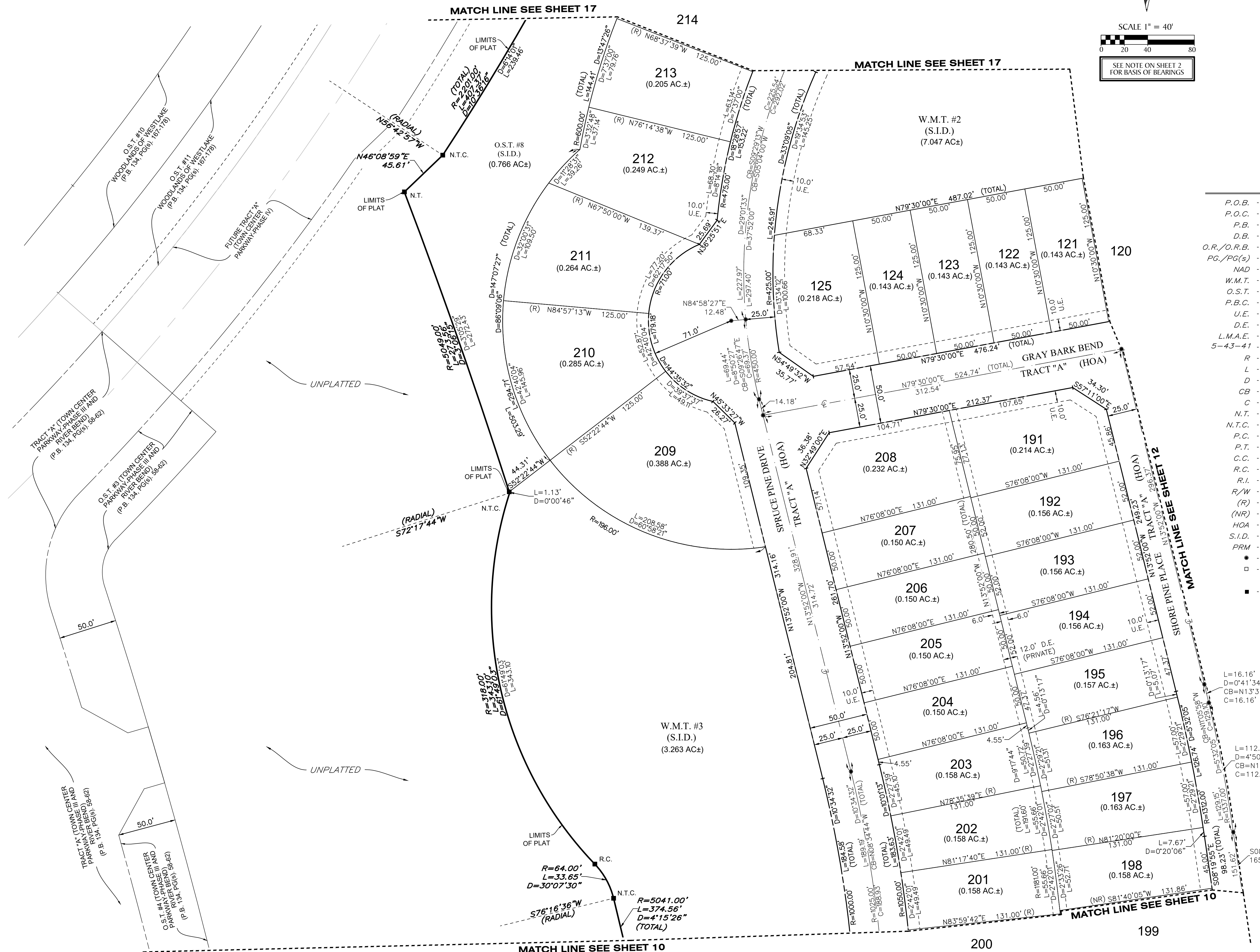
SHEET 10 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
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 - D.B. ----- DEED BOOK
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 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
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 - D.E. ----- DRAINAGE EASEMENT
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 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
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 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
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 - C.C. ----- COMPOUND CURVATURE
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 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
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 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



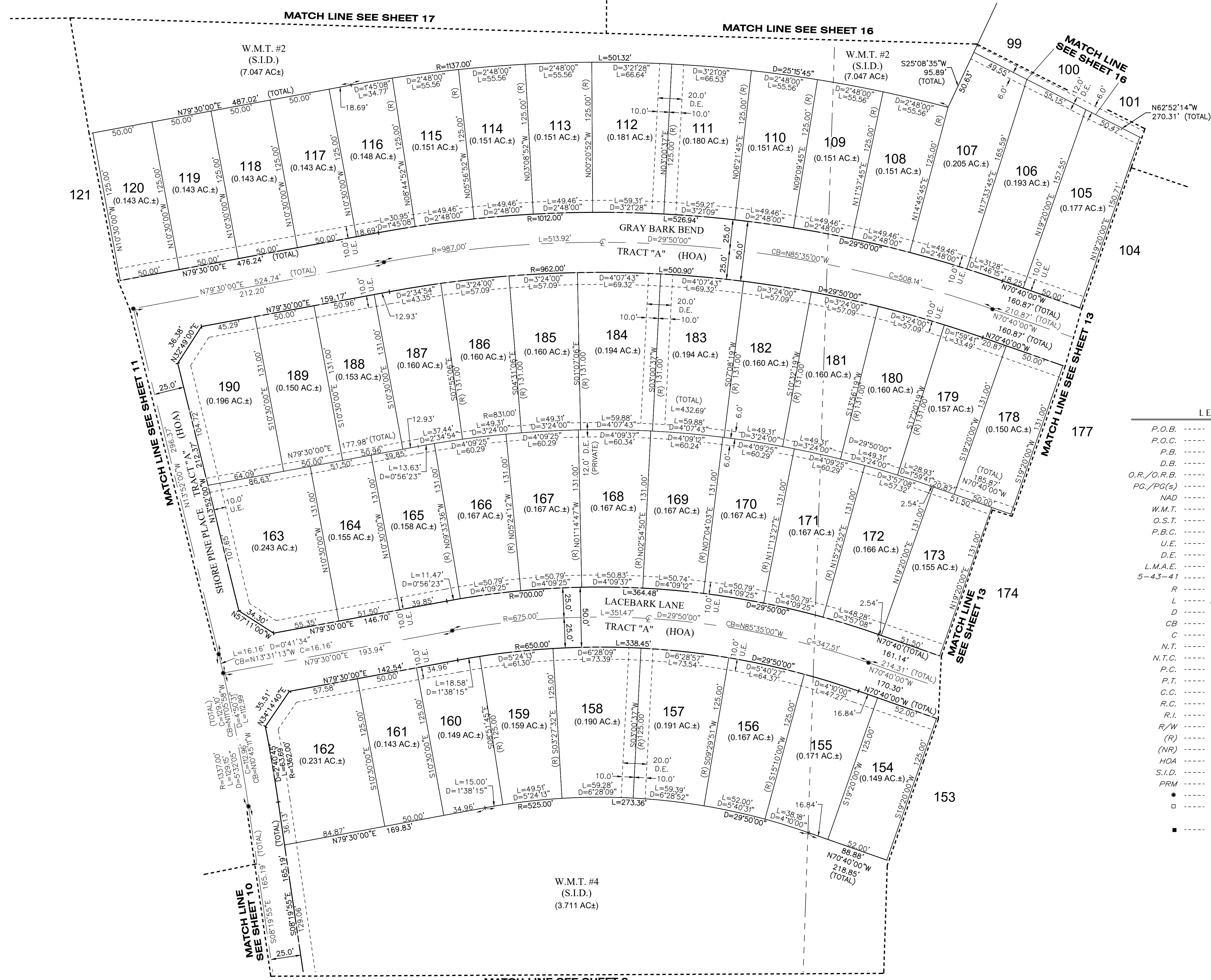
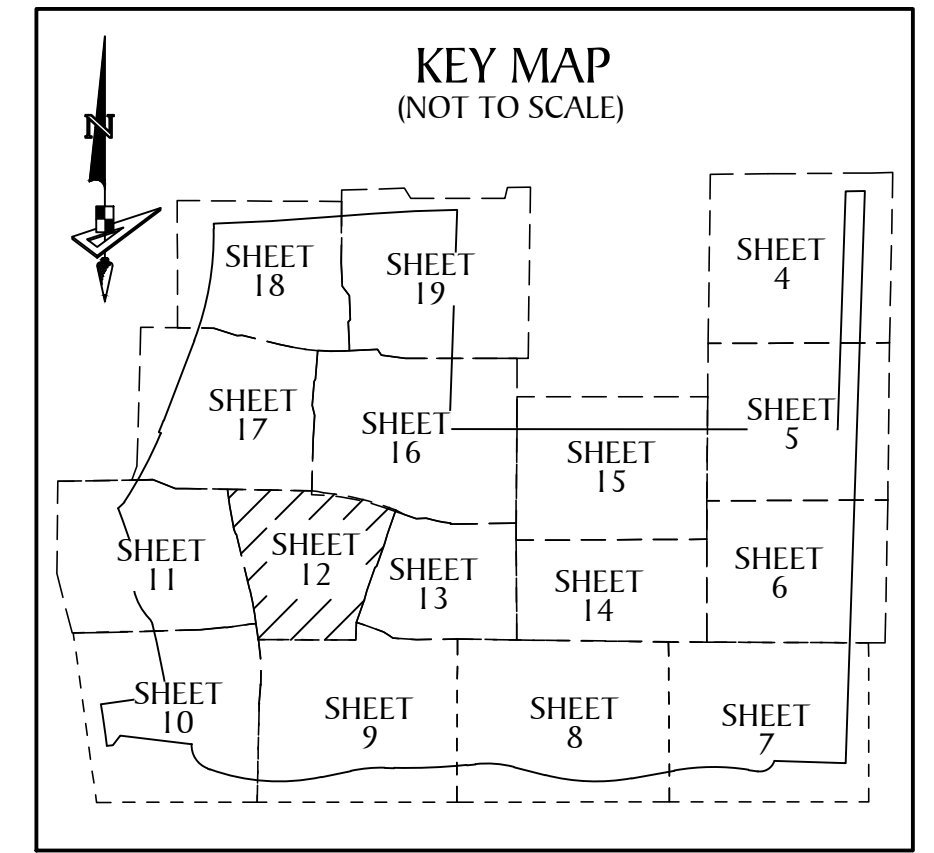
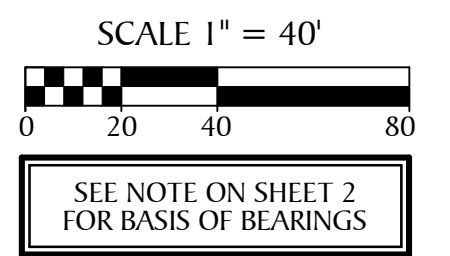
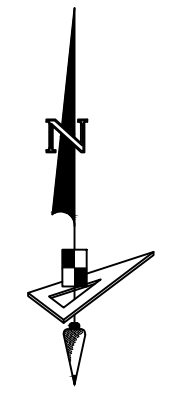
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SHEET 11 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

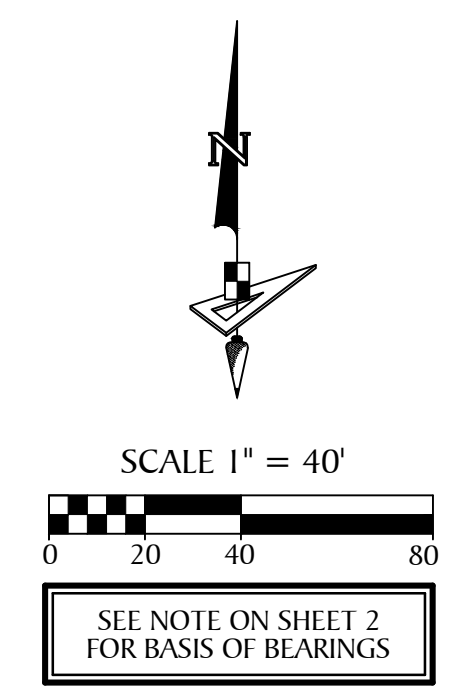
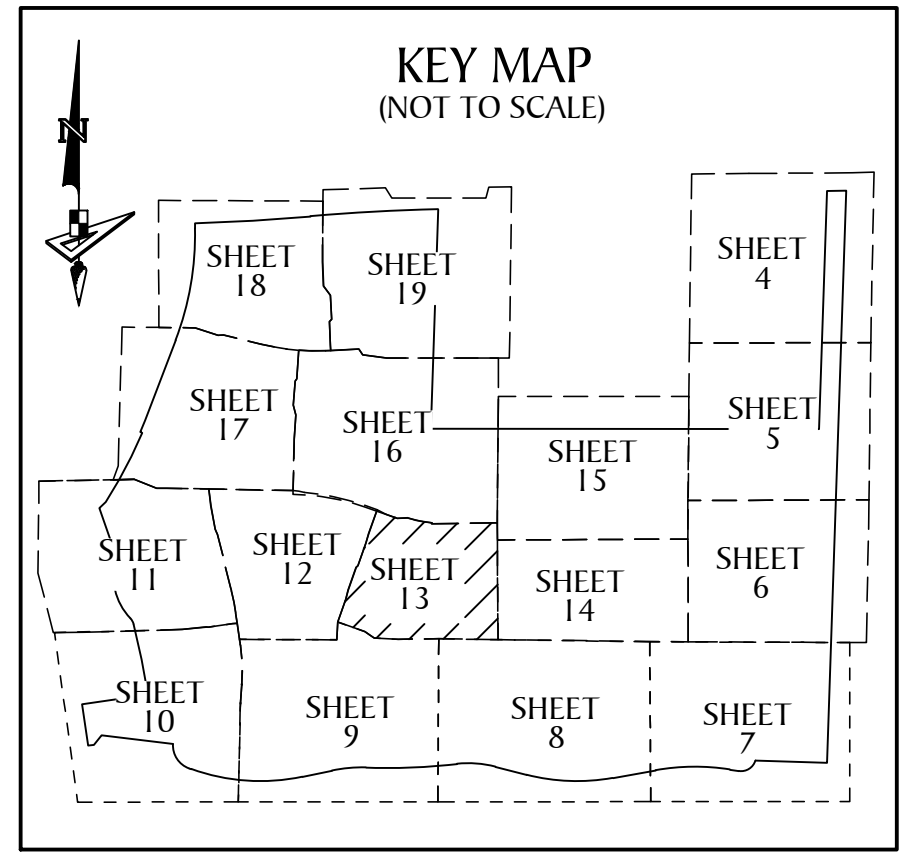
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P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
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S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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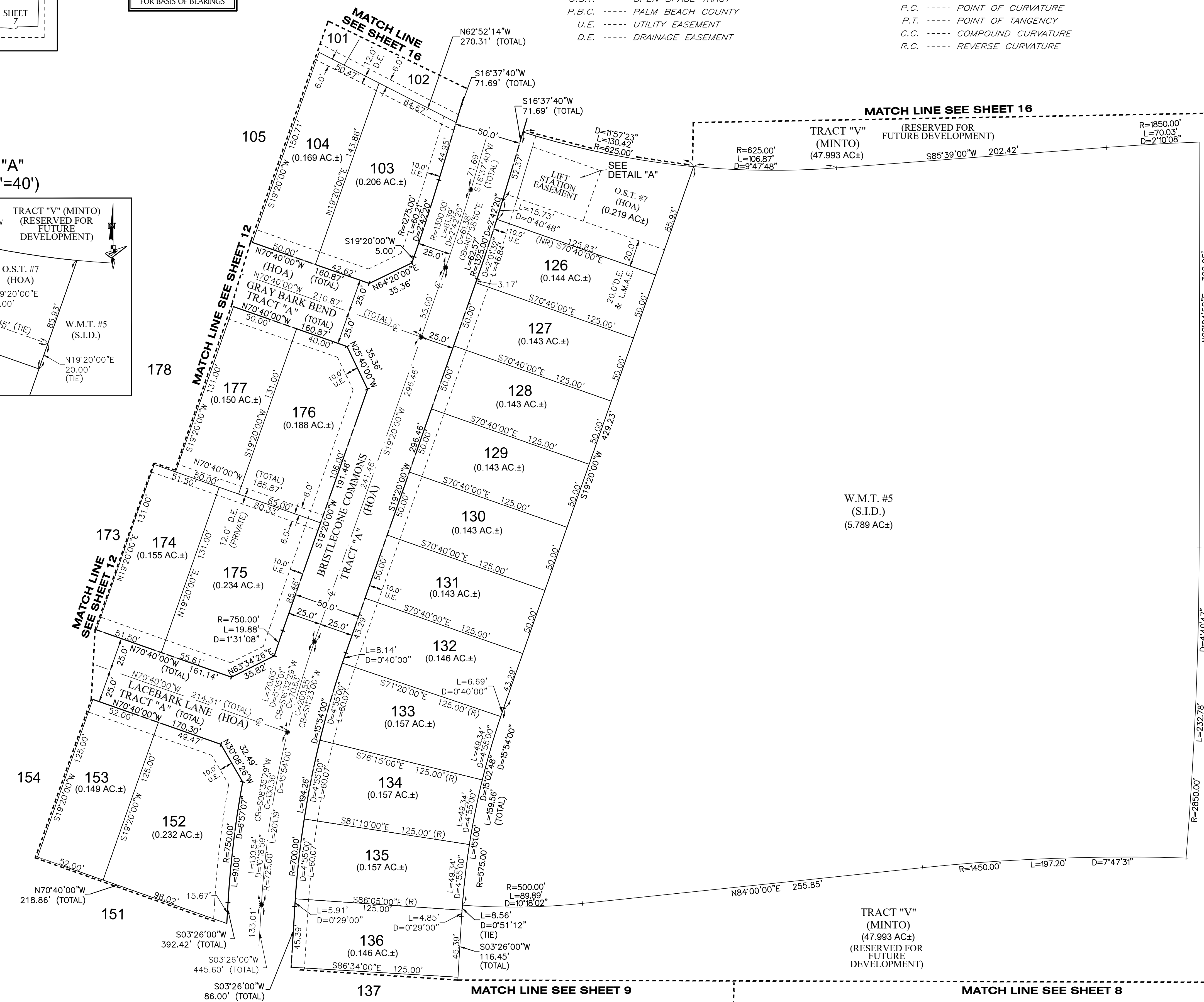
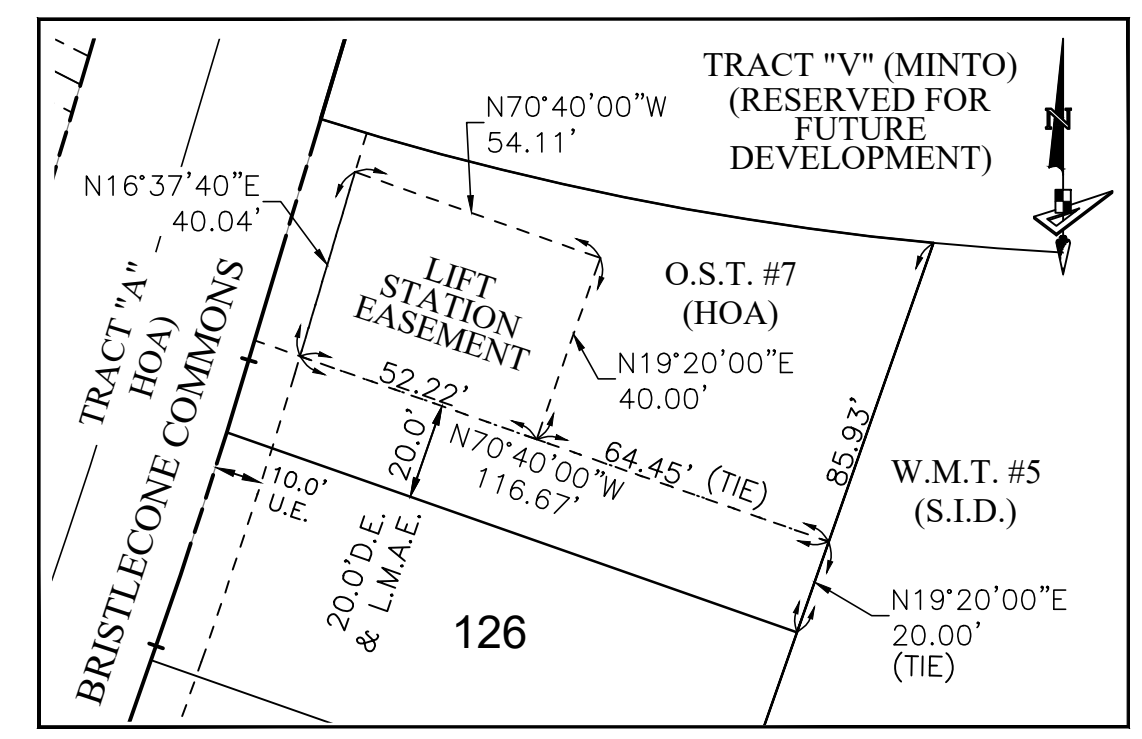
THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
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 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
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 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
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 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

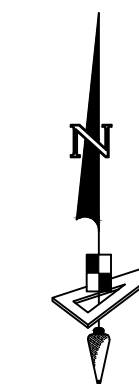
DETAIL "A"
(SCALE: 1"=40')



THE PINES OF WESTLAKE - PHASE I

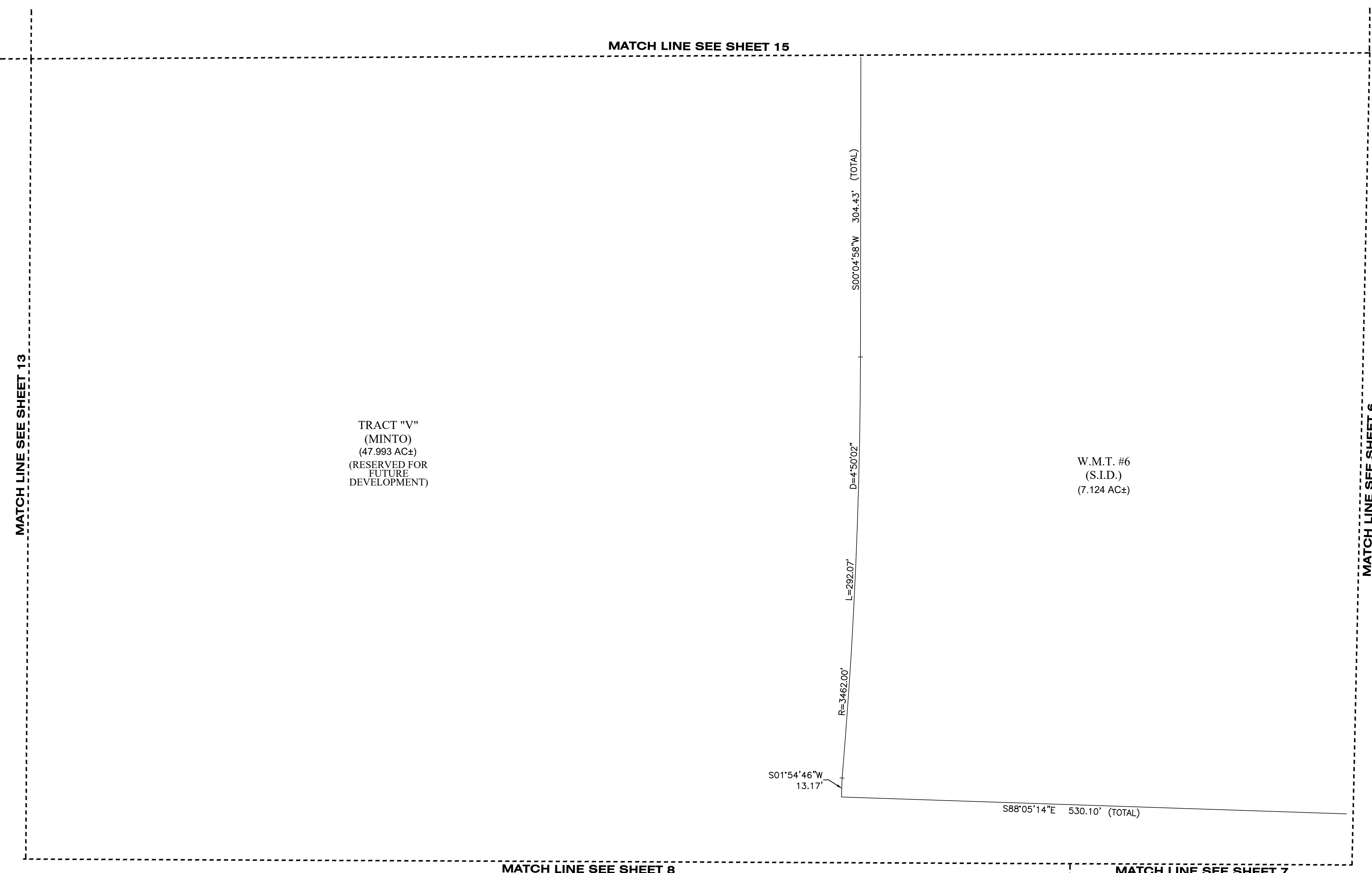
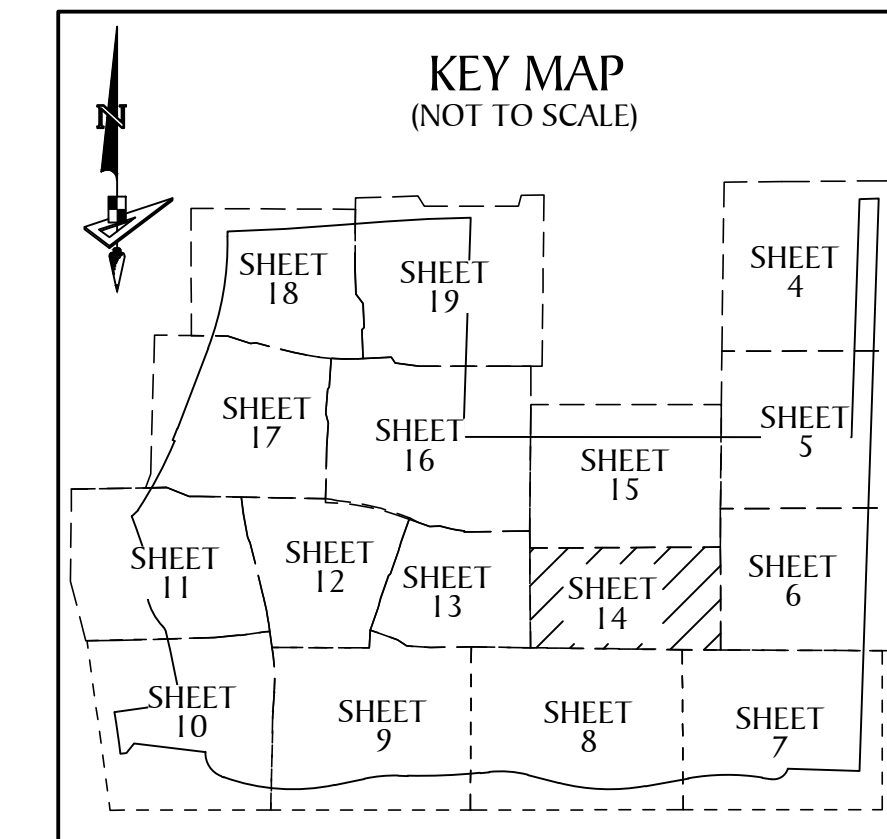
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

SEE NOTE ON SHEET 2



SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



W.M.T. #5
(S.I.D.)
(5.789 AC±)

TRACT "V"
(MINTO)
(47.993 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

W.M.T. #6
(S.I.D.)
(7.124 AC±)

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6

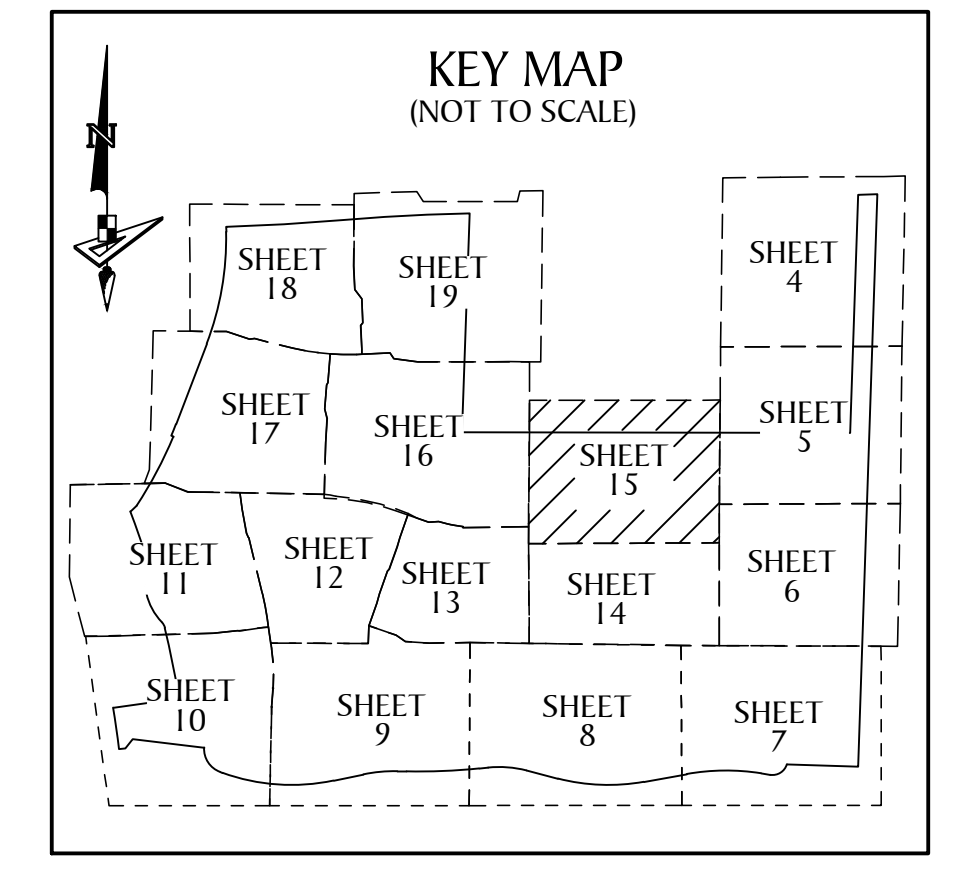
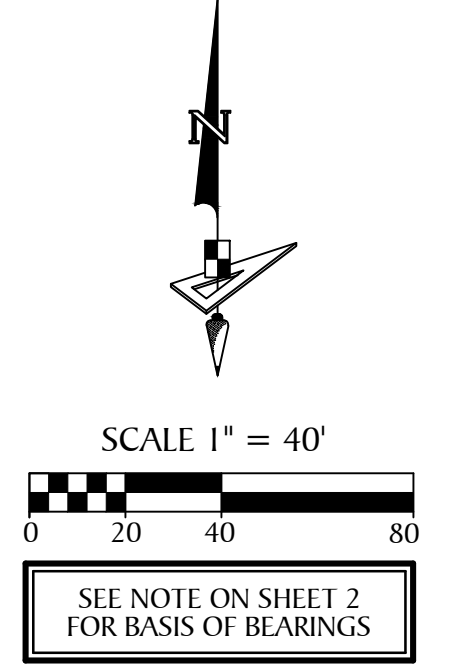
LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
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- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

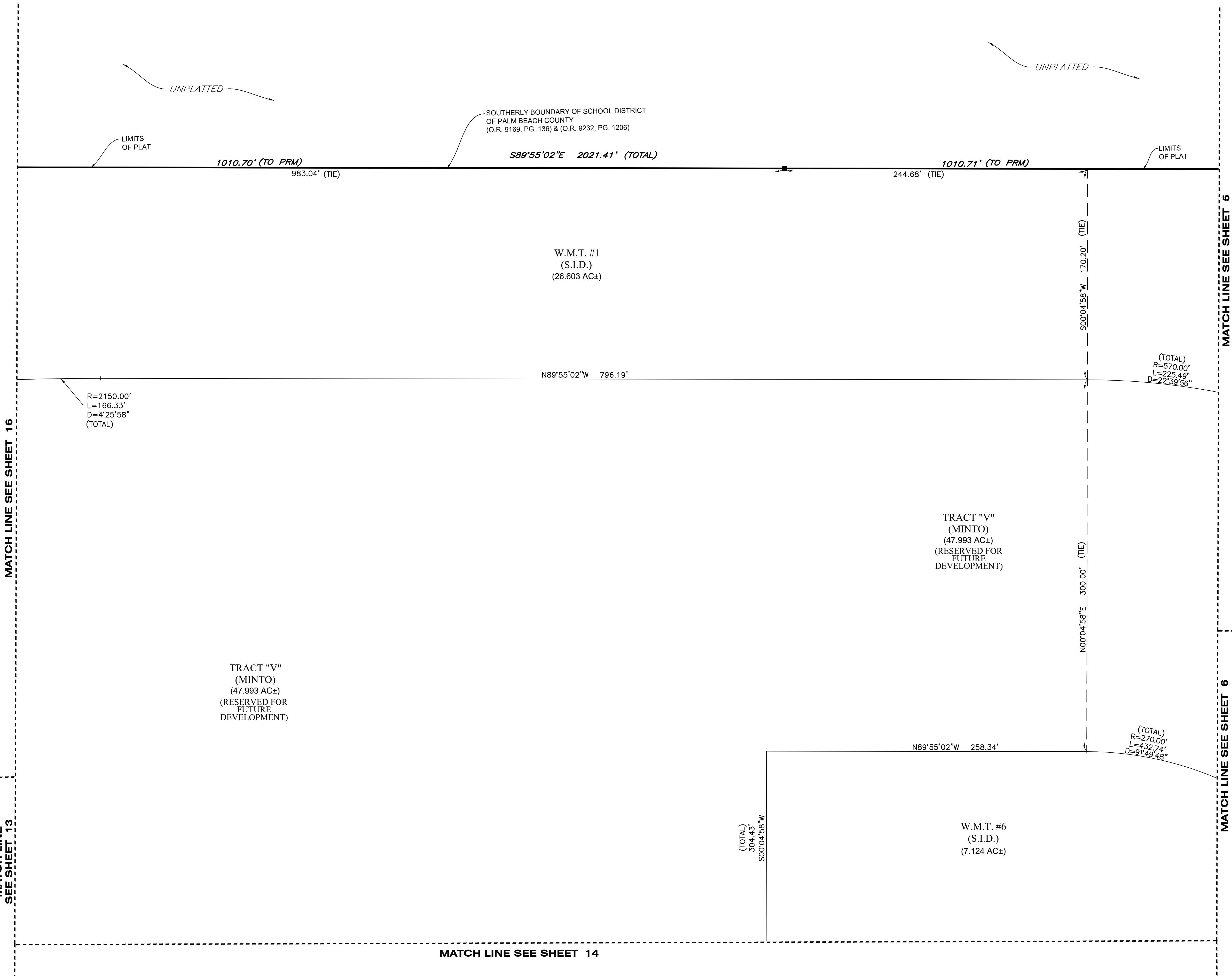


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THE PINES OF WESTLAKE - PHASE I
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MATCH LINE SEE SHEET 16

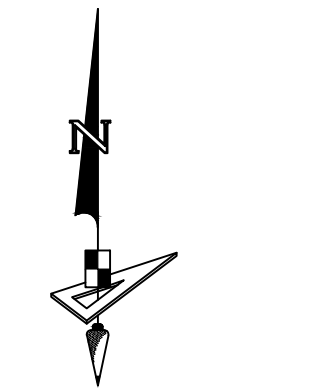
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MATCH LINE SEE SHEET 5

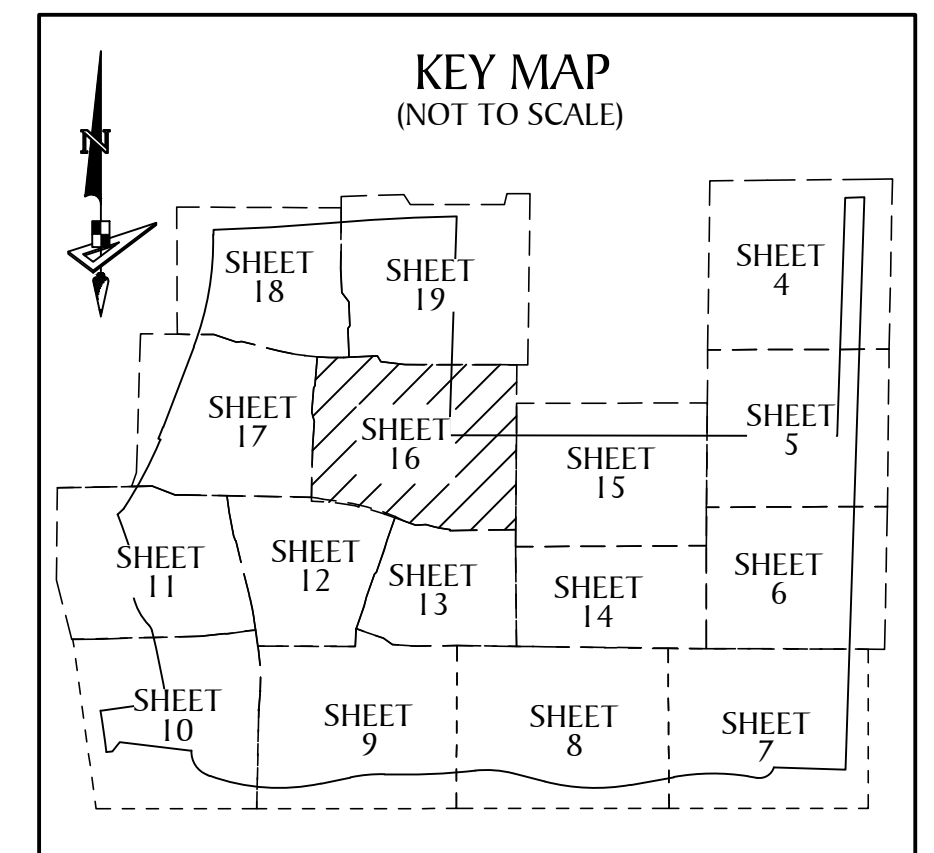
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THE PINES OF WESTLAKE - PHASE I

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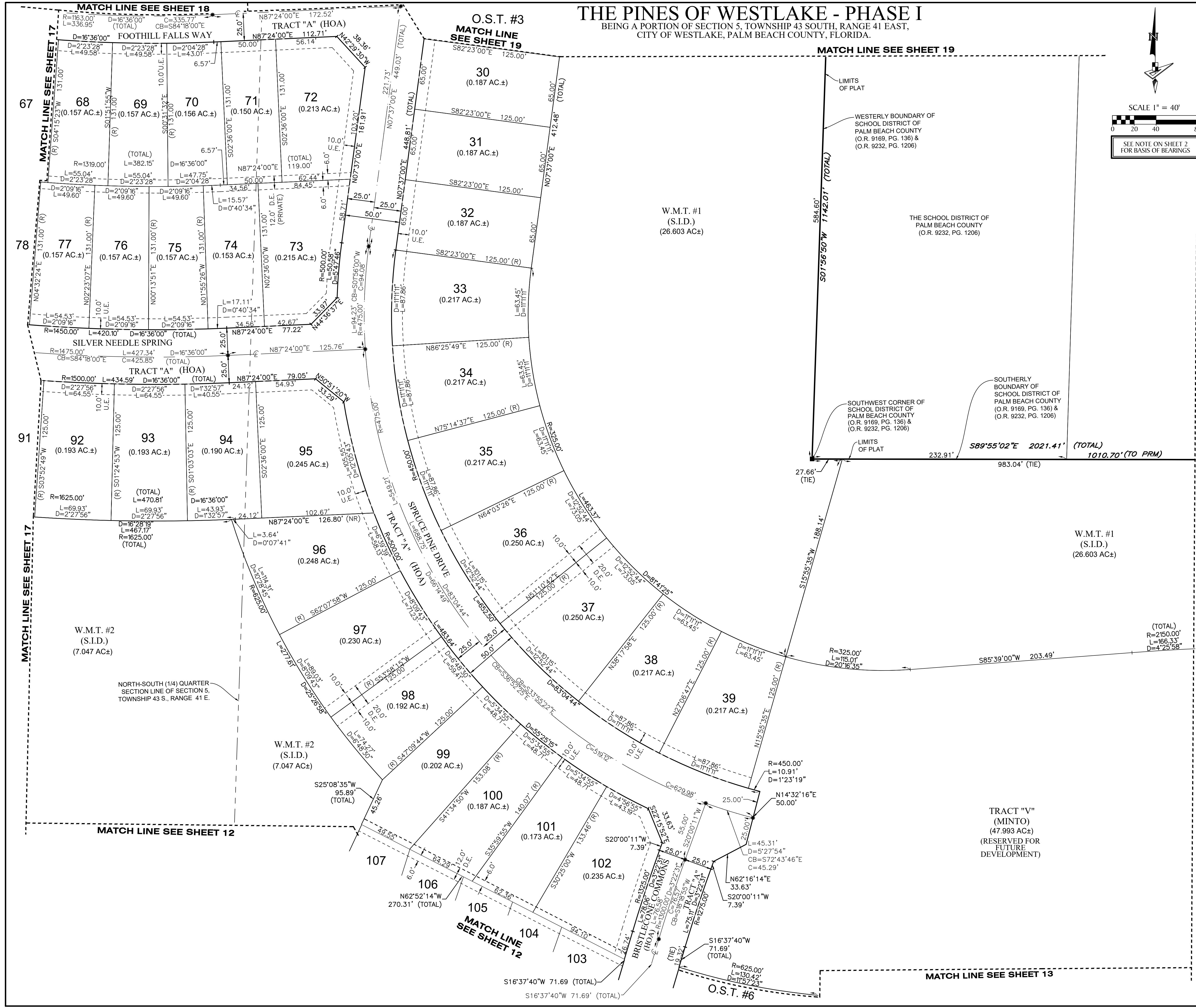


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SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



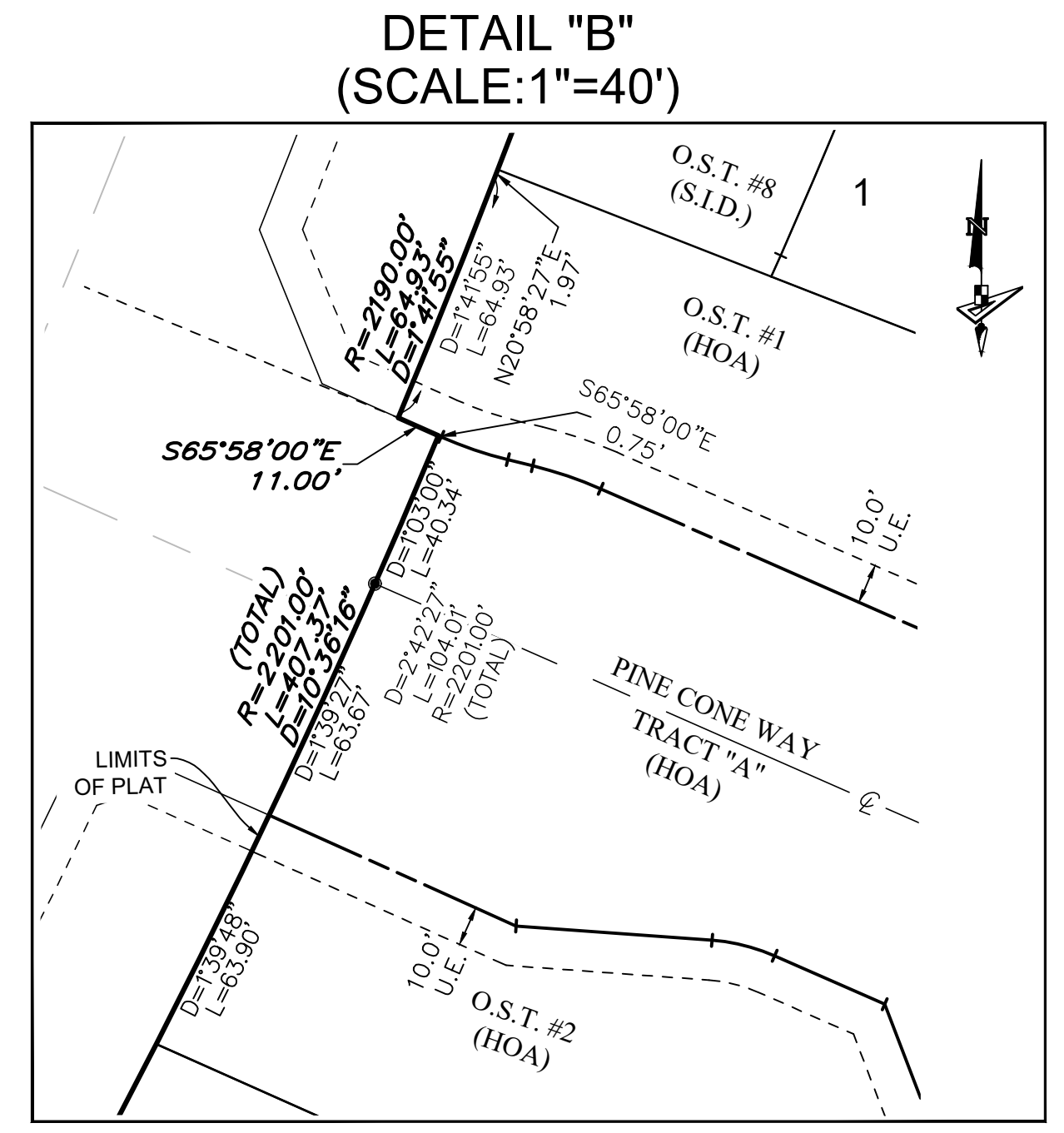
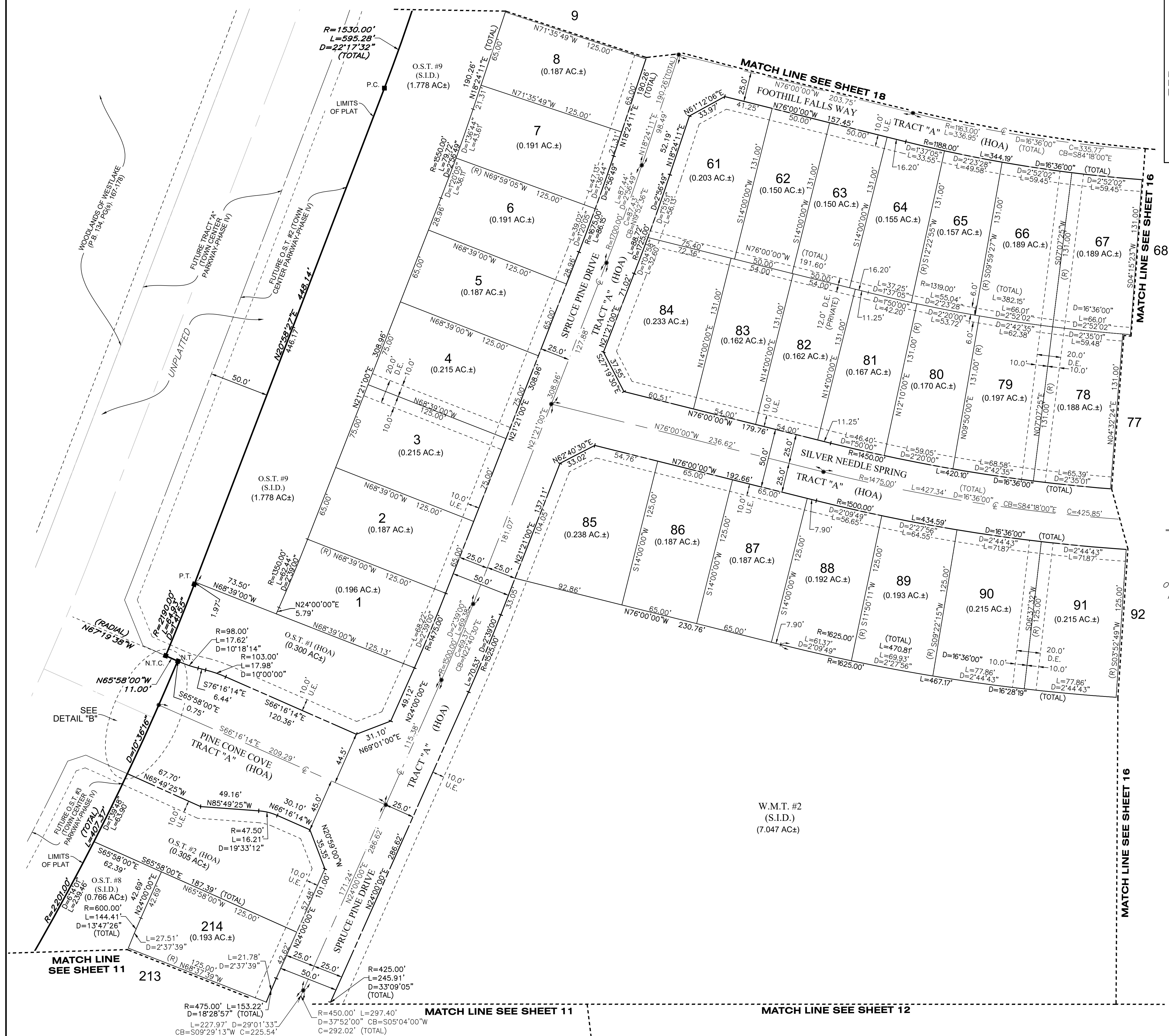
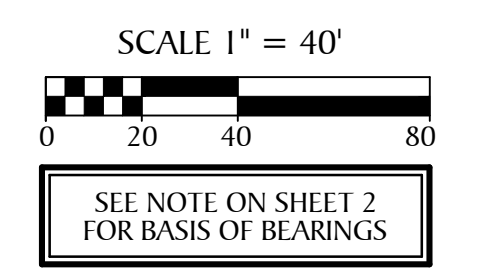
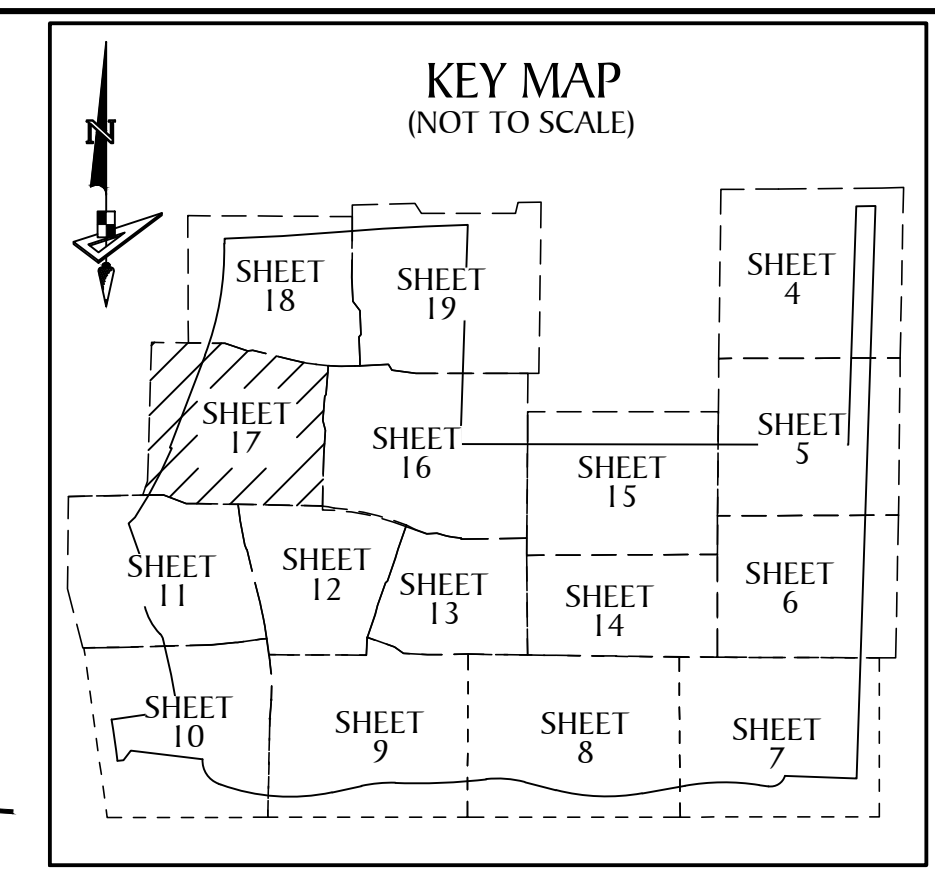
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THE PINES OF WESTLAKE - PHASE I
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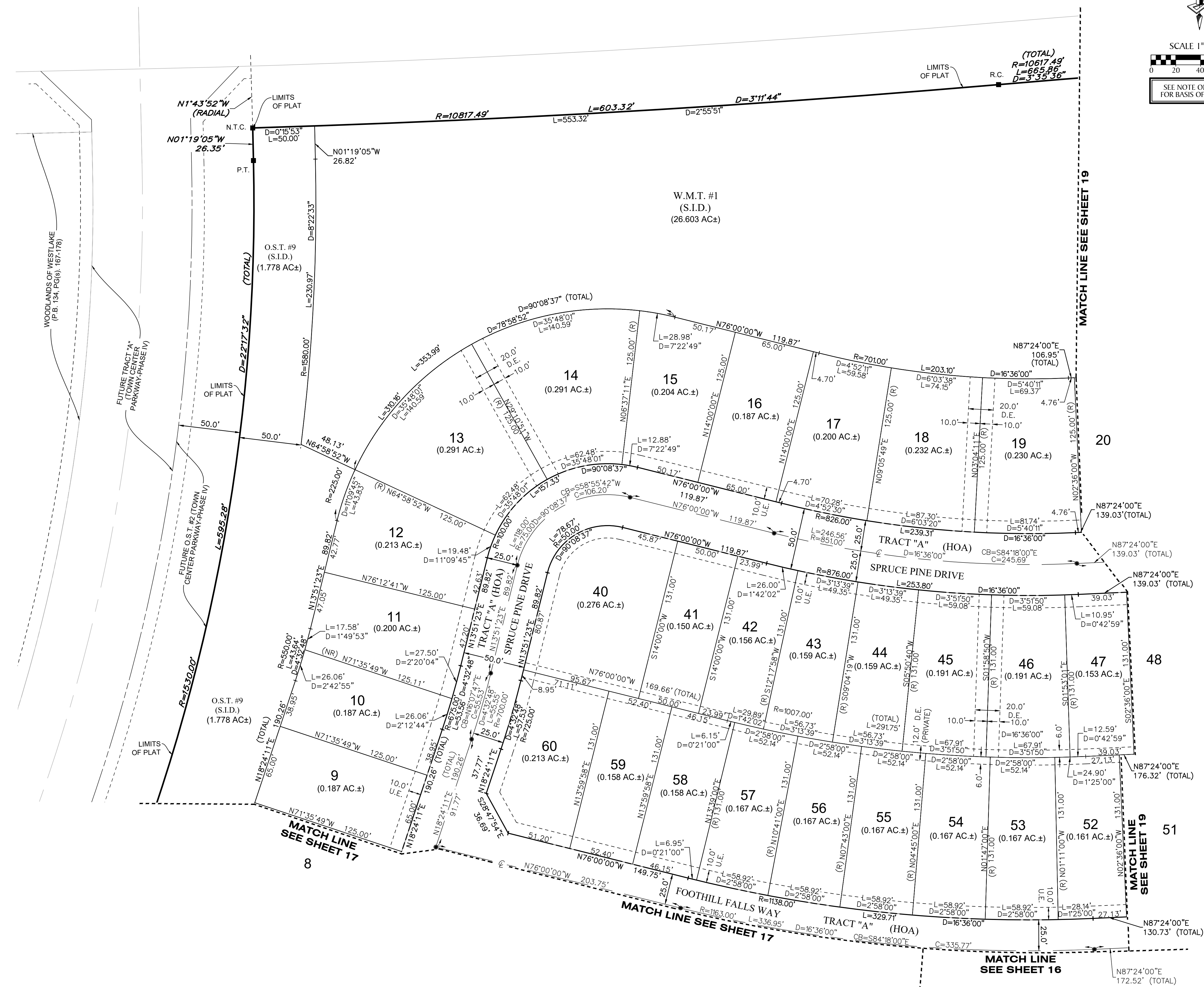
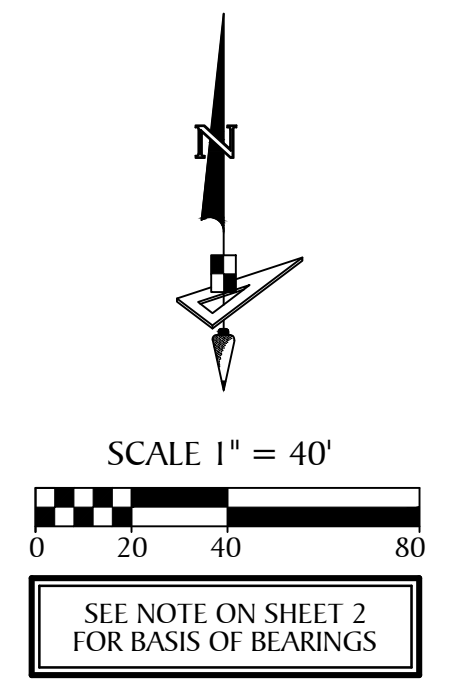
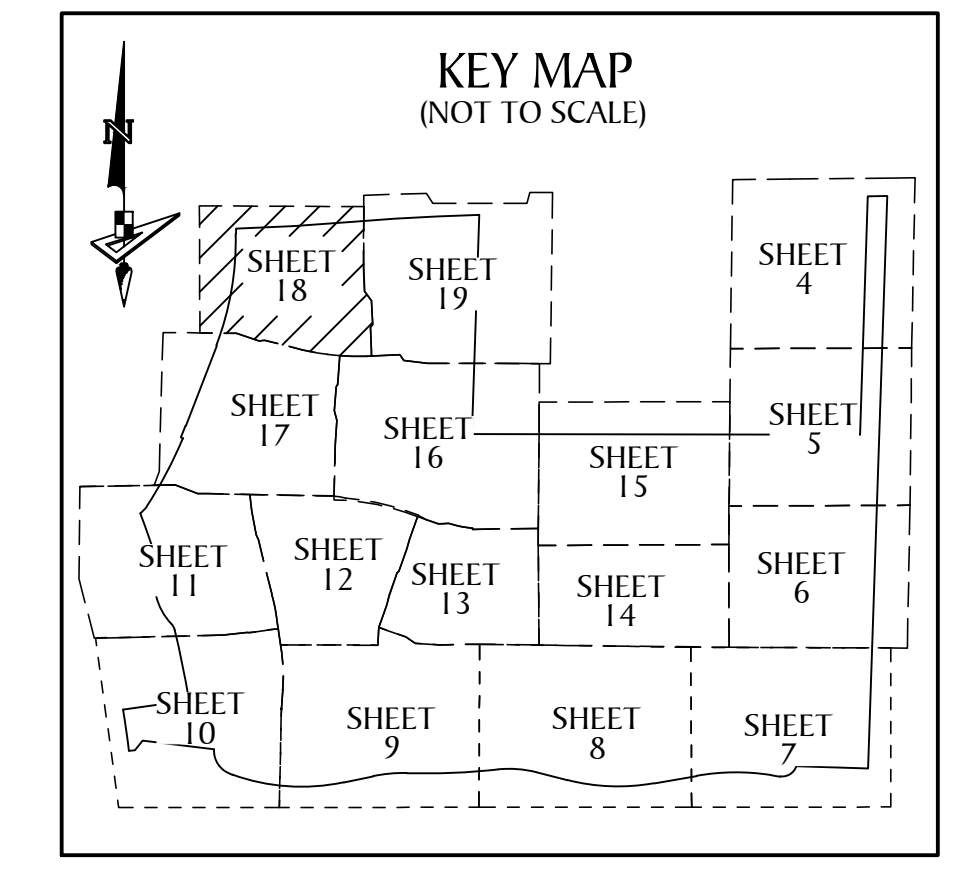


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THE PINES OF WESTLAKE - PHASE I

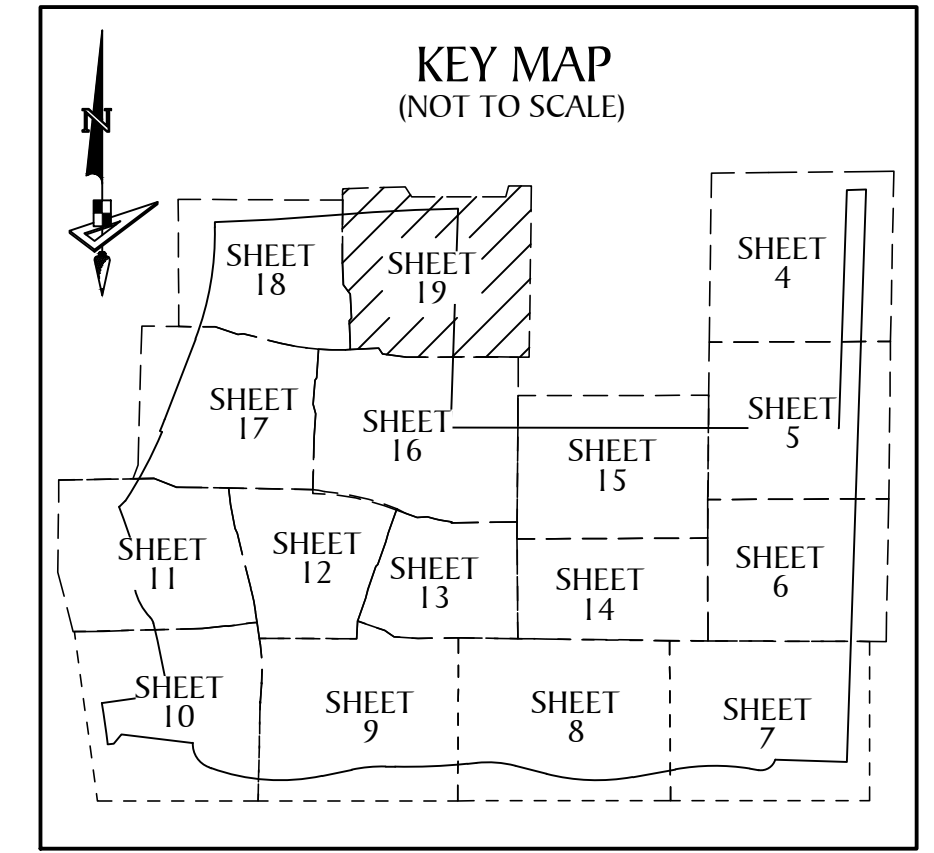
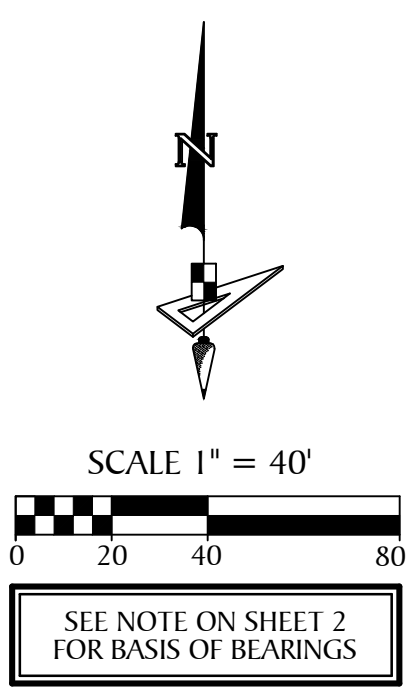
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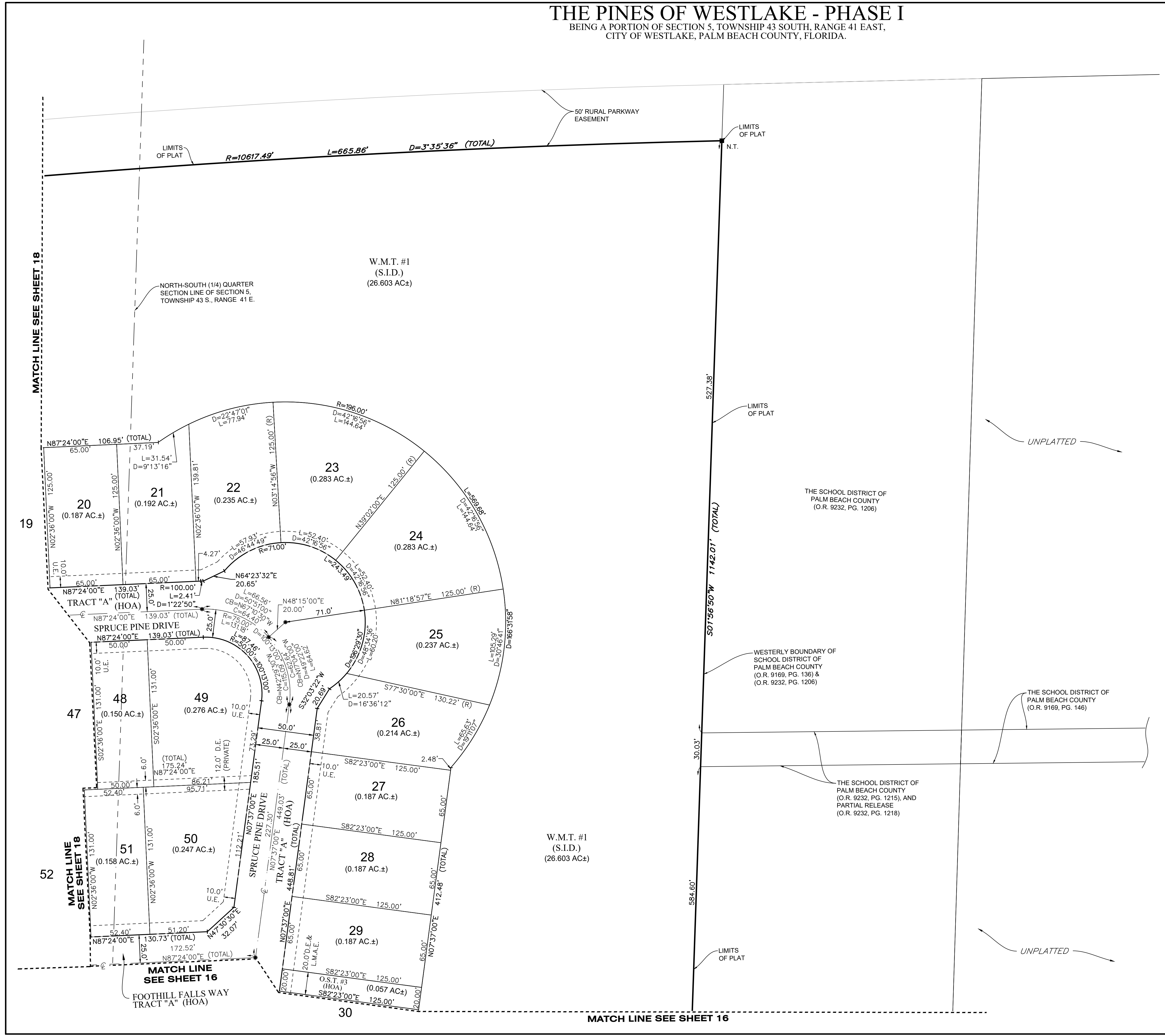
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THE PINES OF WESTLAKE - PHASE I
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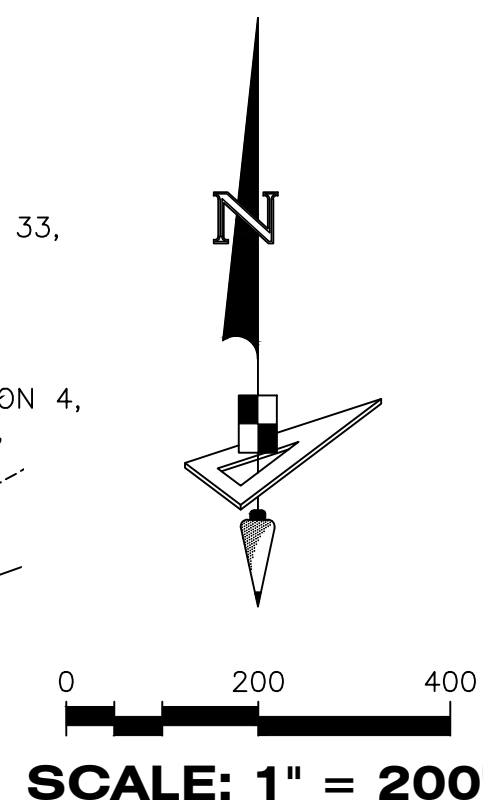
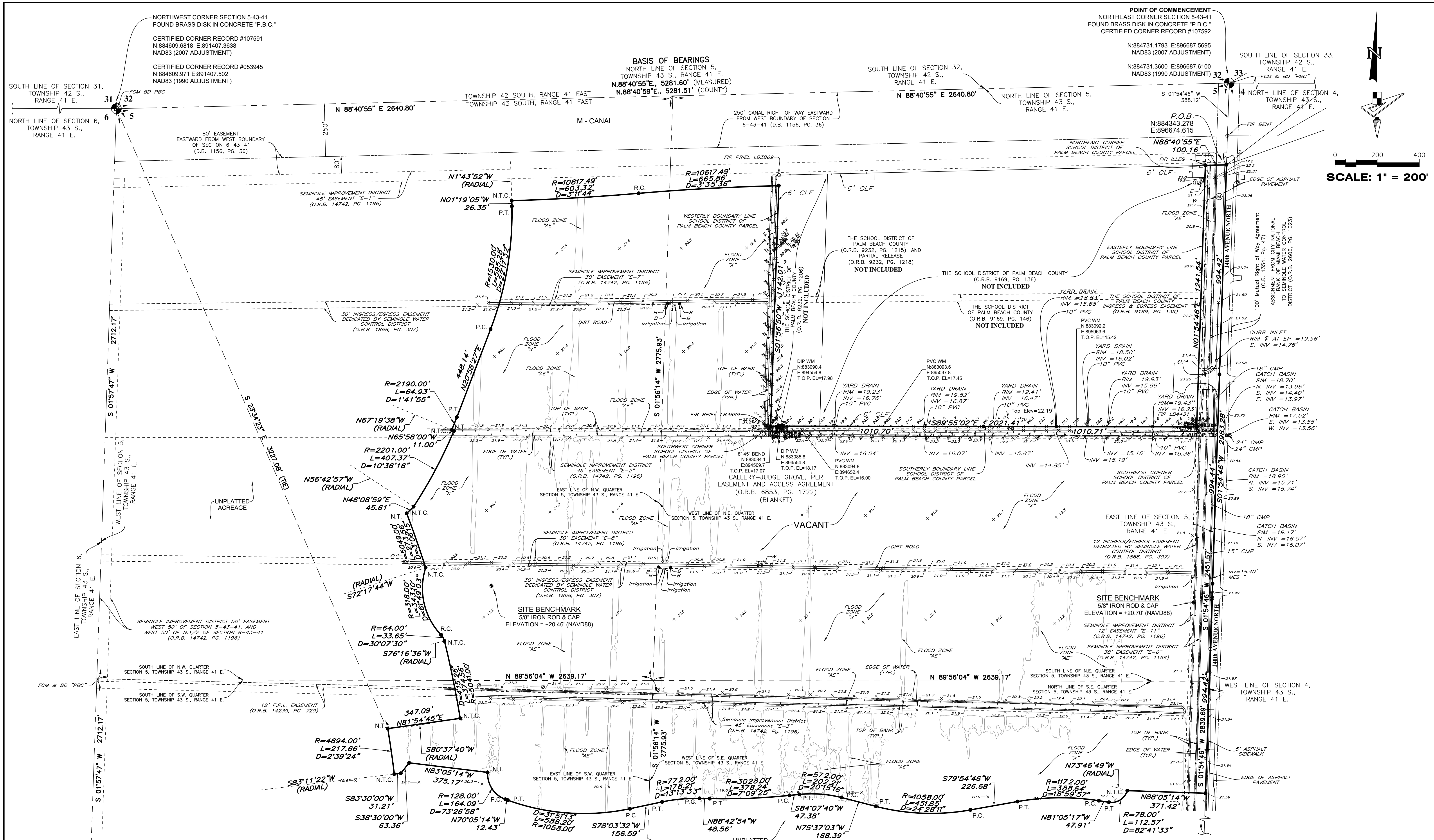
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SHEET 19 OF 19 SHEETS

Exhibit 'C'
The Pines of Westlake – Phase I
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



LEGEND

P.B. ----- Plat Book	FCM ----- Found Concrete Monument	W ----- Buried Water Main Warning Marker) ----- Guy Anchor
O.R.B. ----- Official Records Book	● ----- Set 5/8" Iron Rod and Cap LB7768	W@ ----- Manhole	NAVD ----- North American Vertical Datum
D.B. ----- Deed Book	LB ----- Licence Business	WAR@ ----- Water Air Release Manhole	OU ----- Overhead Utility Lines
Pg(s) ----- Page(s)	BD ----- Brass Disk	WARV@ ----- Water Air Release Valve	TOB ----- Top Of Bank
R ----- Curve Radius	PBC ----- Palm Beach County	WGV ----- Water Gate Valve	EW ----- Edge Of Water
L ----- Curve Length	FPL ----- Florida Power & Light	W ----- Water Meter	CLF ----- Chain Link Fence
D ----- Curve Delta	(TYP.) ----- Typical	⊕ ----- Fire Hydrant	----- Location of reading
R.C. ----- Reverse Curve	INV ----- Invert Elevation	⊕ ----- Electric Meter	
N.T. ----- Non-Tangent	Elev ----- Elevation	⊕ ----- Utility Pole	
N.T.C. ----- Non-Tangent Curve	PVC ----- Polyvinyl Chloride Pipe	CLF ----- Chain Link Fence	
C.C. ----- Compound Curve	CMP ----- Corrugated Metal Pipe	⊕ ----- Bollard	
FIR ----- Found Iron Rod	MES ----- Mitered End Section	⊕ ----- Sign	

**Westlake - Pod V
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC.	
No.	Date	Description	Dwn.	Last Date of Field Survey: 09/10/2022

Drawn: DJJ Date: 04/26/2022 Data File: -
 Check: GAR P.C.: CK Field Book: 2022-11W67-69
 Section: 05 Twn. 43 S. Rng. 43 E. Job # POD_V_BS/TS

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Sheet No. 02 of 02 Sheets

© 2022 WESTLAKE COMMUNITIES, LLC. ALL RIGHTS RESERVED. DRAWN BY: SERGIO MACHADO. ON: 02/26/2022 11:58 AM. LAST SAVED BY: SERGIO, ON:



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

DATE: 11/21/2022
PETITION NUMBER: ENG-2022-04
DESCRIPTION: Pod V Phase I (The Pines) Plat
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat & Boundary Survey Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

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

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

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

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

File Attachments for Item:

B. QUASI JUDICIAL - A Resolution for the Plat of Pod V-2

Submitted By: Engineering

RESOLUTION 2023-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF POD V-2, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		January 3, 2023	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Pod V-2		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 6.640 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>	A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF POD V-2, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

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CITY OF WESTLAKE

RESOLUTION NO. 2023-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF POD V-2, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Pod V-2, being a portion of Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 6.640 acres as described in Exhibit "A", attached hereto; and

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

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

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WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

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WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City's Land Development Regulations and Florida law.

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

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

36
37

SECTION 2. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Pod V-2, as

1 described in the attached Exhibit "A", containing approximately 6.640 acres,
2 which is located in the City of Westlake, and in Palm Beach County, Florida.

3 **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be
4 and the same are repealed to the extent of such conflict.

5 **SECTION 4.** The applicant shall provide a certified copy of the recorded
6 plat to the City and the applicant shall cover the costs of recording the plat in the
7 public records in and for Palm Beach County Florida.

8 **SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in
9 conflict herewith are hereby repealed to the extent of such conflict.

10
11 **SECTION 6. SEVERABILITY.** If any clause, section, other part or
12 application of this Resolution is held by any court of competent jurisdiction to be
13 unconstitutional or invalid, in part or application, it shall not affect the validity of
14 the remaining portions or applications of this Resolution.

15
16 **SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect
17 immediately upon its passage and adoption.

18
19 **PASSED AND APPROVED** by City Council for the City of Westlake, on this
20 ___ day of _____ 2023.

21
22
23
24 _____
25 City of Westlake
26 JohnPaul O'Connor, Mayor
27

28 _____
29 Zoie Burgess, City Clerk
30
31
32
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CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-11
DESCRIPTION: Review of Plat for Pod V-2
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pod V-2

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The approval by the Seminole Improvement District's Engineering Department is scheduled for January 2, 2023, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for January 3, 2023.

Discussion

This submittal is for Pod V-2, which will contain 6.640 acres and is considered a "Future Development" Tract. Pod V-2 is located in the northeast portion of Westlake, south of both East Town Center Parkway, northeast of Pod S Orchards of Westlake, and west of Pod V The Pines of Westlake, as shown in the graphics below.

Location Map



WESTLAKE MASTER PLAN





The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

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

Conclusion

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

Exhibit 'A'
Pod V-2
LEGAL DESCRIPTION

DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°57'47"W., ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°56'04"E., DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1336.65 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.77°40'53"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°44'32", A DISTANCE OF 470.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2190.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'36", A DISTANCE OF 381.34 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.69°11'29"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET AND A RADIAL BEARING OF S.72°01'51"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.76°22'14"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.81°54'45"W., A DISTANCE OF 347.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.80°31'58"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'04", A DISTANCE OF 233.58 FEET TO
POINT OF BEGINNING.

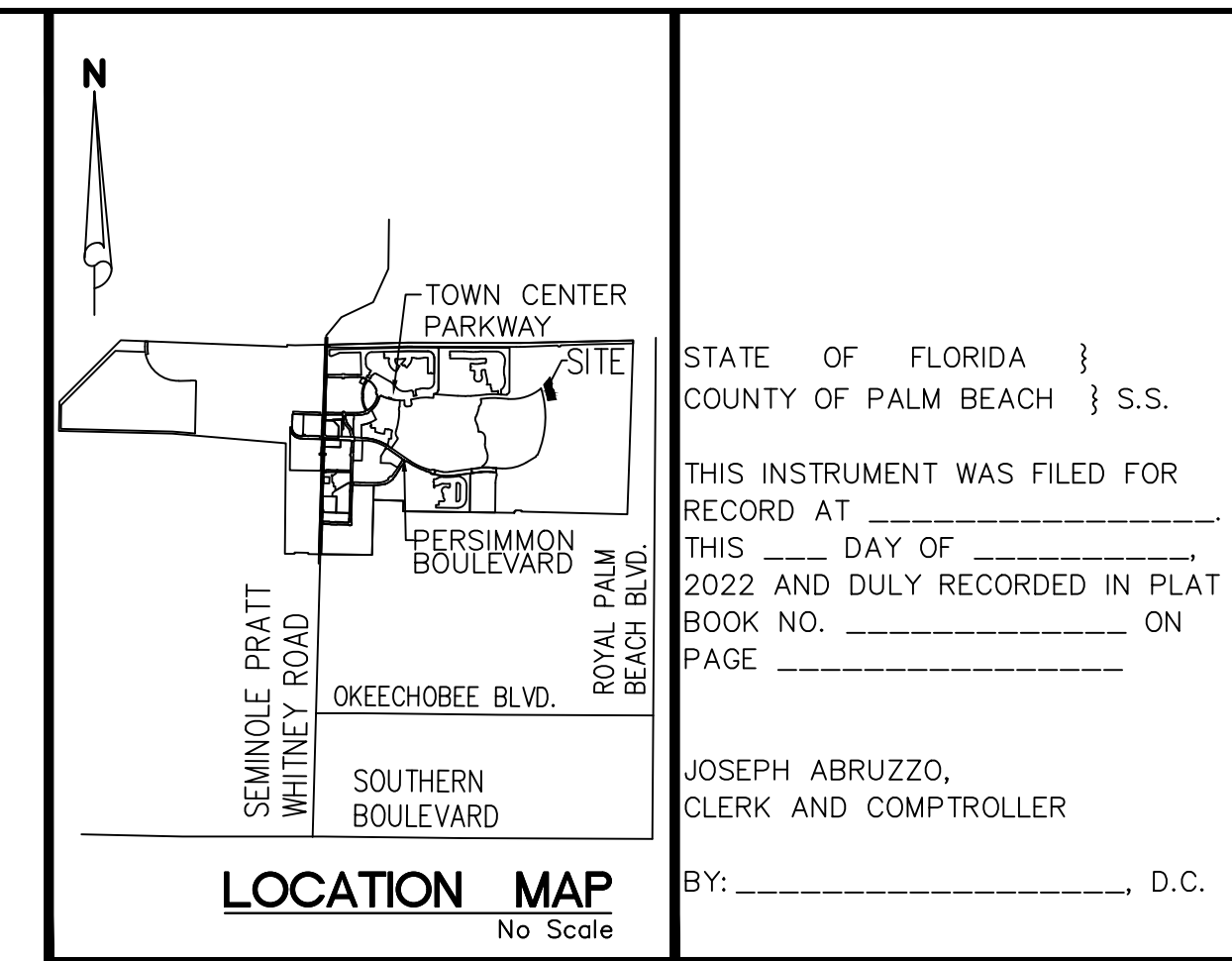
CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

Exhibit 'B'
Pod V-2
PLAT

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POD V-2

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT THIS DAY OF 2022 AND DULY RECORDED IN PLAT BOOK NO. ON PAGE. JOSEPH ABRUZZO, CLERK AND COMPTROLLER BY: CLERK'S SEAL

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS POD V-2, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°57'47"W., ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°56'04"E., DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1336.65 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.77°40'53"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°44'32", A DISTANCE OF 470.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2190.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'36", A DISTANCE OF 381.34 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.69°11'29"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET AND A RADIAL BEARING OF S.72°01'51"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.76°22'14"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.81°54'45"W., A DISTANCE OF 347.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.80°31'58"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'04", A DISTANCE OF 233.58 FEET TO POINT OF BEGINNING.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

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

DEDICATION:

"FUTURE DEVELOPMENT" TRACT

TRACT "FUTURE DEVELOPMENT", AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

UTILITY EASEMENTS

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

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF , 2022.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: SIGNATURE (PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF , 2022.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS DAY OF , 20 , BY JOHN CARTER, AS PRESIDENT FOR WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE (PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS DAY OF , 20 .

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

WITNESS: PRINT NAME:

PRINT NAME:

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: SIGNATURE (PRINT NAME) - NOTARY PUBLIC

(SEAL)

AREA TABULATION (IN ACRES)

"FUTURE DEVELOPMENT" TRACT: 6.789 TOTAL ACRES, MORE OR LESS: 6.789

SURVEYOR & MAPPER'S CERTIFICATE

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

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

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

SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE MINTO PBLH, LLC WESTLAKE MASTER HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL

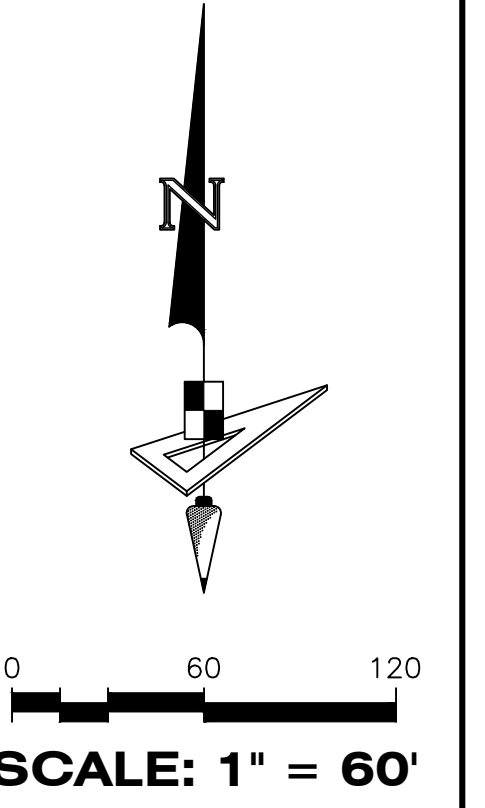
GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 SHEET 01 OF 02 SHEETS

DATE: 08/25/2022 12:29 PM LAST SAVED BY: GSSCHALL ON: 08/25/2022 12:29 PM PLOTTED BY: KEVIN SCHALL ON: 08/25/2022 12:29 PM

POD V-2

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

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



COORDINATES SHOWN HEREON ARE
FLORIDA STATE PLANE GRID
DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.01°57'47"W. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

LEGEND

P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R.I. -----	RADIAL INTERSECTION
R.C. -----	POINT OF REVERSE CURVATURE
C.C. -----	POINT OF COMPOUND CURVATURE
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
AC -----	ACRES
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

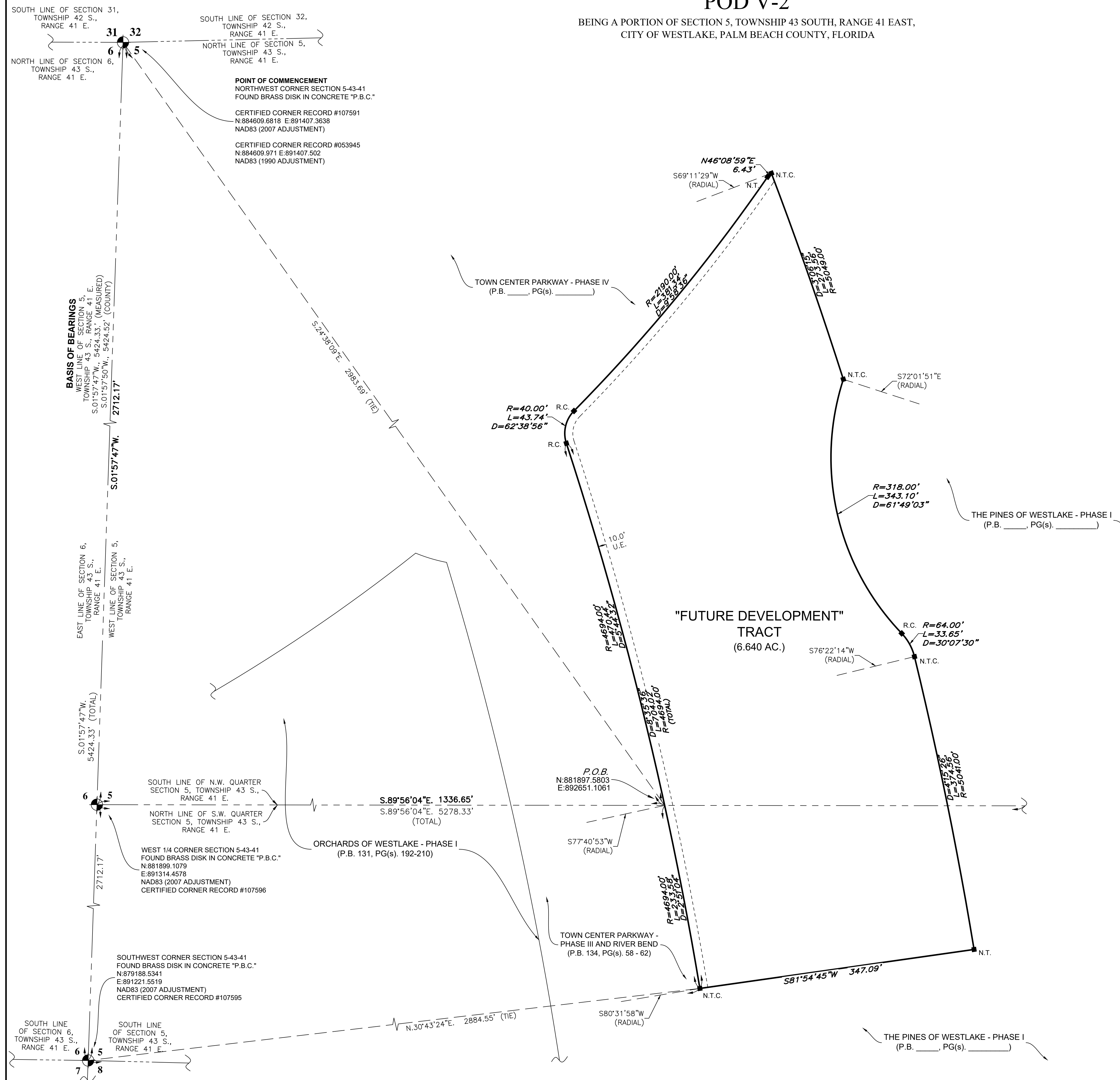
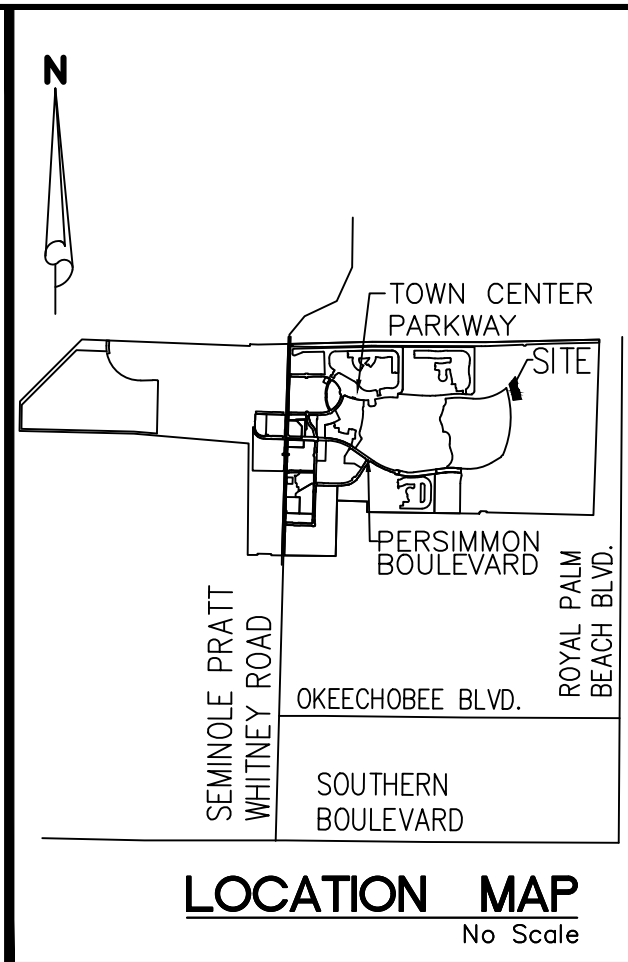


Exhibit 'C'
Pod V-2
TOPOGRAPHICAL SURVEY

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LEGAL DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°57'47"W., ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°56'04"E., DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1336.65 FEET TO THE **POINT OF BEGINNING**. ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.77°40'53"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°44'32", A DISTANCE OF 470.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2190.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'36", A DISTANCE OF 381.34 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.69°11'29"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET AND A RADIAL BEARING OF S.72°01'51"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.76°22'14"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.81°54'45"W., A DISTANCE OF 347.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.80°31'58"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'04", A DISTANCE OF 233.58 FEET TO **POINT OF BEGINNING**.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.01°57'47"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X". ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12089C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2022 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.57 FEET (NAVD 88).
- 9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- 12) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - d) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

LEGEND

- P.B. ----- Plat Book
- O.R.B. ----- Official Records Book
- NAVD ----- North American Vertical Datum
- D.B. ----- Deed Book
- Pg(s). ----- Page(s)
- R ----- Curve Radius
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- R.C. ----- Revise Curve
- N.T. ----- Non-Tangent
- N.T.C. ----- Non-Tangent Curve
- C.C. ----- Compound Curve
- ----- Set 5/8" Iron Rod and Cap LB7768
- LB ----- Licence Business
- BD ----- Brass Disk
- AC ----- Acres
- PBC ----- Palm Beach County
- FPL ----- Florida Power & Light
- (TYP.) ----- Typical
- ∅ ----- Utility Pole
- ----- Overhead Utility Lines
- Y— ----- Top Of Bank
- :— ----- Edge Of Water



The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828

This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 8/18/2022 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

WESTLAKE - POD V2 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC.
No.	Date	Description	Drawn

LAST DATE OF FIELD SURVEY: 05/04/2022

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**

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

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

Drawn: DJS Date: 06/09/2022 Data File:
Check: GAR P.C.: CK Field Book: 2022-11W67 - 69
Section: 05 Twn. 43 S Rng. 41 E Job #: POD V2_BS/TS

Sheet No. 01 of 02 Sheets

DRAWN: WESTLAKE WESTLAKE - NAVD SURVEY - POD V2 - BS/TS - DWG PLOTTED BY: DENNIS SCHMIDT, ON: 8/18/2022 11:38 AM

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S.,
RANGE 41 E.

SOUTH LINE OF SECTION 32,
TOWNSHIP 42 S.,
RANGE 41 E.

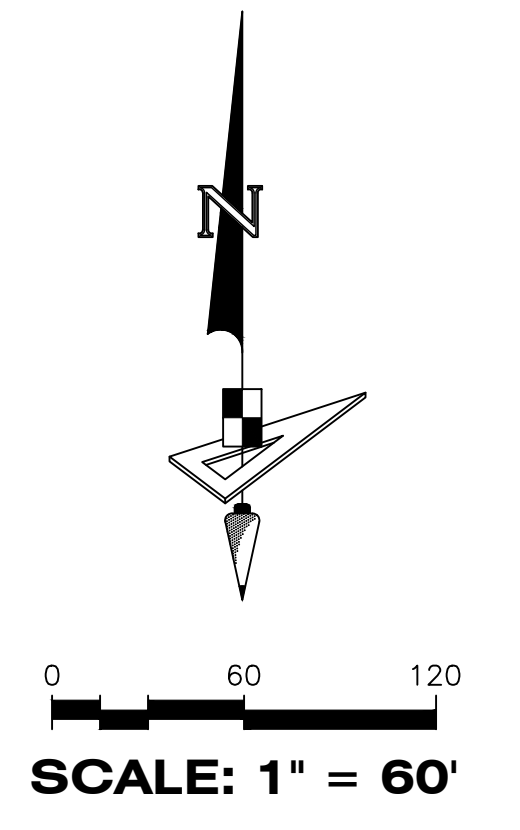
NORTH LINE OF SECTION 5,
TOWNSHIP 43 S.,
RANGE 41 E.

NORTH LINE OF SECTION 6,
TOWNSHIP 43 S.,
RANGE 41 E.

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107591
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)

CERTIFIED CORNER RECORD #053945
N:884609.971 E:891407.502
NAD83 (1990 ADJUSTMENT)



BASIS OF BEARINGS

WEST LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.
S.01°57'47"W, 5424.33' (MEASURED)
S.01°57'50"W, 5424.52' (COUNTY)

WEST LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.
S.01°57'47"W, 2712.17'

EAST LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.01°57'47"W, 5424.33' (TOTAL)

WEST LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.
S.01°57'47"W, 2712.17'

SOUTH LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.

SOUTH LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.

SOUTH LINE OF N.W. QUARTER
SECTION 5, TOWNSHIP 43 S.,
RANGE 41 E.

NORTH LINE OF S.W. QUARTER
SECTION 5, TOWNSHIP 43 S.,
RANGE 41 E.

WEST 1/4 CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:881899.1079 E:891314.4578
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107596

SOUTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:879188.5341 E:891221.5519
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107595

ORCHARDS OF WESTLAKE - PHASE I
(P.B. 131, PG(s). 192-210)

POINT OF BEGINNING
N:881897.5803 E:892651.1061

Seminole Improvement District
45' Easement "E-3"
(O.R.B. 14742, Pg. 1196)

TOWN CENTER PARKWAY -
PHASE III AND RIVER BEND
(P.B. 134, PG(s). 58 - 62)

N46°08'59"E
6.43' N.T.C.

R=40.00'
L=43.74'
D=62°38'56"

R=2100.00'
L=330.24'
D=9°24'36"

R=5049.00'
L=273.56'
D=3°06'15"

R=318.00'
L=343.10'
D=61°49'03"

R=64.00'
L=33.65'
D=30°07'30"

R=5041.00'
L=374.56'
D=4°15'26"

R=4894.00'
L=570.44'
D=5°14'32"

R=835.36'
L=704.00'
D=7°49'00"

R=4894.00'
L=570.44'
D=5°14'32"

S81°54'45"W
347.09'

S.24°38'09"E. 2383.69' (TIE)

S.89°56'04"E. 1336.65'
S.89°56'04"E. 5278.33'
(TOTAL)

N.30°43'24"E. 2884.55' (TIE)

S80°31'58"W
(RADIAL)

S72°01'51"E
(RADIAL)

S76°22'14"W
(RADIAL)

S77°40'53"W
(RADIAL)

S80°31'58"W
(RADIAL)

SEMINOLE IMPROVEMENT DISTRICT
30' EASEMENT "E-8"
(O.R.B. 14742, PG. 1196)

30' INGRESS/EGRESS EASEMENT
DEDICATED BY SEMINOLE WATER
CONTROL DISTRICT
(O.R.B. 1868, PG. 307)

SITE BENCHMARK
5/8" IRON ROD & CAP
ELEVATION = +21.06' (NAVD88)

SITE BENCHMARK
5/8" IRON ROD & CAP
ELEVATION = +20.65' (NAVD88)

12' F.P.L. EASEMENT
(O.R.B. 14239, PG. 720)

TOWN CENTER PARKWAY - PHASE IV
(P.B. _____, PG(s). _____)

THE PINES OF WESTLAKE - PHASE I
(P.B. _____, PG(s). _____)

VACANT
(6.640 AC.)

THE PINES OF WESTLAKE - PHASE I
(P.B. _____, PG(s). _____)

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30' EASEMENT "E-8"
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12' F.P.L. EASEMENT
(O.R.B. 14239, PG. 720)

TOWN CENTER PARKWAY - PHASE IV
(P.B. _____, PG(s). _____)

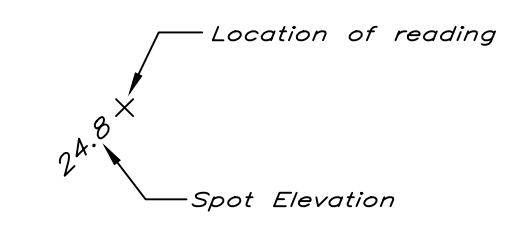
THE PINES OF WESTLAKE - PHASE I
(P.B. _____, PG(s). _____)

VACANT
(6.640 AC.)

THE PINES OF WESTLAKE - PHASE I
(P.B. _____, PG(s). _____)

LEGEND

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- Top Of Bank
- Edge Of Water



**WESTLAKE - POD V2
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC.
Last Date of Field Survey: 05/04/2022



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
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Drawn: DJS Date: 06/09/2022 Data File:
Check: GAR P.C.: CK Field Book: 2022-11W67 - 69
Section: 05 Twn. 43 S Rng. 41 E Job #: POD V2_BS/TS

Sheet No. 02 of 02 Sheets

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

DRAWN BY: DENNIS SCHALL, ON: 05/04/2022 11:38 AM
PLOTTED BY: DENNIS SCHALL, ON: 05/04/2022 12:31 PM
LAST SAVED BY: DENNIS SCHALL, ON: 05/04/2022 11:38 AM



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE:	10/14/2022
PETITION NUMBER:	ENG-2022-11
DESCRIPTION:	Pod V-2 Plat
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Plat & Boundary Survey Review
LOCATION:	Westlake, Florida
STAFF REVIEW:	RECOMMENDED APPROVAL

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

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

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

Suzanne Dombrowski, P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: sdombrowski@chenmoore.com

File Attachments for Item:

A. SECOND READING: Ordinance 2022-15 – Temporary Structures and Uses.

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED “TEMPORARY STRUCTURES AND USES”; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		1/3/23	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 2022-15 – Temporary Structures and Uses.		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approved Ordinance 2022-15 “Temporary Structures and Uses”.		
SUMMARY and/or JUSTIFICATION:		This Ordinance establishes provisions for temporary structures and uses. Provides regulations of sale models, temporary constructions trailers and portable storage units. Establishes a matrix for temporary structures and temporary uses.		
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 2022-15: Temporary Structures and Uses.			
SELECT, if applicable	RESOLUTION:		ORDINANCE: 2022-15	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank)</i> <u>Please keep text indented.</u>	<p style="text-align: center;">ORDINANCE NO. 2022-15</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES BY CREATING ARTICLE _____ ENTITLED “TEMPORARY STRUCTURES AND USES”; PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES; PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):				\$

1
2
3 **ORDINANCE NO. 2022-15**

4 **AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE,**
5 **FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY CREATING**
6 **ARTICLE _____ ENTITLED "TEMPORARY STRUCTURES AND USES";**
7 **PROVIDING FOR THE REGULATION OF TEMPORARY STRUCTURES AND USES;**
8 **PROVIDING FOR THE ESTABLISHMENT OF A MATRIX FOR TEMPORARY**
9 **STRUCTURES AND TEMPORARY USES; PROVIDING FOR THE REGULATION OF**
10 **SALE MODELS; PROVIDING FOR THE REGULATION OF TEMPORARY**
11 **CONSTRUCTION TRAILERS AND PORTABLE STORAGE UNITS; PROVIDING FOR**
12 **CODIFICATION; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR**
13 **SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

14
15 **WHEREAS,** the City seeks to promote quality development within the City
16 of Westlake in the short and long term; and

17
18 **WHEREAS,** the City Council finds it in the public's interest to establish
19 policies and procedures to allow for consistent, flexible, creative, and economically
20 beneficial development within the City of Westlake while protecting health, safety,
21 and general welfare of individuals and the community at large.

22
23 **NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY**
24 **FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:**

25
26 **SECTION 1.** Recitals. The foregoing recitals are confirmed, adopted and
27 incorporated herein and made a part hereof by this reference.

28 **SECTION 2.** The City Council hereby creates Article _____ as
29 follows:

30
31 **ARTICLE _____ . TEMPORARY STRUCTURES AND USES**

32
33 **Section 1. Temporary structures and uses. All temporary uses and/or**
34 **structures which are not otherwise treated by these LDRs as a permitted use or**
35 **conditional use in a particular zoning district, which are not otherwise subject to a**
36 **special event permit, and which are not otherwise prohibited under the terms of**
37 **these LDRs may be conducted or erected after obtaining a temporary permit. This**
38 **section shall not override, and shall not substitute for, any other section of these**
39 **LDRs which requires another type of permit, certificate, or approval.**

- 1 (a) **Authorization.** The City Manager is authorized to issue a permit for
2 temporary structures and temporary uses. The City Manager may impose
3 reasonable conditions upon the Temporary Permit.
- 4 (b) **Application Review and Approval.** An application for temporary use shall
5 be submitted and reviewed in conformance with the procedures contained
6 in these LDRs. Notice and public hearing requirements shall not apply to
7 Temporary Permits. Temporary Permits application forms, along with all
8 established and required fees, documents, and plans, shall be submitted to
9 the Planning and Zoning department and Building department. All tax-
10 exempt organizations who qualify under section 501 of the Internal
11 Revenue Code are exempt from payment of the Temporary Permit fee.
- 12 (c) **Duration.** Unless otherwise provided below, permits for temporary
13 structures shall be limited as to time of service, but generally shall not be
14 permitted for more than six (6) months. The City Manager is authorized to
15 grant extensions for demonstrated cause.
- 16 (d) **Construction and Site Requirements.**
- 17 a. Temporary structures shall conform to the applicable structural
18 strength, fire safety, means of egress, accessibility, light, ventilation,
19 electrical, and sanitary requirements of the Florida Building Code
20 provisions governing temporary structures. A building permit or
21 temporary certificate of occupancy may be required, as determined
22 by the Building Official, before any structure used in conjunction with
23 the temporary use is constructed or modified. Adequate on-site solid
24 waste containers may be required.
- 25 b. The City Manager is authorized to give permission to temporarily
26 permit the supply and use of power for the construction and function
27 of temporary structures and uses, consistent with any requirements
28 specified for temporary lighting, heat or power in Chapter 27 of the
29 Florida Building Code, as reasonably interpreted by the Building
30 Official.
- 31 (e) **Use Compatibility:** The temporary use must be compatible with the
32 purpose and intent of the LDRs and the zoning district in which it will be
33 located. The temporary use shall not impair the normal, safe, and effective
34 operation of a permanent use on the same site. The temporary use shall not
35 endanger or be materially detrimental to the public health, safety, or welfare
36 or injurious to property or improvements in the immediate vicinity of the
37 temporary use, given the nature of the activity, its location on the site, and
38 its relationship to parking and access points.

- 1 (f) **Cessation.** Upon cessation of the temporary use, any structure associated
 2 with the temporary use shall be promptly removed and the site shall be
 3 returned to its previous condition, including the removal of all trash, debris,
 4 signage, or other evidence of the temporary use.
- 5 (g) **Traffic Circulation:** The temporary use shall not cause undue traffic
 6 congestion or accident potential as determined by the City Engineer, given
 7 anticipated attendance and the design of adjacent streets, intersections and
 8 traffic controls. If off-site parking is to be utilized, permission must be in
 9 writing from the subject property owner who must demonstrate that the
 10 parking requirement of the temporary use does not cause the permanent
 11 loss of legally required parking spaces for the site.
- 12 (h) **Nuisance and Revocation.** Any temporary structure or use that becomes a
 13 nuisance, violates the conditions of the permit, endangers the public health
 14 or safety, is not maintained in accordance with this Chapter, poses an
 15 immediate threat to public health, safety, or welfare shall be immediately
 16 subject to revocation by the City Manager. The City Manager may revoke a
 17 temporary use permit if it is determined that the applicant has
 18 misrepresented any material fact on the application or any supporting
 19 materials, or the operation of the temporary use violates any statute, law,
 20 ordinance or regulation.

21 **Section 2. Permitted Temporary Uses and Structures.**

22 **Table X.X Temporary Structures and Use Permit Matrix**

<u>Table X.X</u>				
<u>Temporary Uses and Structures:</u>	<u>Permit</u>	<u>Review Dept.</u>	<u>Duration¹</u>	<u>Number of Permits/Year²</u>
<u>Sales Models</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 5</u>	<u>N/A</u>
<u>Sales and Management office</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 5</u>	<u>N/A</u>
<u>Temporary Emergency Structure</u>	<u>N</u>	<u>Planning & Zoning and Building</u>	<u>N/A</u>	<u>N/A</u>
<u>Tents Accessory to Non-residential uses⁶</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>90 Days</u>	<u>4/year</u>
<u>Temporary</u>	<u>Y</u>	<u>Planning &</u>	<u>See Note</u>	<u>N/A</u>

<u>Construction trailer</u>		<u>Zoning and Building</u>	<u>3</u>	
<u>Portable Storage Units (PSUs)</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>14 calendar days</u>	<u>2/year</u>
<u>Temporary Signs</u>	<u>Y</u>	<u>Planning & Zoning and Building</u>	<u>See Note 4</u>	<u>2/year</u>
<u>Notes:</u>				
<u>1. Duration is defined as consecutive calendar days.</u>				
<u>2. Each permit or extension requires a separate payment.</u>				
<u>3. Construction and sales trailers may be permitted for the duration of construction activities.</u>				
<u>4. Temporary Signs are defined in the LDRs and are regulated by Section 6.35.</u>				
<u>5. Use shall be temporary and shall expire upon the issuance of the last Certificate of Occupancy of any developments using the models within City boundaries.</u>				
<u>6. These requirements do not apply to tents permitted under the Special Events Ordinance (2022-03).</u>				

1

2 (a) **Sales Models.** A builder, contractor, or developer may use any
3 building within any zoning district as a sales model. Sales models shall be clearly
4 depicted on the development site plan. Use of a building as a sales model is
5 contingent upon issuance of a certificate of occupancy and compliance with this
6 section. A building shall be used as a sales model primarily for the purpose of the
7 sale of similar buildings and land sites by the builder, contractor, or developer. The
8 sales model may be used as a construction office or general office. Construction
9 equipment or maintenance equipment shall not be parked or stored temporarily in
10 a location outside the Sales Model that is visible from the public rights of way or
11 adjacent properties unless appropriately screened. The City Manager may review
12 periodically and in the event of non-compliance with this Chapter or expiration,
13 shall provide a 30 day notice to applicant if permit is subject to closure. The permit
14 holder may submit information to the City Manager within that 30 days after
15 receipt of such notice to show evidence of compliance and that use is consistent
16 with this section and may appeal a decision to close a permit to the City Council.
17 Residential sales models may be sold as residences after their temporary use as a
18 sales model has expired.

19 (b) **Sales and Management Office.** Use of a sales and/or management
20 office shall be limited to on-site office work with no overnight habitation.

1 (c) **Temporary Emergency Structure.** This section is intended to allow
2 placement or erection of temporary structures that address immediate public
3 needs including but not limited to temporary fire stations, hurricane shelters, utility
4 facilities and other similar public facilities.

5 a. **Determination of Public Emergency.** The City Manager may
6 authorize in any district the issuance of a building permit for a
7 temporary structure upon determination that a public emergency
8 exists or an overwhelming public purpose is served by the
9 temporary permit.

10 (d) **Tents accessory to non-residential use.** A tent not part of a Special
11 Event Permit, may be used as a temporary structure for non-residential purposes
12 accessory to the principal use subject to the Planning and Zoning Director's
13 approval as a special use and the standards contained in this subsection.

14 a. **Frequency.** The use of the tent and the proposed non-residential use
15 or event shall not exceed four times per calendar year, at any given
16 parcel.

17 b. **Duration.** The tent may be used for a maximum period of ninety (90)
18 days provided that an additional thirty-day administrative
19 extension may be approved subject to the Planning and Zoning
20 Director's finding that the tent and use continue to meet all the
21 applicable requirements of these LDRs and the Building Code, and
22 the tent and use is in harmony with the surrounding area.

23 c. **On-Site Location.** The tent shall be located on the lot so that it does
24 not adversely interfere with on-site circulation and shall not be
25 located in any required parking space(s). All setback requirements
26 of the underlying district shall be met.

27 d. **Access.** The primary access for the use shall not cause traffic to flow
28 through nearby residential areas. Back-out parking directly onto a
29 public street shall be prohibited.

30 (e) **Temporary Construction Trailer.** Temporary construction trailers,
31 temporary structures, vehicles and attendant parking and storage areas are
32 permitted subject to the requirements below.

33 1. Use of this facility shall be limited to storage and on-site office work
34 with no overnight habitation.

35 2. Condition. Trailers, temporary structures, or vehicles used for
36 construction offices on a construction site or in a subdivision shall only

- 1 be permitted during the period of construction and only after a building
2 permit for the construction job has been issued.
3 3. Duration. The construction trailer, temporary structures, or vehicles
4 used for construction offices shall remain on site only for the duration of
5 the permitting and building of the construction project.
6 4. Location. The construction trailer, temporary structures, vehicles and
7 attendant parking and storage areas shall be located on site so as not to
8 interfere with safe ingress and egress to developed areas or areas under
9 construction. All temporary structures and construction trailers shall be
10 located on the site adhering to the setback requirements as required by
11 the applicable zoning district, unless such setbacks cannot be met due to
12 special conditions or circumstances.
13 5. Removal. The construction trailer, temporary structures, vehicles and
14 attendant parking and storage areas shall be removed if construction
15 ceases for more than five (5) months unless it can be demonstrated that
16 construction will proceed within thirty (30) days from notice from the
17 City.
18 6. Certificate of occupancy. The construction trailer, temporary
19 structures, vehicles and attendant parking and storage areas shall be
20 removed no later than thirty (30) days after the final certificate of
21 occupancy for the construction project is issued.
22 7. Abandonment. Abandoned trailers, temporary structures, vehicles and
23 attendant parking and storage areas shall not be permitted on the site.
24 8. Unsafe structure. If all building permits for the construction project
25 have expired, and no further permits have been issued for six (6)
26 months, the trailer shall be removed from the property immediately.
27 Upon notice from the City any trailers, temporary structures, vehicles
28 and attendant parking and storage areas which have been abandoned
29 under these provisions shall be considered an unsafe structure and shall
30 be abated pursuant to the City Building Code.

31
32 (f) **Portable storage units (PSUs)** shall be allowed in all residential zoning
33 **districts and in residential areas in mixed use zoning districts so long as the**
34 **following conditions are met:**

- 35 1. PSUs must be placed on driveways or approved parking areas;
36 and
37 2. PSUs are allowed at a location for no more than 14 calendar
38 days per placement with no more than two placements per year.
39

40 (g) **Exceptions.** A permit for temporary structures or uses are not
41 **required when:**

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- a. such use or structure is part of a construction project by or for the City or SID; provided however a building permit shall be required.
- b. such use or structure shall be at a site that has been approved for or is customarily associated with special events.
- c. a special events permit has been obtained.

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

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

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

SECTION 6. Effective Date. This ordinance shall be effective upon adoption on second reading.

1 **PASSED** this ____ day of _____, 2022, on first reading.
2 **PUBLISHED** on this ____ day of _____, 2022 in the Palm Beach Post.
3 **PASSED AND ADOPTED** this ____ day of _____, 2022, on second reading.

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

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

10
11 APPROVED AS TO LEGAL FORM:

12
13 _____
14 OFFICE OF THE CITY ATTORNEY
15

File Attachments for Item:

A. Vision Zero City Resolution 2023-03

Submitted By: Administration

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE TO DESIGNATE AS A “VISION ZERO CITY”, ESTABLISHING A GOAL OF NO SEVERE TRAFFIC INJURIES WITHIN THE CITY OF WESLAKE’S BOUNDARIES; PROVIDING FOR THE ADOPTION OF VISION ZERO AS CITY POLICY FOR ALL ROADWAYS TO PROMOTE TRAFFIC AND PEDESTRIAN SAFETY WITHIN THE CITY OF WESTLAKE'S BOUNDARIES; AND PROVIDING AN EFFECTIVE DATE.

1 CITY OF WESTLAKE

2 RESOLUTION NO. 2022-03

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE TO
4 DESIGNATE AS A "VISION ZERO CITY", ESTABLISHING A GOAL OF NO
5 SEVERE TRAFFIC INJURIES WITHIN THE CITY OF WESTLAKE'S BOUNDARIES;
6 PROVIDING FOR THE ADOPTION OF VISION ZERO AS CITY POLICY for all
7 ROADWAYS TO PROMOTE TRAFFIC AND PEDESTRIAN SAFETY WITHIN
8 THE CITY OF WESTLAKE'S BOUNDARIES; AND PROVIDING FOR AN
9 EFFECTIVE DATE.

10
11 WHEREAS, the State of Florida is the most dangerous state for people walking,
12 consistent ranking number 1 on the Pedestrian Danger Index by Smart Growth America, with
13 the Miami-Fort Lauderdale-West Palm Beach urbanized area consistently ranking as one of
14 the worst metropolitan areas in the country; and

15 WHEREAS, 176 people in Palm Beach County and 3,189 people statewide die
16 annually on roadways;

17 WHEREAS, Vision Zero starts with the ethical belief that everyone has the right to
18 move safely in their communities, and that system designers and policy makers share the
19 responsibility to ensure safe systems for travel; and

20 WHEREAS, death and serious injuries are not acceptable for citizens, commuters,
21 guests, or others who live, work, or play in the City of Westlake (City); and

22 WHEREAS, key elements of the Vision Zero system include: reframing traffic fatalities
23 as preventable; focusing on system failure; reducing the impact of collisions; adopting a safe
24 system approach for vehicles, bicycles and pedestrians; data-driven decision making; and
25 viewing road safety as a social equity issue; and

26
27 WHEREAS, a roadway system with frequent crashes causes both travel delay and
28 drains fiscal resources of the city, creating a threat to the success of the residential
29 population and employment base, quality of life, and the reputation of the City to be a
30 desirable destination for future generations; and

31 NOW, THEREFORE, BE IT RESOLVED, by the Westlake City Council that:

32 Section 1. The City Commission hereby establishes the elimination of traffic fatality
33 and the reduction of serious injuries due to traffic accidents as a goal of the City of Westlake.

34
35 Section 2. The City Commission hereby adopts Vision Zero as the policy for road
36 and traffic safety in the City of Westlake and directs near and long- term traffic planning to
37 be based on Vision Zero principles.
38

39 Section 3: The City Council directs the City Manager to continue pursuing a Vision
40 Zero Action Plans for achieving the goals of the elimination of traffic fatality and the
41 reduction of serious injuries due to traffic crashes through adopting a safe system approach
42 for vehicles, bicycles and pedestrians, equitable engineering, enforcement, education, data-
43 driven decision making, and social equity considerations in road safety planning and
44 implementation.

45
46 Section 4. This resolution shall take effect immediately upon its adoption.

47
48 **PASSED AND APPROVED** by City Council for the City of Westlake, on this ____ day of
49 _____2023.

50
51
52 _____
53 City of Westlake

54 JohnPaul O'Connor, Mayor

55
56
57 _____
58 Zoie Burgess, City Clerk

File Attachments for Item:

B. Transportation - Complete Streets Policy

Submitted By: Administration

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPROVING AND ADOPTING THE CITY'S COMPLETE STREET POLICY; PROVIDING FOR
CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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CITY OF WESTLAKE

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPROVING AND ADOPTING THE CITY’S COMPLETE STREET POLICY;
PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council deems it to be in the best interests of the City to approve and adopt the City of Westlake’s Complete Street Policy;

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

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

SECTION 2. The City Commission of the City of Westlake, Florida, hereby approves and adopts the City of Westlake’s Complete Street Policy. A copy of the Policy is attached hereto as Exhibit “A”.

SECTION 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

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PASSED AND APPROVED by City Council for the City of Westlake, on this
___ day of _____ 2023.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

City of Westlake

Complete Street Policy

“Complete Streets” means a transportation philosophy that calls for streets to be constructed and operated in a way that considers the needs of all users and enables equitable and safe access. Complete Streets are planned, designed, constructed, operated, and maintained to safely and comfortably accommodate people of all ages and abilities, including pedestrians, cyclists, transit users, motorists, as well as freight and service operators.

The City of Westlake shall construct and operate a comprehensive Complete Streets transportation system that enables safe access, mobility, economic development, attractive public spaces, health, and well-being for all people. This Complete Streets policy recognizes that depending on context, streets may serve diverse activities, functions, and intensity of uses.

VISION & INTENT

Complete Streets contribute directly to the health, safety, economic vitality, environment, and quality of life in the City of Westlake. Through implementation of this Complete Streets Policy, City of Westlake will consistently plan, design, construct, and maintain transportation facilities that are safe, reliable, efficient, convenient and connected and that enable secure and comfortable access and mobility for users of all ages, abilities and transportation modes.

This policy directs City of Westlake decision-makers to consider all transportation system users when making decisions regarding transportation and land use planning to advance Complete Streets to the greatest extent possible, prioritizing safe access for vulnerable users and underinvested and underserved communities and ensuring social equity through improved access to jobs, health care and other community amenities.

This Transportation System may be achieved through projects that fully implement Complete Streets or projects that incrementally implement Complete Streets through a series of smaller improvements over time.

GOALS

1. Safety and Convenience for All Transportation Users

Create a transportation system that is designed and operated in ways that ensure the safety, security, comfort, access, and convenience for all users of all ages and abilities, including pedestrians, bicyclists, public transit users, emergency responders, transporters of commercial goods, motor vehicles, and freight providers.

2. Connected Facilities that Accommodate All Travel Modes

Create a transportation system that includes integrated networks of connected facilities accommodating all modes of travel.

3. Increase Walking, Bicycling, and Public Transit

Create a transportation system that encourages walking, bicycling and public transit.

4. Economic Development

Create a transportation system that promotes economic development and supports redevelopment of and connectivity to activity centers.

5. Equity

Create a transportation system that, to the greatest extent possible, ensures equity by actively pursuing the elimination of health, economic and access disparities.

6. Community Health & Sustainability

Create a transportation system that reduces automobile dependency and improves environmental and community health (i.e. reduce fossil fuel consumption & greenhouse gas emissions; decrease air and noise pollution; improve air quality; encourage social interaction and physical activity; preserve the natural environment; etc.).

APPLICABILITY

Except as otherwise stated below, this policy applies to all project phases undertaken by or under the authority of or subject to the supervision of City of Westlake, for the improvement of any street and public right of way (ROW), including planning, programming, design, acquisition of land, construction, construction engineering, reconstruction, rehabilitation, resurfacing, retrofit and operation. Accommodations for all modes of transportation to safely use the roadway shall be provided during construction or repair work.

In the case a project is within or connects to City of Westlake and is owned by another entity, staff shall work with the ROW owner, Florida Department of Transportation (FDOT), Palm Beach County, and Palm Beach TPA as appropriate, to the greatest extent possible, to advance Complete Streets improvements. In addition, this policy requires City of Westlake Planning Department staff to evaluate new development and redevelopment projects and require connected pedestrian and bicycle access as well as ADA compliant facilities within the development and connecting to and from the surrounding transportation system for approval.

City of Westlake will approach every planned project as an opportunity to create safer and more accessible transportation system for all users.

EXCEPTIONS

There are conditions where it may be inappropriate to provide bicycle, pedestrian, and transit facilities. These exceptions include:

A. LIMITED-ACCESS ROADS

This policy does not apply to limited access facilities where bicyclists and pedestrians are prohibited by law. In this instance, it is necessary to accommodate bicyclists and pedestrians through a parallel facility and to provide safe, comfortable crossings for bicyclists and pedestrians at interchanges and connecting neighborhoods, activity centers, or regional trail network.

B. ORDINARY MAINTENANCE

This policy does not apply to routine maintenance, such as mowing, cleaning, sweeping, pothole filling, concrete joint repair, and other regular or seasonal maintenance.

C. EXISTING PROJECTS

This policy does not apply to projects that have been submitted and are currently under review by the Planning and Zoning Division or have an approved development order prior to the effective date of this policy.

All exceptions shall be specific and approved by the City Manager.

LAND USE AND CONTEXT SENSITIVITY

Complete Streets implementation should be sensitive to the community's physical, economic, and social setting. A context-sensitive approach to process and design gives significant consideration to stakeholder and community values. The overall goal of this approach is to preserve and enhance scenic, aesthetic, historical, and environmental resources while improving or maintaining safety, mobility access, and infrastructure conditions.

City of Westlake shall refer to the Palm Beach TPA's Complete Streets Design Guidelines and the FDOT's Design Manual's and Complete Streets Context Classification when determining Complete Streets improvements for transportation projects.

City of Westlake will also consider the surrounding community's current and expected land use and transportation needs and collect community input to best fit the community's desires while taking into account the connectivity of the transportation system as a whole for all modes and users. City of Westlake will strive to overcome barriers to engagement associated with race, income, age, disability, English language proficiency, and vehicle access of populations affected by a project, including identifying a means of measuring success in overcoming these barriers.

The City of Westlake shall require new and revised land use policies, plans, and zoning ordinances to specify how transportation projects will serve current and future land use needs and include language that requires the consideration of the community context as a factor in decision-making, as well as specifying the need to understand and mitigate unintended consequences of projects or plans, such as involuntary displacement.

DESIGN

Transportation projects and maintenance activities shall be:

- Suitable and appropriate to the function and context of the transportation facility;
- Sensitive to the neighborhood context and cognizant of the neighborhood needs;
- Flexible in project design to ensure that all users have safe access and use;
- Considered a component of a comprehensive, integrated and interconnected transportation network that allows all users to choose between different modes of travel; and
- Consistent and compatible with City of Westlake's Bicycle Facilities Plan/ Comprehensive Plan/Other.

Facilities shall be designed and constructed in accordance with current applicable laws and regulations, using best practices and guidance from a variety of organizations absent conflict with this Complete Streets policy.

Best Practices may include, but are not limited to the following:

- Palm Beach Transportation Planning Agency Complete Streets Design Guidelines
- The American Association of State Highway and Transportation Officials (AASHTO) *Guide for Planning Design and Operation of Pedestrian Facilities*
- ASHTO *Guide for the Development Of Bicycle Facilities*
- USDOT *Achieving Multimodal Networks: Applying Design Flexibility & Reducing Conflicts*
- Federal Highway Administration (FHWA) *Separated Bike Lane Planning and Design Guide*
- FHWA *Incorporating On-Road Bicycle Networks into Resurfacing Projects Report*
- FHWA *Separated Bike Lane Planning and Design Guide*
- Institute of Transportation Engineers (ITE) *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach*
- National Association of City Transportation Officials (NACTO) *Global Street Design Guide, Urban Streets Design Guide, Urban Bikeway Design Guide, Transit Street Design Guide, Urban Street Stormwater Guide*
- National Cooperative Highway Research Program, Report 616, *Multi-Modal Level Of Service Analysis For Urban Streets*

Design standards required for State or federally funded projects will supersede local requirements if there is an actual conflict between the local and State or Federal standards and if funding will be impacted by adherence to the local standard.

Design Standards include, but are not limited to the following:

- *Americans with Disabilities Act (ADA) Standards for Accessible Design*
- AASHTO *A Policy on Geometric Design of Highways and Streets* (AASHTO Green Book)
- FDOT Design Manual
- *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Green Book)*
- *FDOT Plans Preparation Manual (PPM)*
- United States Department of Transportation (USDOT) *Manual on Uniform Traffic Control Devices* (MUTCD)

PROJECT SELECTION CRITERIA

The City of Westlake shall develop project scoring criteria to rank and prioritize funding of Complete Streets projects for implementation. Criteria for project ranking should assign weight for active transportation infrastructure, projects that serve underserved communities, alleviate disparities in geography, health, safety, and access. Projects selected submitted to the Palm Beach TPA for Transportation Alternatives Program (TA) or Local Initiatives (LI) Program funding

should be prioritized by following the TPA's TA and LI project selection scoring criteria to increase project competitiveness and advance Complete Streets implementation.

IMPLEMENTATION STEPS

The implementation of Complete Streets will require cooperation and collaboration between many stakeholders on a regular basis. City of Westlake will take the following steps to facilitate the process:

- The City of Westlake shall restructure or revise related procedures, plans, regulations and other processes to accommodate all users on every project. This could include incorporating Complete Streets checklists or other tools into decision making processes.
- The Planning & Zoning Department shall review and propose revisions to all appropriate land use ordinances, policies and regulations to support the implementation of Complete Streets.
- The Planning & Zoning Department shall coordinate with the adopted bicycle and pedestrian plan or the development of a new bicycle and pedestrian plan.
- The Planning & Zoning and Engineering Departments shall review, revise or recommend changes to all policies, procedures and design standards associated with site plan and other requirements for public and private development to ensure best practices are utilized to support Complete Streets.
- The City of Westlake shall develop new design policies and guides or revise existing to reflect the current state of best practices in transportation design. The City of Westlake may also consider adopting national, state, or the Palm Beach TPA's local design guidance.
- The City of Westlake shall continue to identify local, state and federal funds to implement Complete Streets Improvements to supplement the City of Westlake's Capital Improvement Program. This will require a continued partnership and coordination with Palm Beach TPA, FDOT and Palm Beach County.
- The City of Westlake shall promote collaboration and coordination between City of Westlake's departments and other transportation and planning agencies, including the Florida Department of Transportation and Palm Beach County.
- The Engineering Department shall establish necessary procedures to ensure Complete Streets principles are incorporated at the earliest stage of design.
- City of Westlake will offer Complete Streets workshops and other training opportunities to transportation staff, community leaders, and the general public so that everyone understands the importance of the Complete Streets vision. Complete Streets training could focus on Complete Streets design and implementation, community engagement, and or equity. *The City of Westlake shall encourage staff professional development in the area of Complete Streets through attendance at seminars, conferences, and workshops.*
- The City of Westlake shall create a committee to oversee implementation. The committee shall include both external and internal stakeholders as well as representatives from advocacy groups, underinvested communities, vulnerable populations such as people of color, older adults, children, local-income communities, non-native English speakers, those who do not own or cannot access a car, and those living with disabilities.
- City of Westlake shall create a community engagement plan that considers equity by targeting advocacy organizations and underrepresented communities which could include non-native

English speakers, people with disabilities, etc. depending on the local context. This requires the use of outreach strategies such as holding public meetings at easily accessible times and places, collecting input at community gathering spaces and hosting and attending community meetings and events. Outreach strategies should make use of natural gathering spaces such as clinics, schools, parks and community centers.

PERFORMANCE MEASURES

The implementation of Complete Streets will be a process that requires regular evaluation to determine progress and effectiveness. Staff shall develop and publicly publish performance measures on its website. Staff shall provide a written report to Council and publish publicly on an annual basis a status update on each performance measure and the progress and effectiveness of the Complete Streets policy, including any exceptions granted from the Complete Streets policy.

Within the Annual Report, the performance measures that will be evaluated include, but are not limited, to the following:

- Miles of bicycle lanes, routes, or trails built / dedicated by width and type
- Number of bicycle parking facilities installed
- Number of traffic calming facilities built / installed
- Linear feet of pedestrian accommodations built or repaired
- Number of crosswalks built or improved
- Number of ADA accommodations built / installed
- Number of transit accessibility improvements built
- Number of street trees planted
- Number of exceptions approved
- User data - bicycle, pedestrian, transit and traffic counts
- Bicycle and pedestrian crash data involving serious injuries and fatalities
- Total dollar amount spent on Complete Streets improvements
- Number of Complete Streets improvements and initiatives implemented in census tracts with populations that are above and below the county median number of persons of color.
- Number of Complete Streets improvements and initiatives in census tracts with households that are above and below the county median number of persons speaking a language other than English at home.
- Number of Complete Streets improvements and initiatives implemented in census tracts with households above and below 50% No Vehicle Access.
- Number of Complete Streets improvements and initiatives implemented in census tracts with the county median income above and below the median household income.
- Number of Complete Streets improvements and initiatives implemented in census tracts with higher than average county rates of chronic diseases (asthma, heart disease, obesity, etc.).