

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Thursday, March 20, 2025, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

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

Meeting ID: 2862 785 8815 | Password: hello

or

United States Toll: +1-650-479-3208

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Erik Gleason, 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

Osniel Leon, AICP, Planning and Zoning

Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

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, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

PRESENTATIONS/PROCLAMATIONS

- [A.](#) Proclamation 2025-01 - Let's Move Palm Beach County
- [B.](#) Proclamation 2025-02 - Florida Bicycle Month
- [C.](#) Proclamation 2025-03 - Women's History Month
- [D.](#) Proclamation 2025-04 - Julian Martinez
- E. Introduction of the Magazine *Westlake Living*
Presented By: Carla Linn

CONSENT AGENDA

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

- [A.](#) Monthly Financial Report - January 2025
- [B.](#) Minutes_City Council Special Meeting - 02.25.2025 DRAFT
- [C.](#) Minutes_City Council Regular Meeting - 02.11.2025 DRAFT

PUBLIC HEARING - QUASI JUDICIAL

- [A.](#) A Resolution for the Plat of Westlake West
Submitted By: Engineering

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF

WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. DOM-2025-01:** Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads "The selection of the artwork shall be approved by the City Council prior to issuance of a building permit" and requesting to modify it to "The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy."

Submitted By: Planning and Zoning

NEW BUSINESS

- A.** Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

Submitted By: City Clerk's Office

RESOLUTION 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPOL O'CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD AS THE CITY'S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B.** RESOLUTION 2025-07 - Public Records Exemption

Submitted By: City Clerk's Office

RESOLUTION 2025-07

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY AND PROVIDING FOR AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Erik Gleason
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **April 1, 2025**

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: March 12, 2025

File Attachments for Item:

A. Proclamation 2025-01 - Let's Move Palm Beach County

Proclamation

DECLARING MARCH 2025 LET'S MOVE PALM BEACH COUNTY MONTH

WHEREAS, the City of Westlake takes special notice and acknowledges exceptional organizations that help residents who live, work and play within the jurisdiction; and

WHEREAS, in 2010 Digital Vibez was founded to reach out to underserved youth in Palm Beach County by empowering them through dance fitness, technology and the arts; and

WHEREAS, Digital Vibez partners with the Palm Health Foundation, annually to host The *Let's Move: Commit to Change Physical Activity Challenge*: a county-wide initiative that focuses on physical activity, nutrition and healthy behaviors; and

WHEREAS, Digital Vibez, Inc. and Palm Health Foundation present the annual challenge, which takes place annually from March 1-31 and encourages individuals within and beyond Palm Beach County to take charge of their health by participating in fun fitness exercises; and

WHEREAS, The *Let's Move* initiative was originally introduced on a national level, by First Lady Michelle Obama in 2010, with the goal of decreasing childhood obesity throughout the United States due to the fact that nearly one in three children in the United States are overweight or obese and if this problem persists, 1/3 of all children born in 2000 or later will suffer from diabetes at some point in their lives, or will face other obesity-related health problems such as heart disease, high blood pressure, asthma and cancer; and

WHEREAS, Digital Vibez and the Palm Health Foundation invite all residents to take the challenge to MOVE by forming teams, registering online, committing to exercising for at least 30 minutes a day throughout the month of March, and logging their minutes on the *Let's Move* website, www.letsmovePBC.org. In 2012, Palm Beach County logged 100,000 minutes in the first year of the challenge and we have met the challenge each year since, rising in 2023 to over 100 million minutes logged!

NOW, THEREFORE, I, _____, Mayor of _____, do hereby proclaim the month of March, as:

Let's Move Palm Beach County Month

and urge all citizens to join us in moving to improve their fitness, mental health, and overall health.

PROCLAIMED this ____ day of March, 2025

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

B. Proclamation 2025-02 - Florida Bicycle Month

Proclamation

DECLARING MARCH 2025 AS FLORIDA BICYCLE MONTH

WHEREAS, City of Westlake residents and visitors engage in bicycling as a viable and environmentally sound form of transportation and an excellent form of physical activity and recreation; and

WHEREAS, the State of Florida designates March as Bicycle Month and Palm Beach County will recognize it locally; and

WHEREAS, Florida Bicycle Month features a number of fitness opportunities and events for riders of all ages to enjoy throughout the month at various parks and locations throughout Palm Beach County; and

WHEREAS, the recognition of Florida Bicycle Month will raise awareness of bicycling and ultimately promote physical activity and healthy lifestyles by elevating bicycling as a more widely accepted choice of transportation;

WHEREAS, the Palm Beach Transportation Planning Agency plans and recommends projects to make bicycling more accessible and promotes comprehensive community education efforts aimed at improving bicycle safety; and

WHEREAS, Palm Beach County has an ever-expanding designated or enhanced bicycle lane network, with over 250 miles of existing and 745 miles of planned facilities to create a safe, connected system of bicycle infrastructure.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY OF WESTLAKE, assembled in regular session this 20th day of March 2025, that the month of March 2025, in City of Westlake, is hereby proclaimed:

Florida Bicycle Month

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and executed by the members of this Council. The foregoing proclamation was sponsored by Honorable Vice Mayor Greg Langowski, and upon unanimous consent of the Council, the Mayor declared the proclamation duly enacted.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 20th day of March 2025.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

C. Proclamation 2025-03 - Women's History Month

Proclamation

DECLARING MARCH 2025 WOMEN’S HISTORY MONTH

WHEREAS, in 1987, the United States Congress named the month of March as “Women’s History Month” in special recognition of the many contributions women have made to our country’s history and heritage; and

WHEREAS, the City of Westlake is proud to join in the celebration of Women’s History Month, and the 2025 theme, **Moving Forward Together! Women Educating & Inspiring Generations**, recognizing women throughout the country who understand that, for a positive future, we need to eliminate bias and discrimination entirely from our lives and institutions; and

WHEREAS, Women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, Women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role women in history play has been consistently overlooked and undervalued, in the literature, teaching and study of American history;

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O’CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE MARCH 2025:

“WOMEN’S HISTORY MONTH”

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and approved by the members of this Council. The foregoing proclamation was sponsored by Councilwoman Charlotte Leonard, and upon unanimous consent of the Council, the Mayor declared the proclamation duly enacted.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 20th day of March 2025.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

D. Proclamation 2025-04 - Julian Martinez

Proclamation

IN APPRECIATION OF JULIAN MARTINEZ IN RECOGNITION OF HIS SERVICE TO THE CITY OF WESTLAKE, FLORIDA

WHEREAS, the City Council of the City of Westlake, Florida, desire to formally express the appreciation of Julian Martinez, who has served the City of Westlake in a dedicated manner; and,

WHEREAS, Julian Martinez serving as a Council Member, made excellent and constructive contributions to the City of Westlake; and,

WHEREAS, Julian Martinez's contributions to our city have been marked by advocacy for affordable housing, and championing community initiatives; and,

WHEREAS, Julian Martinez was selected to serve the residents of the City of Westlake as a member of the City Council on March 14, 2022; and,

WHEREAS, this time of service has been marked with one of dedication for the best interest of the development of the community; and,

WHEREAS, it is fitting for formal recognition of his time and efforts to serve the community, the City Council, as well as our citizens, we express sincere gratitude for a job well done.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM APPRECIATION TO JULIAN MARTINEZ FOR HIS SERVICE TO THE COMMUNITY; AND,

FURTHER, I call upon the residents of the City of Westlake to join me in this declaration of appreciation to Julian Martinez for his service and wish him continued success in life's pursuits.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 20th day of March 2025.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

A. Monthly Financial Report - January 2025



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Lucus McDonald, Accounting Supervisor
CC: Ken Cassel, City Manager
DATE: February 20, 2025
SUBJECT: January Financial Report

Please find attached the January 2025 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 January were approximately 80% of the annual budget. Collections of the FY2025 Ad Valorem Tax and Special Assessments were approximately 93% and 94%, respectively.
- Total Expenditures and Contingency through January were approximately 28% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through January were approximately 125% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. 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 January were approximately 19% of the annual budget.
- Total Expenditures through January were approximately 31% of the annual budget.

City of Westlake

Financial Report

January 31, 2025



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City of Westlake

Financial Statements

January 31, 2025

Balance Sheet
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Current Assets				
Cash - Checking Account	\$ 2,447,782	\$ -	\$ -	\$ 2,447,782
Cash Restricted for Donated Funds	82,755	-	-	82,755
Taxes Receivable	11,863	-	-	11,863
Assessments Receivable	39,442	-	-	39,442
Due From Other Funds	528,384	-	-	528,384
Investments:				
Money Market Account	9,287,004	5,121,675	-	14,408,679
Deposits	666	-	-	666
Total Current Assets	12,397,896	5,121,675	-	17,519,571
Noncurrent Assets				
Mortgages Receivable	-	640,458	-	640,458
Total Noncurrent Assets	-	640,458	-	640,458
TOTAL ASSETS	\$ 12,397,896	\$ 5,762,133	\$ -	\$ 18,160,029
LIABILITIES				
Current Liabilities				
Accounts Payable	\$ 409,945	\$ -	\$ 153,728	\$ 563,673
Accrued Expenses	9,800	-	79,600	89,400
DBPR surcharge	2,169	-	-	2,169
DCA surcharge	2,979	-	-	2,979
Impact Fees	423,472	-	-	423,472
Unearned Revenue	291,414	-	-	291,414
Due To Other Districts	12,554	-	-	12,554
Due To Other Gov'tl Units	26,240	-	-	26,240
Deferred Revenue-Developer Submittals (Minto)	-	-	59,133	59,133
Donations-Art in Public Places	82,755	-	-	82,755
Due To Other Funds	-	-	528,384	528,384
Total Current Liabilities	1,261,328	-	820,845	2,082,173
Long-Term Liabilities				
Deferred Inflow of Resources	39,442	-	-	39,442
Total Long-Term Liabilities	39,442	-	-	39,442
TOTAL LIABILITIES	1,300,770	-	820,845	2,121,615

Balance Sheet
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	5,762,133	-	5,762,133
Unassigned:	11,096,460	-	(820,845)	10,275,615
TOTAL FUND BALANCES	\$ 11,097,126	\$ 5,762,133	\$ (820,845)	\$ 16,038,414
TOTAL LIABILITIES & FUND BALANCES	\$ 12,397,896	\$ 5,762,133	\$ -	\$ 18,160,029

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 90,106	\$ 90,106
Ad Valorem Taxes	6,058,611	5,823,261	5,655,800	(167,461)
Ad Valorem Taxes - Discounts	(242,300)	(232,888)	(225,437)	7,451
FPL Franchise	456,400	152,136	168,425	16,289
Gas	68,200	22,736	3,501	(19,235)
Solid Waste	32,000	10,664	5,060	(5,604)
Electricity	559,000	186,336	145,937	(40,399)
Water	187,400	62,464	-	(62,464)
Gas	126,200	42,064	37,428	(4,636)
Communication Services Taxes	159,800	53,264	47,881	(5,383)
Occupational Licenses	27,300	9,100	16,884	7,784
Building Permits - Admin Fee	85,600	28,536	40,504	11,968
State Revenue Sharing Proceeds	70,100	23,364	31,446	8,082
Alcoholic Beverage License	1,100	275	-	(275)
Other Public Safety Chrgs/Fees	6,500	2,164	2,513	349
Garbage/Solid Waste Revenue	233,400	77,800	91,771	13,971
Penalties	-	-	82	82
Other Operating Revenues	12,800	6,400	3,157	(3,243)
Special Events	-	-	5,100	5,100
Event Sponsors	-	-	10,750	10,750
Judgements and Fines	-	-	2,480	2,480
Special Assmnts- Tax Collector	802,900	760,258	756,305	(3,953)
Special Assmnts- Discounts	(32,100)	(30,395)	(30,129)	266
Lien Search Fee	10,000	3,336	4,275	939
TOTAL REVENUES	8,622,911	7,000,875	6,863,839	(137,036)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

<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>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	60,000	20,000	20,000	-
FICA Taxes	4,600	1,533	1,530	3
ProfServ-Legislative Expense	75,000	25,000	4,000	21,000
Telephone, Cable & Internet Service	5,300	1,767	1,183	584
Lease - Building	9,100	3,033	2,500	533
Public Officials Insurance	5,500	5,500	4,557	943
Misc-Event Expense	274,400	74,400	12,539	61,861
Council Expenses	78,400	26,133	24,013	2,120
Dues, Licenses, Subscriptions	3,800	2,138	4,259	(2,121)
Total Legislative	516,100	159,504	74,581	84,923
<u>City Manager</u>				
Contracts-City Manager	249,800	83,267	83,267	-
Misc-Public Relations	50,000	16,667	13,848	2,819
Office Supplies	12,700	4,233	2,971	1,262
Dues, Licenses, Subscriptions	2,700	1,328	1,217	111
Total City Manager	315,200	105,495	101,303	4,192
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	8,300	2,767	2,033	734
Contracts-City Clerk	233,300	77,767	75,267	2,500
Postage and Freight	-	-	152	(152)
Printing	15,500	5,167	-	5,167
Legal Advertising	17,500	5,833	5,366	467
Miscellaneous Expenses	6,000	2,000	1,618	382
Office Supplies	2,900	967	-	967
Dues, Licenses, Subscriptions	26,100	12,603	6,869	5,734
Total City Clerk	309,600	107,104	91,305	15,799
<u>Finance</u>				
Auditing Services	7,800	-	-	-
Contracts-Finance	104,400	34,800	34,800	-
Miscellaneous Expenses	-	-	1,100	(1,100)
Total Finance	112,200	34,800	35,900	(1,100)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

<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>Legal Counsel</u>				
ProfServ-Legal Services	120,000	40,000	19,469	20,531
Total Legal Counsel	120,000	40,000	19,469	20,531
<u>Other Administrative Services</u>				
ProfServ-Info Technology	76,600	25,533	27,520	(1,987)
Contracts-Admin. Service	441,100	147,033	147,033	-
Misc-Assessment Collection Cost	8,000	8,000	7,259	741
General Government	150,000	50,000	-	50,000
Total Other Administrative Services	675,700	230,566	181,812	48,754
<u>Facility Services</u>				
Telephone, Cable & Internet Service	9,200	3,067	2,717	350
Lease - Copier	12,900	4,300	4,350	(50)
Lease - Building	25,000	8,333	-	8,333
Insurance (Liab,Auto,Property)	13,200	13,200	9,048	4,152
Miscellaneous Services	1,700	567	532	35
Cleaning Services	13,300	4,433	4,720	(287)
Principal-Capital Lease	19,100	6,367	7,606	(1,239)
Interest-Capital Lease	2,100	700	1,223	(523)
Total Facility Services	96,500	40,967	30,196	10,771
<u>Community Services</u>				
Contracts-Solid Waste	1,212,000	404,000	385,332	18,668
Contracts-Sheriff	1,066,600	355,533	355,535	(2)
Electricity	132,300	44,100	58,401	(14,301)
R&M-Community Maintenance	30,100	10,033	10,033	-
Operating Supplies	57,300	14,325	-	14,325
Roadway Services	6,800	1,700	622	1,078
Total Community Services	2,505,100	829,691	809,923	19,768
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	40,000	-	40,000
Total Capital Expenditures & Projects	50,000	40,000	-	40,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
Misc-Contingency	232,500	77,500	648	76,852
1st Quarter Operating Reserves	1,220,700	406,900	-	406,900
Reserve - Capital Projects	1,500,000	500,000	-	500,000
Total Reserves	2,953,200	984,400	648	983,752
TOTAL EXPENDITURES & RESERVES				
	7,653,600	2,572,527	1,345,137	1,227,390
Excess (deficiency) of revenues				
Over (under) expenditures	969,311	4,428,348	5,518,702	1,090,354
<u>OTHER FINANCING SOURCES (USES)</u>				
Nonoperating Grant Expense	-	-	(724,735)	(724,735)
Contribution to (Use of) Fund Balance	969,311	-	-	-
TOTAL FINANCING SOURCES (USES)	969,311	-	(724,735)	(724,735)
Net change in fund balance	\$ 969,311	\$ 4,428,348	\$ 4,793,967	\$ 365,619
FUND BALANCE, BEGINNING (OCT 1, 2024)	6,303,159	6,303,159	6,303,159	
FUND BALANCE, ENDING	\$ 7,272,470	\$ 10,731,507	\$ 11,097,126	

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 27,007	\$ 27,007
Dividends	-	-	47,066	47,066
Donations	300,000	100,000	301,088	201,088
TOTAL REVENUES	300,000	100,000	375,161	275,161
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	7,000	-	7,000
Assistance Program	279,000	93,000	-	93,000
Total Public Assistance	300,000	100,000	-	100,000
TOTAL EXPENDITURES	300,000	100,000	-	100,000
Excess (deficiency) of revenues Over (under) expenditures	-	-	375,161	375,161
Net change in fund balance	\$ -	\$ -	\$ 375,161	\$ 375,161
FUND BALANCE, BEGINNING (OCT 1, 2024)	5,386,972	5,386,972	5,386,972	
FUND BALANCE, ENDING	\$ 5,386,972	\$ 5,386,972	\$ 5,762,133	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 1,966,300	\$ 655,436	\$ 410,801	\$ (244,635)
Reinspection Fees	-	-	600	600
Building Permits - Surcharge	7,600	2,536	1,951	(585)
Other Building Permit Fees	30,000	10,000	29,700	19,700
Building Permits - Admin Fee	129,700	43,236	57,637	14,401
Engineering Permits	300,600	100,200	8,016	(92,184)
Planning & Zoning Permits	307,700	102,564	11,367	(91,197)
TOTAL REVENUES	2,741,900	913,972	520,072	(393,900)

EXPENDITURES

Comprehensive Planning

ProfServ-Engineering	300,600	100,200	97,953	2,247
ProfServ-Info Technology	290,200	96,733	87,535	9,198
ProfServ-Legal Services	62,700	20,900	13,200	7,700
ProfServ-Planning/Zoning Board	307,700	102,567	105,960	(3,393)
ProfServ-Compliance Service	186,500	62,167	61,920	247
ProfServ-Building Permits	1,431,900	477,300	450,213	27,087
Special Magistrate	30,000	10,000	-	10,000
Telephone, Cable & Internet Service	7,000	2,333	2,157	176
Lease - Copier	3,100	1,033	1,097	(64)
Lease - Building	24,000	8,000	-	8,000
Printing	1,000	500	-	500
Miscellaneous Services	1,300	433	133	300
Misc-Admin Fee (%)	32,700	10,900	10,900	-
Billing Service Fees	42,800	14,267	13,625	642
Office Supplies	2,100	700	115	585
Cleaning Services	13,000	4,333	4,680	(347)
Principal-Capital Lease	4,800	1,600	-	1,600
Interest-Capital Lease	500	200	-	200
Total Comprehensive Planning	2,741,900	914,166	849,488	64,678
TOTAL EXPENDITURES	2,741,900	914,166	849,488	64,678

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	(194)	(329,416)	(329,222)
Net change in fund balance	\$ -	\$ (194)	\$ (329,416)	\$ (329,222)
FUND BALANCE, BEGINNING (OCT 1, 2024)	(491,429)	(491,430)	(491,429)	
FUND BALANCE, ENDING	\$ (491,429)	\$ (491,624)	\$ (820,845)	

City of Westlake

Supporting Schedules

January 31, 2025

Cash and Investment Report

January 31, 2025

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	\$2,447,782
Money Market	BankUnited	MMA	4.06%	\$9,369,760
		Subtotal		\$11,817,542

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.06%	\$1,878,583
Government Checking	Valley Bank	Checking Account	4.25%	\$68,615
Brokerage Account	Valley Bank	Government Fund Class A	4.30%	\$3,174,478
		Subtotal		\$5,121,676
		Total		\$16,939,218

File Attachments for Item:

B. Minutes_City Council Special Meeting - 02.25.2025 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Special Meeting

Tuesday, February 25, 2025, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Vacant, 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
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A special meeting of the City Council of the City of Westlake was held on Tuesday, February 25, 2025, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended 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: 2869 924 5607

Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208

Meeting ID: 2869 924 5607

CALL TO ORDER

Mayor O'Connor called the City of Westlake special meeting of Tuesday, February 25, 2025, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk
Jennifer Hankins, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve the agenda, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

SPECIAL AGENDA

A. Discussion of Procedure

Mayor O'Connor opened for discussion to select the appointment of vacated Council seat #2.

Council discussion.

Legal discussion and further direction and clarification of procedure.

Council consensus to allow each applicant to present for two minutes before identifying the top two applicants in a written selection.

B. Council Group (Seat) #2 Vacancy & Applicants

Submitted By: City Clerk's Office

Ayala, Rudwin, Esq.
Gleason, Erik
Isaacson, Chad
Sarandis, Theodore
Sulla, Ray A
Winewski, Frank

Each applicant presented for two minutes or less.

City Council provided their top two written selections to the City Clerk.

Ms. Burgess identified the top selection as the applicant, Erik Gleason. City Clerk Burgess noted a tie vote with applicants Rudwin Ayala and Frank Winewski.

Mayor O'Connor called for a Motion.

Motion by Councilman Werner to appoint Erick Gleason as City Council Member to fill the unexpired term of Julian Martinez, City Council Seat 2, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

C. Council Group (Seat) #2 Appointment

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING _____ AS A CITY COUNCIL MEMBER OF THE CITY OF WESTLAKE TO FILL THE UNEXPIRED TERM OF JULIAN MARTINEZ; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE MARCH 2026, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Doody read Resolution 2025-04, by title only, into record.

Mayor O'Connor entertained a motion to adopt Resolution.

Motion by Councilmen Werner to approve Resolution 2025-04, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

D. Oath of Office

Ms. Burgess swore in and presented the Oath of Office to Erik Gleason.

E. Resignation of Goren, Cherof, Doody & Ezrol, P.A.

Submitted By: Administration

Mayor O'Connor introduced the item and called for further explanation from the City Manager.

Mr. Cassel identified the receipt of the City Attorney's resignation. He continued, explaining that there may be alternatives to retaining the firm, given the anticipated greater demands of the City.

Mr. Doody further explained the future needs of the City have become more demanding and will require additional attention, that while he may not be the face, the firm is capable to continue providing services to the City.

Council Discussion and consensus to retain current legal services.

Further council discussion regarding contracts, and review of service contracts and conducting a review of charter positions.

Council consensus to conduct a review of the contracted services during the budget cycle in August.

Mr. Doody withdrew his resignation of Goren, Cherof, Doody & Ezrol, P.A.

PUBLIC COMMENTS

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

Speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Mayor O'Connor inquired with the City Clerk if there were any public comments. There being none, Mayor O'Connor called for audience comment.

Public Comment - Mr. Chad Isaacson – 15398 Goldfinch Circle – Mr. Isaacson thanked council for consideration of his application and congratulated selected councilmember. He continued, thanking council for their consideration of reviewing contracts and would like to encourage council to consider key performance indicators and looking at request for productions for these companies.

Public Comment - Ms. Alicia Torres - 5847 Whippoorwill Circle – Ms. Torres identified complaints that are being received regarding the building department.

Mr. Cassel addressed the concerns pertaining to the building department and noted that they are currently under evaluation.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:52 PM.

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.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. Minutes_City Council Regular Meeting - 02.11.2025 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, February 11, 2025, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
VACANT – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

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

A regular meeting of the City Council of the City of Westlake was held on Tuesday, February 11, 2025, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>
Meeting ID: 2632 153 9765
Password: hello
2. Participants also dialed in using phone with the following number:
United States Toll: +1-650-479-3208
Meeting ID: 2632 153 9765

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, February 11, 2025, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning & Zoning
Zoie Burgess, CMC, City Clerk
Jennifer Hankins, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

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

Motion by Vice Mayor Langowski to approve the agenda, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner YES
Councilwoman Leonard YES

Vice Mayor Langowski YES
Mayor O'Connor YES

With all in favor, motion carried without dissent (4-0).

PUBLIC COMMENTS

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, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Mr. Bobby Farber - 4829 Saint Armands Way – Mr. Farber stated he had nothing to report as nothing is currently happening. Mr. Farber supplied Council with papers from Florida Power & Light (FPL) to show what they are being provided and proceeded to ask Council what they have done for the City to assist with lighting.

Public Comment – Ms. Alicia Torres – 5847 Whippoorwill Circle – Ms. Torres stated her concern with the City missing another management deadline for a Request for Production (RFP). She mentioned the missed deadline for Waste Management Services and the additional pay increase the previous year due to a previous missed deadline.

City Manager and Council discussion regarding the solid waste RFP.

PRESENTATIONS/PROCLAMATIONS

- A. None

CONSENT AGENDA

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

- A. Monthly Financial Report - December
- B. Minutes_City Council Regular Meeting - 01.07.2025 DRAFT

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

Motion by Vice Mayor Langowski to approve the consent agenda, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard YES
Vice Mayor Langowski YES
Mayor O'Connor YES
Councilman Werner YES

With all in favor, motion carried without dissent (4-0).

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPM-2024-02:** Application of Grove Market Anderson, LLC requesting a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The

applicant proposes the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through facility within the Grove Market shopping plaza. The subject property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470. Pursuant to Chapter 8, Section 2 (A) Reduction of Minimum Space Requirements. The applicant is requesting to reduce the overall number of parking space requirements from 395 to 374 parking spaces, and provided a Declaration of Unity of Control for Parking and a Shared Parking Study.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item and asked Mr. Doody to swear in the witnesses.

Mr. Doody swore in all witnesses who would be providing testimony.

Mayor O'Connor asked for members to disclose any ex-parte communications.

Mayor O'Connor stated he has had communications concerning Chase Bank with the applicant, the parcel owner, and others. Mayor O'Connor stated that as it relates to the application, his only communication has been with the applicant.

The remaining Council have had no communication.

Mayor O'Connor called for presentations.

Planning & Zoning PowerPoint presented by Mr. Osniel Leon.

Application presentation, presented by Ms. Nicole Berlin, St. Petersburg, Florida of Grove Market Anderson LLC Chase Bank.

Ms. Berlin stated the presentation was similar to the presentation given by the Planning & Zoning staff and asked Council if they would like to ask any questions directly.

The City Attorney asked Ms. Berlin if she agreed with the conditions given.

Ms. Berlin stated she agreed to the conditions provided.

Mayor O'Connor asked the Council if they had any questions for the applicant.

Councilman Werner had several questions and comments for Planning & Zoning staff regarding staff report, and code requirements.

Council, Planning and Zoning, and the applicant had an open discussion concerning the presentation and documents given concerning shared parking, parking spaces, public notices, non-conformities with the parking width, walkways/pavers, and approved site plans.

The Council and the applicant proceeded to discuss crosswalks, pavers, and the color for the south elevation.

The Conditions agreed upon.

1. Applicant shall contribute one percent (1 %) of the building's construction cost to the City of Westlake Art Acquisition Fund prior to the issuance of a building permit.
2. City Council approval is conditioned upon the City Attorney's receiving all required documentation. No permits, entitlements, or further actions related to this approval shall be issued or take effect until the City Attorney has reviewed and approved the necessary documentation to the satisfaction of the City.
3. Subject to the approval of the City Attorney, Applicant shall execute and record the Declaration of Unity of Control for Parking prior to building permit issuance.
4. Applicant shall provide and install crosswalk pavers that connect to the multimodal pathway prior to Certificate of Occupancy (CO). Paver blocks shall be consistent with those utilized throughout the city.
5. The building south elevation shall feature FC-2 Ash Color.

Mayor O'Connor opened for public comments.

Public Comment – Ms. Anita Kaplan- 5459 Santa Rosa Lane – Ms. Kaplan stated her concern with the parking conditions due to a previous conversation with Council in the area where Chase Bank will be located. Ms. Kaplan stated her concern about the parking spaces once Chase Bank and Aldi are open.

Public Comment – Mr. Addison Verklas - 14868 Wildwood Circle – Mr. Verklas wanted to discuss the crosswalks. He stated downtown Fort Lauderdale had the pavers in the crosswalks and people were getting hurt by twisting their ankles, the crosswalks were sinking and cautioned the Council about maintenance.

Mayor O'Connor closed public hearing.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve SPM-2024-02 for Chase Bank of Grove Market with two original conditions and the additional conditions that was discussed that the applicant agreed to, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

PUBLIC HEARING

- A. SECOND READING:** ORDINANCE 2025-01 – ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED “CODE OF ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA”

Submitted By: City Clerk’s Office

ORDINANCE 2025-01

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

Mayor O'Connor introduced the item.

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

Mayor O'Connor asked for staff comments, there being none, Mayor O'Connor asked for Council comments.

Councilman Werner asked for clarity that nothing was being changed in the Ordinances.

Mayor O'Connor confirmed nothing will be changed with the Ordinances.

Mayor O'Connor opened for public comments, there being none, Mayor O'Connor closed public hearing and called for a motion.

Motion by Vice Mayor Langowski to approve Ordinance 2025-01, seconded by Councilman Werner.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (4-0).

NEW BUSINESS

A. None

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard asked the Council to consider a Proclamation for the International Women’s Day in March.

The Mayor and Council agreed to present the Proclamation in March.

B. Councilman Gary Werner – Councilman Werner stated he had been on Council for a year. He read a statement into record where he asked the Council to consider a Charter Review Committee and a Planning & Zoning Commission.

Mayor O’Connor opened for Council discussions. With discussions, the Council agreed to wait until after the Strategic Planning Session with Dr. Sugerman to see what can be done, addressed, and adjusted.

C. Vice Mayor Greg Langowski – Vice Mayor stated the Palm Beach County Transportation, and the Palm Beach County Let’s Move digital vibes has asked the City of Westlake to present a Proclamation for Florida Bike Month as they have done in the past. He also announced the member and an alternate position vacancy with the Education Advisory Board.

The Vice Mayor asked for the dollar amount of 5K race. The City Manager stated the numbers were not complete for the 5K race.

Mayor and Council agreed with the Proclamation requested.

D. Mayor JohnPaul O’Connor – Mayor O’Connor thanked former Councilman Julian Martinez for his service and time with the City of Westlake. Mayor O’Connor spoke of the seat that will need to be filled to replace former Councilman Julian Martinez and asked the City Manager to give more details.

The City Manager stated that the charter requires that if it’s two years and 81 days or less then it would be an appointed position, and someone will need to be appointed by Council. Mr. Cassel announced the Council would need to meet on February 25, 2025, as it is within 30 days of former Councilman Martinez’s resignation, to choose the candidate and that the deadline for applications would be February 20, 2025.

The City Manager asked the City Clerk to explain the process.

Ms. Burgess stated the application would be available on the website and the applicants would also need to email their resumes.

Ms. Burgess confirmed with Council that all applications submitted would be forwarded to Council once received for review.

REPORT – STAFF

Lieutenant Sowers of the Palm Beach County Sheriff’s Office introduced Captain Robert Sandt to the team for Westlake and Loxahatchee Groves and then provided the monthly report.

Captain Sandt addressed the Council.

District Chief Adams provided the Palm Beach County Fire Rescue quarterly report.

REPORT - CITY ATTORNEY

No Comments.

REPORT - CITY MANAGER

Mr. Cassel wanted to confirm with Council that the Springfest Event is scheduled for April 5th. The Council agreed.

Mr. Cassel reconfirmed the Strategic Planning Session. Mr. Cassel stated the scheduled meeting for March's Council Meeting will need to be rescheduled for March 20th as Council will be traveling.

The Council agreed to the date change of March 20, 2025.

Ms. Burgess added there will be a Local Planning Agency meeting at 5:30 PM on March 20, 2025.

PUBLIC COMMENTS

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, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:15 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

A. A Resolution for the Plat of Westlake West

Submitted By: Engineering

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		March 20, 2025	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 Westlake West.		
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 742.138 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 WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):				\$

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Westlake West, a subdivision in Sections 1, 2, 3 and 12, Township 43 South, Range 40 East, and Sections 5 and 6, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, being in part, a replat of the following: A portion of Tract O.S.T. #1 and all of Tract O.S.T. #2, "Persimmon Boulevard West – Plat 2", Plat Book 134, Pages 164 through 166, inclusive, and, a portion of Town Center Parkway, "FPL Westlake Solar Energy Center", Plat Book 126, Pages 24 and 25, Public Records of Palm Beach County, Florida, containing approximately 742.138 acres as described in Exhibit "A", attached hereto; and

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

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

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

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

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

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

Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Westlake West, as described in the attached Exhibit "A", containing approximately 742.138 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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

Section 4: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

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

Section 6: **CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: **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.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____ day of _____, 2025.

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

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

Approved as to Form and Sufficiency
_____, City Attorney
(PRINT NAME)



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

DATE: 2/17/2025
PETITION NUMBER: ENG-2024-04
DESCRIPTION: Westlake West Plat
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

This is the fourth 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, and the City of Westlake’s codes and ordinances. We therefore recommend that the plat be approved for recording.

The following documents were reviewed by the Engineering Department as part of the resubmittal package submitted on 01-14-2025:

- 1) 1) Response-Westlake West 01.02.25-ds, dated 01/07/2025
- 2) 2) WESTLAKE PARCELS DESCRIPTION
- 3) 3) Westlake PARCELS East_BS_DS, dated 01/08/2025
- 4) 4) Westlake PARCELS West_BS_DS, dated 01/08/2025
- 5) Westlake-Parcels_PLATMAS

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

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

Exhibit 'A'
WESTLAKE WEST
LEGAL DESCRIPTION

DESCRIPTION:

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5 TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 250.40 FEET TO A POINT ON THE SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY, 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING - PARCEL 1: THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SAID SECTION 5, A DISTANCE OF 137.72 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°40'55"W., DEPARTING SAID EAST LINE OF SAID SECTION 5 AND ALONG THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9169, PAGE 136 AND OFFICIAL RECORD BOOK 9232, PAGE 1206, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S.88°40'55"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE NORTHERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS, A DISTANCE OF 2022.88 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.01°56'50"W., DEPARTING SAID NORTHERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS AND ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 50.08 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF WATER MANAGEMENT TRACT #1, OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTH, WITH A RADIUS OF 10617.49 FEET AND A RADIAL BEARING OF S.01°20'01"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL AND ALONG SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF REVERSE CURVATURE OF A

CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 10817.49 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY LINE OF PLAT PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING A POINT ON THE EASTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 176 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°19'05"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG SAID EASTERLY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE IV, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, SAID CORNER ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWEST, WITH A RADIUS OF 10767.49 FEET AND A RADIAL BEARING OF N.01°43'59"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'54", A DISTANCE OF 77.98 FEET TO A POINT OF TANGENCY; THENCE S.88°40'55"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 102.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV; THENCE S.01°19'05"E., ALONG THE WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV AND DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF WOODLANDS OF WESTLAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 167 THROUGH 178, INCLUSIVE, OF THE SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE NORTHERLY LINE OF WOODLANDS OF WESTLAKE; THENCE S.88°40'55"W., DEPARTING SAID WESTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV AND ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 1691.85 FEET; THENCE N.89°48'53"W., CONTINUING ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 519.94 FEET TO THE NORTHEAST CORNER OF MEADOWS OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE N.89°48'53"W., ALONG SAID NORTHERLY LINE OF SAID PLAT MEADOWS OF WESTLAKE - PHASE I, A DISTANCE OF 3378.24 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING TEN (10) COURSES; 1) THENCE CONTINUE N.89°48'53"W., A DISTANCE OF 1371.77 FEET; 2) THENCE S.88°36'57"W., A DISTANCE OF 3614.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET; 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 4) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 6) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; 8) THENCE N.88°36'57"E., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A

RADIUS OF 50.00 FEET; 9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO A POINT OF TANGENCY; 10) THENCE S.01°21'03"E., ALONG WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY NORTH AND IT'S SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1009.00 FEET TO A POINT OF THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2, AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWEST, WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF S.09°10'52"W., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 169.86 FEET TO A POINT TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 590.71 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 27.08 FEET; 4) THENCE N.00°00'00"E, A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"W., ALONG SAID NORTHERLY BOUNDARY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY NORTH, ALSO ALONG THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #1, ALL OF SAID PLAT, A DISTANCE OF 126.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID OPEN SPACE TRACT #1 FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE S.00°00'00"E., A DISTANCE OF 10.86 FEET; 2) THENCE S.45°00'00"W., A DISTANCE OF 23.95 FEET; 3) THENCE S.71°47'45"W., A DISTANCE OF 7.08 FEET; 4) THENCE N.90°00'00"W., A DISTANCE OF 392.31 FEET; 5) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 169.12 FEET; 7) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 27.54 FEET; 9) THENCE S.00°00'00"E., A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE N.90°00'00"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 6.68 FEET; THENCE N.44°08'34"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTH CORNER OF SAID RIGHT-OF-WAY PARCEL 105, ALSO BEING A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1640, PAGE 1626, OF THE SAID PUBLIC RECORDS; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 24.18 FEET TO THE SOUTH CORNER OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID RIGHT-OF-WAY PARCEL 106 FOR THE FOLLOWING TWELVE (12) COURSES; 1) THENCE N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 223.65 FEET; 8) THENCE N.02°20'47"E., A DISTANCE OF 60.43 FEET; 9) THENCE N.45°28'52"E., A DISTANCE OF 54.70 FEET; 10) THENCE N.88°36'57"E., A DISTANCE OF 30.67 FEET; 11) THENCE N.01°23'03"W., A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY LINE OF 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF SAID PUBLIC RECORDS; 12) THENCE S.88°36'57"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.21 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL 106, ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-

WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 106 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 80.12 FEET TO A POINT ON SAID SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID M-CANAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES; 1) THENCE N.88°36'57"E., A DISTANCE OF 3785.92 FEET; 2) THENCE S.89°48'53"E., A DISTANCE OF 5270.07 FEET; 3) THENCE N.88°40'55"E., A DISTANCE OF 5270.76 FEET TO THE POINT OF BEGINNING - PARCEL 1.

PARCEL 1 OVERALL CONTAINING: 4,657,993 SQUARE FEET OR 106.933 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2: (OUTER BOUNDARY)

BEING A PORTION OF SECTIONS 1, 2, 3, AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF TOWN CENTER PARKWAY, FPL WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, AND A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD WEST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM PARCELS A, B, AND C, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 429.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING - PARCEL 2; THENCE ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, FOR THE FOLLOWING TWO (2) COURSES: 1) S.87°46'28"E., A DISTANCE OF 371.63 FEET; 2) THENCE N.88°36'57"E., A DISTANCE OF 1,319.31 FEET TO THE NORTHWEST CORNER OF SEMINOLE PRATT-WHITNEY ROAD RIGHT-OF-WAY PARCEL 101, AS DESCRIBED IN THE WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 101 FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE S.01°23'03"E., A DISTANCE OF 35.00 FEET; 2) THENCE N.88°36'57"E., A DISTANCE OF 29.14 FEET; 3) THENCE S.44°31'08"E., A DISTANCE OF 58.38 FEET; 4) THENCE S.02°20'47"W., A DISTANCE OF 45.64 FEET; 5) THENCE S.02°42'36"W., A DISTANCE OF 630.05 FEET; 6) THENCE S.02°20'47"W., A DISTANCE OF 218.96 FEET; 7) THENCE S.14°56'16"W., A DISTANCE OF 55.05 FEET; 8) THENCE S.02°20'47"W., A DISTANCE OF 272.04 FEET; 9) THENCE S.47°01'50"W., A DISTANCE OF 42.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH BOUNDARY LINE OF TOWN CENTER PARKWAY NORTH - WEST, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE N.88°17'08"W., A DISTANCE OF 192.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10057.00 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 192.14 FEET TO A POINT OF TANGENCY; 3) THENCE N.89°22'48"W., A DISTANCE OF

442.97 FEET; 4) THENCE S.45°37'12"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.89°22'48"W., A DISTANCE OF 670.07 FEET TO A POINT ON THE EAST LINE OF THE EASEMENT FOR THE M-2 CANAL, 200 FEET IN WIDTH, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE S.00°20'11"W. ALONG SAID EAST LINE, A DISTANCE OF 1714.97 FEET TO WESTERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD WEST, FOR THE FOLLOWING EIGHT (8) COURSES: 1) THENCE S.46°42'52"W., A DISTANCE OF 37.35 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 105.00 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 11.00 FEET; 4) THENCE S.43°17'08"E., A DISTANCE OF 40.00 FEET; 5) THENCE S.01°42'52"W., A DISTANCE OF 375.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1103.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'42", A DISTANCE OF 30.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1186.00 FEET; 7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'26", A DISTANCE OF 122.97 FEET TO A POINT OF TANGENCY: 8) THENCE S.02°39'52"E., A DISTANCE OF 65.14 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF WESTLAKE POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, OF SAID PUBLIC RECORDS; THENCE S.89°42'52"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 2.34 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE S.00°20'11"W., ALONG SAID EAST LINE OF M-2 CANAL AND THE WEST LINE OF SAID WESTLAKE POD H PLAT, A DISTANCE OF 755.66 FEET; THENCE S.00°29'31"W., ALONG SAID EAST LINE OF M-2 CANAL AND SAID WEST LINE OF WESTLAKE POD H PLAT, ALSO BEING THE WEST LINE OF THAT PARCEL CONVEYED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 14566, PAGE 1779, OF SAID PUBLIC RECORDS, A DISTANCE OF 3,093.98 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO THE SCHOOL BOARD OF PALM BEACH COUNTY; THENCE N.89°14'58"W., ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL, ALSO THE NORTH LINE OF C-4 PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 31005, PAGE 1757, OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID C-4 PARK, ALSO A POINT ON THE AGREED UPON AND MONUMENTED WEST BOUNDARY OF SECTION 12, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 15, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410, BOTH OF SAID PUBLIC RECORDS; THENCE N.00°29'31"E., ALONG SAID AGREED UPON AND MONUMENTED WEST BOUNDARY OF SECTION 12, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, A DISTANCE OF 3,092.81 FEET TO THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY K.C. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE N.85°08'43"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF

SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, A DISTANCE OF 5,338.63 FEET TO THE AGREED UPON SOUTHEAST CORNER OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE N.88°35'25"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, A DISTANCE OF 5,305.73 FEET TO THE WEST BOUNDARY OF AFORESAID SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.01°02'29"E., ALONG SAID WEST BOUNDARY OF SECTION 3, AS FOUND MONUMENTED, A DISTANCE OF 1369.21 FEET TO THE EASTERLY BOUNDARY OF AFORESAID M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN AFORESAID DEED BOOK 1156, PAGE 58; THENCE N.44°59'32"E., ALONG SAID EASTERLY BOUNDARY OF M-CANAL, A 250 FOOT CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN SAID DEED BOOK 1156, PAGE 58, AS FOUND MONUMENTED, A DISTANCE OF 4,057.61 FEET TO THE NORTH BOUNDARY OF AFORESAID TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955 AND REFERENCED IN AFORESAID ROAD PLAT BOOK 6, PAGE 136; THENCE S.87°46'28"E., ALONG SAID NORTH BOUNDARY OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955 AND REFERENCED IN AFORESAID ROAD PLAT BOOK 6, PAGE 136, ALSO BEING ALONG A LINE LYING 80.00 FEET SOUTH OF AND PARALLEL WITH AFORESAID SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN AFORESAID DEED BOOK 1156, PAGE 58, A DISTANCE OF 7,799.26 FEET TO AFORESAID WEST BOUNDARY OF SECTION 1 AND THE POINT OF BEGINNING - PARCEL 2.

PARCEL 2 (OUTER BOUNDARY) OVERALL TOTAL CONTAINING: 45,523,361 SQUARE FEET OR 1,045.073 ACRES, MORE OR LESS.

LESS AND EXCEPT: PARCEL A

FPL WESTLAKE SOLAR ENERGY CENTER (PLAT BOOK 126, PAGES 24 AND 25)

DESCRIPTION: A PORTION OF FPL WESTLAKE SOLAR ENERGY CENTER LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410 BOTH OF SAID PUBLIC RECORDS; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF SAID PUBLIC RECORDS, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH

5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°35'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'35"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 45.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'56", A DISTANCE OF 272.30 FEET TO A POINT OF TANGENCY; THENCE N.02°13'32"E. ALONG SAID WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 149.94 TO A POINT ON A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE S.02°13'32"W., A DISTANCE OF 149.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1430.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'39", A DISTANCE OF 335.96 FEET TO A NON-TANGENT INTERSECTION; THENCE S.78°45'53"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1550.00 FEET, A RADIAL LINE BEARS N.78°45'53"E., FROM SAID POINT TO THE RADIUS POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°33'49", A DISTANCE OF 2179.46 FEET TO A POINT OF TANGENCY; THENCE N.88°12'04"E., A DISTANCE OF

553.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1540.00 FEET; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'57", A DISTANCE OF 223.06 FEET TO A NON-TANGENT INTERSECTION; THENCE S.41°09'04"E., A DISTANCE OF 33.68 FEET; THENCE S.01°11'52"W., A DISTANCE OF 2,439.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,484,019 SQUARE FEET OR 401.378 ACRES, MORE OR LESS.

AND LESS AND EXCEPT: PARCEL B

FLORIDA POWER AND LIGHT SUBSTATION (OFFICIAL RECORDS BOOK 29283, PAGE 1329)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING A 4" BY 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "PALM BEACH COUNTY", AS ESTABLISHED BY K.C. MOCK; THENCE N.00°20'11"E., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SAID LINE ALSO BEING THE WEST LINE OF THAT CERTAIN DECLARATION OF EASEMENT FOR INDIAN TRAIL CONTROL DISTRICT M-2 CANAL ACCORDING TO OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY PER OFFICIAL RECORDS BOOK 22620, PAGE 1890, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 434.04 FEET; THENCE DEPARTING SAID EAST LINE, RUN N.89°39'49"W., A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN SEMINOLE IMPROVEMENT DISTRICT 20.00 FOOT EASEMENT "B-11", PER OFFICIAL RECORDS BOOK 14742, PAGE 1196 AND THE WEST LINE OF THAT CERTAIN 20.00 FOOT INGRESS/EGRESS EASEMENT DEDICATED BY SEMINOLE WATER CONTROL DISTRICT PER OFFICIAL RECORDS BOOK 1864, PAGE 307, OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°39'49"W., A DISTANCE OF 400.00 FEET; THENCE N.00°20'11"E., A DISTANCE OF 460.00 FEET; THENCE S.89°39'49"E., A DISTANCE OF 400.00 FEET TO A POINT ON SAID WEST LINE OF SEMINOLE IMPROVEMENT DISTRICT 20.00 FOOT EASEMENT "B-11" AND THE WEST LINE OF THE 20.00 FOOT INGRESS/EGRESS EASEMENT DEDICATED BY SEMINOLE WATER CONTROL DISTRICT; THENCE S.00°20'11"W., ALONG SAID WEST LINE A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 184,000 SQUARE FEET OR 4.224 ACRES, MORE OR LESS.

AND LESS AND EXCEPT: PARCEL C

SEMINOLE IMPROVEMENT DISTRICT OFFICE (OFFICIAL RECORDS BOOK 32992, PAGE 1918)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORD BOOK 5863, PAGE 1155, AND OFFICIAL RECORD BOOK 8434, PAGE 1410, BOTH OF SAID PUBLIC

RECORDS; THENCE N.85°08'43"W. ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORD BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORD BOOK 8434, PAGE 1410, A DISTANCE OF 511.59 FEET; THENCE N.00°20'11"E., A DISTANCE OF 90.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°20'11"E. ALONG THE WEST LINE OF THE 60' FLORIDA POWER AND LIGHT COMPANY EASEMENT #2, AS RECORDED IN OFFICIAL RECORD BOOK 29817, PAGE 650, OF SAID PUBLIC RECORDS, A DISTANCE OF 303.46 FEET; THENCE S.89°39'49"E., ALONG THE SOUTH LINE OF, AND THE EAST AND WEST EXTENSIONS THEREOF, OF THE FLORIDA POWER AND LIGHT SUBSTATION, AS RECORDED IN OFFICIAL RECORD BOOK 29283, PAGE 1329 OF SAID PUBLIC RECORDS, A DISTANCE OF 570.00 FEET TO A POINT ON THE EAST LINE THE 110' FLORIDA POWER AND LIGHT COMPANY EASEMENT #1, AS RECORDED IN OFFICIAL RECORD BOOK 29817, PAGE 650, OF SAID PUBLIC RECORDS; THENCE S.00°20'11"W., ALONG SAID EAST LINE OF THE 110' FLORIDA POWER AND LIGHT COMPANY EASEMENT #1, A DISTANCE OF 348.50 FEET TO THE SOUTH LINE OF THE 60' FLORIDA POWER AND LIGHT COMPANY EASEMENT #2, AS RECORDED IN OFFICIAL RECORD BOOK 29817, PAGE 650, OF SAID PUBLIC RECORDS; THENCE N.85°08'43"W., ALONG A LINE PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORD BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORD BOOK 8434, PAGE 1410, AND SOUTH LINE OF THE 60' FLORIDA POWER AND LIGHT COMPANY EASEMENT #2, AS RECORDED IN OFFICIAL RECORD BOOK 29817, PAGE 650, OF SAID PUBLIC RECORDS, A DISTANCE OF 571.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 185,809 SQUARE FEET OR 4.266 ACRES, MORE OR LESS.

TOTAL PARCELS A, B C CONTAINING: 17,853,828 SQUARE FEET OR 409.868 ACRES, MORE OR LESS.

PARCEL 2 (OUTER PARCEL) NET TOTAL CONTAINING: 27,669,533 SQUARE FEET OR 635.205 ACRES, MORE OR LESS.

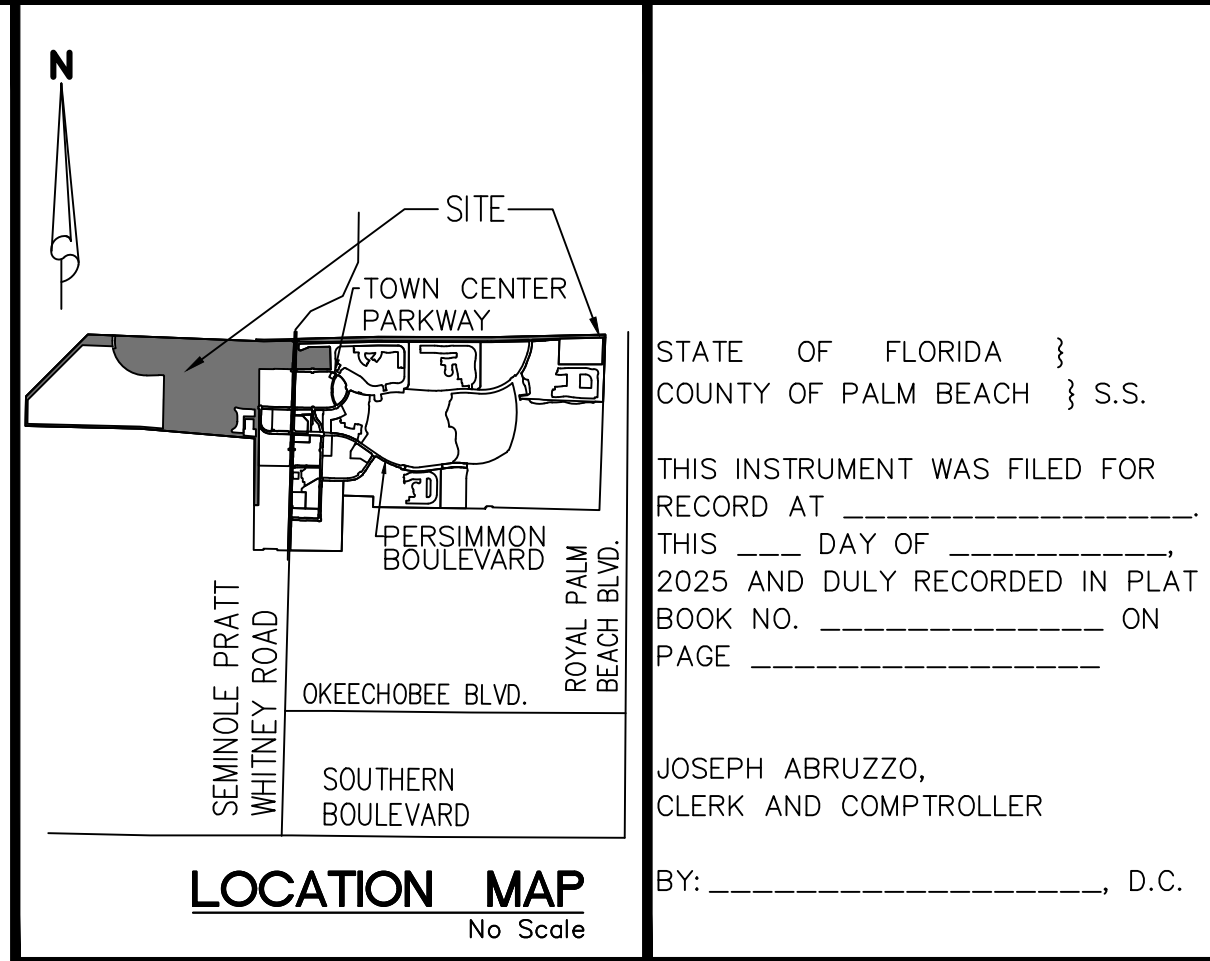
TOTAL LANDS CONTAINING: 32,327,526 SQUARE FEET OR 742.138 ACRES, MORE OR LESS.

Exhibit 'B'
WESTLAKE WEST
PLAT

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WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



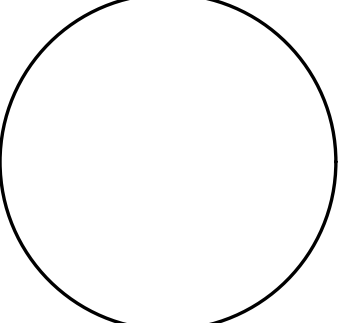
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2025 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

CLERK'S SEAL



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE WEST, A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTE AT THE NORTHEAST CORNER OF SAID SECTION 5 TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 250.40 FEET TO A POINT ON THE SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY, 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING - PARCEL 1**; THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SAID SECTION 5, A DISTANCE OF 137.72 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°40'55"W., DEPARTING SAID EAST LINE OF SAID SECTION 5 AND ALONG THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9169, PAGE 136 AND OFFICIAL RECORD BOOK 9232, PAGE 1206, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S.88°40'55"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE NORTHERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS, A DISTANCE OF 2022.88 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.01°56'50"W., DEPARTING SAID NORTHERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS AND ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 50.08 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF WATER MANAGEMENT TRACT #1, OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTH, WITH A RADIUS OF 10617.49 FEET AND A RADIAL BEARING OF S.01°20'01"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL AND ALONG SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'36", A DISTANCE OF 665.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1087.49 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY LINE OF PLAT PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING A POINT ON THE EASTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 176 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°19'05"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG SAID EASTERLY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE IV, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, SAID CORNER ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWEST, WITH A RADIUS OF 10767.49 FEET AND A RADIAL BEARING OF N.01°43'59"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'54", A DISTANCE OF 77.98 FEET TO A POINT OF TANGENCY; THENCE S.88°40'55"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 102.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV; THENCE S.01°19'05"W., ALONG THE WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV AND DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF WOODLANDS OF WESTLAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 167 THROUGH 178, INCLUSIVE, OF THE SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE NORTHERLY LINE OF WOODLANDS OF WESTLAKE; THENCE S.88°40'55"W., DEPARTING SAID WESTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV AND ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 1691.85 FEET; THENCE N.89°48'53"W., CONTINUING ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 519.94 FEET TO THE NORTHEAST CORNER OF MEADOWS OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE N.89°48'53"W., ALONG SAID NORTHERLY LINE OF SAID PLAT MEADOWS OF WESTLAKE - PHASE I, A DISTANCE OF 3378.24 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE CONTINUE N.89°48'53"W., A DISTANCE OF 1371.77 FEET; 2) THENCE S.88°36'57"W., A DISTANCE OF 3614.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET; 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 4) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 6) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'46", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; THENCE S.88°36'57"W., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; 9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO A POINT OF TANGENCY; 10) THENCE S.01°21'03"E., ALONG WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY NORTH AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1009.00 FEET TO A POINT OF THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2, AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWEST, WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF S.09°10'52"W., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 169.86 FEET TO A POINT OF TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 590.71 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 27.08 FEET; 4) THENCE N.00°00'00"E., A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"W., ALONG SAID NORTHERLY BOUNDARY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY NORTH, ALSO ALONG THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #1, ALL OF SAID PLAT, A DISTANCE OF 126.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID OPEN SPACE TRACT #1 FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE S.00°00'00"E., A DISTANCE OF 10.86 FEET; 2) THENCE S.45°00'00"W., A DISTANCE OF 23.95 FEET; 3) THENCE S.71°47'45"W., A DISTANCE OF 7.08 FEET; 4) THENCE N.90°00'00"W., A DISTANCE OF 392.31 FEET; 5) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 169.12 FEET; 7) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 27.54 FEET; 9) THENCE S.00°00'00"E., A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE N.90°00'00"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 6.68 FEET; THENCE N.44°08'34"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTH CORNER OF SAID RIGHT-OF-WAY PARCEL 105, ALSO BEING A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1640, PAGE 1626, OF THE SAID PUBLIC RECORDS; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD, A DISTANCE OF 24.18 FEET TO THE SOUTH CORNER OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID RIGHT-OF-WAY PARCEL 106 FOR THE FOLLOWING TWELVE (12) COURSES: 1) THENCE N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 223.65 FEET; 8) THENCE N.02°20'47"E., A DISTANCE OF 60.43 FEET; 9) THENCE N.45°28'52"E., A DISTANCE OF 54.70 FEET; 10) THENCE N.88°36'57"E., A DISTANCE OF 30.67 FEET; 11) THENCE N.01°23'03"W., A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY LINE OF 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF SAID PUBLIC RECORDS; 12) THENCE S.88°36'57"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.21 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL 106, ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 106 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD, A DISTANCE OF 80.12 FEET TO A POINT ON SAID SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID M-CANAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.88°36'57"E., A DISTANCE OF 3785.92 FEET; 2) THENCE S.89°48'53"W., A DISTANCE OF 5270.07 FEET; 3) THENCE N.88°40'55"E., A DISTANCE OF 5270.76 FEET TO THE **POINT OF BEGINNING - PARCEL 1**.

PARCEL 1 OVERALL CONTAINING: 4,657,993 SQUARE FEET OR 106,933 ACRES, MORE OR LESS.

TOGETHER WITH:

(DESCRIPTION CONTINUED ABOVE RIGHT)

(DESCRIPTION CONTINUED)

PARCEL 2: (OUTER BOUNDARY)

BEING A PORTION OF SECTIONS 1, 2, 3, AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF TOWN CENTER PARKWAY, FPL WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, AND A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD WEST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM PARCELS A, B, AND C, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTE AT THE NORTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 429.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING - PARCEL 2**; THENCE ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, FOR THE FOLLOWING TWO (2) COURSES: 1) S.87°46'28"E., A DISTANCE OF 371.63 FEET; 2) THENCE N.88°36'57"E., A DISTANCE OF 1,319.31 FEET TO THE NORTHWEST CORNER OF SEMINOLE-PRAATT-WHITNEY ROAD RIGHT-OF-WAY PARCEL 101, AS DESCRIBED IN THE WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 101, FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE S.01°23'03"E., A DISTANCE OF 35.00 FEET; 2) THENCE N.88°36'57"E., A DISTANCE OF 29.14 FEET; 3) THENCE S.44°31'08"E., A DISTANCE OF 58.38 FEET; 4) THENCE S.02°20'47"W., A DISTANCE OF 45.64 FEET; 5) THENCE S.02°42'36"W., A DISTANCE OF 630.05 FEET; 6) THENCE S.02°20'47"W., A DISTANCE OF 218.96 FEET; 7) THENCE S.14°56'16"W., A DISTANCE OF 55.05 FEET; 8) THENCE S.02°20'47"W., A DISTANCE OF 272.04 FEET; 9) THENCE S.47°01'50"W., A DISTANCE OF 42.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH BOUNDARY LINE OF TOWN CENTER PARKWAY NORTH - WEST, AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE N.88°17'08"W., A DISTANCE OF 192.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10057.00 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 192.14 FEET TO A POINT OF TANGENCY; 3) THENCE N.89°22'48"W., A DISTANCE OF 442.97 FEET; 4) THENCE S.45°37'12"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.89°22'48"W., A DISTANCE OF 670.07 FEET TO A POINT ON THE EAST LINE OF THE EASEMENT FOR THE M-2 CANAL, 200 FEET IN WIDTH, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE S.00°20'11"W., ALONG SAID EAST LINE, A DISTANCE OF 1714.97 FEET TO WESTERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD WEST, FOR THE FOLLOWING EIGHT (8) COURSES: 1) THENCE S.46°42'52"W., A DISTANCE OF 37.35 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 105.00 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 11.00 FEET; 4) THENCE S.43°17'08"E., A DISTANCE OF 40.00 FEET; 5) THENCE S.01°42'52"W., A DISTANCE OF 375.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1103.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'42", A DISTANCE OF 30.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1186.00 FEET; 7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'26", A DISTANCE OF 122.97 FEET TO A POINT OF TANGENCY; 8) THENCE S.02°39'27"E., A DISTANCE OF 65.14 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF WESTLAKE POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, OF SAID PUBLIC RECORDS; THENCE S.89°42'52"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 2.34 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE S.00°20'11"W., ALONG SAID EAST LINE OF M-2 CANAL AND THE WEST LINE OF SAID WESTLAKE POD H PLAT, A DISTANCE OF 755.66 FEET; THENCE S.00°29'31"W., ALONG SAID EAST LINE OF M-2 CANAL AND SAID WEST LINE OF WESTLAKE POD H PLAT, ALSO BEING THE WEST LINE OF THAT PARCEL CONVEYED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 14566, PAGE 1779, OF SAID PUBLIC RECORDS, A DISTANCE OF 3,093.98 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO THE SCHOOL BOARD OF PALM BEACH COUNTY; THENCE N.89°14'58"W., ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL, ALSO THE NORTH LINE OF C-4 PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 31005, PAGE 1757, OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID C-4 PARK, ALSO A POINT ON THE AGREED UPON AND MONUMENTED WEST BOUNDARY OF SECTION 12, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 15, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410, BOTH OF SAID PUBLIC RECORDS; THENCE N.00°29'31"E., ALONG SAID AGREED UPON AND MONUMENTED WEST BOUNDARY OF SECTION 12, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, A DISTANCE OF 1,092.81 FEET TO THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE N.85°08'43"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE N.85°08'43"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410; THENCE N.85°08'43"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORD BOOK 8434, PAGE 1410; THENCE N.88°35'25"W., ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, BOTH OF SAID PUBLIC RECORDS; THENCE N.01°02'29"E., ALONG SAID WEST BOUNDARY OF AFORESAID SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.01°02'29"E., ALONG SAID WEST BOUNDARY OF SECTION 3, AS FOUND MONUMENTED, A DISTANCE OF 369.21 FEET TO THE BOUNDARY OF AFORESAID M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN AFORESAID DEED BOOK 1156, PAGE 58, THENCE N.44°59'32"E., ALONG SAID EASTERLY BOUNDARY OF M-CANAL, A 250 FOOT CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN SAID DEED BOOK 1156, PAGE 58, AS FOUND MONUMENTED, A DISTANCE OF 4,057.61 FEET TO THE NORTH BOUNDARY OF AFORESAID TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955 AND REFERENCED IN AFORESAID ROAD PLAT BOOK 6, PAGE 136, THENCE S.87°46'28"E., ALONG SAID NORTH BOUNDARY OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955 AND REFERENCED IN AFORESAID ROAD PLAT BOOK 6, PAGE 136, ALSO BEING ALONG A LINE LYING 80.00 FEET SOUTH OF AND PARALLEL WITH AFORESAID SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, RECORDED IN AFORESAID DEED BOOK 1156, PAGE 58, A DISTANCE OF 7,799.26 FEET TO AFORESAID WEST BOUNDARY OF SECTION 1 AND THE **POINT OF BEGINNING - PARCEL 2**.

PARCEL 2 (OUTER BOUNDARY) OVERALL TOTAL CONTAINING: 45,523,361 SQUARE FEET OR 1,045,073 ACRES, MORE OR LESS.

LESS AND EXCEPT: PARCEL A

FPL WESTLAKE SOLAR ENERGY CENTER (PLAT BOOK 126, PAGES 24 AND 25)

DESCRIPTION: A PORTION OF FPL WESTLAKE SOLAR ENERGY CENTER LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTE AT THE AGREED UPON AND MONUMENTED SOUTHEAST CORNER OF SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND OFFICIAL RECORDS BOOK 8434, PAGE 1410 BOTH OF SAID PUBLIC RECORDS; THENCE ALONG THE AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, OF SAID PUBLIC RECORDS, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, N.85°08'43"W., A DISTANCE OF 4,265.95 FEET; THENCE N.01°11'52"E., A DISTANCE OF 100.20 FEET TO THE **POINT OF BEGINNING**; THENCE N.85°08'43"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 2, ALSO THE NORTH LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "B-5" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,069.30 FEET; THENCE N.88°35'25"W., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SECTION 3, AS SURVEYED BY K.C. MOCK AND REFERENCED IN SAID ROAD PLAT BOOK 6, PAGE 136, AND PER SAID SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965 AND REFERENCED IN SAID OFFICIAL RECORDS BOOK 5863, PAGE 1155, AND SAID OFFICIAL RECORDS BOOK 8434, PAGE 1410, ALSO THE NORTH LINE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-7" PER OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 5,218.87 FEET TO A POINT ON THE EAST LINE OF SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.00°29'35"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-1", A DISTANCE OF 1,107.83 FEET TO A POINT ON THE EAST LINE OF SEMINOLE

(DESCRIPTION CONTINUED ABOVE RIGHT)

(DESCRIPTION CONTINUED)

IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS; THENCE N.45°00'10"E., ALONG THE EAST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-2", A DISTANCE OF 3,595.85 FEET; THENCE S.87°45'21"E., ALONG A LINE 454.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT 50.00 FOOT EASEMENT "C-3" AS RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, OF SAID PUBLIC RECORDS, A DISTANCE OF 1,376.62 FEET; THENCE S.47°47'53"E., A DISTANCE OF 32.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,550.00 FEET AND A RADIAL BEARING OF N.82°09'36"E. AT SAID INTERSECTION, ALSO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'56", A DISTANCE OF 272.30 FEET TO A POINT OF TANGENCY; THENCE N.02°13'32"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 149.94 TO A POINT ON A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF M-CANAL ROAD EASEMENT, AN 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT, RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE S.02°13'32"W., A DISTANCE OF 149.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1430.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'39", A DISTANCE OF 335.96 FEET TO A NON-TANGENT INTERSECTION; THENCE S.78°45'53"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1550.00 FEET, A RADIAL LINE BEARS N.78°45'53"E., FROM SAID POINT TO THE RADIUS POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°33'49", A DISTANCE OF 2179.46 FEET TO A POINT OF TANGENCY; THENCE N.88°12'04"E., A DISTANCE OF 553.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1540.00 FEET; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'57", A DISTANCE OF 223.06 FEET TO A NON-TANGENT INTERSECTION; THENCE S.41°09'04"E., A DISTANCE OF 33.68 FEET; THENCE S.01°11'52"W., A DISTANCE OF 2,439.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,484,019 SQUARE FEET OR 401.378 ACRES, MORE OR LESS.

AND LESS AND EXCEPT: PARCEL B

FLORIDA POWER AND LIGHT SUBSTATION (OFFICIAL RECORDS BOOK 29283, PAGE 1329)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENTE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING A 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "PALM BEACH COUNTY", AS ESTABLISHED BY K.C. MOCK; THENCE N.00°20'11"E., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SAID LINE ALSO BEING THE WEST LINE OF THAT CERTAIN DECLARATION OF EASEMENT FOR INDIAN TRAIL CONTROL DISTRICT M-2 CANAL ACCORDING TO OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY PER OFFICIAL RECORDS BOOK 22620, PAGE 1890, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 434.04 FEET; THENCE DEPARTING SAID EAST LINE, RUN N.89°39'49"W., A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN SEMINOLE IMPROVEMENT DISTRICT 20.00 FOOT EASEMENT "B-11", PER OFFICIAL RECORDS BOOK 14742, PAGE 1196 AND THE WEST LINE OF THAT CERTAIN 100 FOOT INGRESS/EGRESS EASEMENT DEDICATED BY SEMINOLE WATER CONTROL DISTRICT PER OFFICIAL RECORDS BOOK 1864, PAGE 307, OF AFORESAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE N.89°39'49"W., A DISTANCE OF 400.00 FEET; THENCE N.00°20'11"E., A DISTANCE OF 460.00 FEET; THENCE S.89°39'49"E., A DISTANCE OF 400.00 FEET TO A POINT ON SAID WEST LINE OF SEMINOLE IMPROVEMENT DISTRICT 20.00 FOOT EASEMENT "B-11" AND THE WEST LINE OF THE 20.00 FOOT INGRESS/EGRESS E

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF 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 _____, 2025, 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

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 _____, 2025.

WITNESS: _____

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

PRINT NAME: _____

BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINT NAME) - NOTARY PUBLIC

AREA TABULATION (IN ACRES)

PARCEL 1 (EAST SIDE)
106.933 ACRES, MORE OR LESS

PARCEL 2 (WEST SIDE)
635.205 ACRES, MORE OR LESS

TOTAL PARCEL 1 (EAST SIDE) AND PARCEL 2 (WEST SIDE)
742.138 ACRES, MORE OR LESS

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: SET "●" A 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB7768". PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768", (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.85°08'43"W. 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

DATED THIS _____ DAY OF _____, 2025.

WINSTON & STRAWN LLP

BY: _____
RAFAEL A. AGUILAR, PARTNER

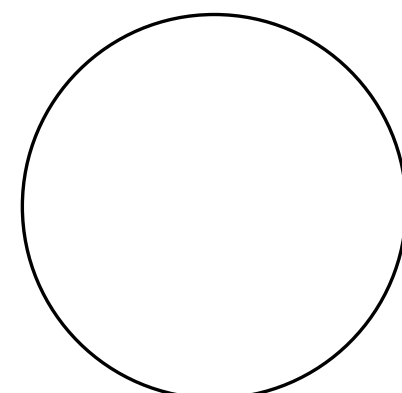
SURVEYOR & MAPPER'S CERTIFICATE

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.

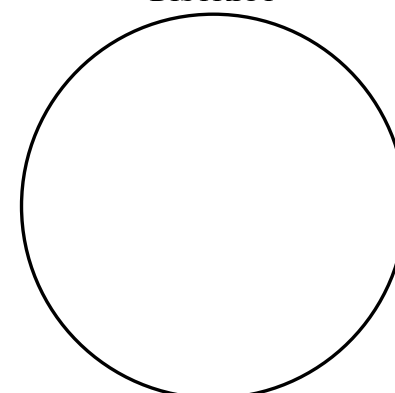
DATE: _____

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

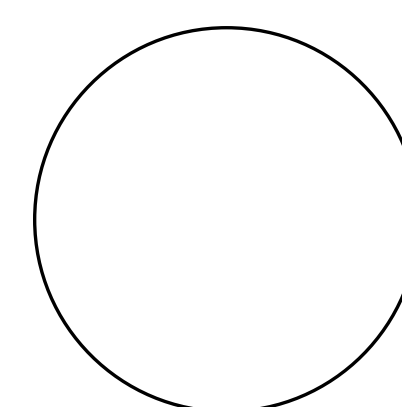
CITY OF
WESTLAKE



SEMINOLE IMPROVEMENT
DISTRICT



SURVEYOR'S SEAL



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



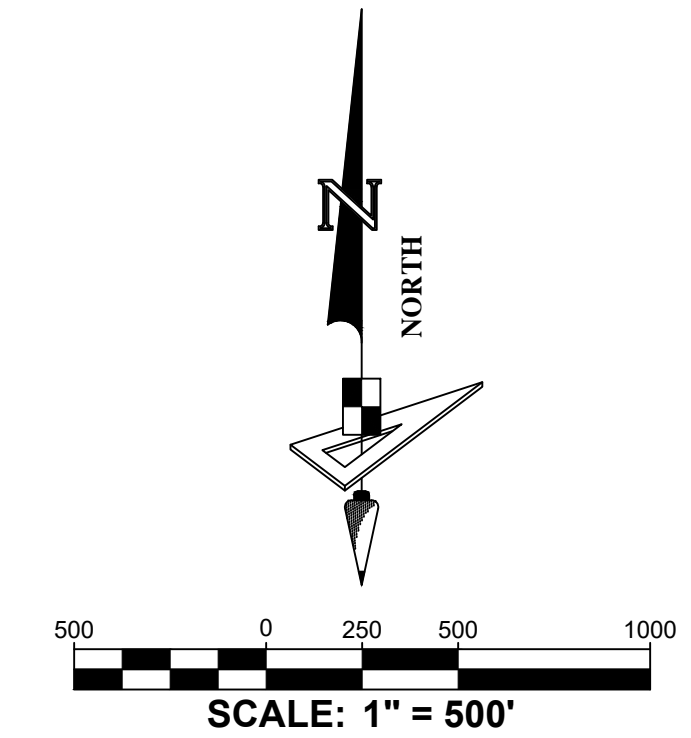
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 106 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

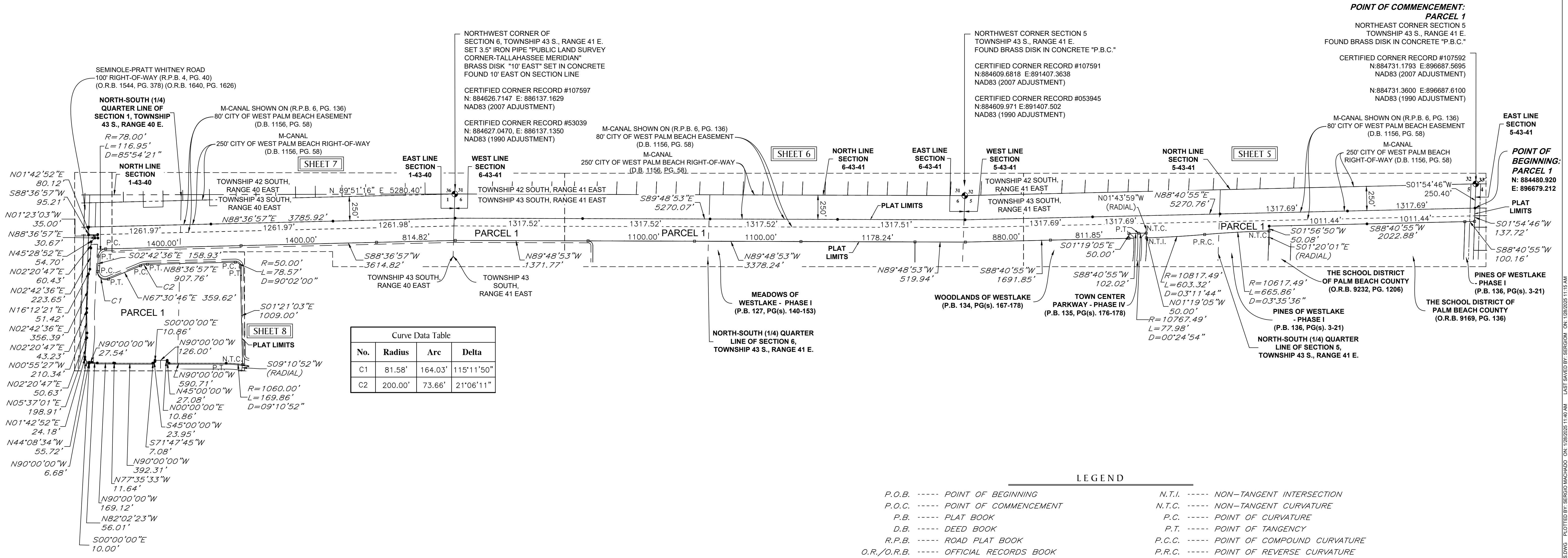
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NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO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



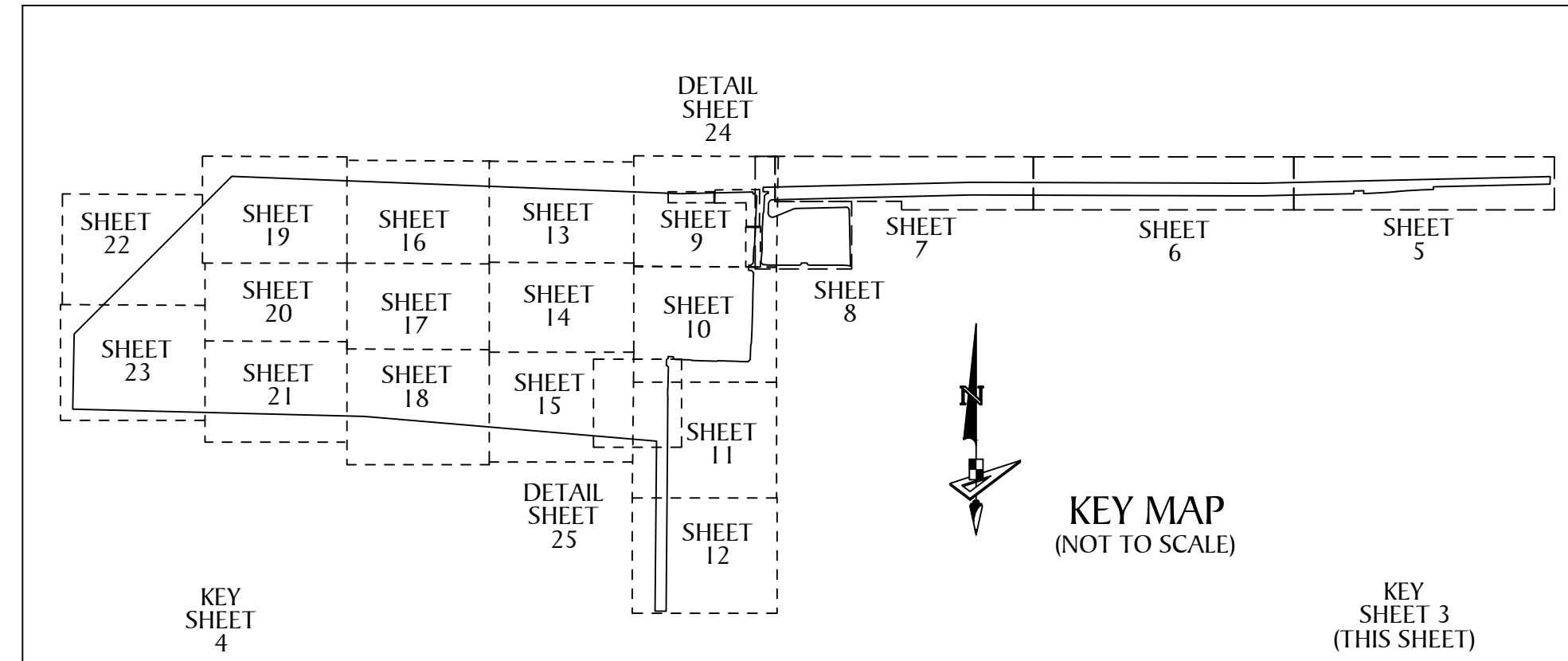
KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS (5-8) OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N85°08'43"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).

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



LEGEND	
P.O.B. ----- POINT OF BEGINNING	N.T.I. ----- NON-TANGENT INTERSECTION
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
R.P.B. ----- ROAD PLAT BOOK	P.C.C. ----- POINT OF COMPOUND CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	P.R.C. ----- POINT OF REVERSE CURVATURE
PG./PG(S) ----- PAGE(S)	R.I. ----- RADIAL INTERSECTION
NAD ----- NORTH AMERICAN DATUM	FPL/FP & L ----- FLORIDA POWER AND LIGHT
W.M.T. ----- WATER MANAGEMENT TRACT	R/W ----- RIGHT-OF-WAY
O.S.T. ----- OPEN SPACE TRACT	(R) ----- RADIAL
P.B.C. ----- PALM BEACH COUNTY	(NR) ----- NON-RADIAL
U.E. ----- UTILITY EASEMENT	HOA ----- HOMEOWNERS ASSOCIATION
D.E. ----- DRAINAGE EASEMENT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	PRM ----- PERMANENT REFERENCE MONUMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE	● ----- PERMANENT CONTROL POINT
AC ± ----- ACRES PLUS OR MINUS	□ ----- FOUND PERMANENT REFERENCE MONUMENT
R ----- RADIUS	● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
L ----- ARC LENGTH	
D ----- DELTA ANGLE	
CB ----- CHORD BEARING	
C ----- CHORD	



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

PLOTTED BY: SERGIO MACHADO ON: 12/28/2025 11:40:AM LAST SAVED BY: SERGIO ON: 12/28/2025 11:15:AM

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
 A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

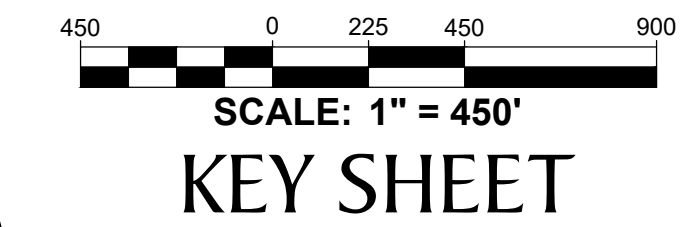
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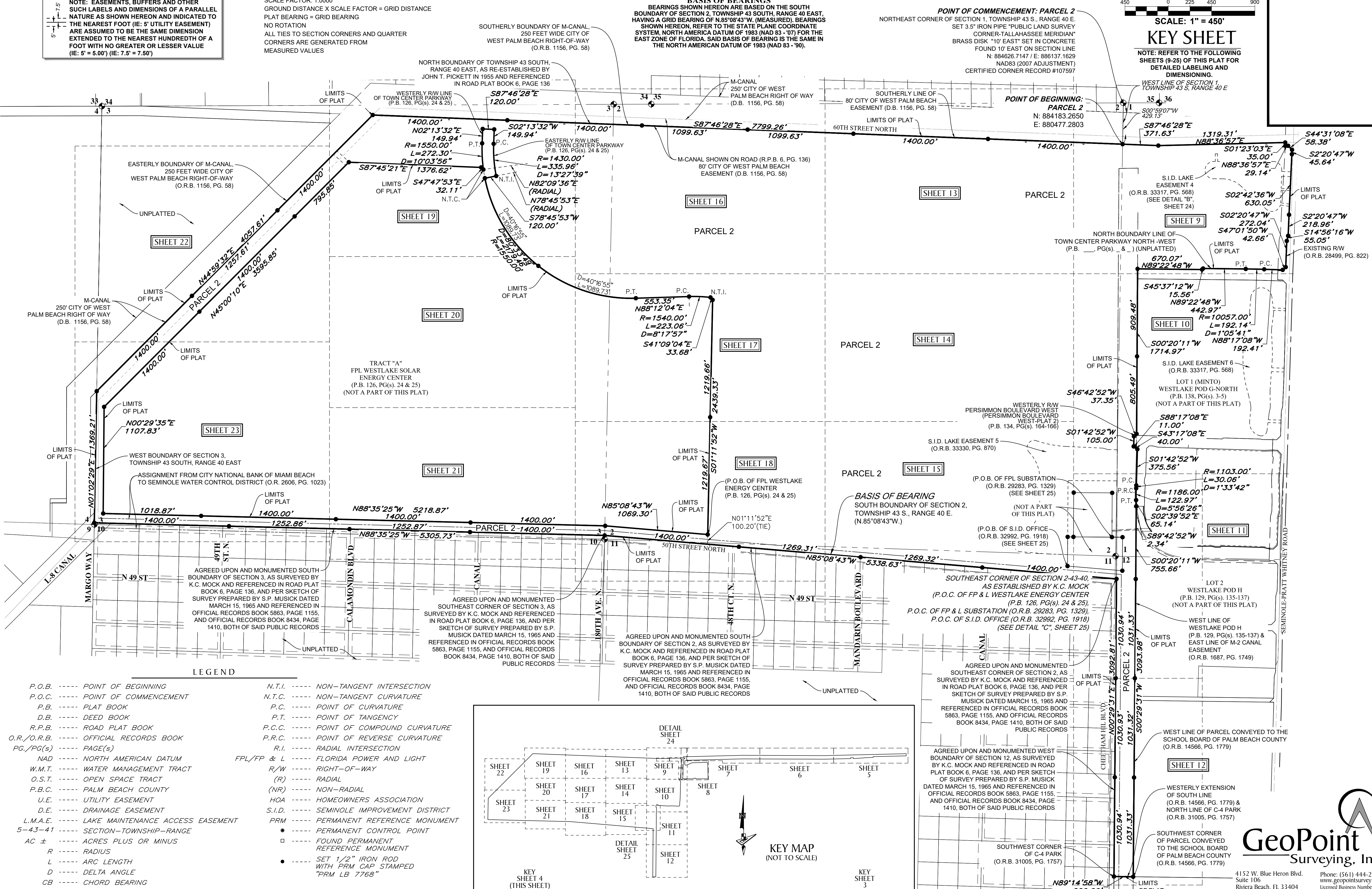
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT 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 SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.85°08'43"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).

POINT OF COMMENCEMENT: PARCEL 2
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10" EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE N: 884626 7147' E: 886137.1629 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107597

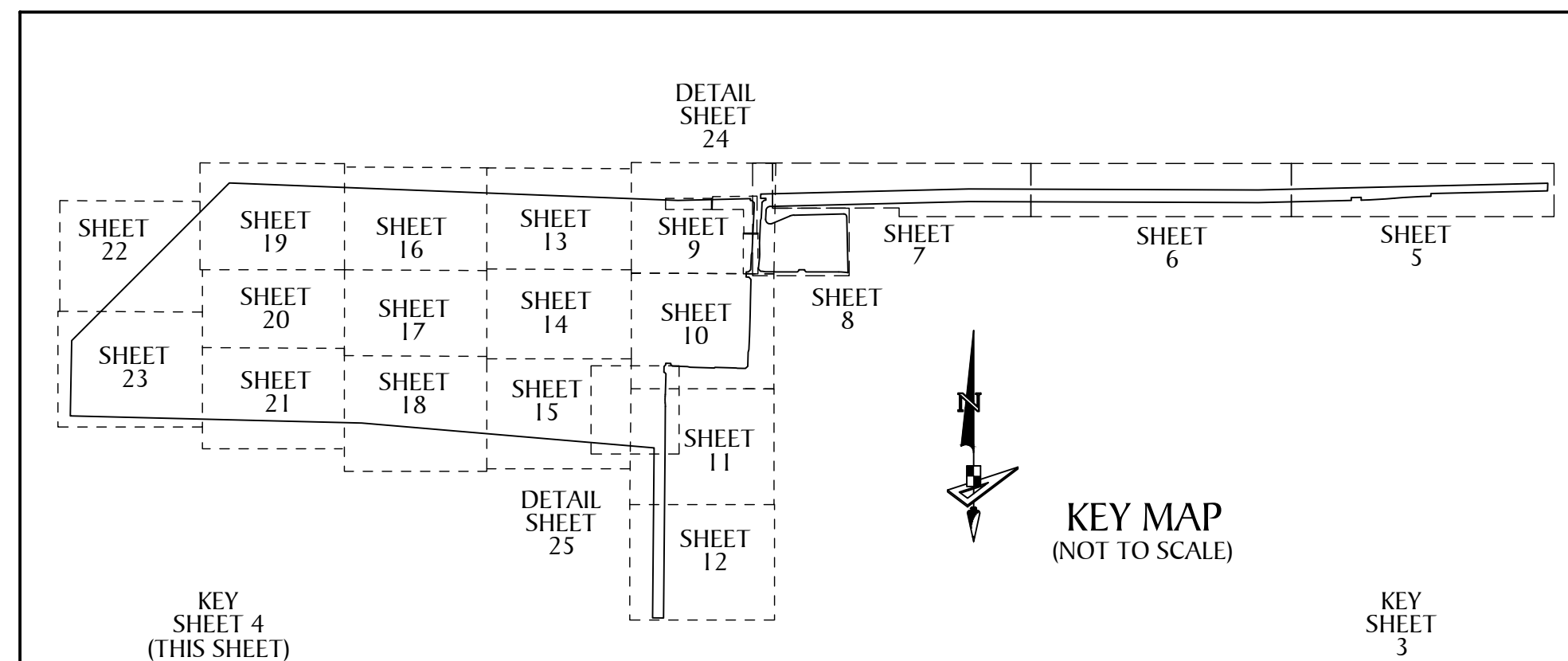


NOTE: REFER TO THE FOLLOWING SHEETS (9-25) OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



LEGEND

P.O.B. ----- POINT OF BEGINNING	N.T.I. ----- NON-TANGENT INTERSECTION
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
R.P.B. ----- ROAD PLAT BOOK	P.C.C. ----- POINT OF COMPOUND CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	P.R.C. ----- POINT OF REVERSE CURVATURE
PG./PG(S) ----- PAGE(S)	R.I. ----- RADIAL INTERSECTION
NAD ----- NORTH AMERICAN DATUM	FPL/FP & L ----- FLORIDA POWER AND LIGHT
W.M.T. ----- WATER MANAGEMENT TRACT	R/W ----- RIGHT-OF-WAY
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P.B.C. ----- PALM BEACH COUNTY	(NR) ----- NON-RADIAL
U.E. ----- UTILITY EASEMENT	HOA ----- HOMEOWNERS ASSOCIATION
D.E. ----- DRAINAGE EASEMENT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	PRM ----- PERMANENT REFERENCE MONUMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE	● ----- PERMANENT CONTROL POINT
AC ± ----- ACRES PLUS OR MINUS	□ ----- FOUND PERMANENT REFERENCE MONUMENT
R ----- RADIUS	● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
L ----- ARC LENGTH	
D ----- DELTA ANGLE	
CB ----- CHORD BEARING	
C ----- CHORD	



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 Surveying, Inc.

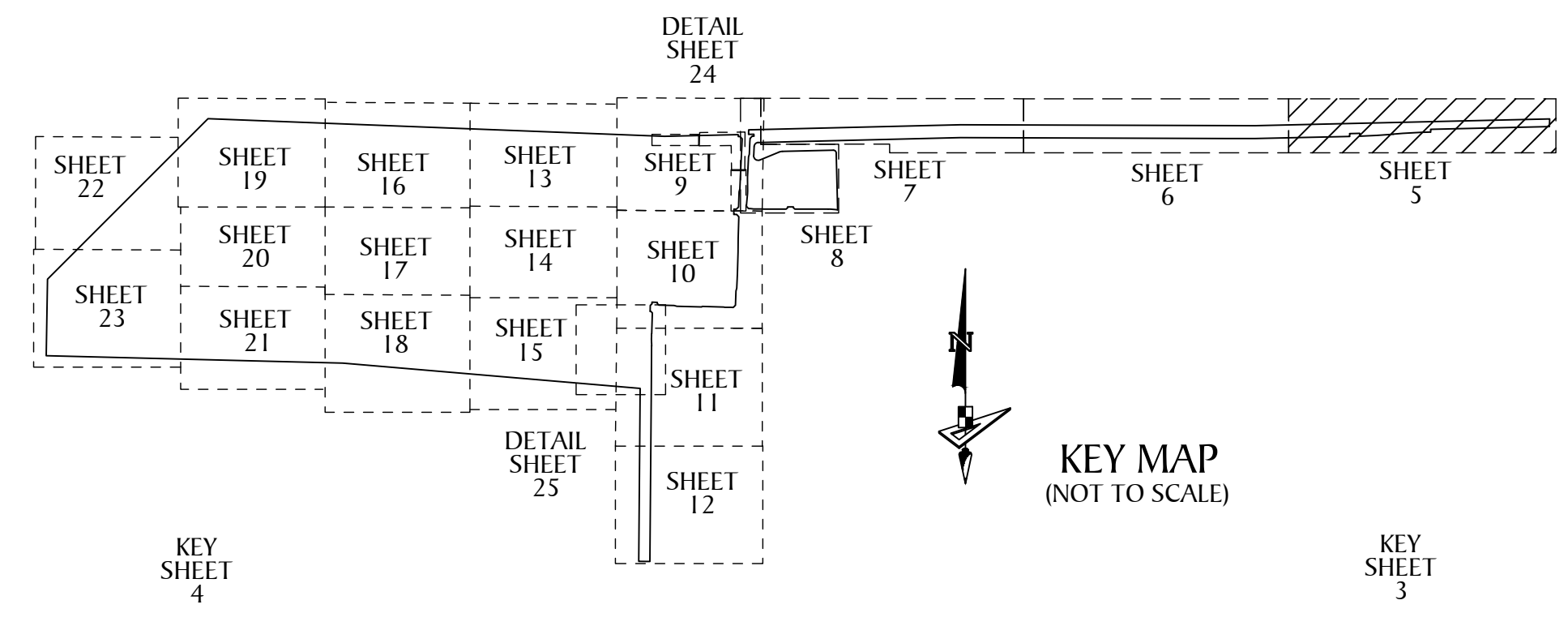
4152 W. Blue Heron Blvd.
 Suite 106
 Riviera Beach, FL 33404

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

SHEET 4 OF 25 SHEETS

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



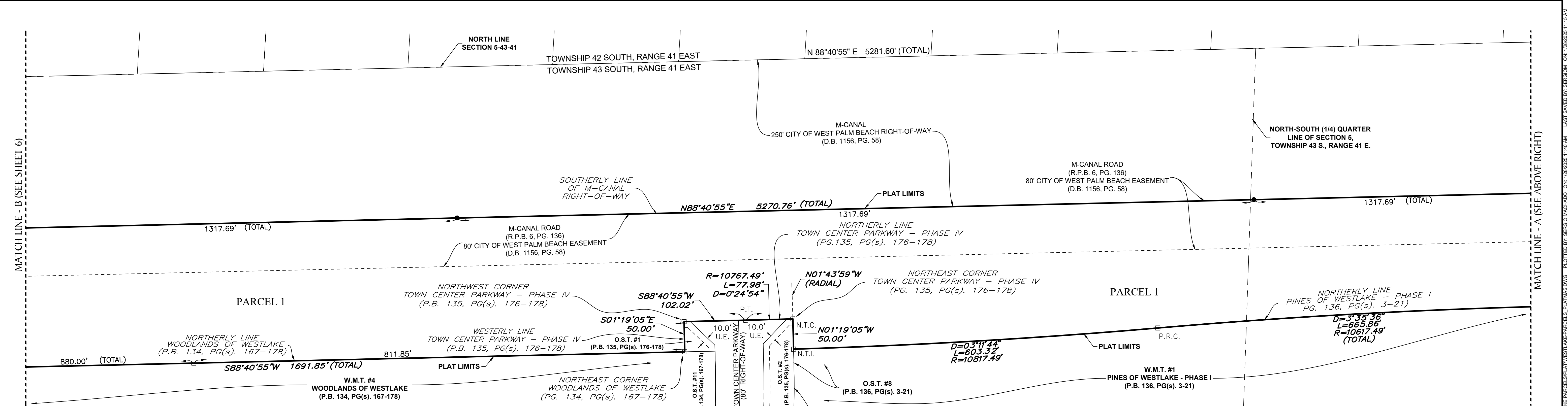
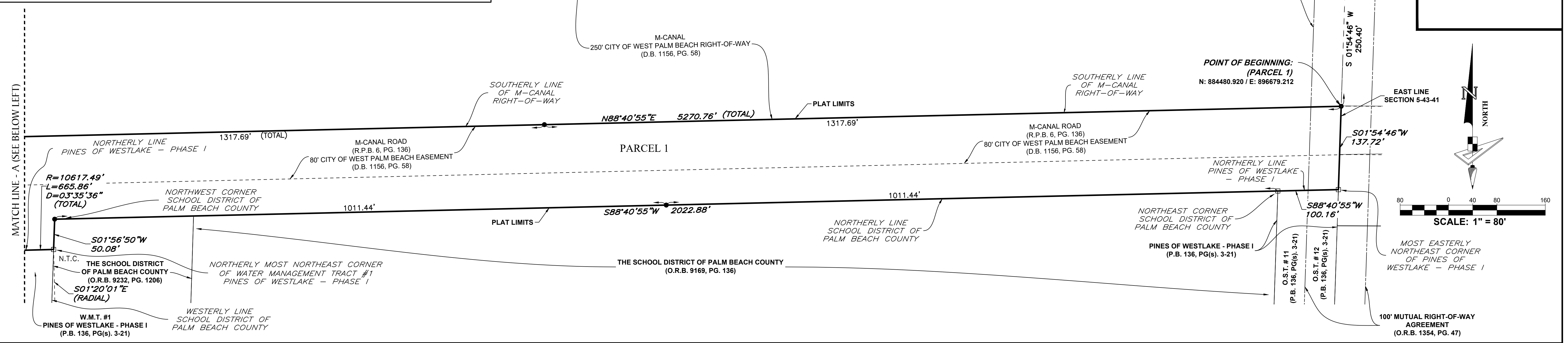
POINT OF COMMENCEMENT:
(PARCEL 1)
NORTHWEST CORNER SECTION 5
TOWNSHIP 43 S., RANGE 41 E.
FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107592
N:884731.1793 E:896687.5695
NAD83 (2007 ADJUSTMENT)

N:884731.3600 E:896687.6100
NAD83 (1990 ADJUSTMENT)

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

POINT OF BEGINNING:
(PARCEL 1)
N: 884480.920 / E: 896679.212



LEGEND		
P.O.B. ----- POINT OF BEGINNING	U.E. ----- UTILITY EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.O.C. ----- POINT OF COMMENCEMENT	D.E. ----- DRAINAGE EASEMENT	P.C. ----- POINT OF CURVATURE
P.B. ----- PLAT BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	P.T. ----- POINT OF TANGENCY
D.B. ----- DEED BOOK	5-43-41 ----- SECTION-TOWNSHIP-RANGE	P.C.C. ----- POINT OF COMPOUND CURVATURE
R.P.B. ----- ROAD PLAT BOOK	AC ± ----- ACRES PLUS OR MINUS	P.R.C. ----- POINT OF REVERSE CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R ----- RADIUS	R.I. ----- RADIAL INTERSECTION
PG./PG(s) ----- PAGE(S)	L ----- ARC LENGTH	FPL/FP & L ----- FLORIDA POWER AND LIGHT
NAD ----- NORTH AMERICAN DATUM	D ----- DELTA ANGLE	R/W ----- RIGHT-OF-WAY
W.M.T. ----- WATER MANAGEMENT TRACT	CB ----- CHORD BEARING	(R) ----- RADIAL
O.S.T. ----- OPEN SPACE TRACT	C ----- CHORD	(NR) ----- NON-RADIAL
P.B.C. ----- PALM BEACH COUNTY	N.T.I. ----- NON-TANGENT INTERSECTION	HOA ----- HOMEOWNERS ASSOCIATION
		S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
		PRM ----- PERMANENT REFERENCE MONUMENT
		● ----- PERMANENT CONTROL POINT
		□ ----- FOUND PERMANENT REFERENCE MONUMENT
		● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

GeoPoint
Surveying, Inc.

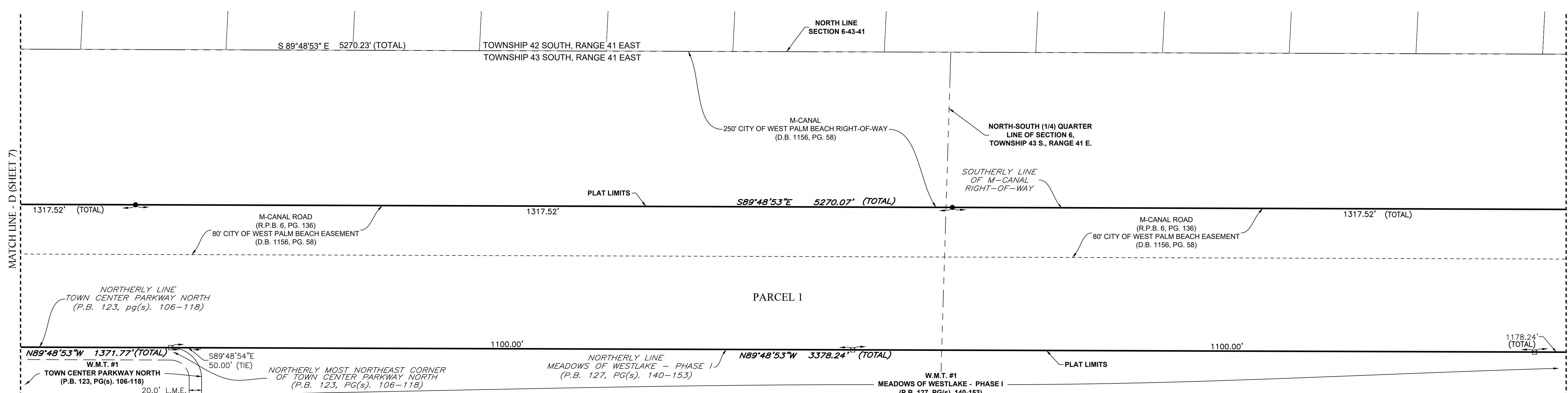
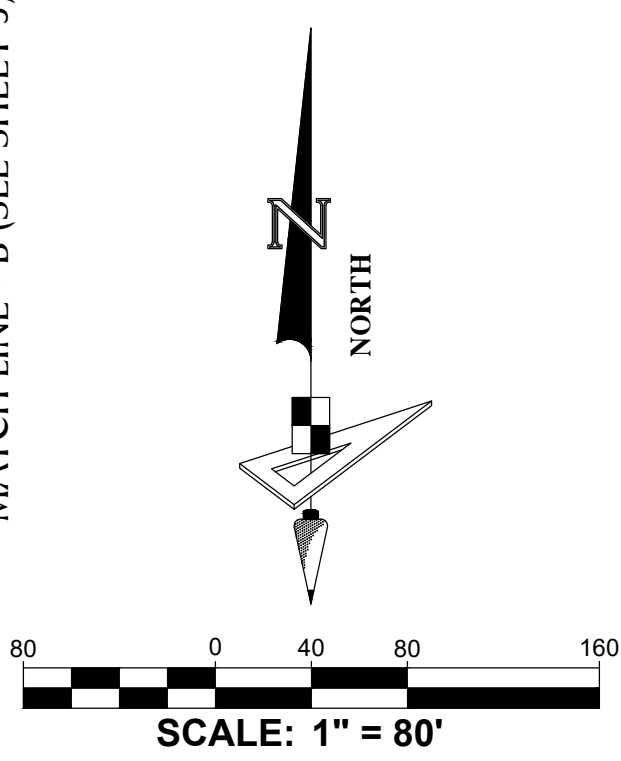
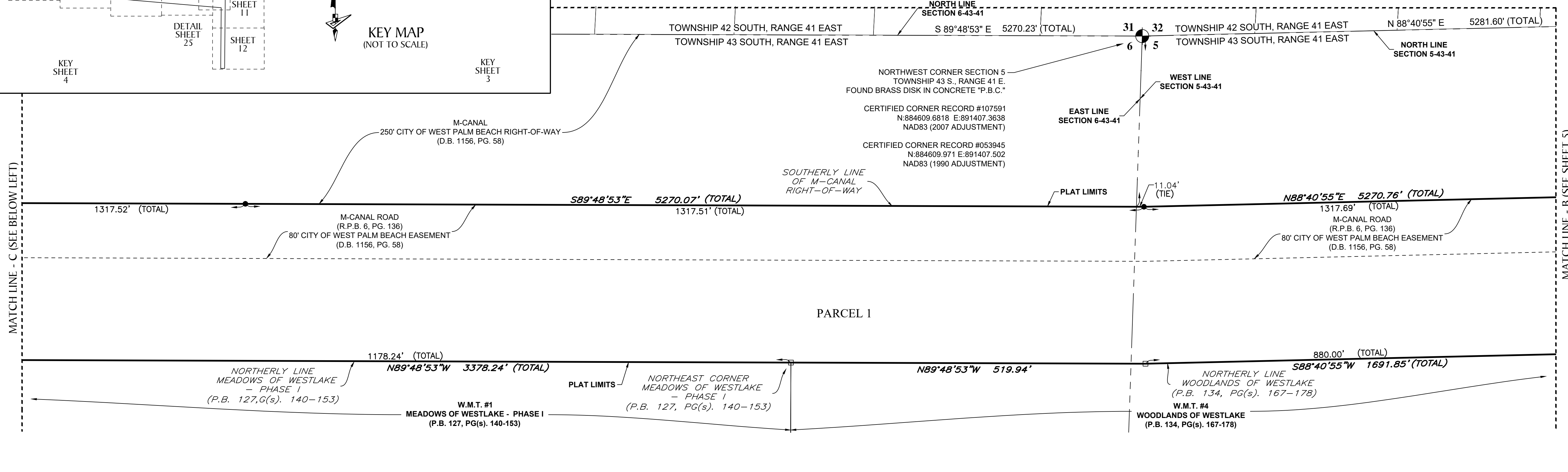
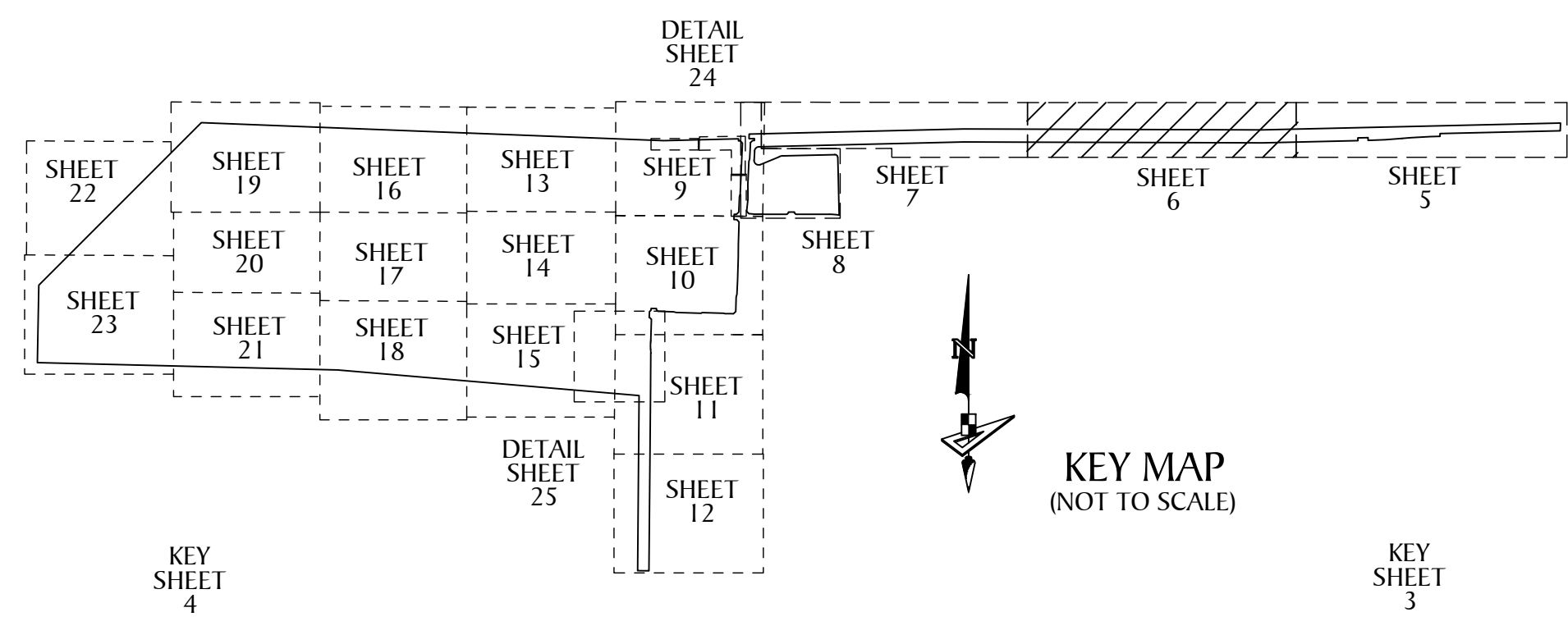
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Suite 106
Riviera Beach, FL 33404

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

SHEET 5 OF 25 SHEETS

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LEGEND

P.O.B. POINT OF BEGINNING	U.E. UTILITY EASEMENT	N.T.C. NON-TANGENT CURVATURE
P.O.C. POINT OF COMMENCEMENT	D.E. DRAINAGE EASEMENT	P.C. POINT OF CURVATURE
P.B. PLAT BOOK	L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT	P.T. POINT OF TANGENCY
D.B. DEED BOOK	5-43-41 SECTION-TOWNSHIP-RANGE	P.C.C. POINT OF COMPOUND CURVATURE
R.P.B. ROAD PLAT BOOK	AC ± ACRES PLUS OR MINUS	P.R.C. POINT OF REVERSE CURVATURE
O.R./O.R.B. OFFICIAL RECORDS BOOK	R RADIUS	R.I. RADIAL INTERSECTION
PG./PG(s) PAGE(S)	L ARC LENGTH	FPL/FP & L FLORIDA POWER AND LIGHT
NAD NORTH AMERICAN DATUM	D DELTA ANGLE	R/W RIGHT-OF-WAY
W.M.T. WATER MANAGEMENT TRACT	CB CHORD BEARING	(R) RADIAL
O.S.T. OPEN SPACE TRACT	C CHORD	(NR) NON-RADIAL
P.B.C. PALM BEACH COUNTY	N.T.I. NON-TANGENT INTERSECTION	HOA HOMEOWNERS ASSOCIATION
		S.I.D. SEMINOLE IMPROVEMENT DISTRICT
		PRM PERMANENT REFERENCE MONUMENT
		● PERMANENT CONTROL POINT
		□ FOUND PERMANENT REFERENCE MONUMENT
		● SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

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Riviera Beach, FL 33404

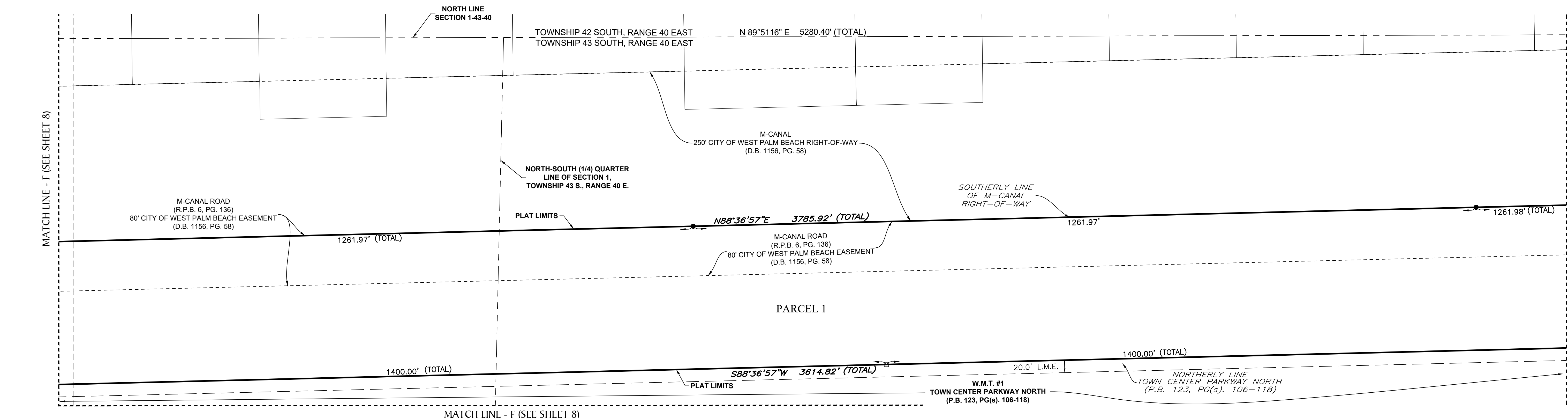
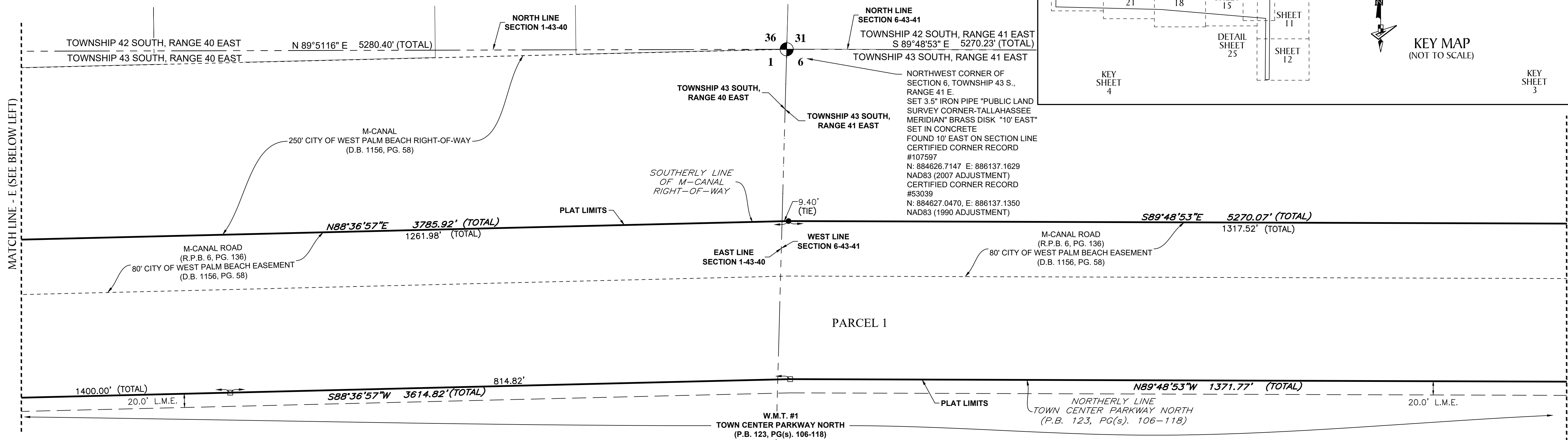
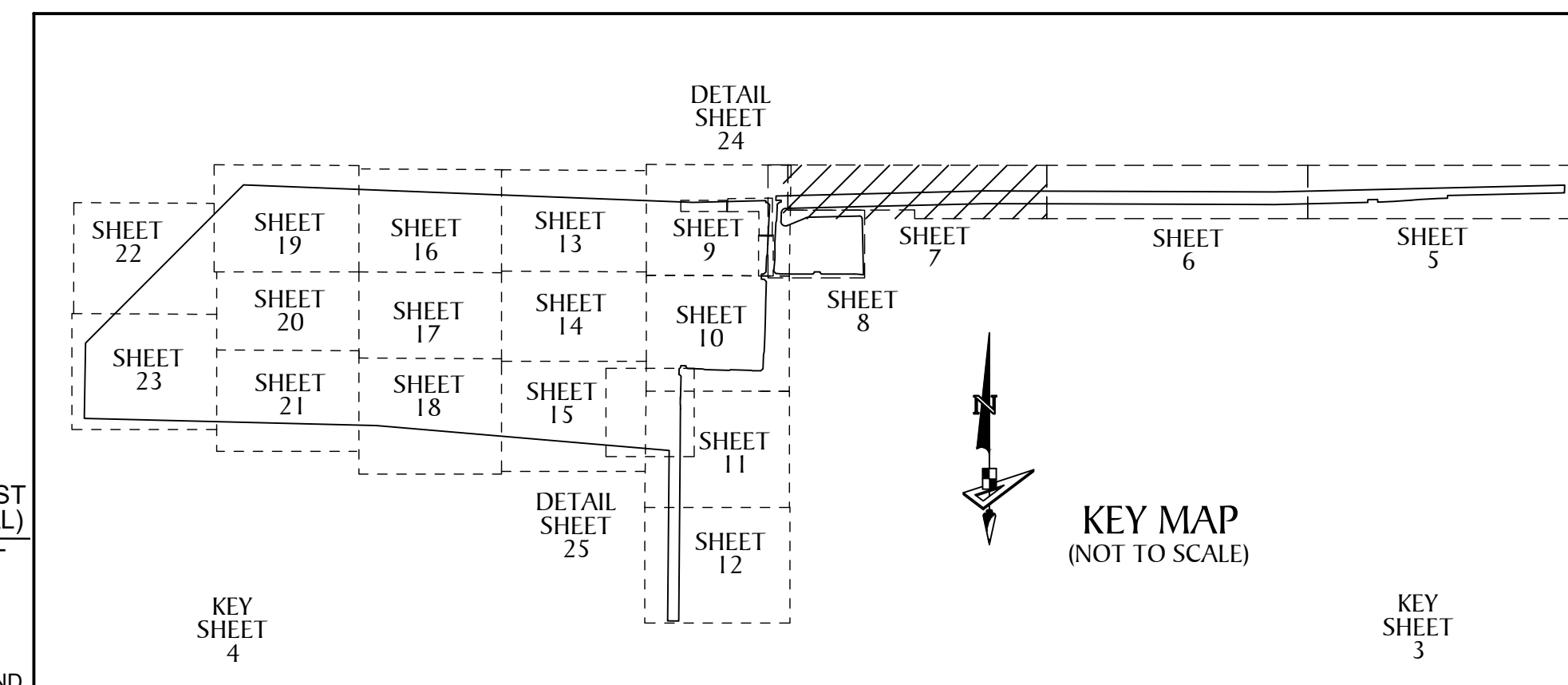
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 6 OF 25 SHEETS

DWG NAME: WESTLAKE WESTLAKE - PARCELS; PLANNING: JLM; DATE: 12/20/2015 11:15 AM; LAST SAVED BY: SERGIO MACHADO; ON: 12/20/2015 11:15 AM

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
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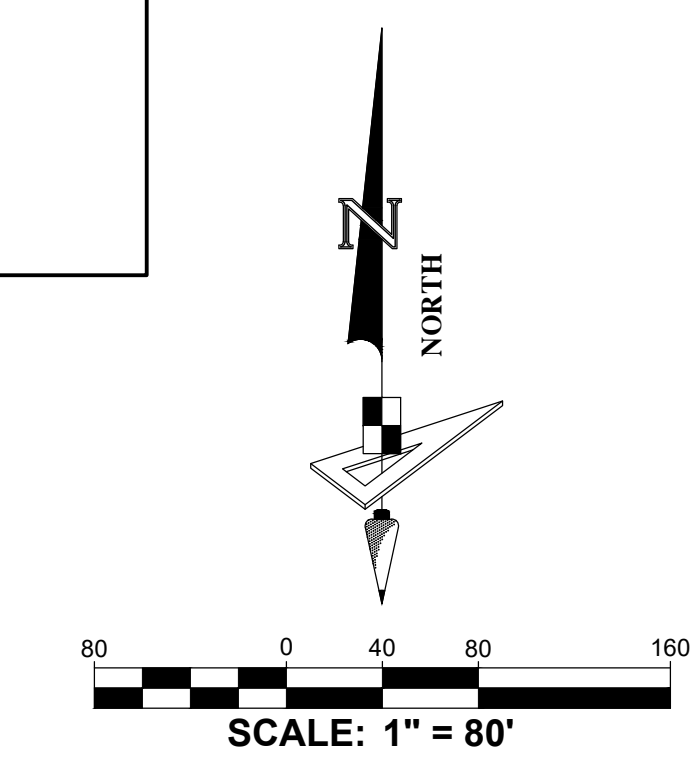
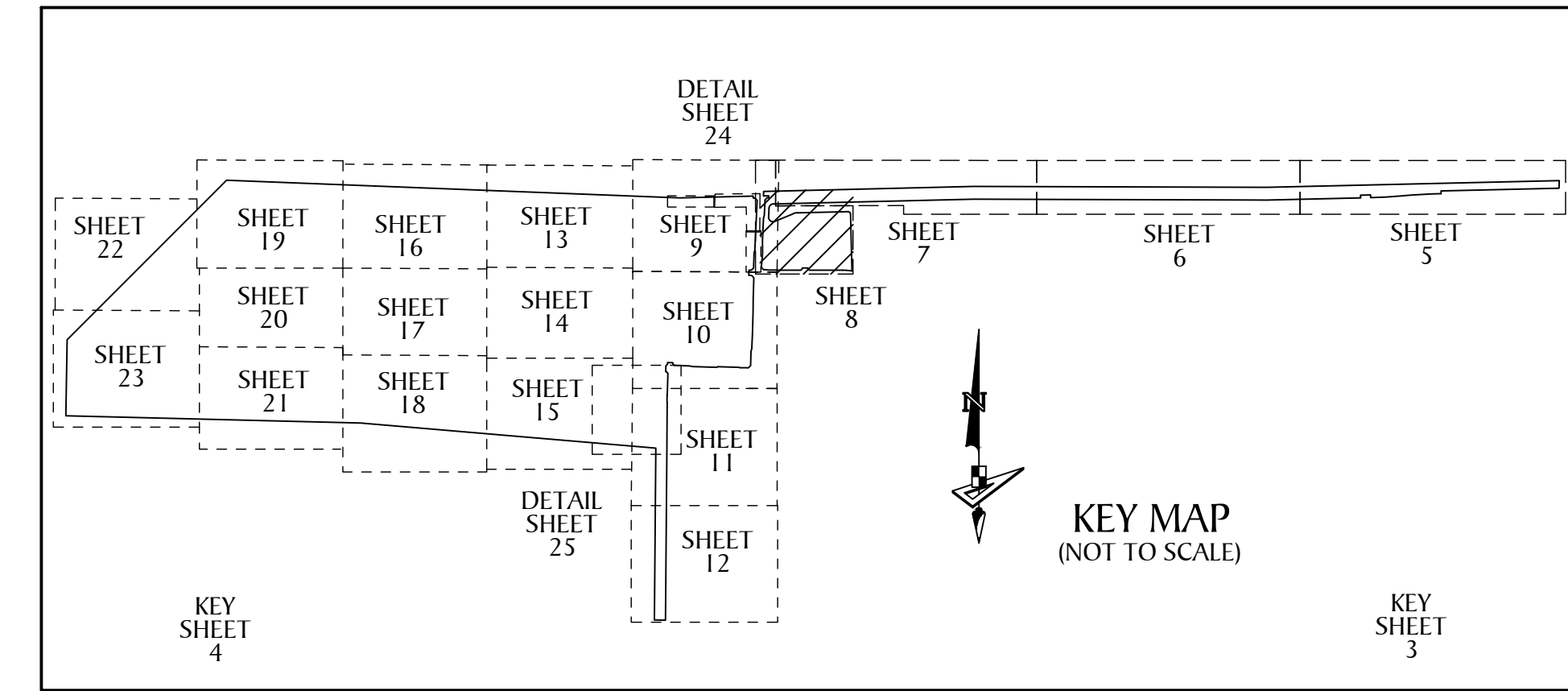
LEGEND		
P.O.B. ----- POINT OF BEGINNING	U.E. ----- UTILITY EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.O.C. ----- POINT OF COMMENCEMENT	D.E. ----- DRAINAGE EASEMENT	P.C. ----- POINT OF CURVATURE
P.B. ----- PLAT BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	P.T. ----- POINT OF TANGENCY
D.B. ----- DEED BOOK	5-43-41 ----- SECTION-TOWNSHIP-RANGE	P.C.C. ----- POINT OF COMPOUND CURVATURE
R.P.B. ----- ROAD PLAT BOOK	AC ± ----- ACRES PLUS OR MINUS	P.R.C. ----- POINT OF REVERSE CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R ----- RADIUS	R.I. ----- RADIAL INTERSECTION
PG./PG(S) ----- PAGE(S)	L ----- ARC LENGTH	FPL/FP & L ----- FLORIDA POWER AND LIGHT
NAD ----- NORTH AMERICAN DATUM	D ----- DELTA ANGLE	R/W ----- RIGHT-OF-WAY
W.M.T. ----- WATER MANAGEMENT TRACT	CB ----- CHORD BEARING	(R) ----- RADIAL
O.S.T. ----- OPEN SPACE TRACT	C ----- CHORD	(NR) ----- NON-RADIAL
P.B.C. ----- PALM BEACH COUNTY	N.T.I. ----- NON-TANGENT INTERSECTION	HOA ----- HOMEOWNERS ASSOCIATION

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 Suite 106 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

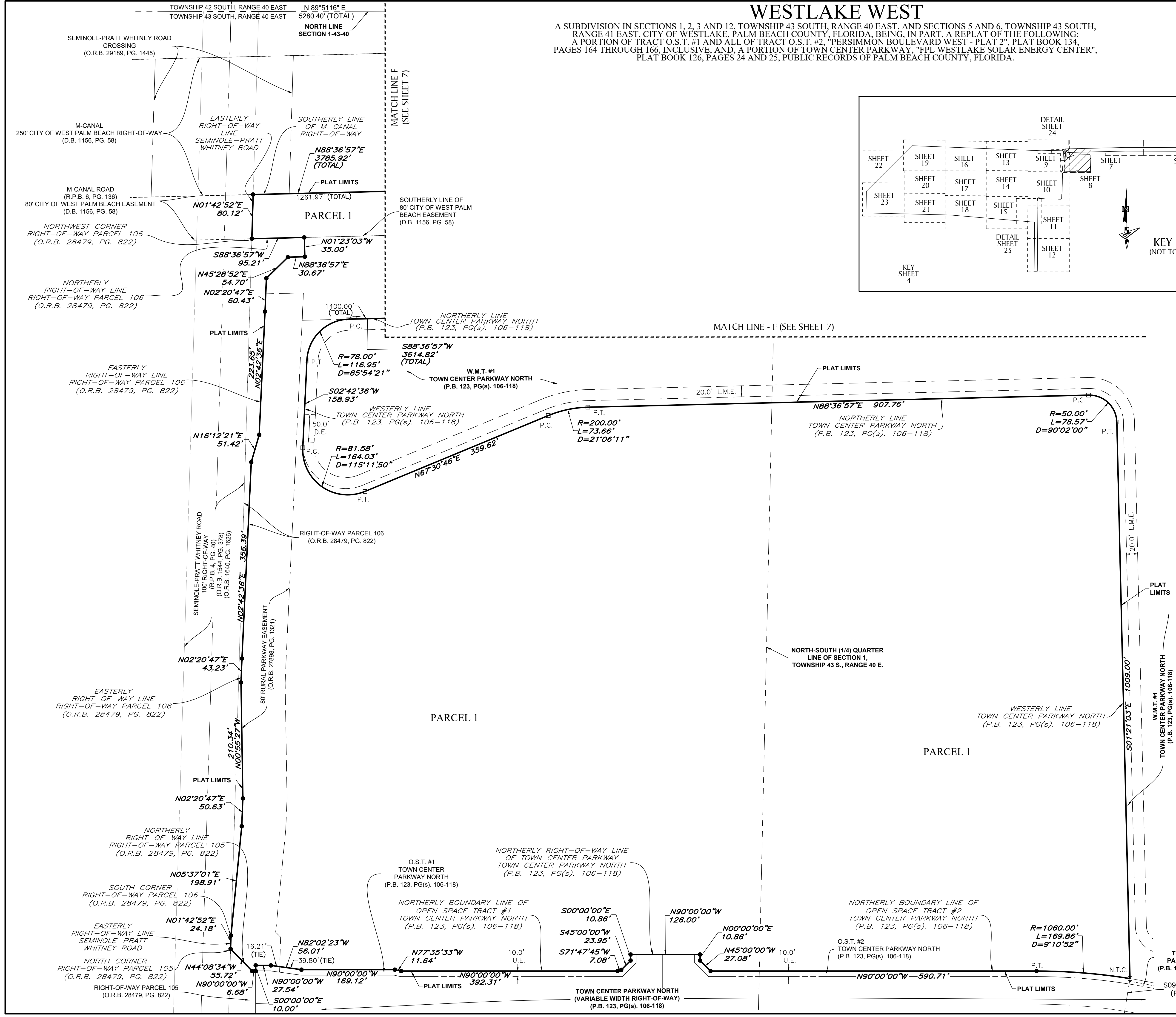
WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
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LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT 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
- AC ± ----- ACRES PLUS OR MINUS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- FPL/FP & L ----- FLORIDA POWER AND LIGHT
- 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 1/2" IRON ROD WITH PRM CAP, STAMPED "PRM LB 7768"



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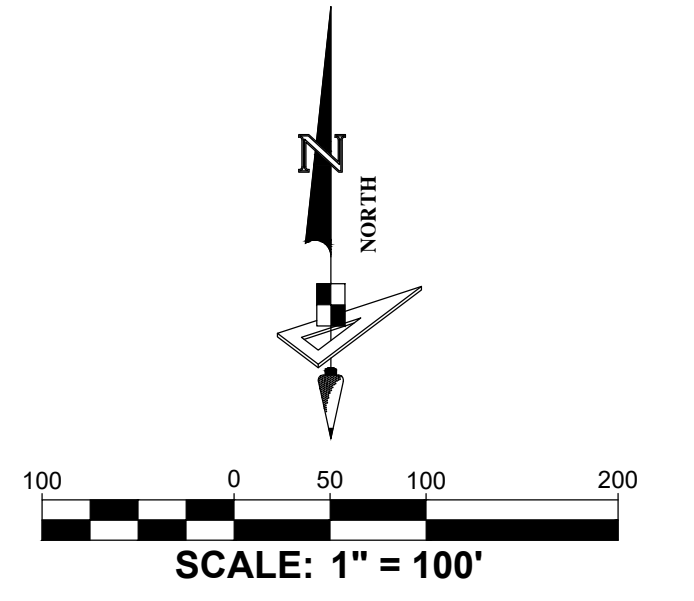
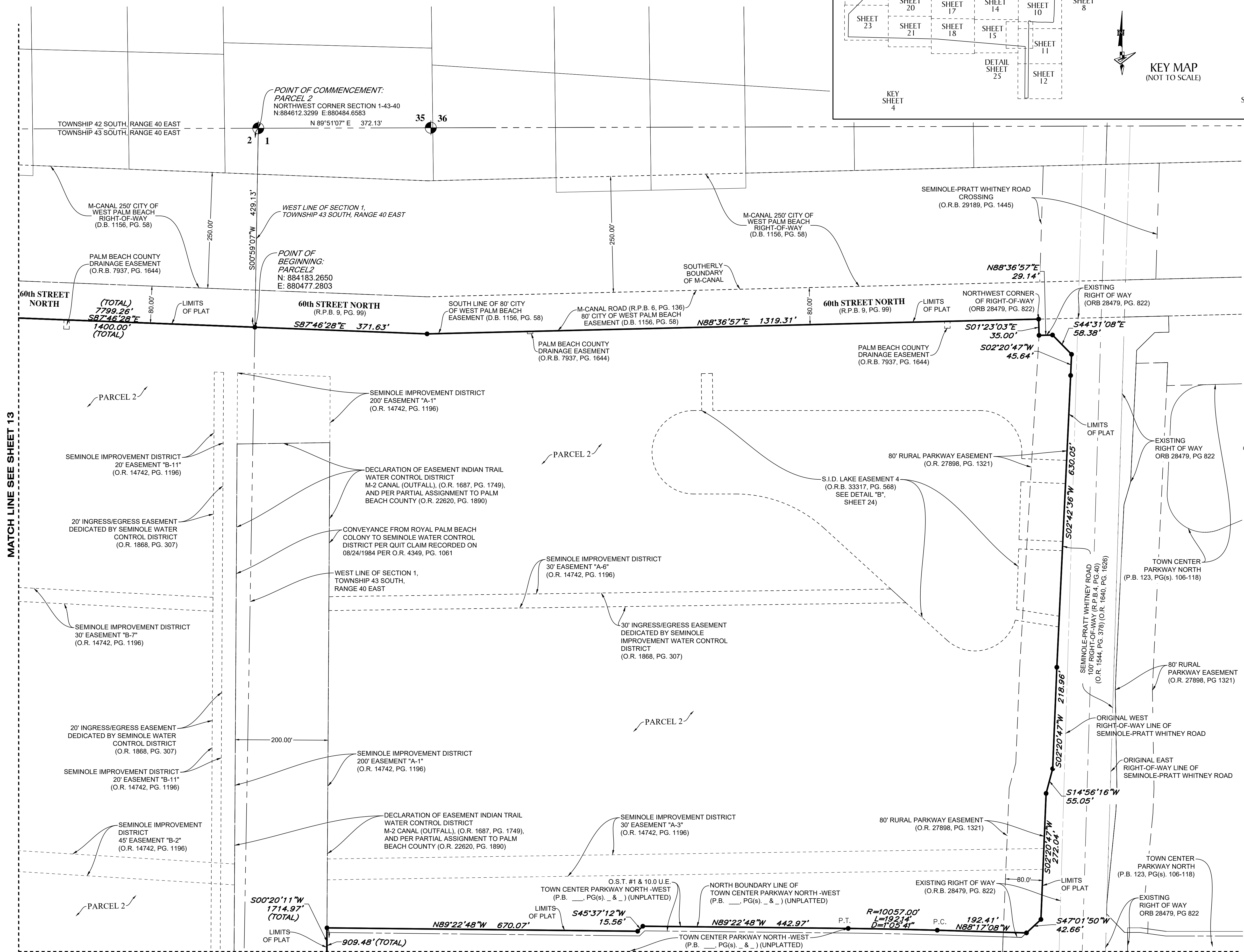
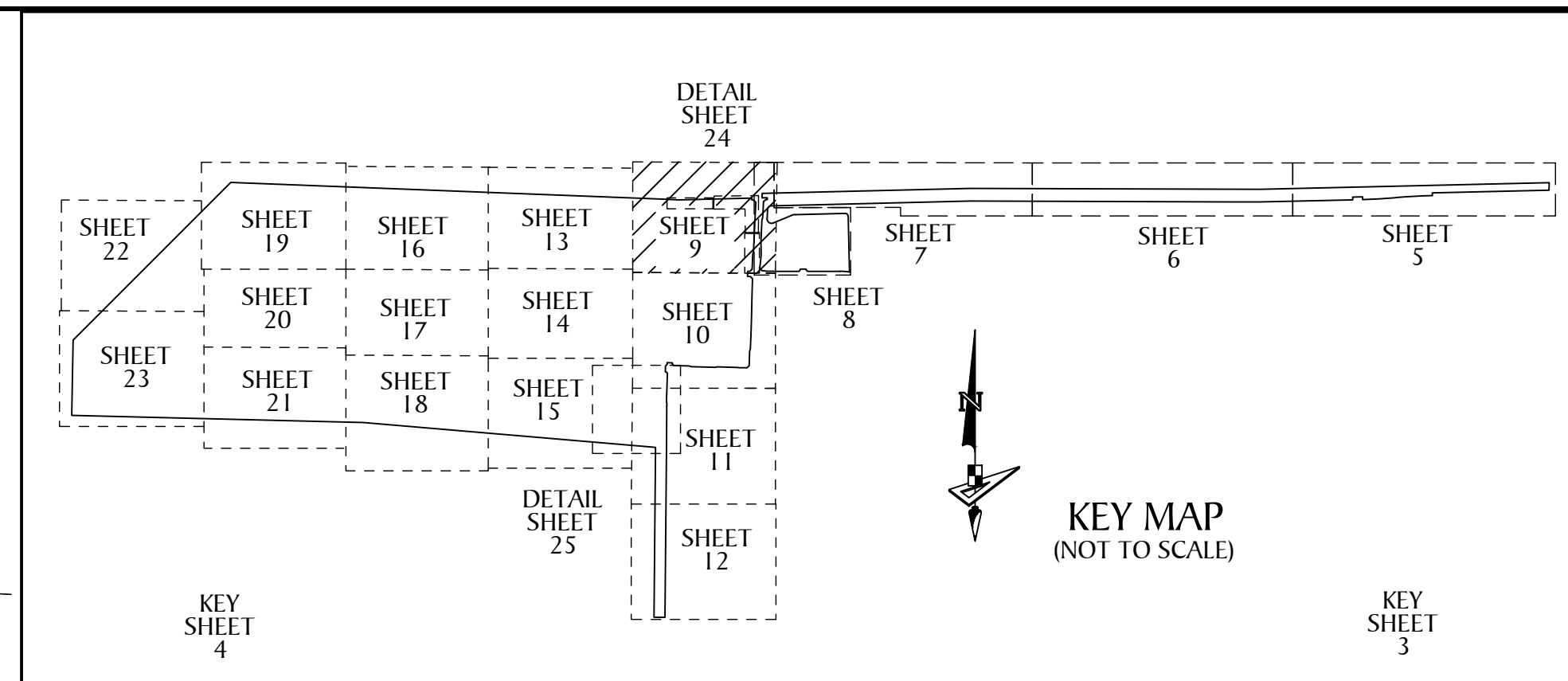
Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

SHEET 8 OF 25 SHEETS

DWG NAME: WESTLAKE WESTLAKE - TOWN CENTER PARKWAY NORTH - PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
 PLOTTED BY: SERGIO MACHADO ON: 1/26/2025 11:41 AM. LAST SAVED BY: SERGIO ON: 1/26/2025 11:15 AM

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF 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
R.P.B. ---	ROAD PLAT 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
AC ±	ACRES PLUS OR MINUS
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
N.T.I. ---	NON-TANGENT INTERSECTION
N.T.C. ---	NON-TANGENT CURVATURE
P.C. ---	POINT OF CURVATURE
P.T. ---	POINT OF TANGENCY
P.C.C. ---	POINT OF COMPOUND CURVATURE
P.R.C. ---	POINT OF REVERSE CURVATURE
R.I. ---	RADIAL INTERSECTION
FPL/FP & L	FLORIDA POWER AND LIGHT
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 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 10

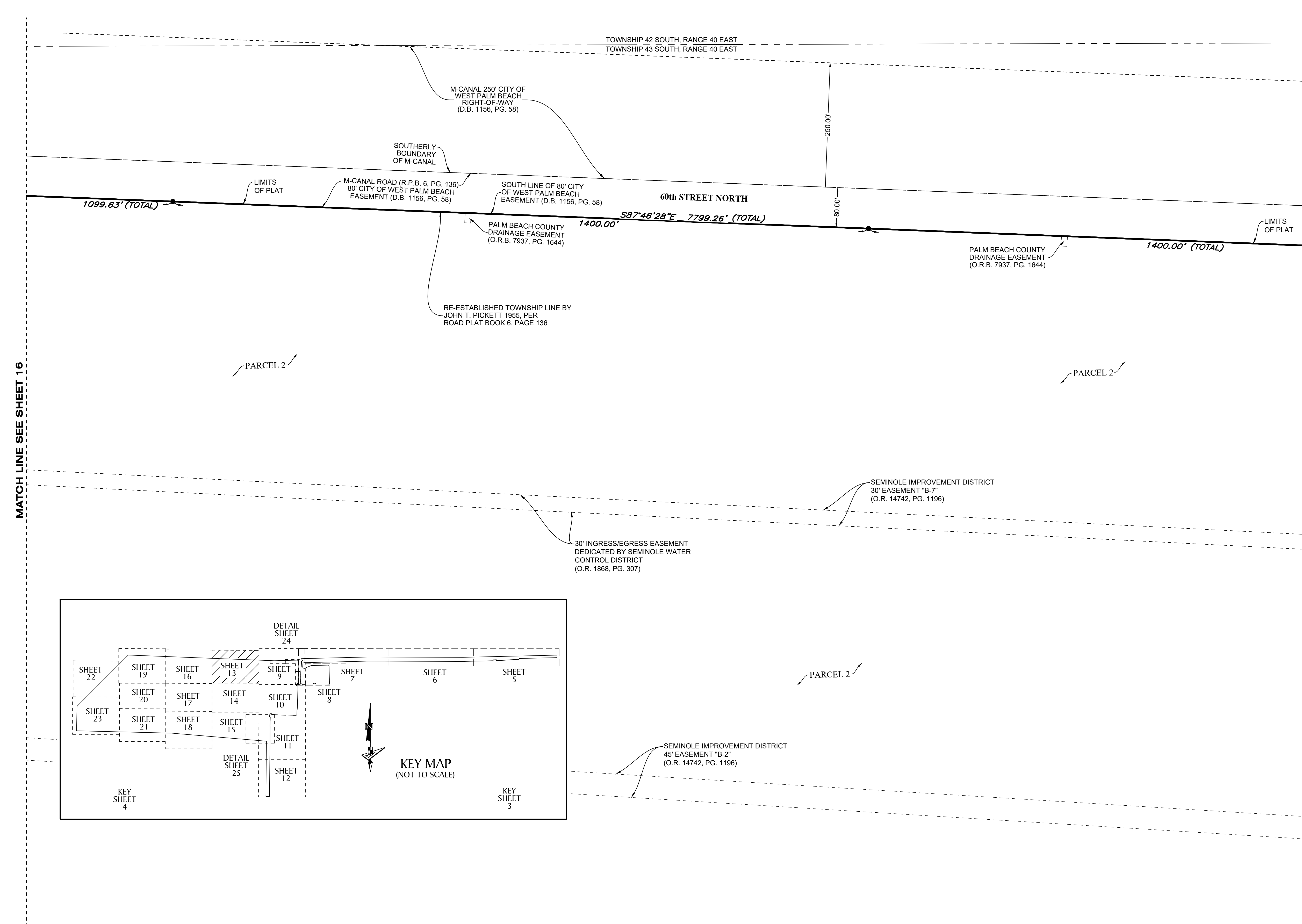
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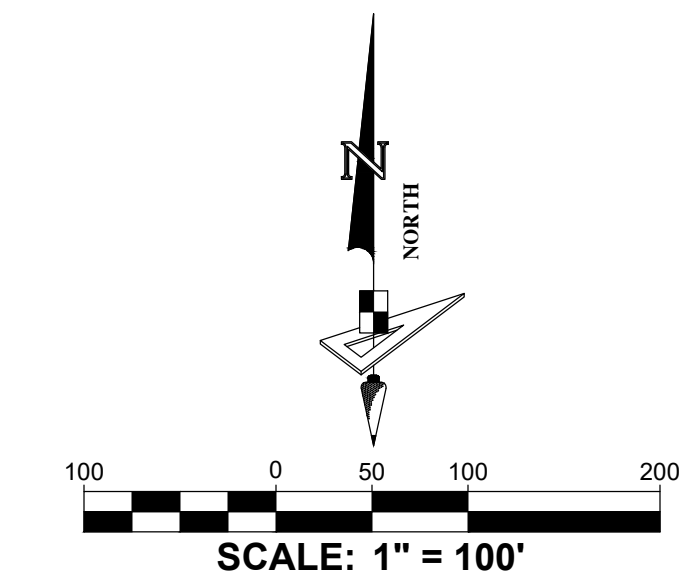
WESTLAKE WEST

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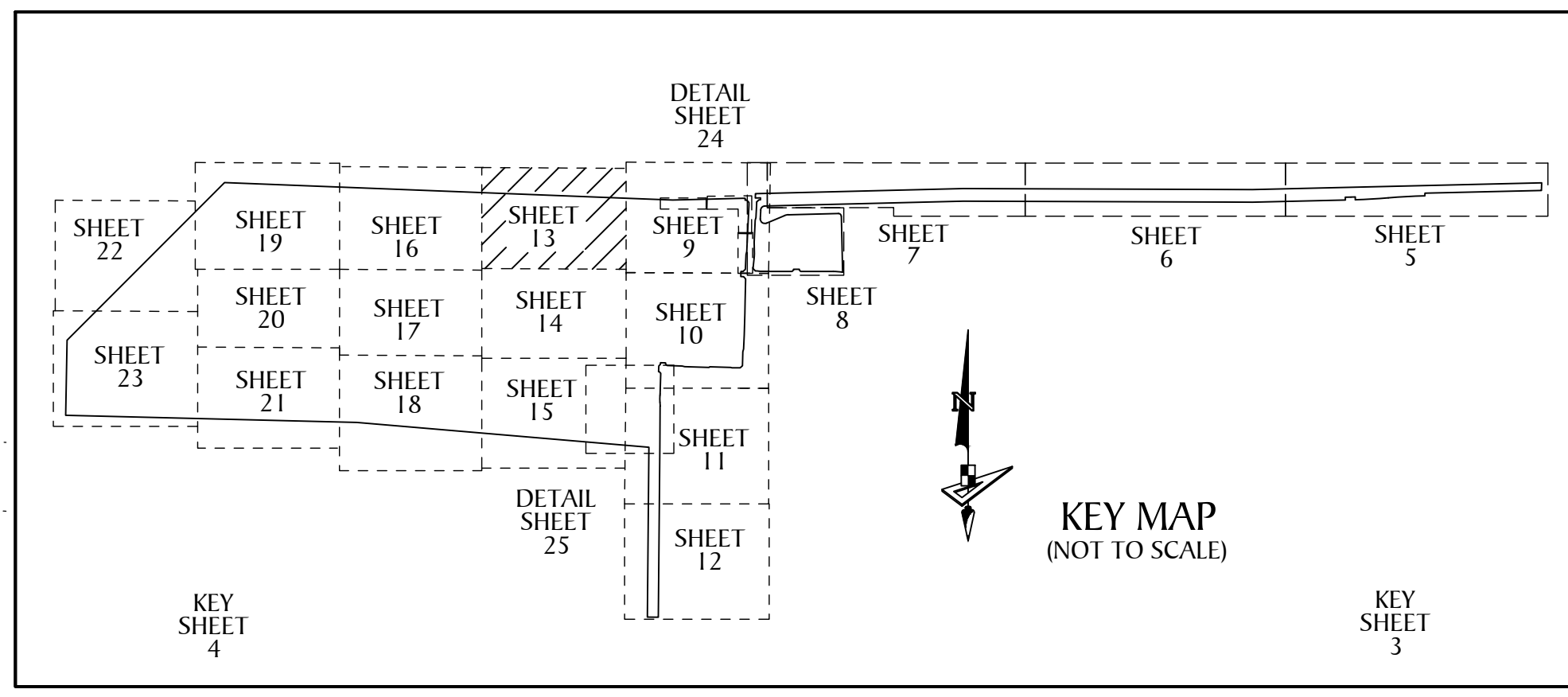
MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 9



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT 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
- AC ± ----- ACRES PLUS OR MINUS
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- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- POINT OF COMPOUND CURVATURE
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- R.I. ----- RADIAL INTERSECTION
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- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
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- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 776B"



MATCH LINE SEE SHEET 14

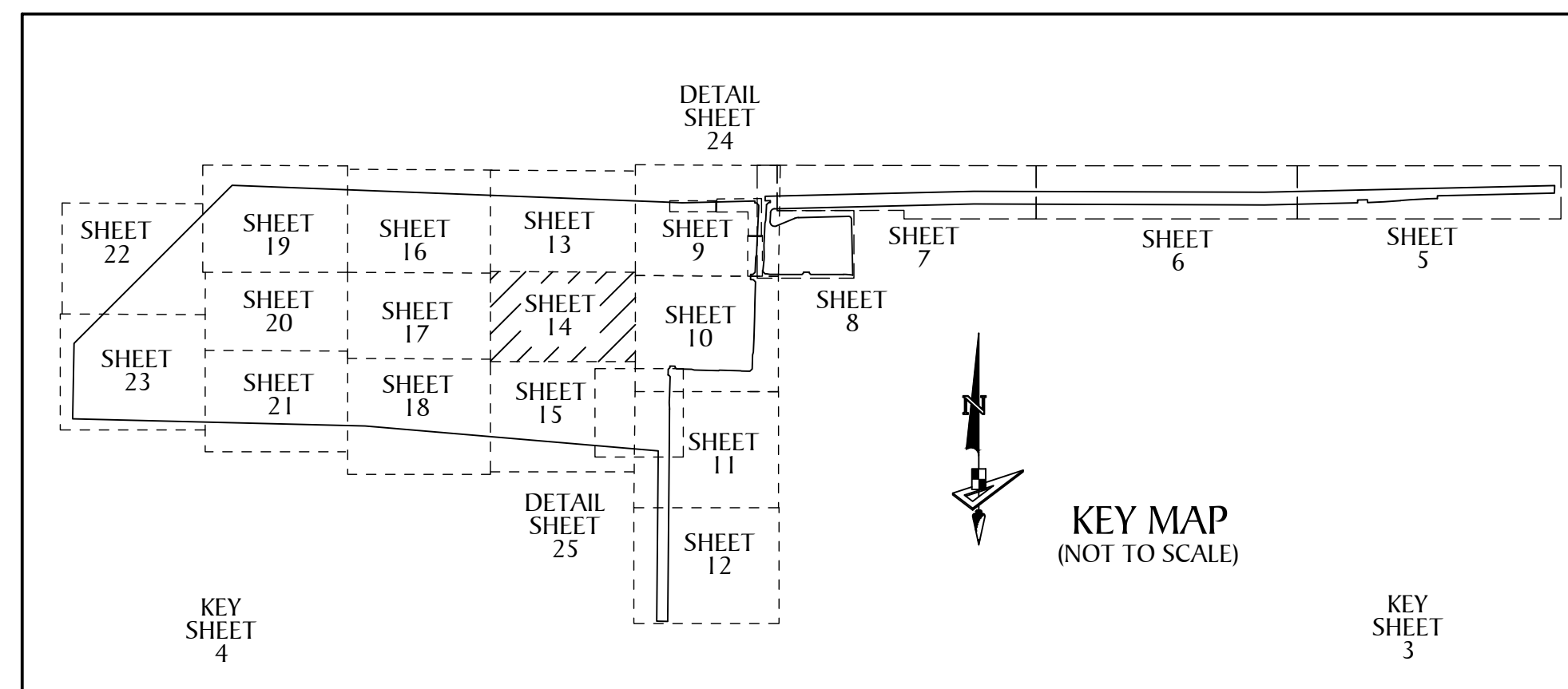
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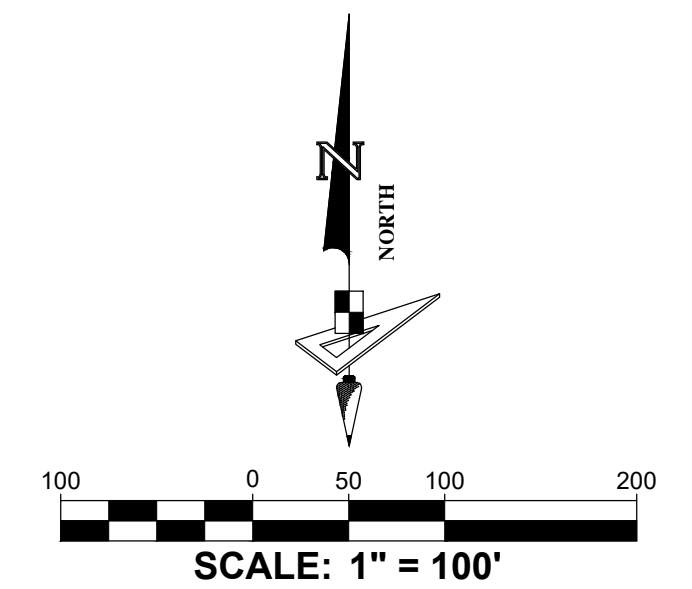
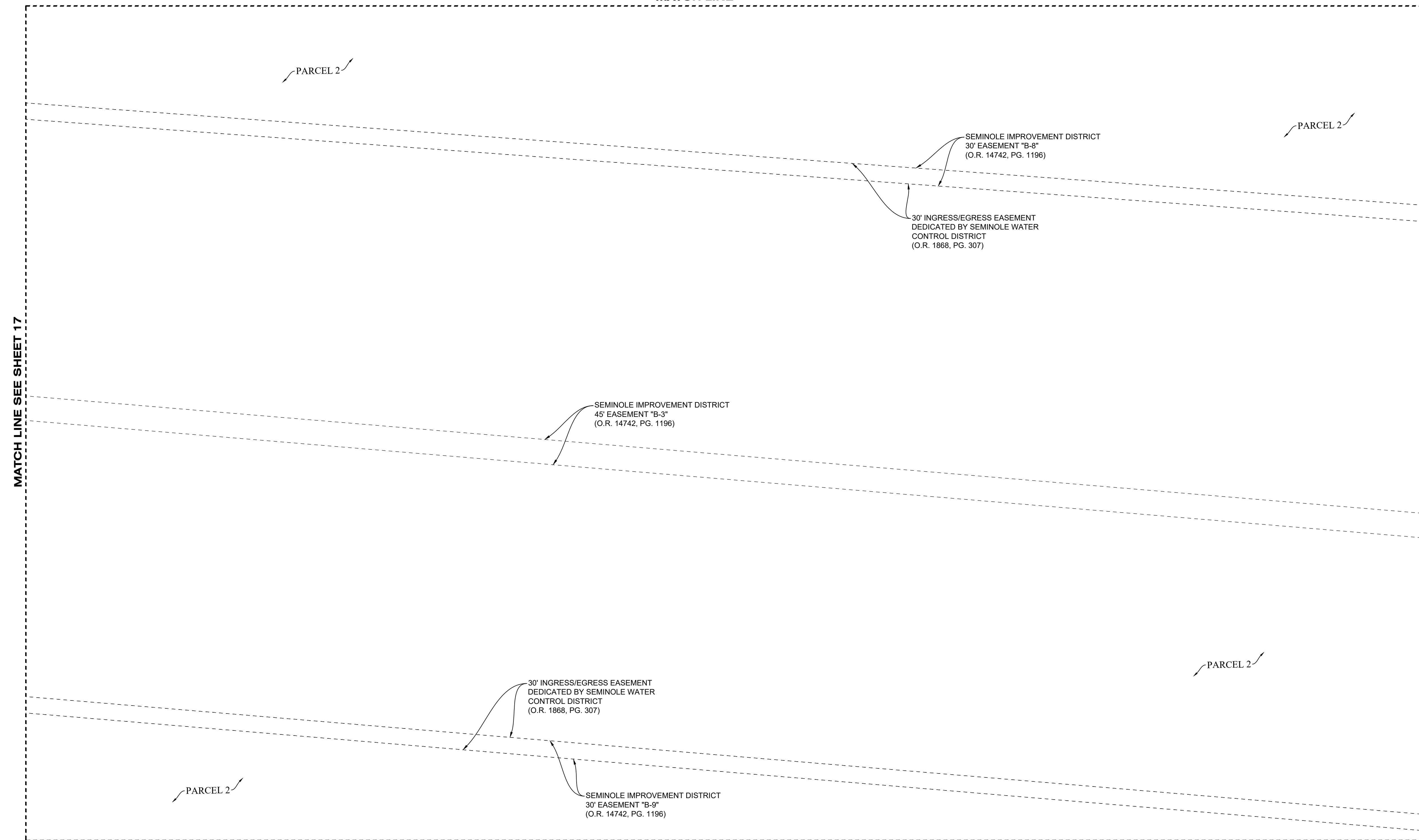
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WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



MATCH LINE SEE SHEET 13



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT 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
- AC ± ----- ACRES PLUS OR MINUS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- FPL/FP & L ----- FLORIDA POWER AND LIGHT
- 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 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

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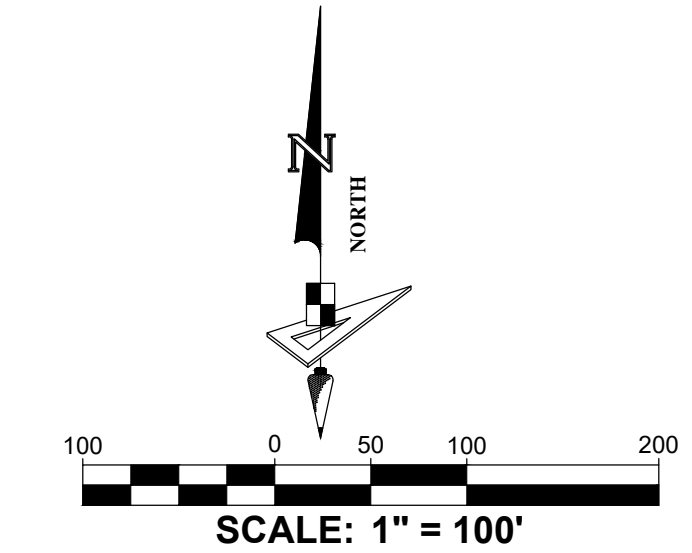
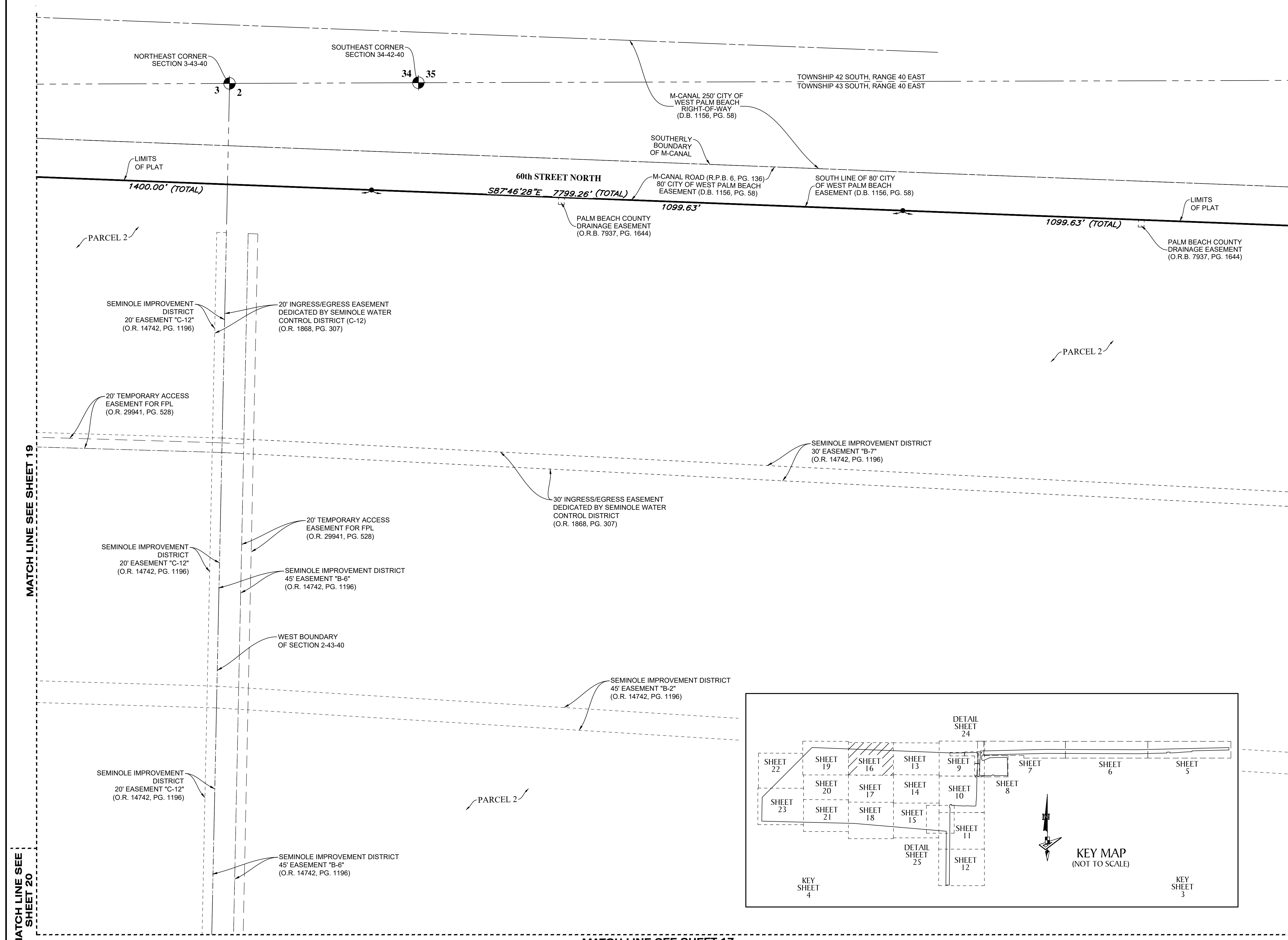
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SHEET 14 OF 25 SHEETS

PLOT BY: SERGIO MACHADO ON: 12/28/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/28/2025 11:15 AM

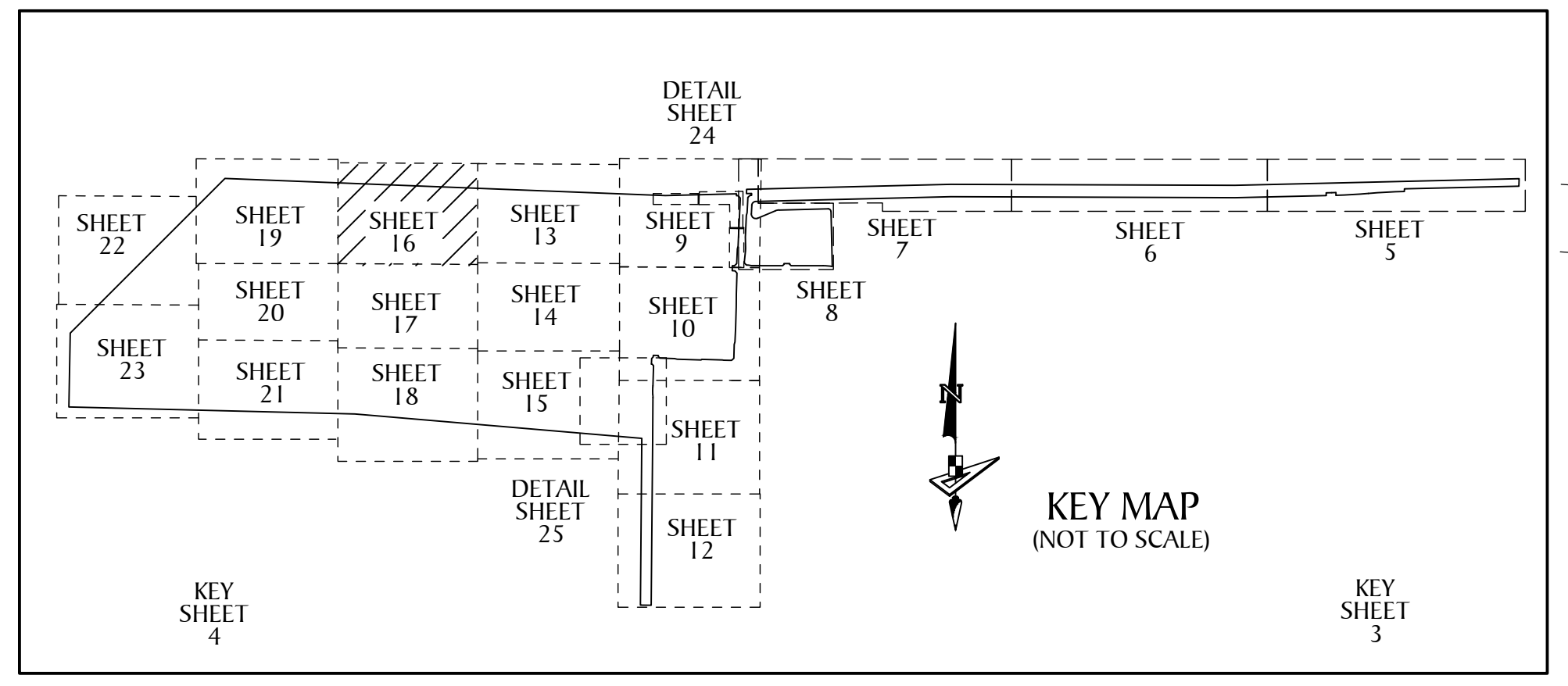
WESTLAKE WEST

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LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
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- PG./PG(S) ----- PAGE(S)
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- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- FPL/FP & L ----- FLORIDA POWER AND LIGHT
- R/W ----- RIGHT-OF-WAY
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- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"



MATCH LINE SEE SHEET 19

MATCH LINE SEE SHEET 20

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 17

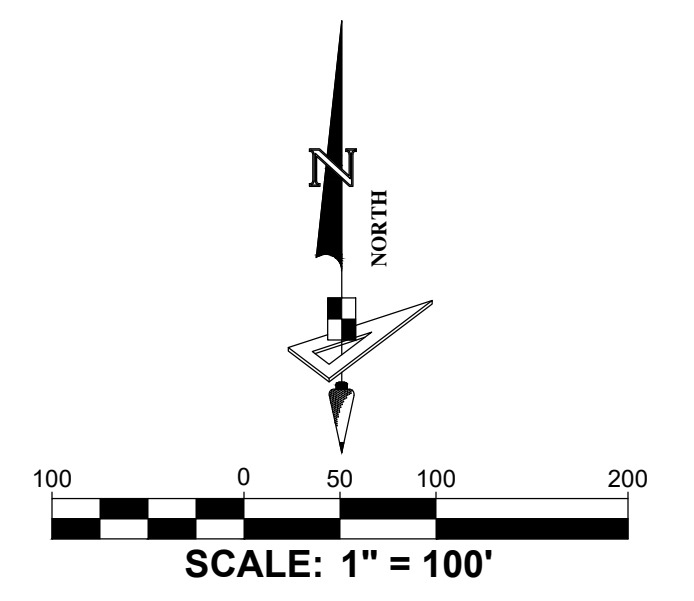
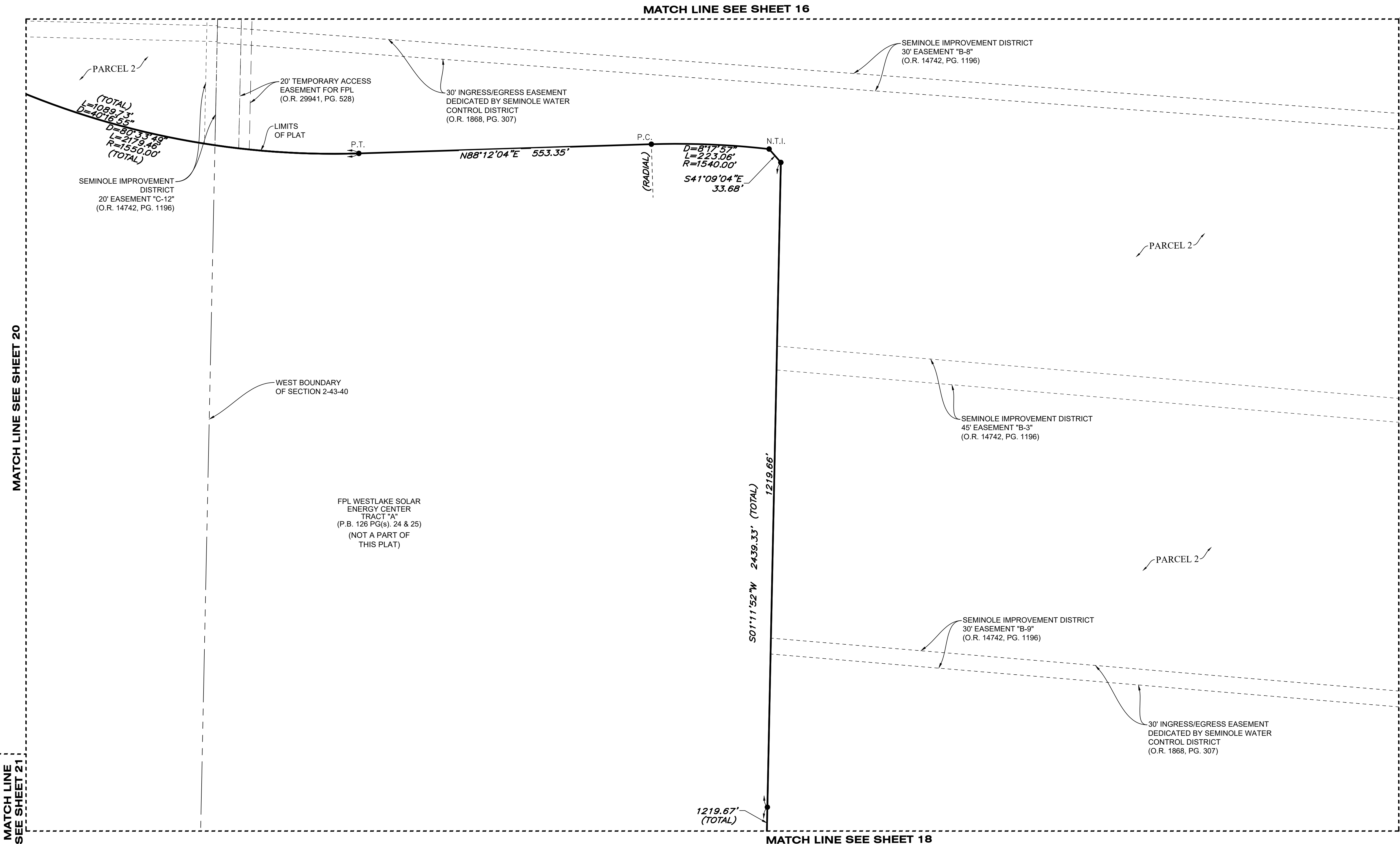


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WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
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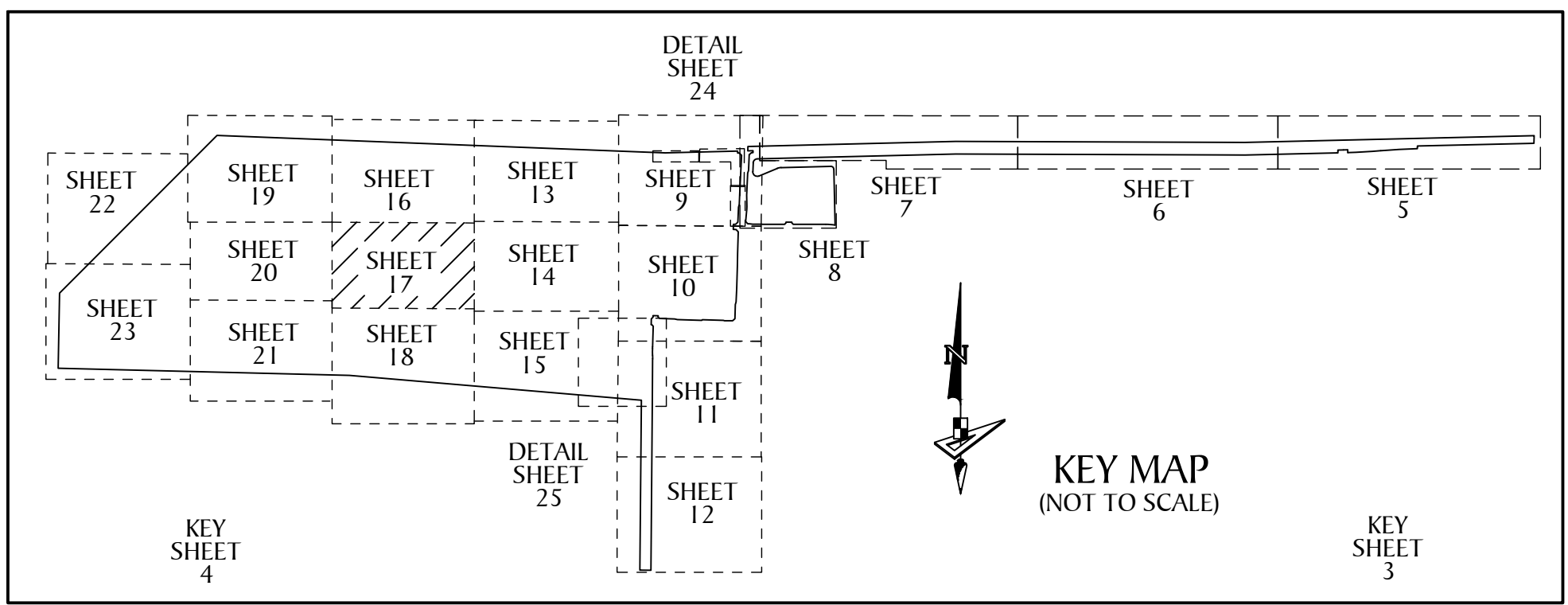


MATCH LINE SEE SHEET 20

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 18



LEGEND		
<p>P.O.B. ----- POINT OF BEGINNING</p> <p>P.O.C. ----- POINT OF COMMENCEMENT</p> <p>P.B. ----- PLAT BOOK</p> <p>D.B. ----- DEED BOOK</p> <p>R.P.B. ----- ROAD PLAT BOOK</p> <p>O.R./O.R.B. ----- OFFICIAL RECORDS BOOK</p> <p>PG./PG(S) ----- PAGE(S)</p> <p>NAD ----- NORTH AMERICAN DATUM</p> <p>W.M.T. ----- WATER MANAGEMENT TRACT</p> <p>O.S.T. ----- OPEN SPACE TRACT</p> <p>P.B.C. ----- PALM BEACH COUNTY</p> <p>U.E. ----- UTILITY EASEMENT</p> <p>D.E. ----- DRAINAGE EASEMENT</p> <p>L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT</p>	<p>5-43-41 ----- SECTION-TOWNSHIP-RANGE</p> <p>AC ± ----- ACRES PLUS OR MINUS</p> <p>R ----- RADIUS</p> <p>L ----- ARC LENGTH</p> <p>D ----- DELTA ANGLE</p> <p>CB ----- CHORD BEARING</p> <p>C ----- CHORD</p> <p>N.T.I. ----- NON-TANGENT INTERSECTION</p> <p>N.T.C. ----- NON-TANGENT CURVATURE</p> <p>P.C. ----- POINT OF CURVATURE</p> <p>P.T. ----- POINT OF TANGENCY</p> <p>P.C.C. ----- POINT OF COMPOUND CURVATURE</p> <p>P.R.C. ----- POINT OF REVERSE CURVATURE</p> <p>R.I. ----- RADIAL INTERSECTION</p>	<p>FPL/FP & L ----- FLORIDA POWER AND LIGHT</p> <p>R/W ----- RIGHT-OF-WAY</p> <p>(R) ----- RADIAL</p> <p>(NR) ----- NON-RADIAL</p> <p>HOA ----- HOMEOWNERS ASSOCIATION</p> <p>S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT</p> <p>PRM ----- PERMANENT REFERENCE MONUMENT</p> <p>● ----- PERMANENT CONTROL POINT</p> <p>□ ----- FOUND PERMANENT REFERENCE MONUMENT</p> <p>• ----- SET 1/2" IRON ROD WITH PRM GAP STAMPED "PRM LB 7768"</p>

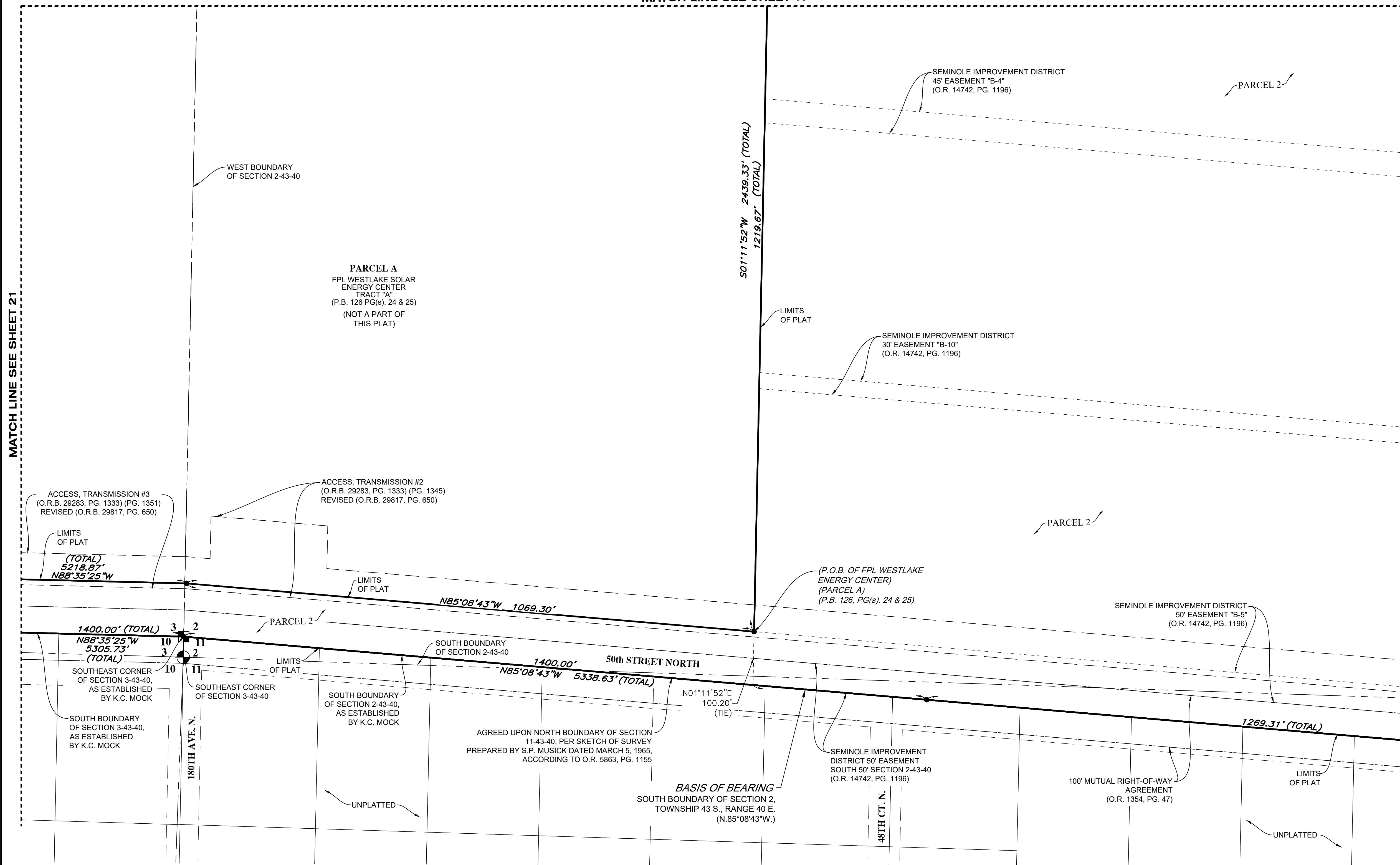
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WESTLAKE WEST

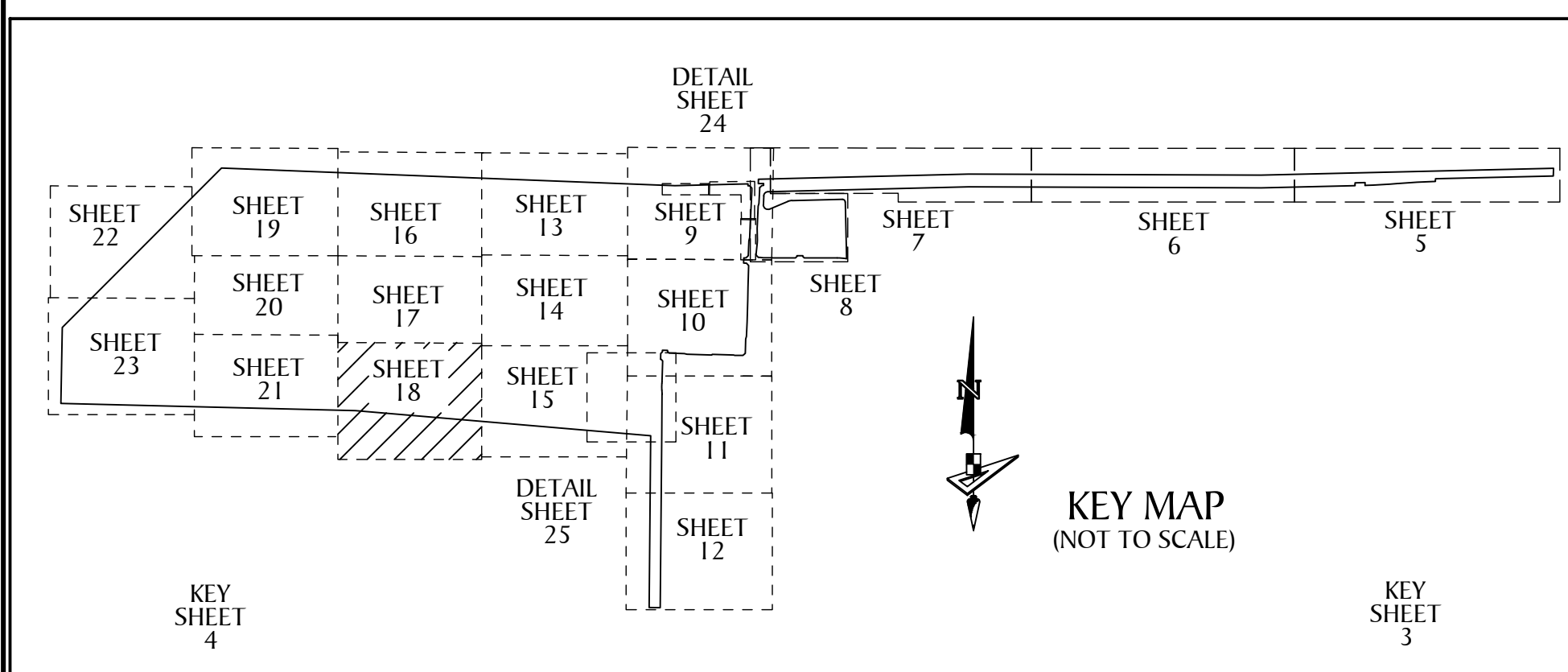
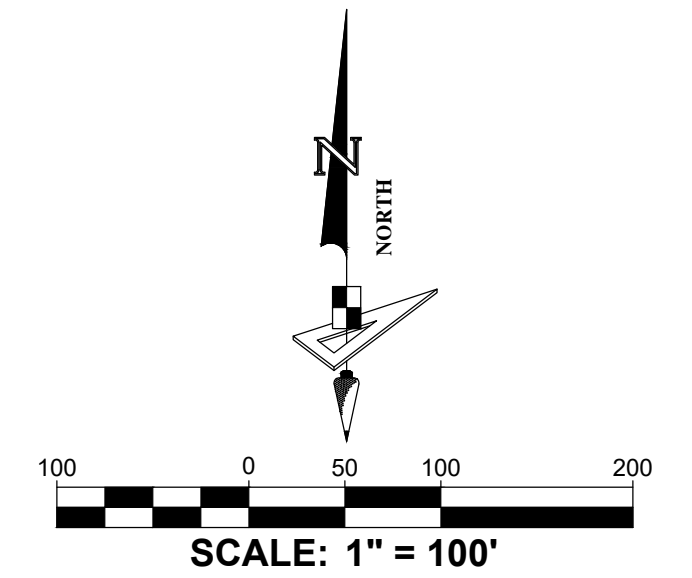
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MATCH LINE SEE SHEET 17



MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 15



- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
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- LEGEND**
- 5-43-41 SECTION-TOWNSHIP-RANGE
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 - L ----- ARC LENGTH
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- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

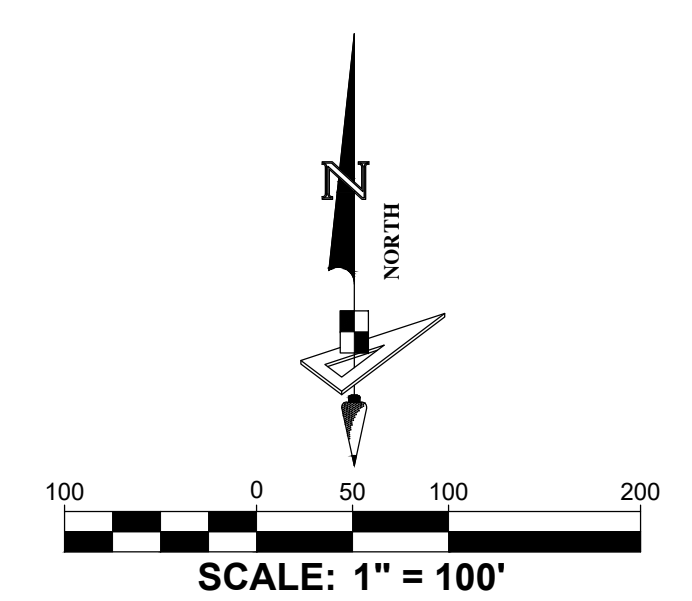
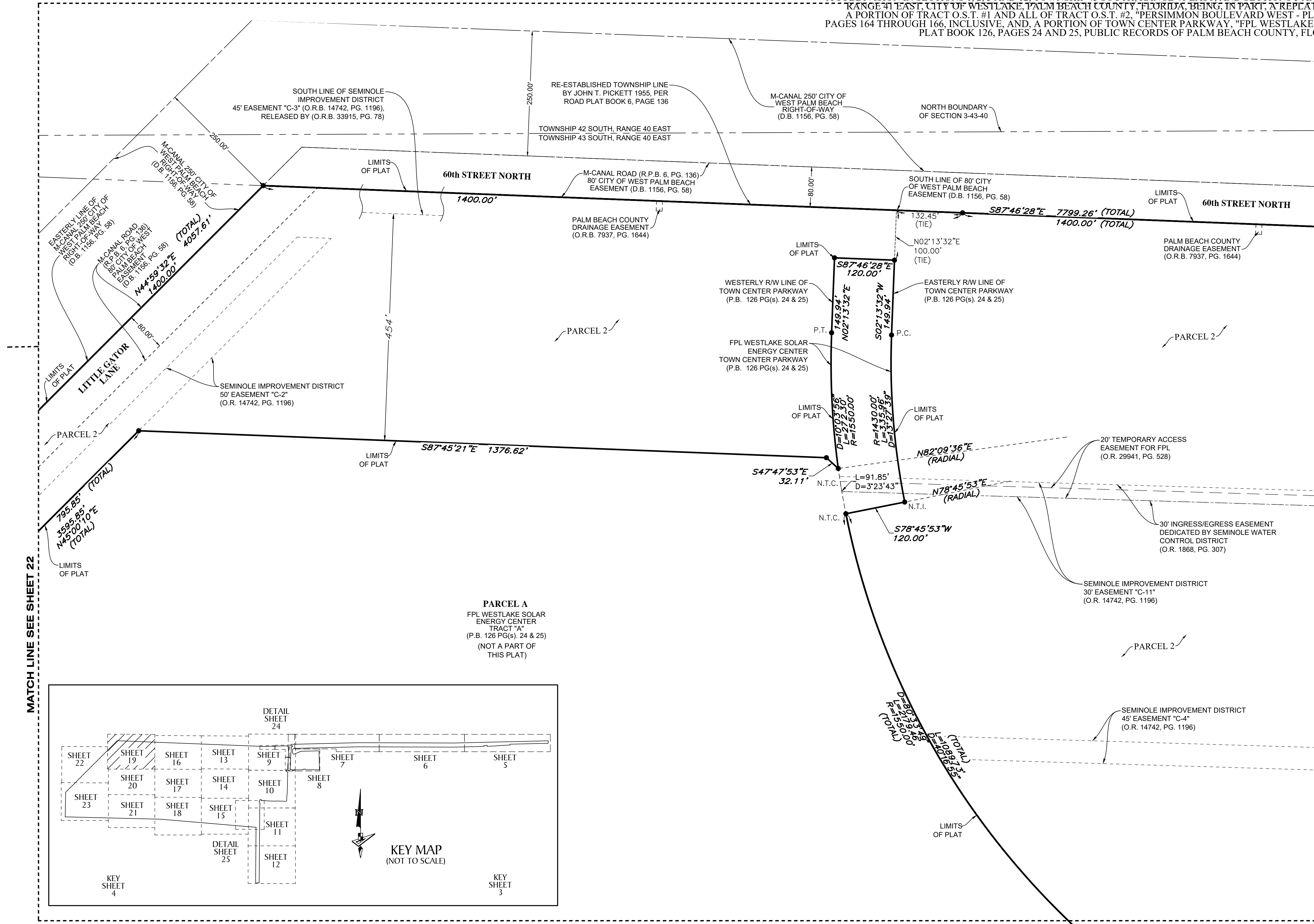


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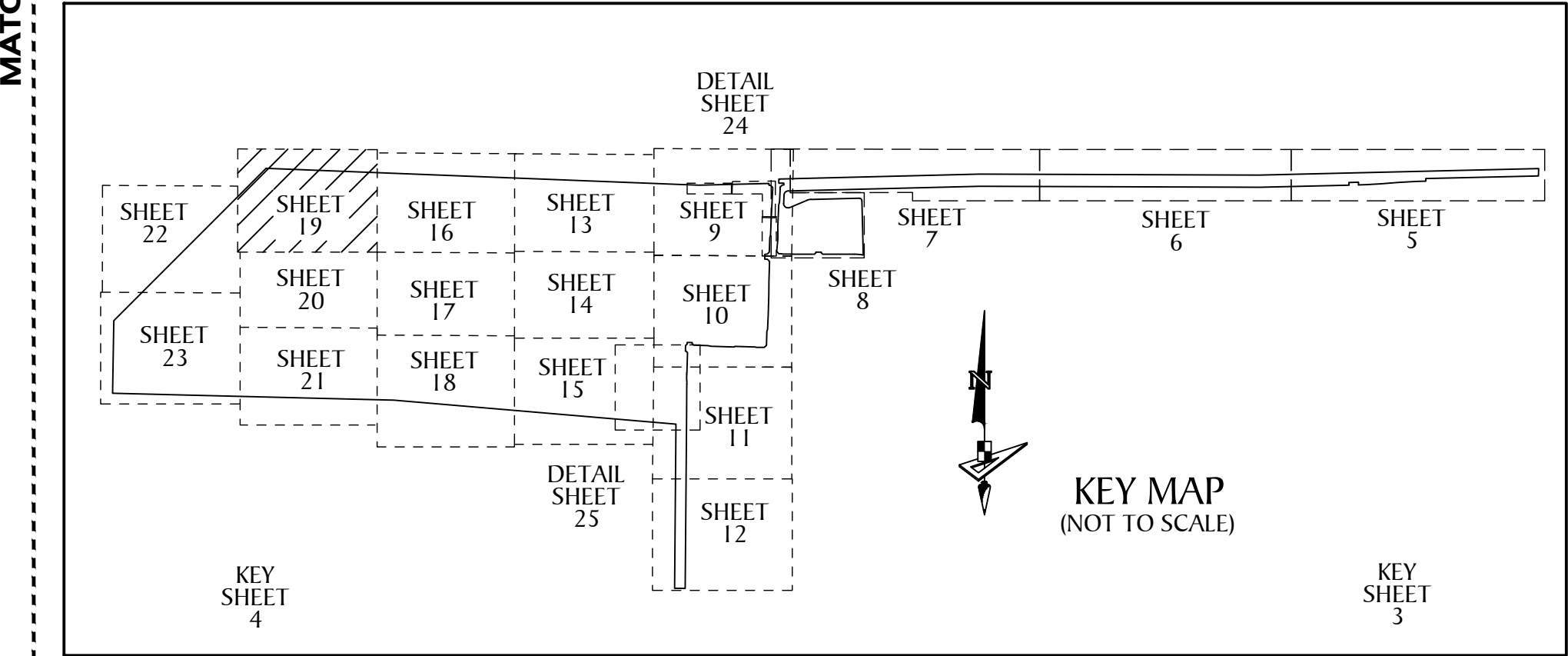
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MATCH LINE SEE SHEET 22

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 20



PARCEL A
FPL WESTLAKE SOLAR ENERGY CENTER TRACT "A" (P.B. 126 PG(s), 24 & 25) (NOT A PART OF THIS PLAT)

LEGEND

- | | | |
|---|---|--|
| P.O.B. ----- POINT OF BEGINNING | U.E. ----- UTILITY EASEMENT | N.T.C. ----- NON-TANGENT CURVATURE |
| P.O.C. ----- POINT OF COMMENCEMENT | D.E. ----- DRAINAGE EASEMENT | P.C. ----- POINT OF CURVATURE |
| P.B. ----- PLAT BOOK | L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | P.T. ----- POINT OF TANGENCY |
| D.B. ----- DEED BOOK | 5-43-41 ----- SECTION-TOWNSHIP-RANGE | P.C.C. ----- POINT OF COMPOUND CURVATURE |
| R.P.B. ----- ROAD PLAT BOOK | AC ± ----- ACRES PLUS OR MINUS | P.R.C. ----- POINT OF REVERSE CURVATURE S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK | R ----- RADIUS | R.I. ----- RADIAL INTERSECTION |
| PG./PG(s) ----- PAGE(S) | L ----- ARC LENGTH | FPL/FP & L ----- FLORIDA POWER AND LIGHT |
| NAD ----- NORTH AMERICAN DATUM | D ----- DELTA ANGLE | R/W ----- RIGHT-OF-WAY |
| W.M.T. ----- WATER MANAGEMENT TRACT | CB ----- CHORD BEARING | (R) ----- RADIAL |
| O.S.T. ----- OPEN SPACE TRACT | C ----- CHORD | (NR) ----- NON-RADIAL |
| P.B.C. ----- PALM BEACH COUNTY | N.T.I. ----- NON-TANGENT INTERSECTION | HOA ----- HOMEOWNERS ASSOCIATION |
| | | PRM ----- PERMANENT REFERENCE MONUMENT |
| | | ● ----- PERMANENT CONTROL POINT |
| | | ◻ ----- FOUND PERMANENT REFERENCE MONUMENT |
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Riviera Beach, FL 33404 www.geopointsurvey.com
Licensed Business Number LB 7768

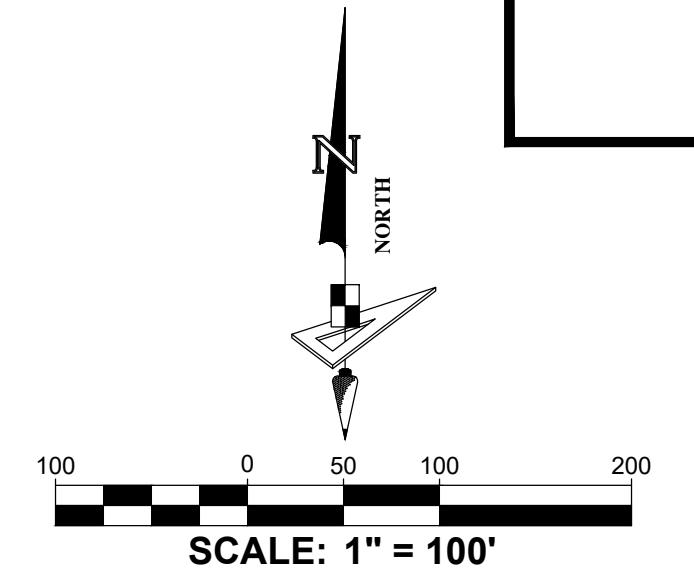
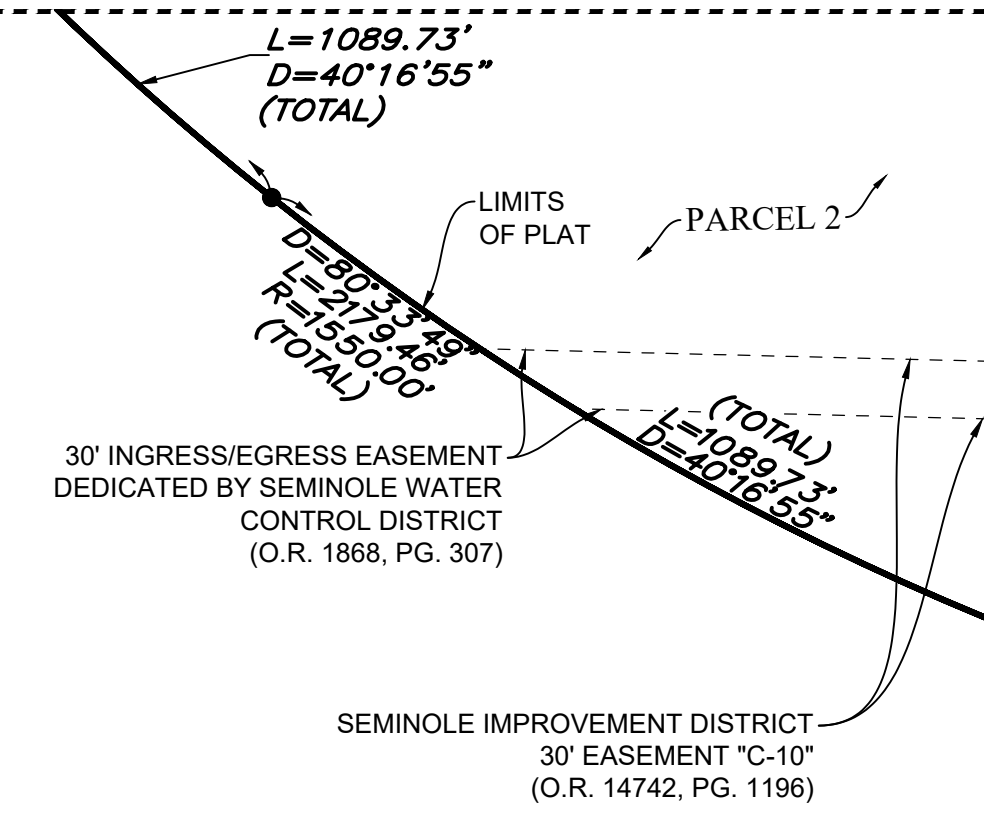
SHEET 19 OF 25 SHEETS

DRAWN BY: WESTLAKE WESTLAKE - NADOSPAN SWESTLAKE PARCELS - JAWMS/DVG PLOTTED BY: SERGIO MACHADO ON: 12/26/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/26/2025 11:15 AM

WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
 A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134,
 PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER",
 PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 19



PARCEL A
 FPL WESTLAKE SOLAR
 ENERGY CENTER
 TRACT "A"
 (P.B. 126 PG(s), 24 & 25)
 (NOT A PART OF
 THIS PLAT)

LEGEND

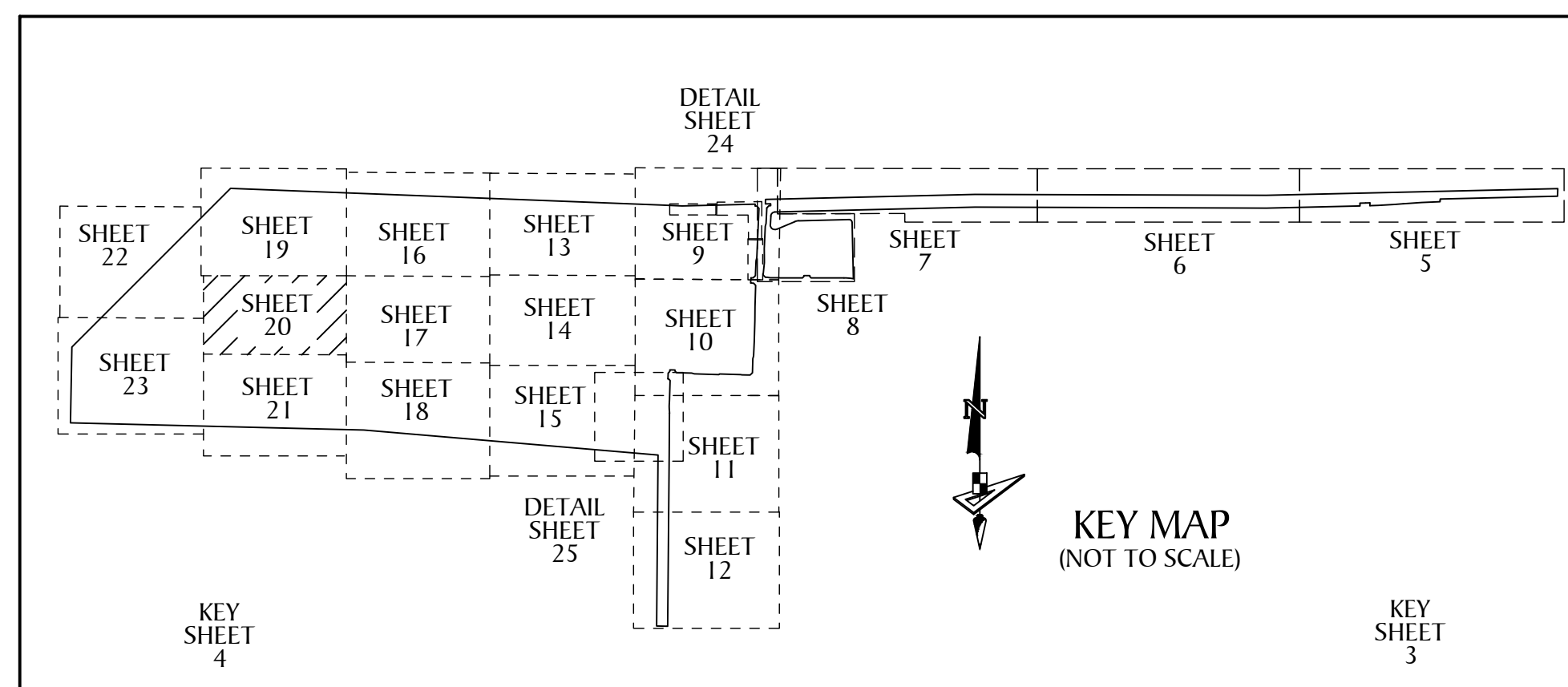
- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(s)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- 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
- AC ± ----- ACRES PLUS OR MINUS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- FPL/FP & L ----- FLORIDA POWER AND LIGHT
- 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 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 22

MATCH LINE SEE SHEET 23

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 21



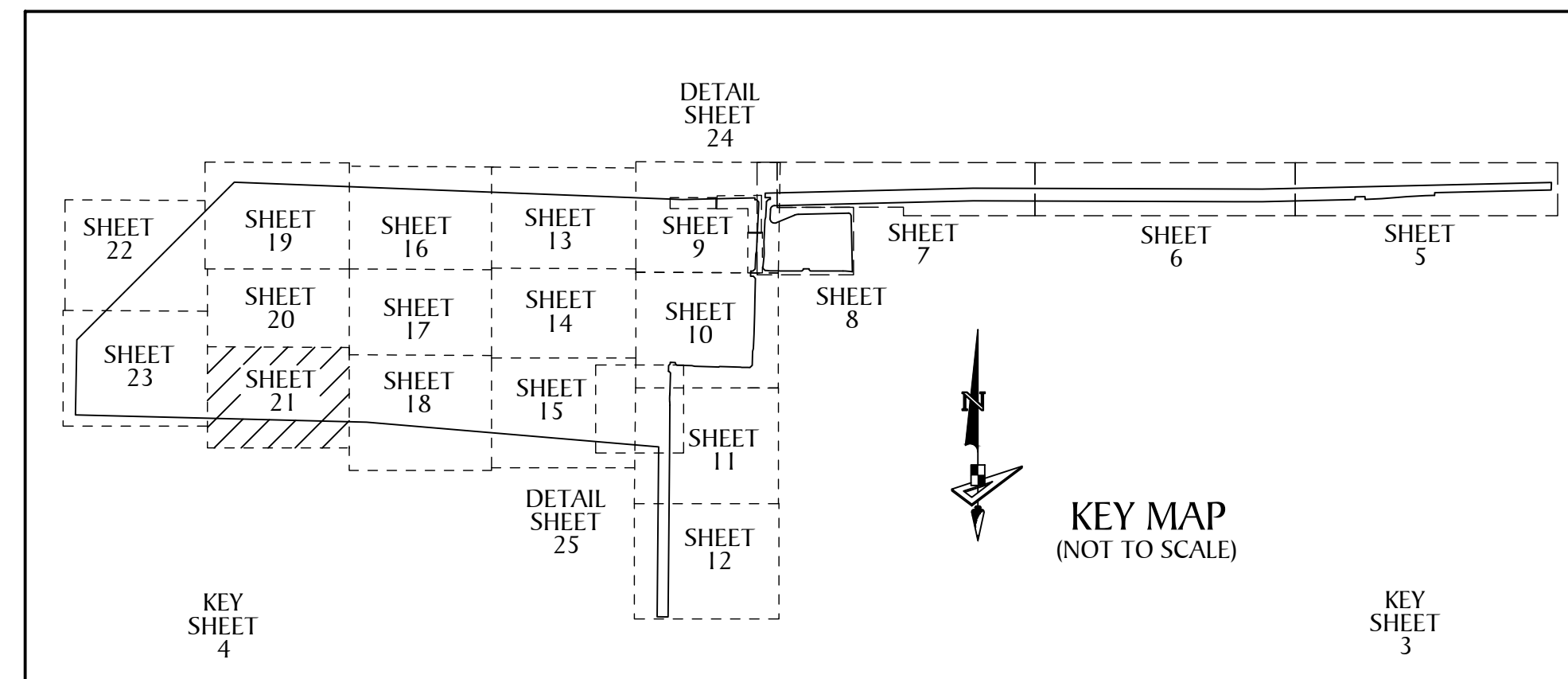
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PLOTTED BY: SERGIO MACHADO ON: 12/28/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/28/2025 11:15 AM

WESTLAKE WEST

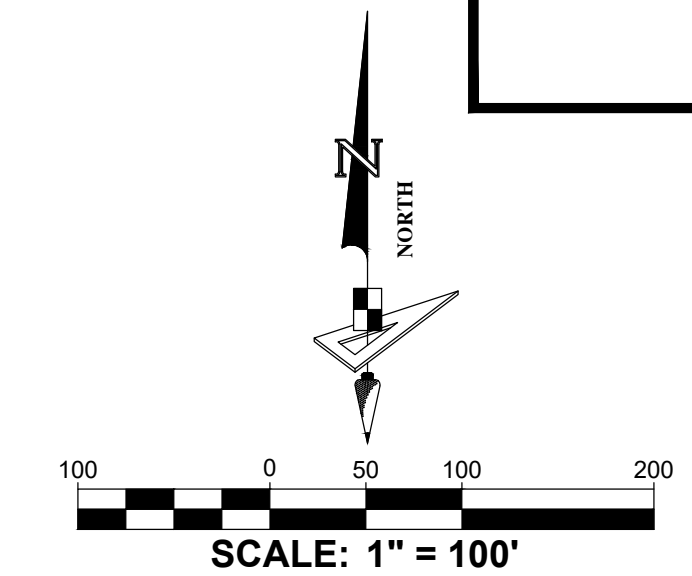
A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 20



KEY MAP
(NOT TO SCALE)

PARCEL A
FPL WESTLAKE SOLAR
ENERGY CENTER
TRACT "A"
(P.B. 126 PG(s). 24 & 25)
(NOT A PART OF
THIS PLAT)

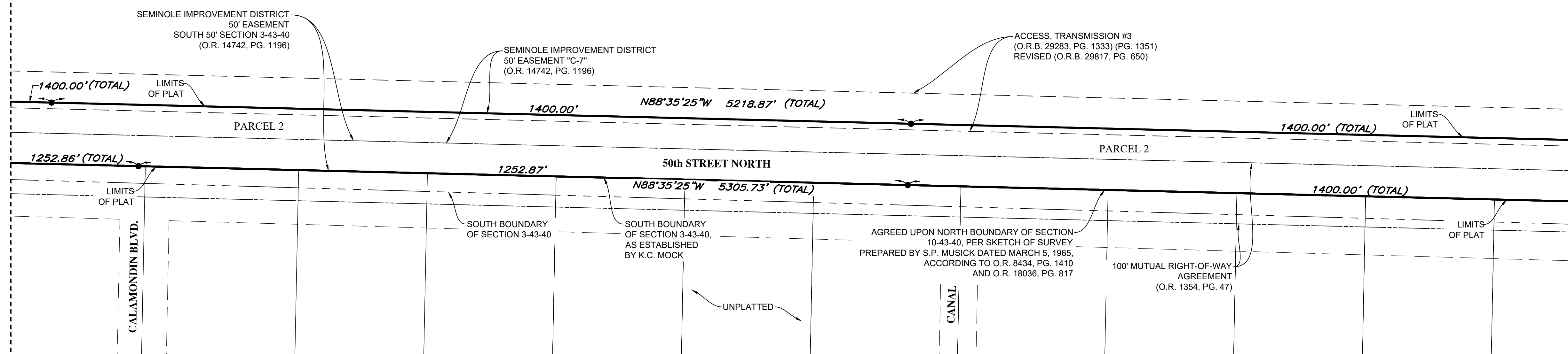


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
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- 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
- AC ± ----- ACRES PLUS OR MINUS
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- L ----- ARC LENGTH
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- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
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- P.C.C. ----- POINT OF COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- FPL/FP & L ----- FLORIDA POWER AND LIGHT
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
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- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 23

MATCH LINE SEE SHEET 18



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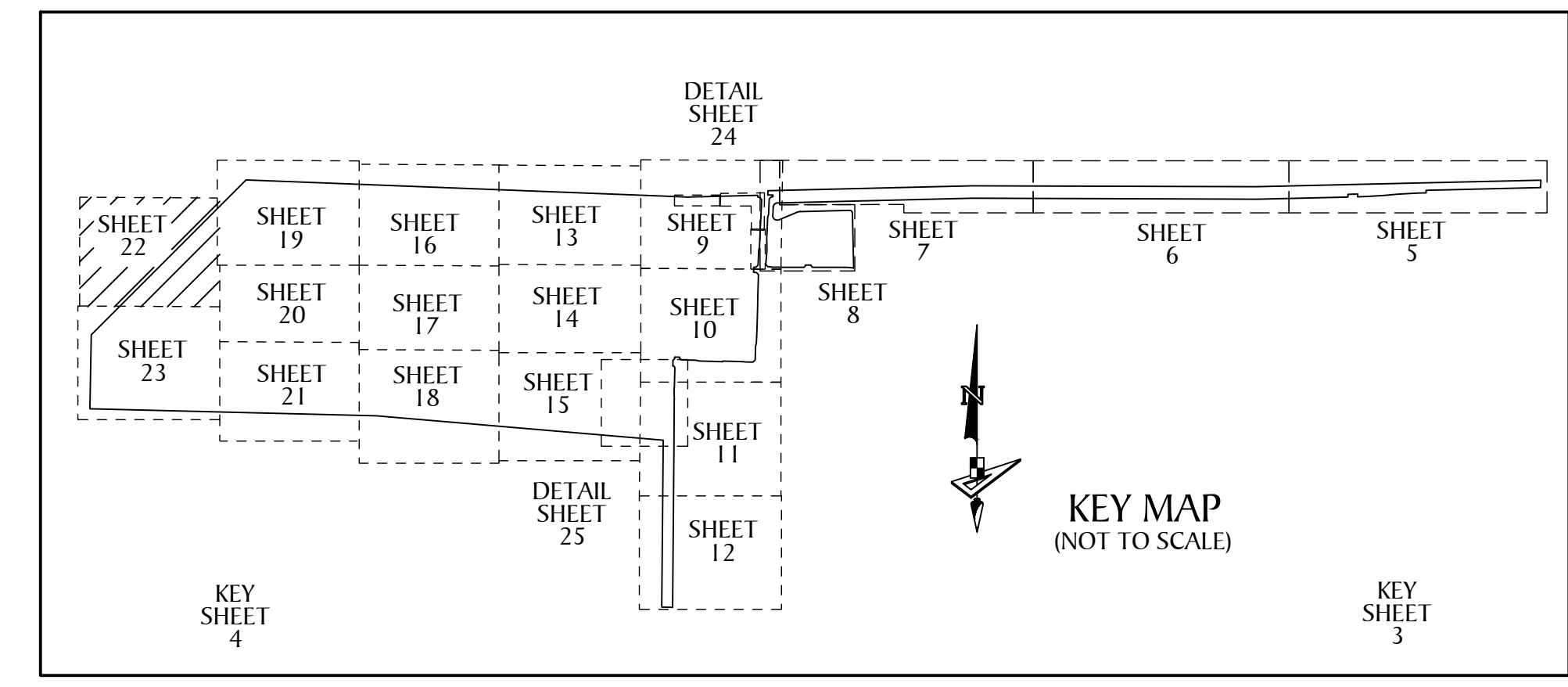
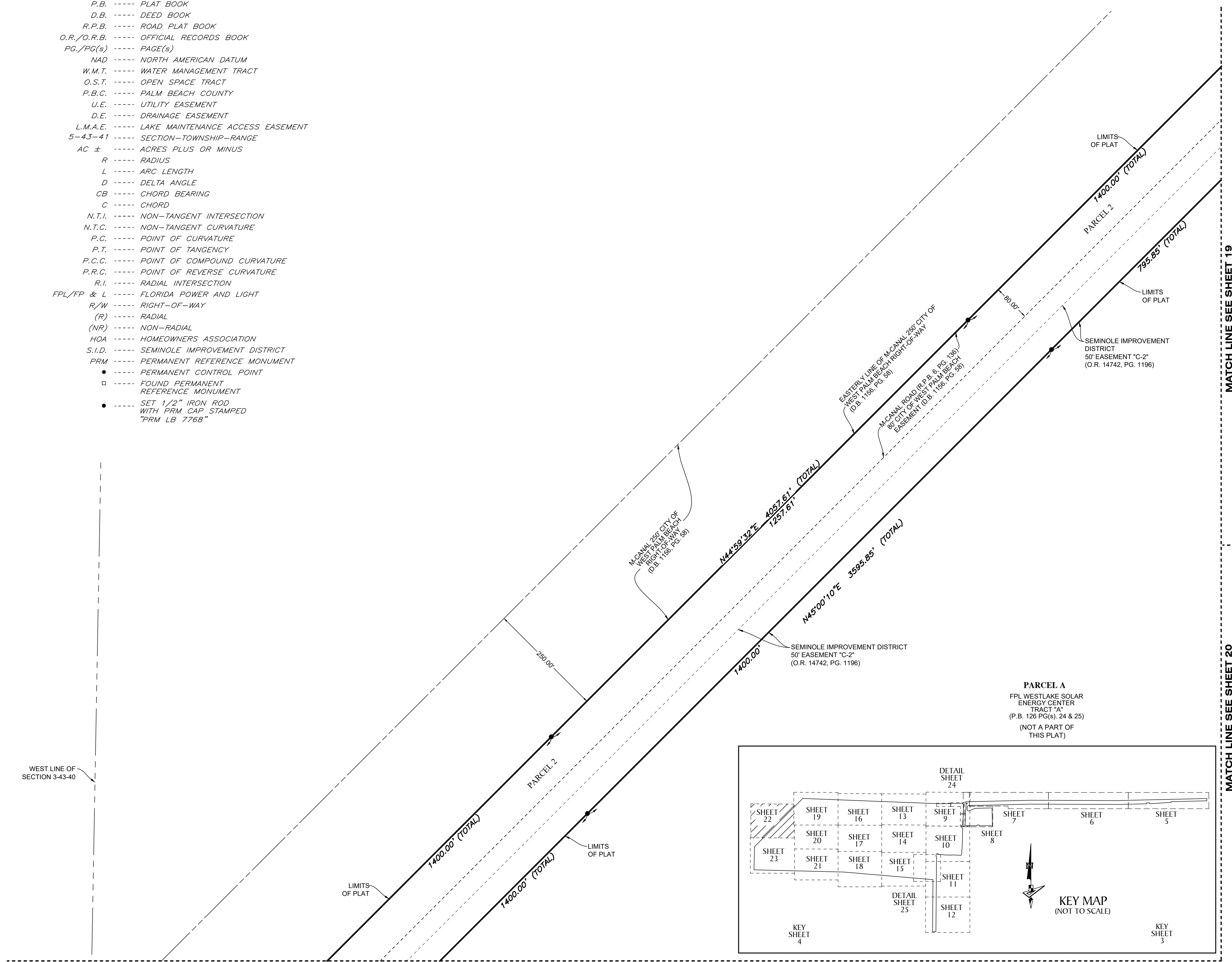
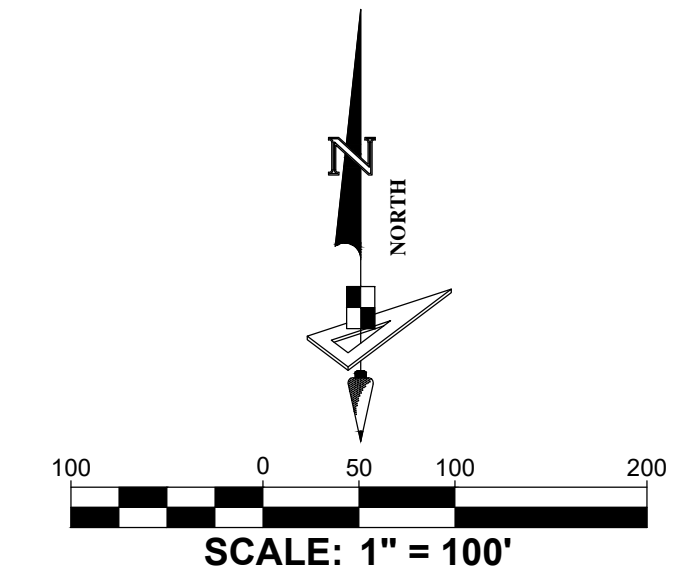
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WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
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LEGEND

- P.O.B. ----- POINT OF BEGINNING
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- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"



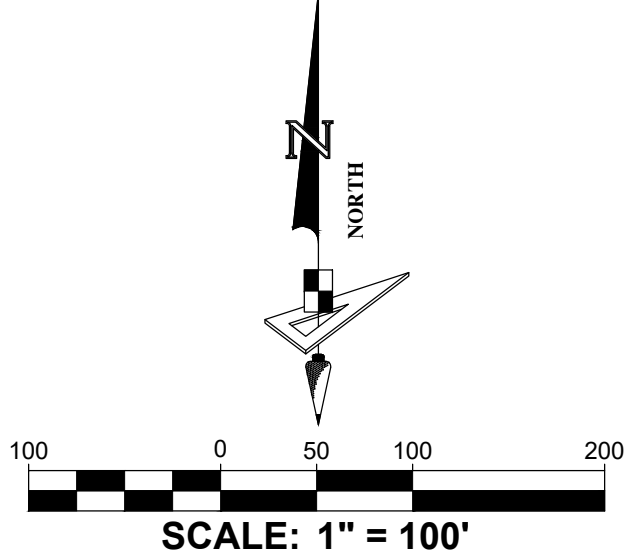
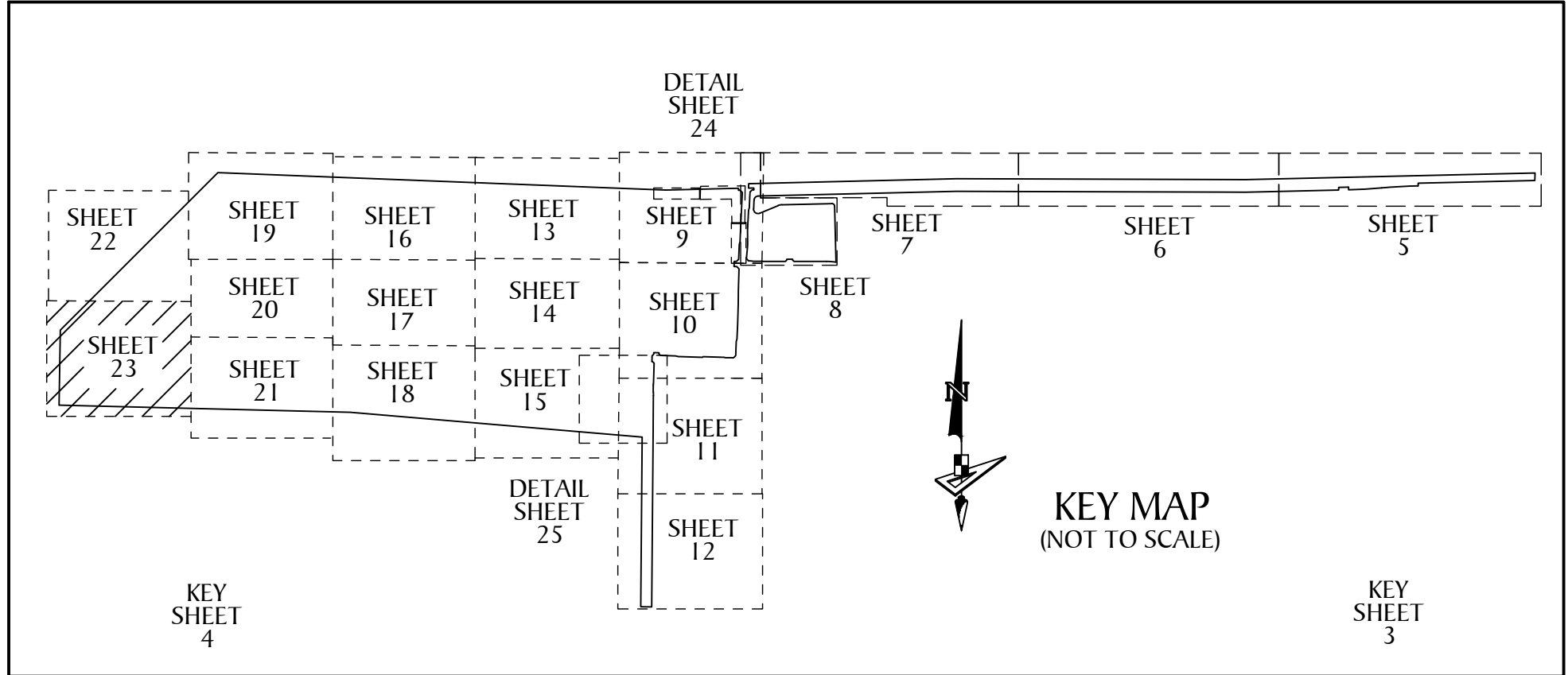
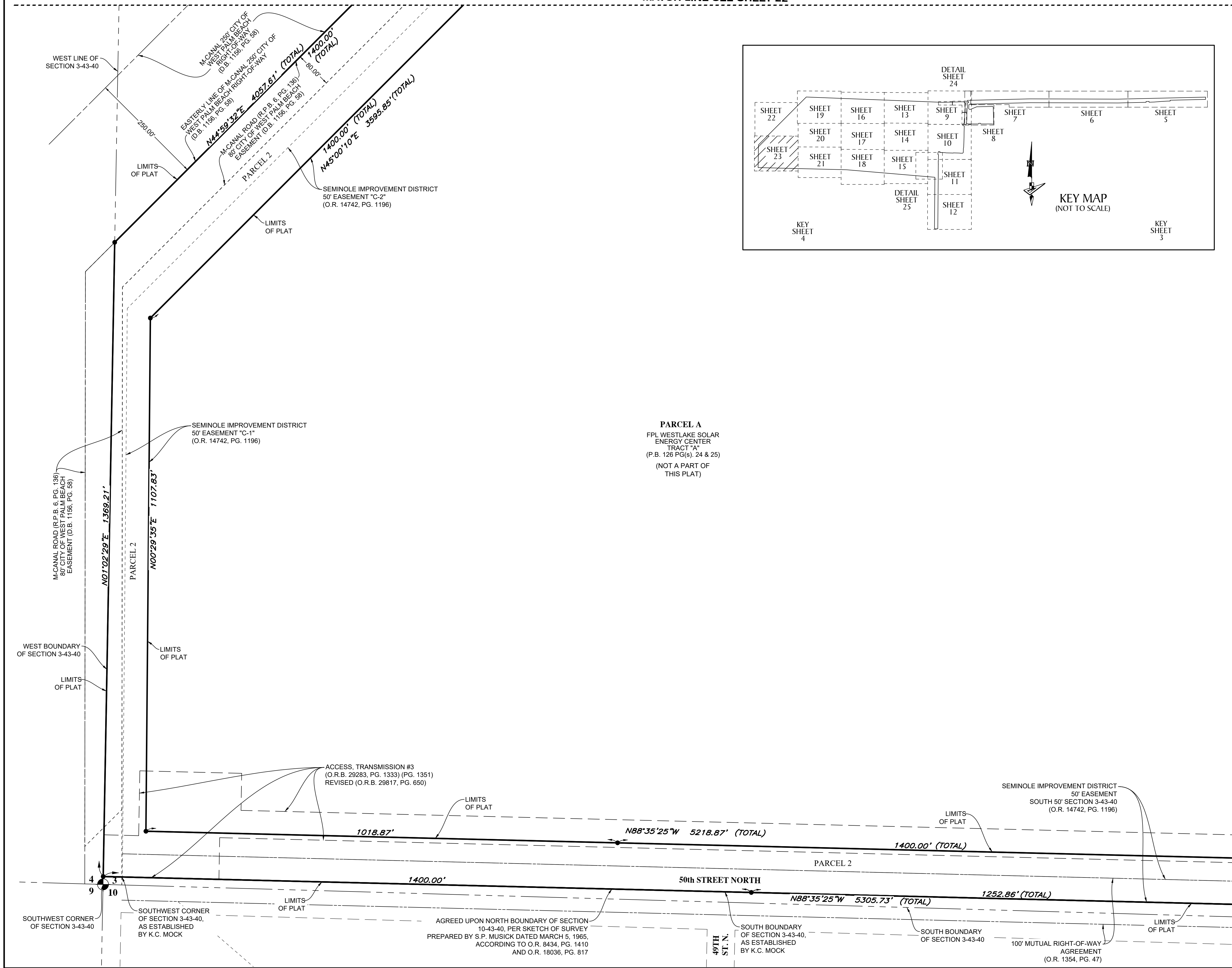
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C:\MOE\WESTLAKE\WESTLAKE - NAD\OSPA\A\WESTLAKE PARCELS\PARCELS.DWG PLOTTED BY: SERGIO MACHADO ON: 12/28/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/28/2025 11:15 AM

WESTLAKE WEST

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MATCH LINE SEE SHEET 22



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
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- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

PARCEL A
 FPL WESTLAKE SOLAR ENERGY CENTER TRACT "A"
 (P.B. 126 PG(S), 24 & 25)
 (NOT A PART OF THIS PLAT)

AGREED UPON NORTH BOUNDARY OF SECTION 10-43-40, PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965, ACCORDING TO O.R. 8434, PG. 1410 AND O.R. 18036, PG. 817

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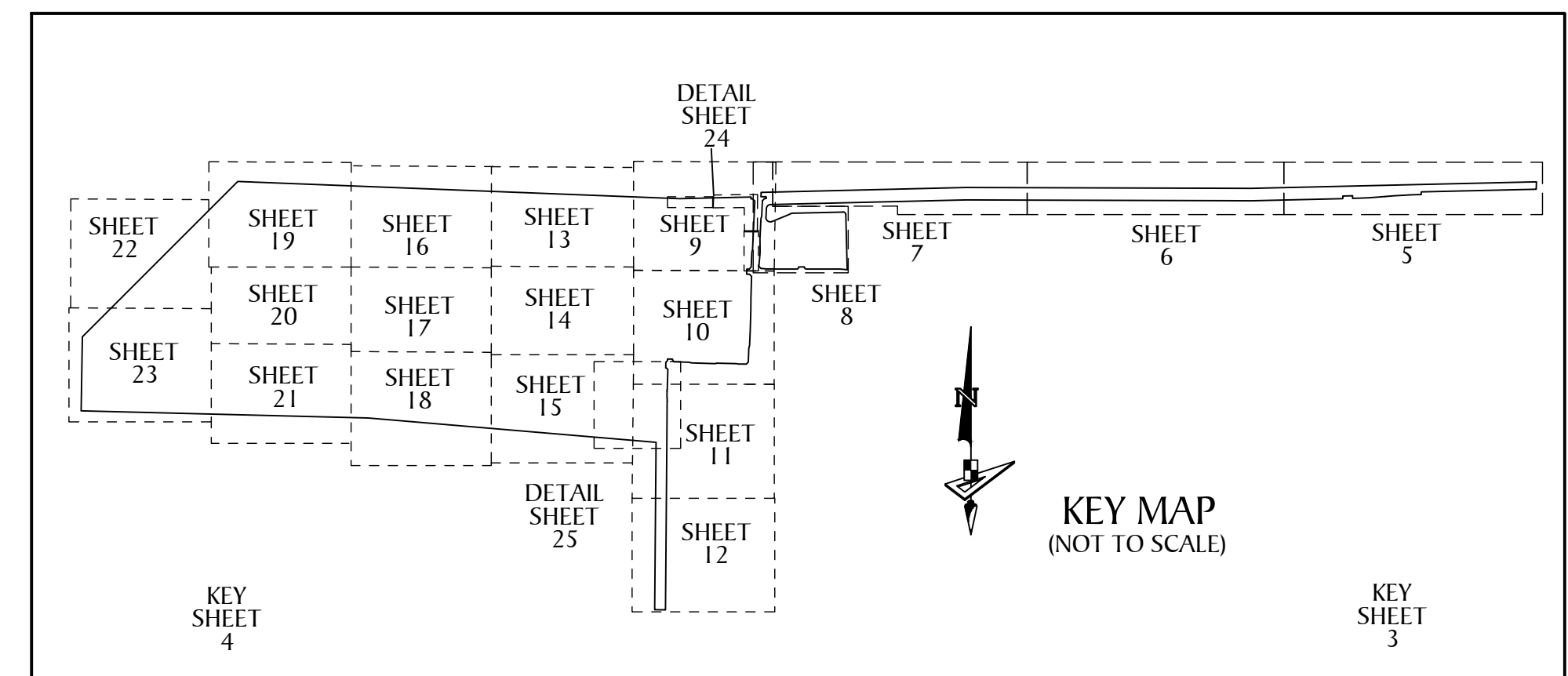
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SHEET 23 OF 25 SHEETS

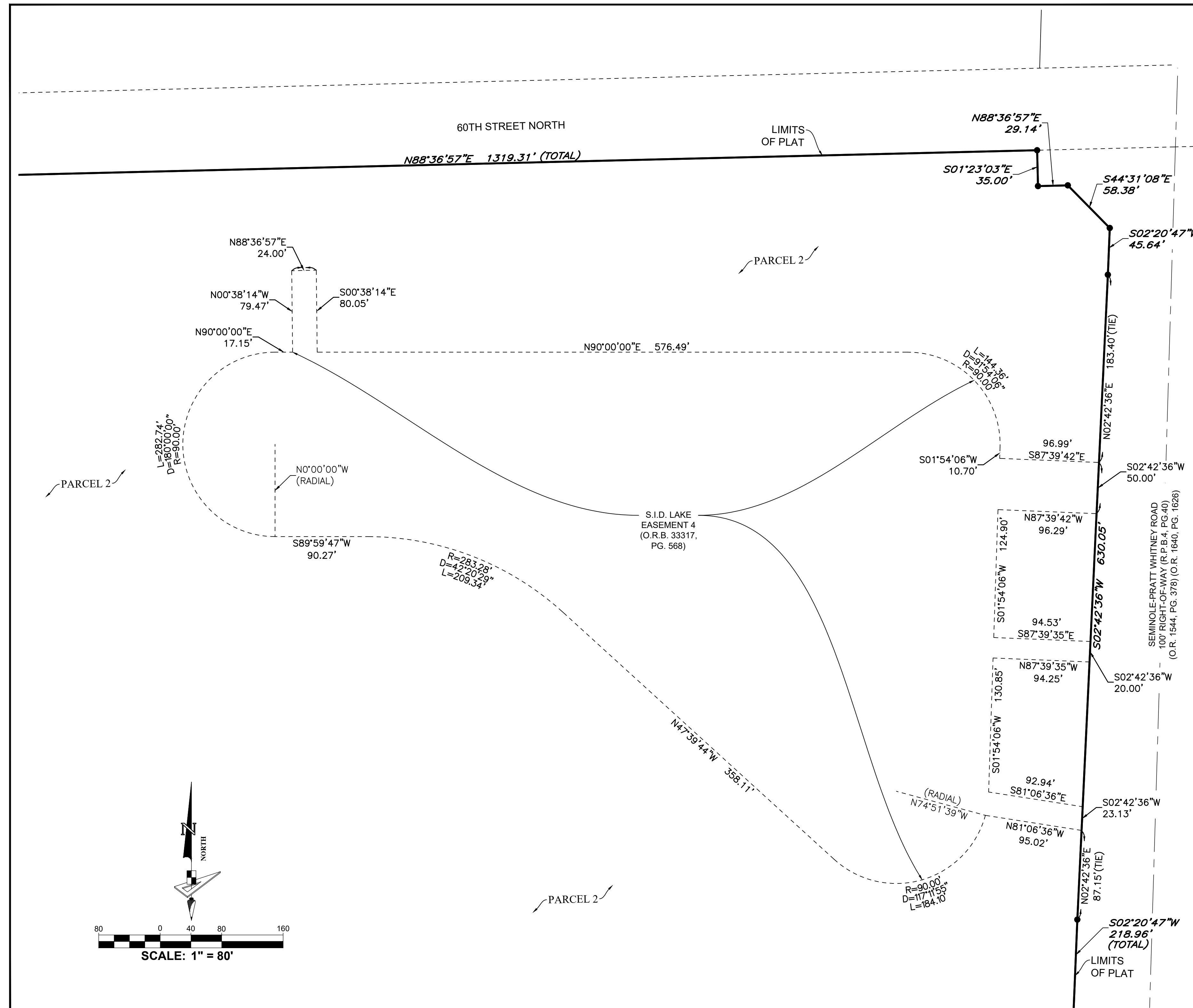
0:\MOE\WESTLAKE\WESTLAKE\O.S.P.A\SWESTLAKE\PARCELS\PARCELS_3A\WAS.DWG PLOTTED BY: SERGIO MACHADO ON: 12/28/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/28/2025 11:15 AM

WESTLAKE WEST

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DETAIL "B" (SCALE: 1"=60')



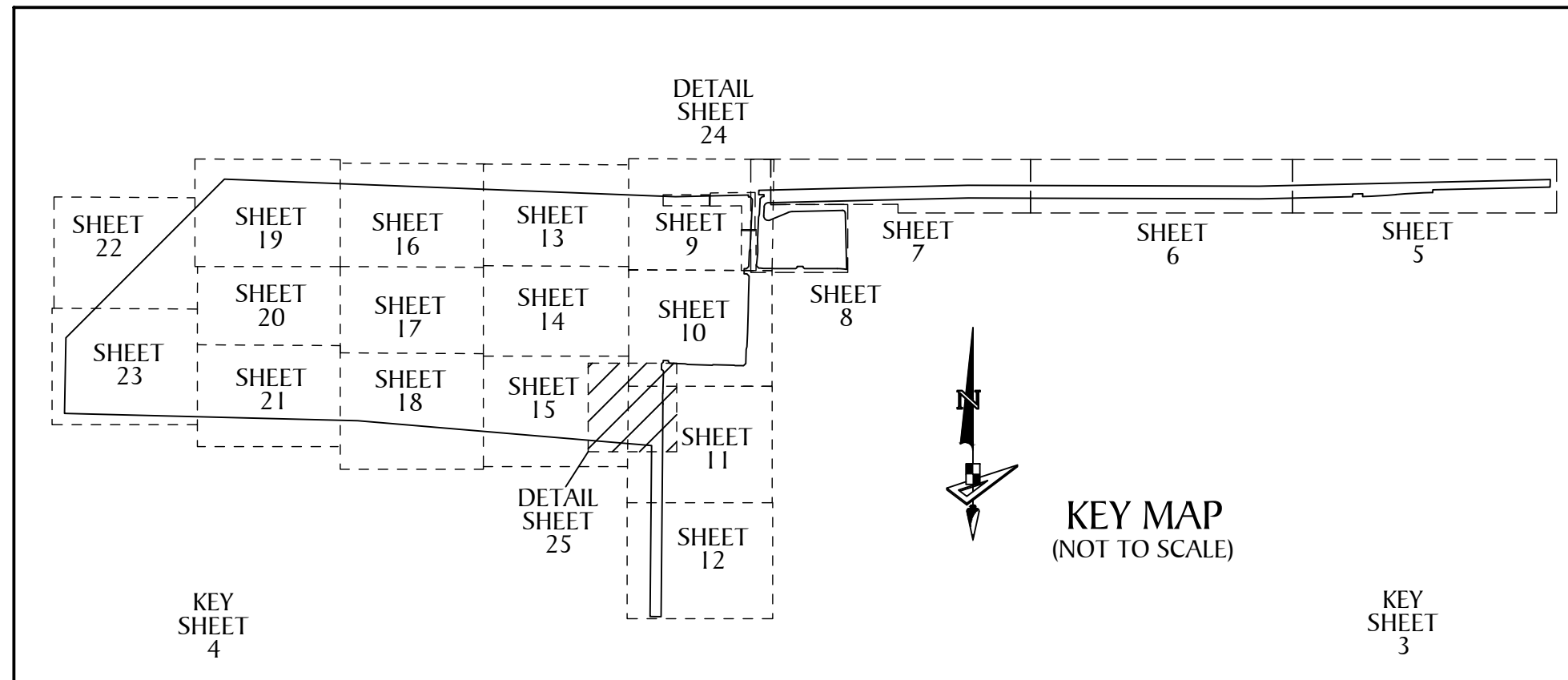
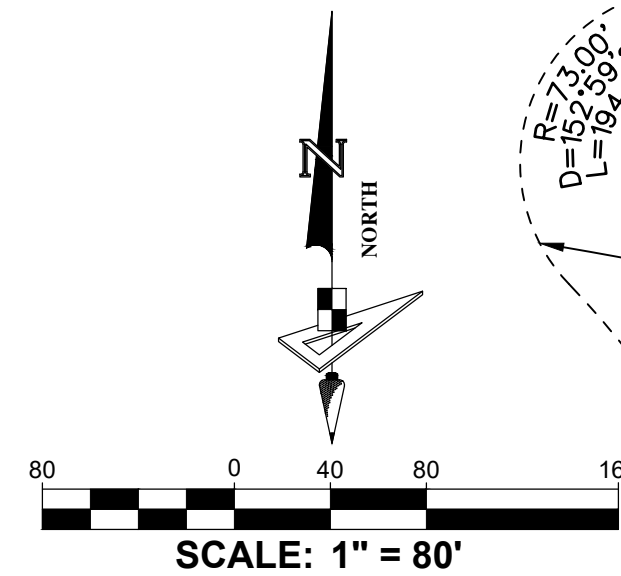
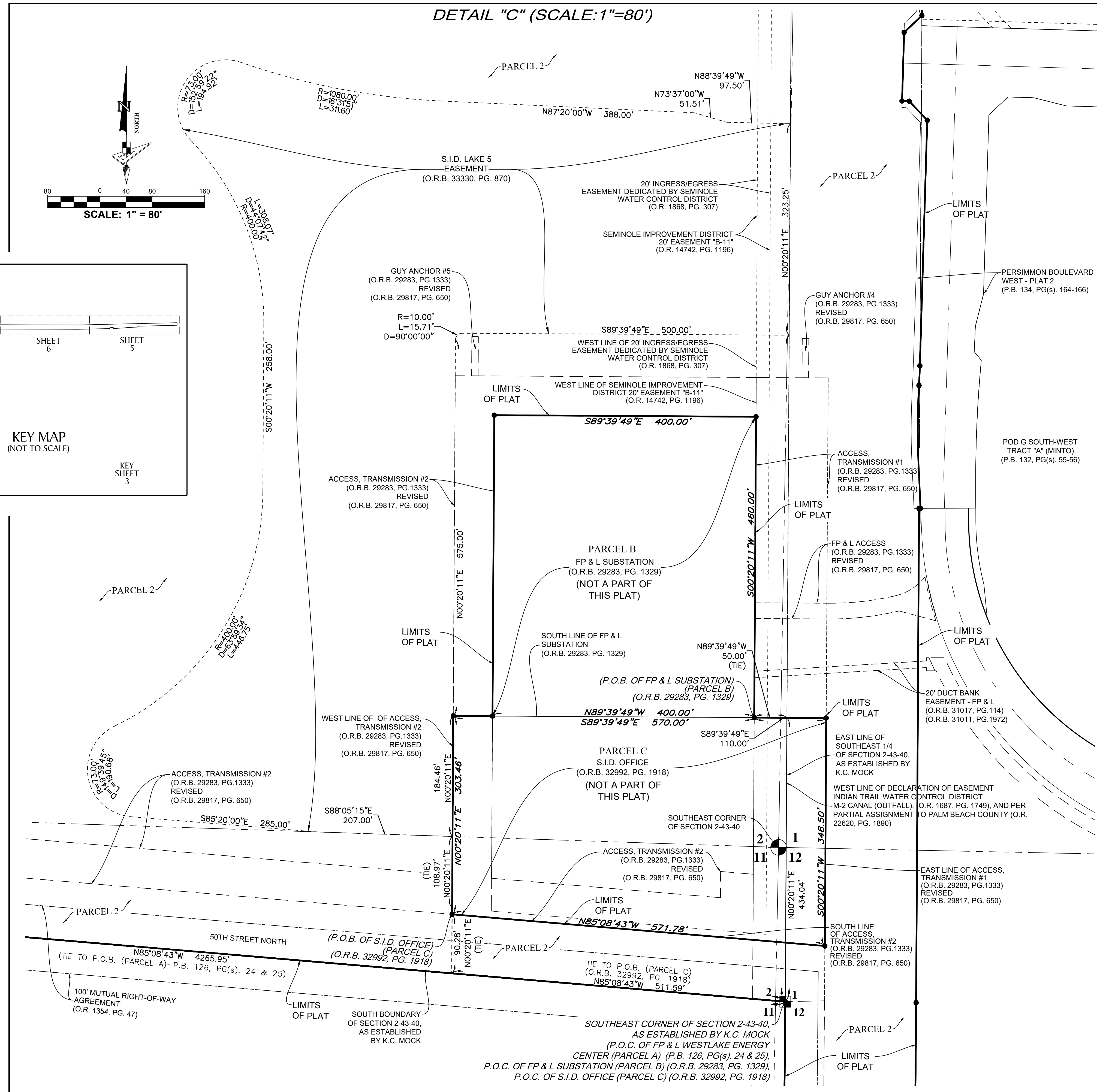
- ### LEGEND
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
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 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

PLOTTED BY: SERGIO MACHADO ON: 12/26/2025 11:41 AM LAST SAVED BY: SERGIO ON: 12/26/2025 11:15 AM

WESTLAKE WEST

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 PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER",
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DETAIL "C" (SCALE: 1"=80')



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
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Exhibit 'C'
WESTLAKE WEST
TOPOGRAPHICAL SURVEY

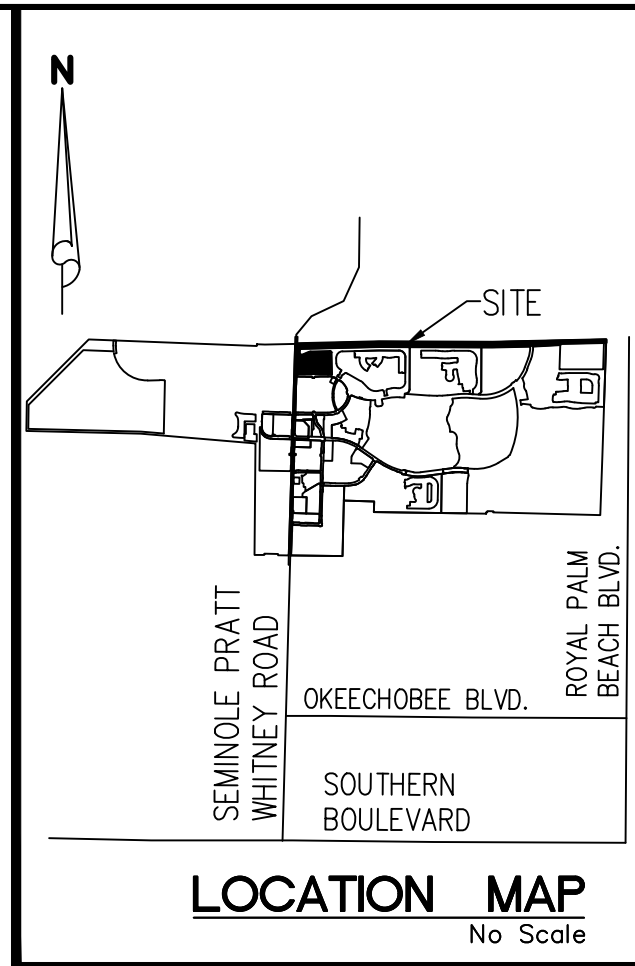
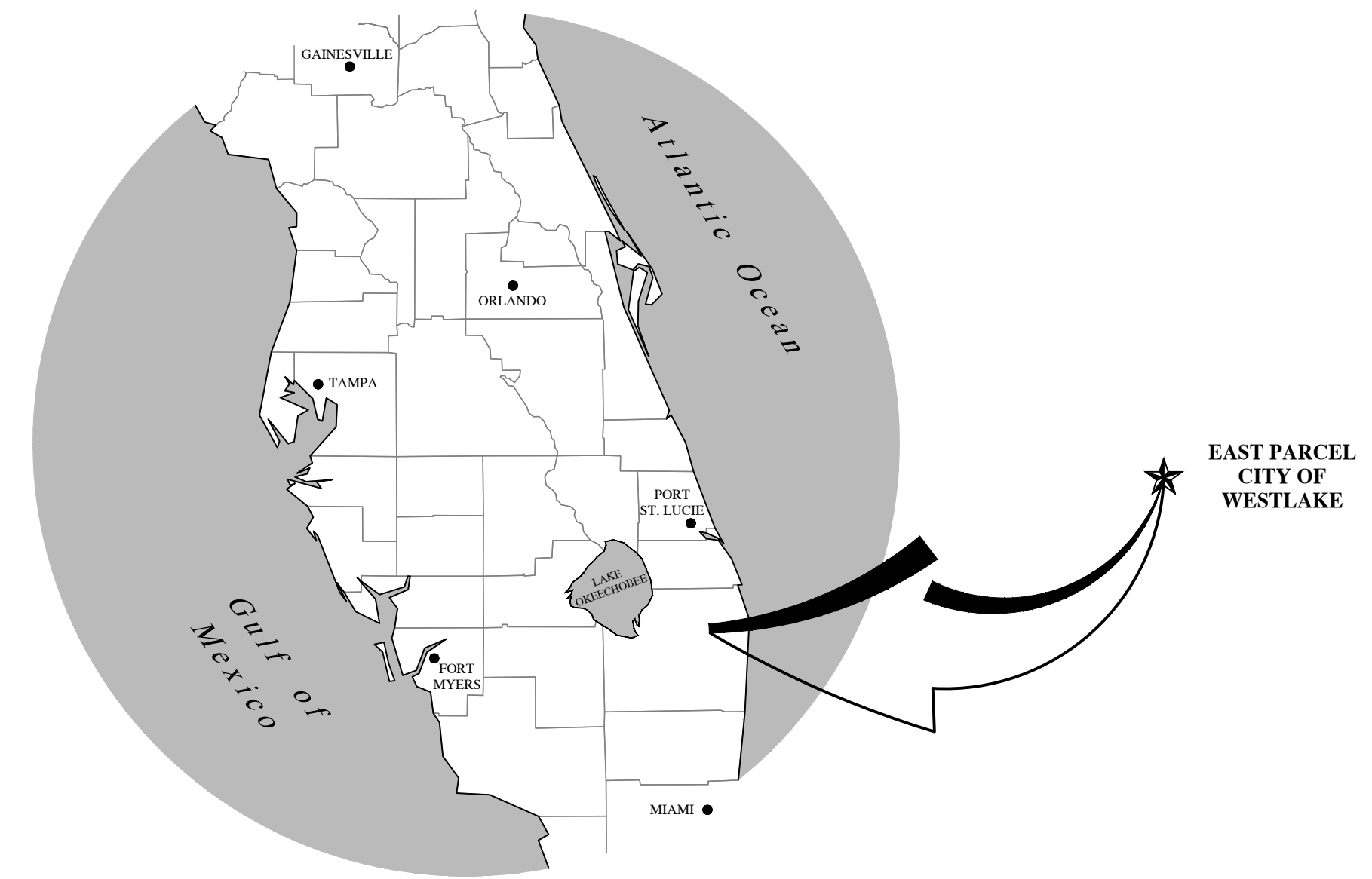
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DESCRIPTION:

BEING A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5 TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 250.40 FEET TO A POINT ON THE SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY, 200 FEET WIDE, CITY OF WEST PALM BEACH RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SAID SECTION 5, A DISTANCE OF 137.72 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°40'55"W., DEPARTING SAID EAST LINE OF SAID SECTION 5 AND ALONG THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9169, PAGE 136 AND OFFICIAL RECORD BOOK 9232, PAGE 1206, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S.88°40'55"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE NORTHERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS, A DISTANCE OF 2022.88 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.01°56'50"W., DEPARTING SAID NORTHERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCELS AND ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 50.08 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF WATER MANAGEMENT TRACT #1, OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF THE NORTHERLY LINE OF SAID PLAT PINES OF WESTLAKE - PHASE I, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTH, WITH A RADIUS OF 10617.49 FEET AND A RADIAL BEARING OF S.01°20'01"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL AND ALONG SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 10817.49 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY LINE OF PLAT PINES OF WESTLAKE - PHASE I AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING A POINT ON THE EASTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 176 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°19'05"W., DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG SAID EASTERLY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE IV, SAID CORNER ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWEST, WITH A RADIUS OF 10767.49 FEET AND A RADIAL BEARING OF N.01°43'59"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'54", A DISTANCE OF 77.98 FEET TO A POINT OF TANGENCY; THENCE S.88°40'55"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 102.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV; THENCE S.01°19'05"E., ALONG THE WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV AND DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF WOODLANDS OF WESTLAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 167 THROUGH 178, INCLUSIVE, OF THE SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE NORTHERLY LINE OF WOODLANDS OF WESTLAKE; THENCE S.88°40'55"W., DEPARTING SAID WESTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV AND ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 1691.85 FEET; THENCE N.89°48'53"W., CONTINUING ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 519.94 FEET TO THE NORTHEAST CORNER OF MEADOWS OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE N.89°48'53"W., ALONG SAID NORTHERLY LINE OF SAID PLAT MEADOWS OF WESTLAKE - PHASE I, A DISTANCE OF 3378.24 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING TEN (10) COURSES; 1) THENCE CONTINUE N.89°48'53"W., A DISTANCE OF 1371.77 FEET; 2) THENCE S.88°36'57"W., A DISTANCE OF 3614.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET; 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 4) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 6) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; 8) THENCE N.88°36'57"E., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; 9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO A POINT OF TANGENCY; 10) THENCE S.01°21'03"E., ALONG WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY NORTH AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1099.00 FEET TO A POINT OF THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2, AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWEST, WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF S.09°10'52"W., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #2 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 169.86 FEET TO A POINT OF TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 590.71 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 27.08 FEET; 4) THENCE N.00°00'00"E., A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"W., ALONG SAID NORTHERLY BOUNDARY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY NORTH, ALSO ALONG THE NORTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #1, ALL OF SAID PLAT, A DISTANCE OF 126.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID OPEN SPACE TRACT #1 FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE S.00°00'00"E., A DISTANCE OF 10.86 FEET; 2) THENCE S.45°00'00"W., A DISTANCE OF 23.95 FEET; 3) THENCE S.71°47'45"W., A DISTANCE OF 7.08 FEET; 4) THENCE N.90°00'00"W., A DISTANCE OF 392.31 FEET; 5) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 169.12 FEET; 7) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 27.54 FEET; 9) THENCE S.00°00'00"E., A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE N.90°00'00"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 6.68 FEET; THENCE N.44°08'34"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTH CORNER OF SAID RIGHT-OF-WAY PARCEL 105, ALSO BEING A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1640, PAGE 1626, OF THE SAID PUBLIC RECORDS; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 105 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 24.18 FEET TO THE SOUTH CORNER OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID RIGHT-OF-WAY PARCEL 106 FOR THE FOLLOWING TWELVE (12) COURSES: 1) THENCE N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 223.65 FEET; 8) THENCE N.02°20'47"E., A DISTANCE OF 60.43 FEET; 9) THENCE N.45°28'52"E., A DISTANCE OF 54.70 FEET; 10) THENCE N.88°36'57"E., A DISTANCE OF 30.67 FEET; 11) THENCE N.01°23'03"W., A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY LINE OF 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF SAID PUBLIC RECORDS; 12) THENCE S.88°36'57"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.21 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL 106, ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD; THENCE N.01°42'52"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 106 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 80.12 FEET TO A POINT ON SAID SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID M-CANAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES; 1) THENCE N.88°36'57"E., A DISTANCE OF 3785.92 FEET; 2) THENCE S.89°48'53"E., A DISTANCE OF 5270.07 FEET; 3) THENCE N.88°40'55"E., A DISTANCE OF 5270.76 FEET TO THE **POINT OF BEGINNING**.

TOTAL CONTAINING: 4,657,993 SQUARE FEET OR 106,933 ACRES, MORE OR LESS.



SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF SECTION 05, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.88°40'55"E.. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY UNINCORPORATED AREAS, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV/](https://msc.fema.gov/)).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, 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.
- 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, A LOCAL FLORIDA WATER MANAGEMENT DISTRICT, OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- R.P.B. ----- ROAD PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- P.B.C. ----- PALM BEACH COUNTY
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- CURVE RADIUS
- L ----- CURVE ARC LENGTH
- D ----- CURVE DELTA ANGLE
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.R.C. ----- POINT OF REVERSE CURVATURE
- O.S.T. ----- OPEN SPACE TRACT
- W.M.T. ----- WATER MANAGEMENT TRACT
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.E. ----- LAKE MAINTENANCE EASEMENT
- L.A.E. ----- LIMITED ACCESS EASEMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- SIR ● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
- FIR ○ ----- FOUND IRON ROD AND CAP "LB 7768"
- SMGD ○ ----- SET MAG NAIL & DISK LB7768
- FMGD ○ ----- FOUND MAG NAIL & DISK LB7768

CREW #1 PARTY CHIEF: R.C. DC-17	Revisions				Surveyor's Certification	
FIELD BOOK: 2024/02W-44	DATE	DESCRIPTION	DRAWN	P.CHECK	I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers.	
DATA FILE: w\parcel\n88\17 02-09-24	07/2025	UPDATE LEGAL DESCRIPTION PER CITY COMMENT	SWM	N/A	This survey is valid only with a signature & original seal in hard copy form, OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 61-17.060 AND 61-17.062, SECTION 477.027 OF THE FLORIDA STATUTES.	
CREW #2 PARTY CHIEF:					www.geopointsurvey.com Licensed Business No.: LB 7768	
FIELD BOOK:					<div style="display: flex; justify-content: space-between;"> <div> <p>North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650</p> </div> <div> <p>Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440</p> </div> <div> <p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266</p> </div> <div> <p>East Florida 4152 West Blue Heron Blvd Suite 106 Riviera Beach, Florida 33404 Phone: (561) 444-2720</p> </div> </div>	
DATA FILE:					<p>GeoPoint Surveying, Inc.</p>	
CREW #3 PARTY CHIEF:					<p>FIELD SURVEY DATE: February 09, 2024</p>	
FIELD BOOK:					<p>Luis J. Ortiz LS7006</p>	
DATA FILE:					<p>FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\WESTLAKE PARCELS\PARCELS EAST\B5\WESTLAKE PARCELS EAST_B5.DWG PLOTTED BY: SERGIO MACHADO ON: 1/7/2025 9:29 AM LAST SAVED BY: SERGIOM ON: 1/7/2025 9:29 AM</p>	

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 61-17.060 AND 61-17.062, SECTION 477.027 OF THE FLORIDA STATUTES.

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Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

East Florida
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Suite 106
Riviera Beach, Florida 33404
Phone: (561) 444-2720

GeoPoint
Surveying, Inc.

FIELD SURVEY DATE: **February 09, 2024**

Luis J. Ortiz **LS7006**

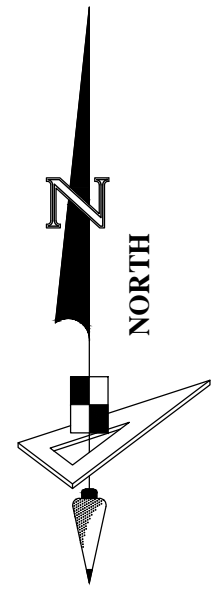
FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\WESTLAKE PARCELS\PARCELS EAST\B5\WESTLAKE PARCELS EAST_B5.DWG PLOTTED BY: SERGIO MACHADO ON: 1/7/2025 9:29 AM LAST SAVED BY: SERGIOM ON: 1/7/2025 9:29 AM

BOUNDARY SURVEY

PREPARED FOR:
MINTO PBCH, LLC
LOCATED IN:
SECTION 5 AND 6, TOWNSHIP 43 S., RANGE 41 E.
AND SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

JOB #: EAST PARCEL_B5
DRAWN BY: DJS DATE: 11/20/2023
LIDAR CREW: N/A DATE: N/A
SURFACE BY: N/A
H.DATUM: FL-East NAD(83)-2011
V.DATUM: NAVD (1988)
QFC CHECK: GAR FLD CHECK: GR3

SHEET: 1 of 6



500 0 250 500 1000

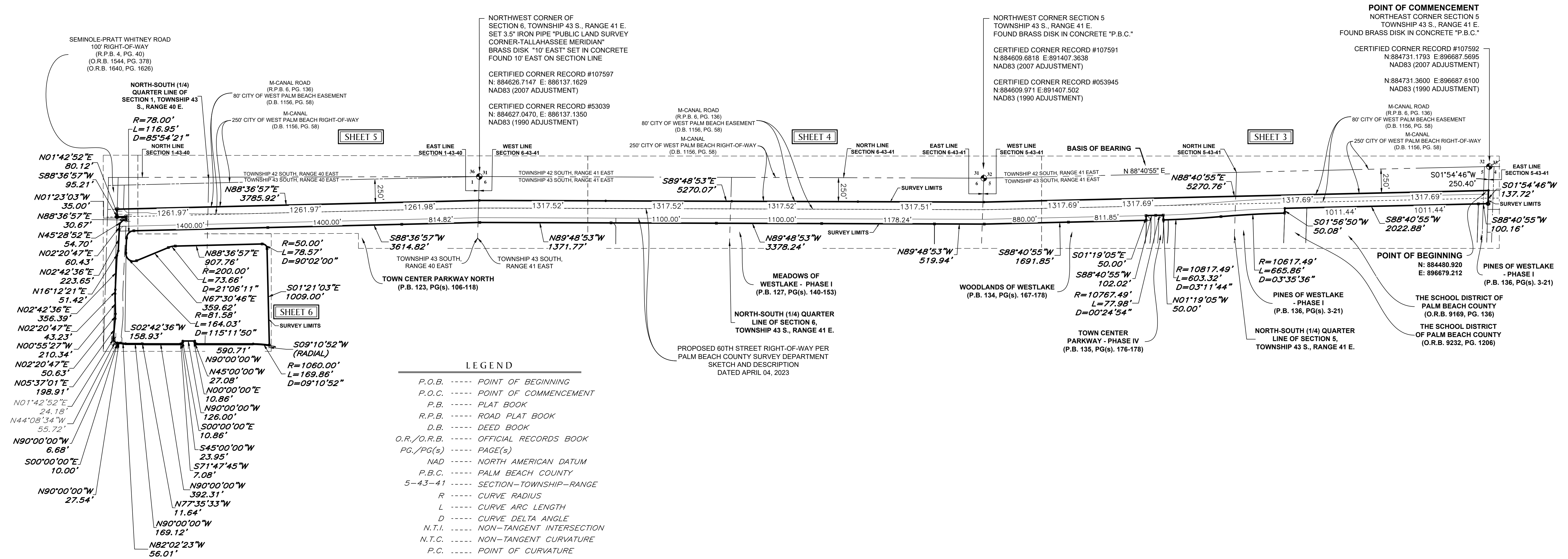
SCALE: 1" = 500'

KEY SHEET

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

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N88°40'55"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
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- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- SIR ● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
- FIR ○ ----- FOUND IRON ROD AND CAP "LB 7768"
- SMGD ○ ----- SET MAG NAIL & DISK LB7768
- FMGD ○ ----- FOUND MAG NAIL & DISK LB7768

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

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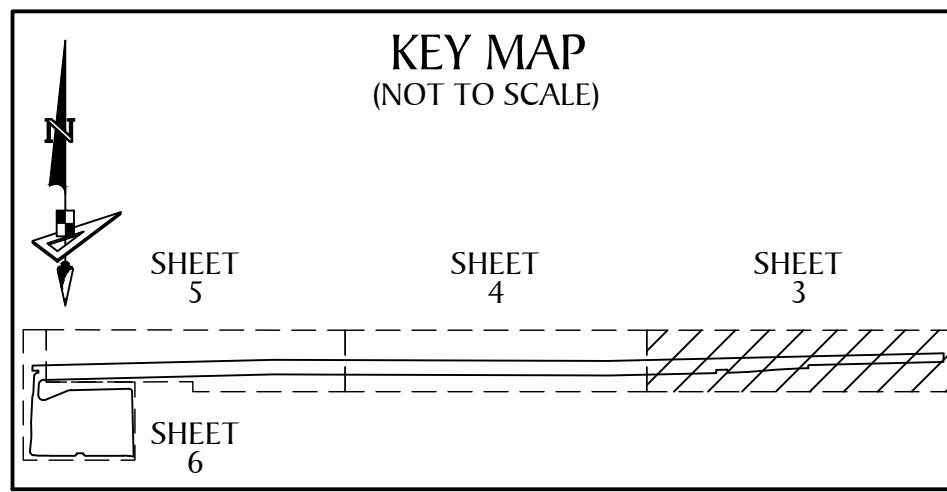
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BOUNDARY SURVEY
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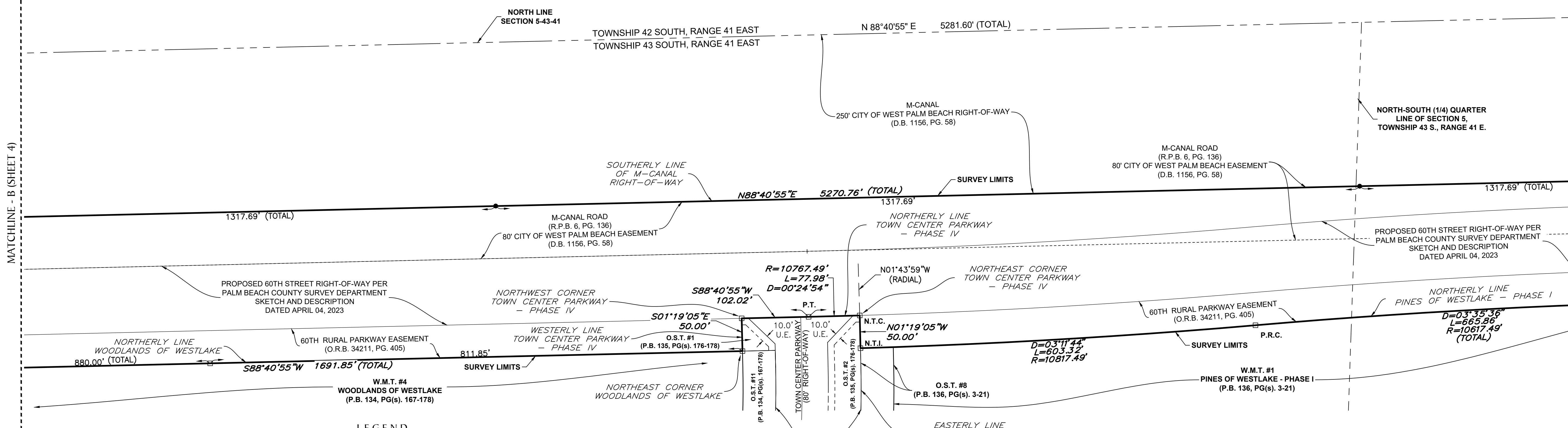
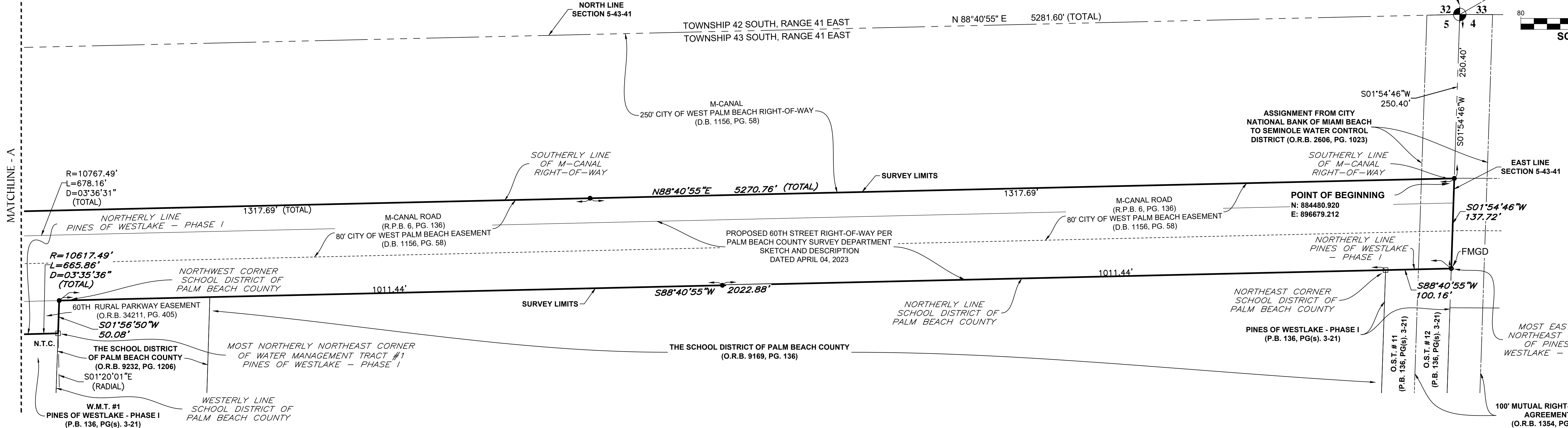
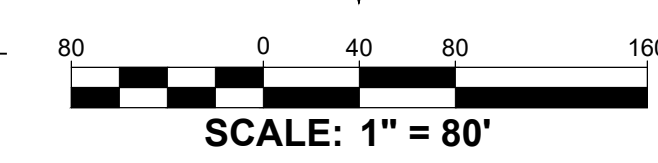
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Not valid without all Sheets
SHEET: 2 of 6



POINT OF COMMENCEMENT
 NORTHWEST CORNER SECTION 5
 TOWNSHIP 43 S., RANGE 41 E.
 FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107592
 N:884731.1793 E:896687.5695
 NAD83 (2007 ADJUSTMENT)

N:884731.3600 E:896687.6100
 NAD83 (1990 ADJUSTMENT)



LEGEND

P.O.B. ----- POINT OF BEGINNING	L ----- CURVE ARC LENGTH	L.M.E. ----- LAKE MAINTENANCE EASEMENT
P.O.C. ----- POINT OF COMMENCEMENT	D ----- CURVE DELTA ANGLE	L.A.E. ----- LIMITED ACCESS EASEMENT
P.B. ----- PLAT BOOK	N.T.I. ----- NON-TANGENT INTERSECTION	● ----- PERMANENT CONTROL POINT
R.P.B. ----- ROAD PLAT BOOK	N.T.C. ----- NON-TANGENT CURVATURE	□ ----- FOUND PERMANENT REFERENCE MONUMENT
D.B. ----- DEED BOOK	P.C. ----- POINT OF CURVATURE	○ ----- SET 5/8" IRON ROD AND CAP "LB 7768"
O.R.B. ----- OFFICIAL RECORDS BOOK	P.T. ----- POINT OF TANGENCY	FIR ○ ----- FOUND IRON ROD AND CAP "LB 7768"
PG./PG(S) ----- PAGE(S)	P.R.C. ----- POINT OF REVERSE CURVATURE	SMGD ⊙ ----- SET MAG NAIL & DISK LB7768
NAD ----- NORTH AMERICAN DATUM	O.S.T. ----- OPEN SPACE TRACT	FMGD ⊙ ----- FOUND MAG NAIL & DISK LB7768
P.B.C. ----- PALM BEACH COUNTY	W.M.T. ----- WATER MANAGEMENT TRACT	
5-43-41 ----- SECTION-TOWNSHIP-RANGE	U.E. ----- UTILITY EASEMENT	
R ----- CURVE RADIUS	D.E. ----- DRAINAGE EASEMENT	

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 Fax: (813) 248-2266

Central Florida
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 Altamonte Springs, Florida 32701
 Phone: (321) 270-0440

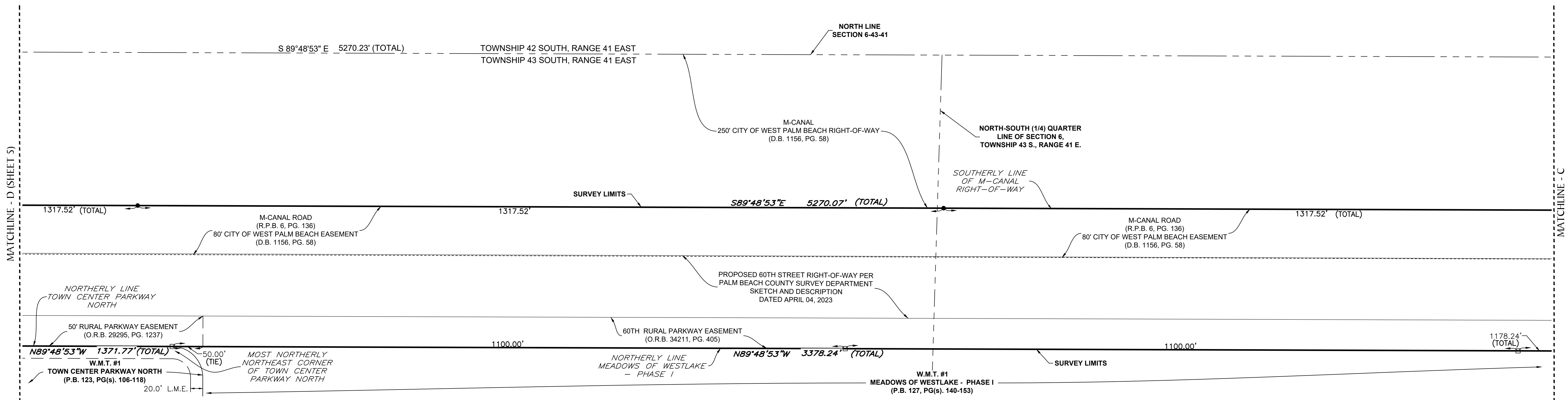
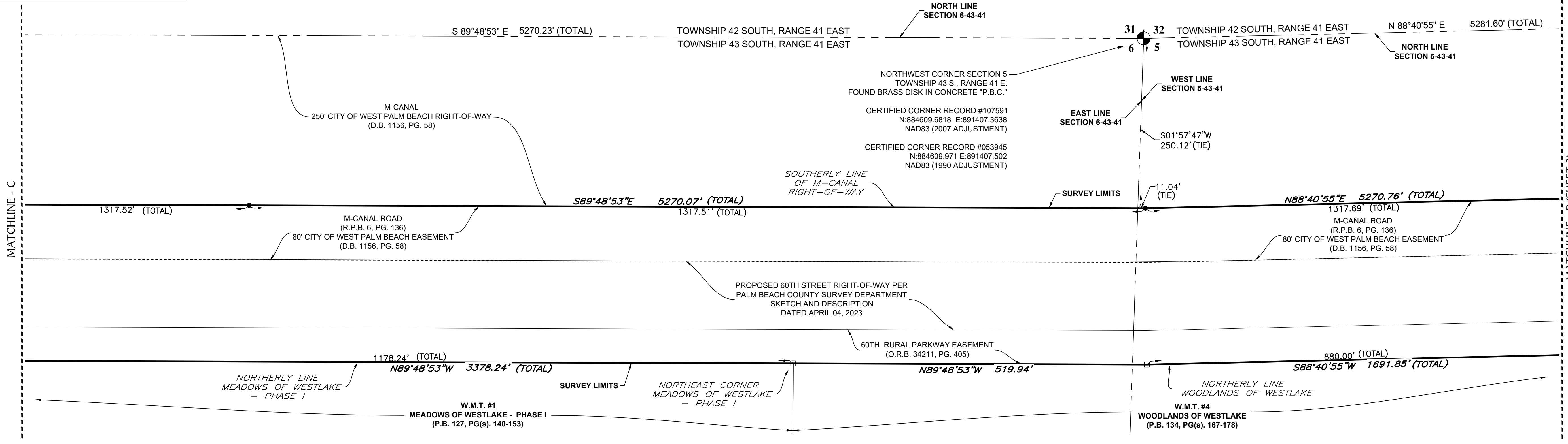
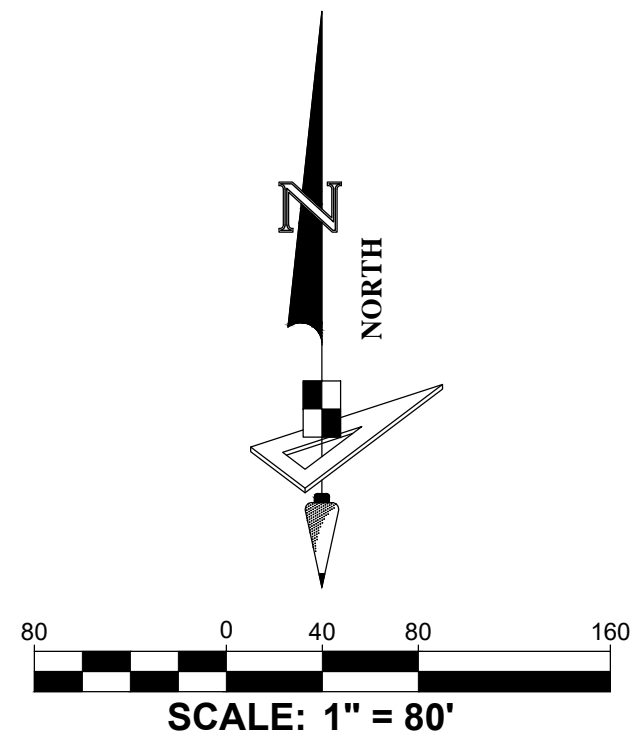
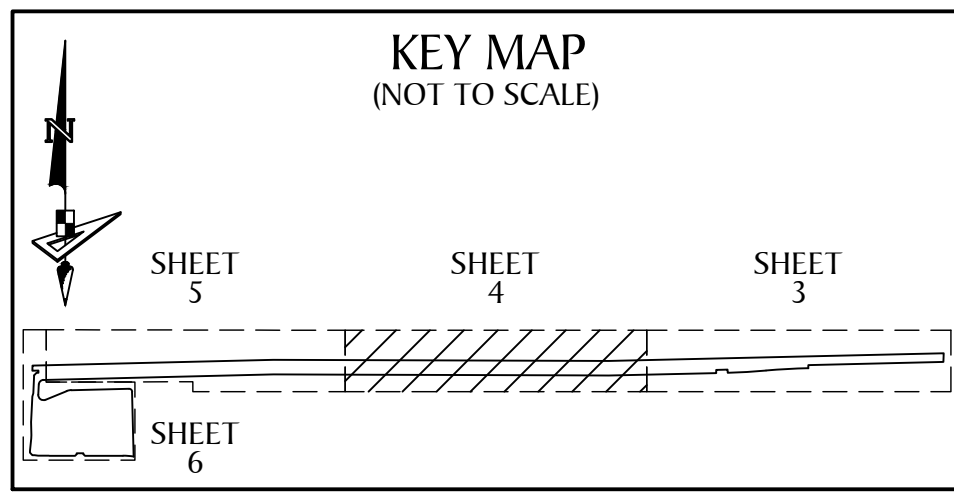
East Florida
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 Phone: (561) 444-2720

BOUNDARY SURVEY

PREPARED FOR:
MINTO PBCH, LLC
 LOCATED IN:
 SECTION 5 AND 6, TOWNSHIP 43 S., RANGE 41 E.
 AND SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 3 of 6



LEGEND

P.O.B. ----- POINT OF BEGINNING	L ----- CURVE ARC LENGTH	L.M.E. ----- LAKE MAINTENANCE EASEMENT
P.O.C. ----- POINT OF COMMENCEMENT	D ----- CURVE DELTA ANGLE	L.A.E. ----- LIMITED ACCESS EASEMENT
P.B. ----- PLAT BOOK	N.T.I. ----- NON-TANGENT INTERSECTION	● ----- PERMANENT CONTROL POINT
R.P.B. ----- ROAD PLAT BOOK	N.T.C. ----- NON-TANGENT CURVATURE	□ ----- FOUND PERMANENT REFERENCE MONUMENT
D.B. ----- DEED BOOK	P.C. ----- POINT OF CURVATURE	● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
O.R.B. ----- OFFICIAL RECORDS BOOK	P.T. ----- POINT OF TANGENCY	○ ----- FOUND IRON ROD AND CAP "LB 7768"
PG./PG(s) ----- PAGE(s)	P.R.C. ----- POINT OF REVERSE CURVATURE	SMGD ○ ----- SET MAG NAIL & DISK LB7768
NAD ----- NORTH AMERICAN DATUM	O.S.T. ----- OPEN SPACE TRACT	FMGD ○ ----- FOUND MAG NAIL & DISK LB7768
P.B.C. ----- PALM BEACH COUNTY	W.M.T. ----- WATER MANAGEMENT TRACT	
5-43-41 ----- SECTION-TOWNSHIP-RANGE	U.E. ----- UTILITY EASEMENT	
R ----- CURVE RADIUS	D.E. ----- DRAINAGE EASEMENT	

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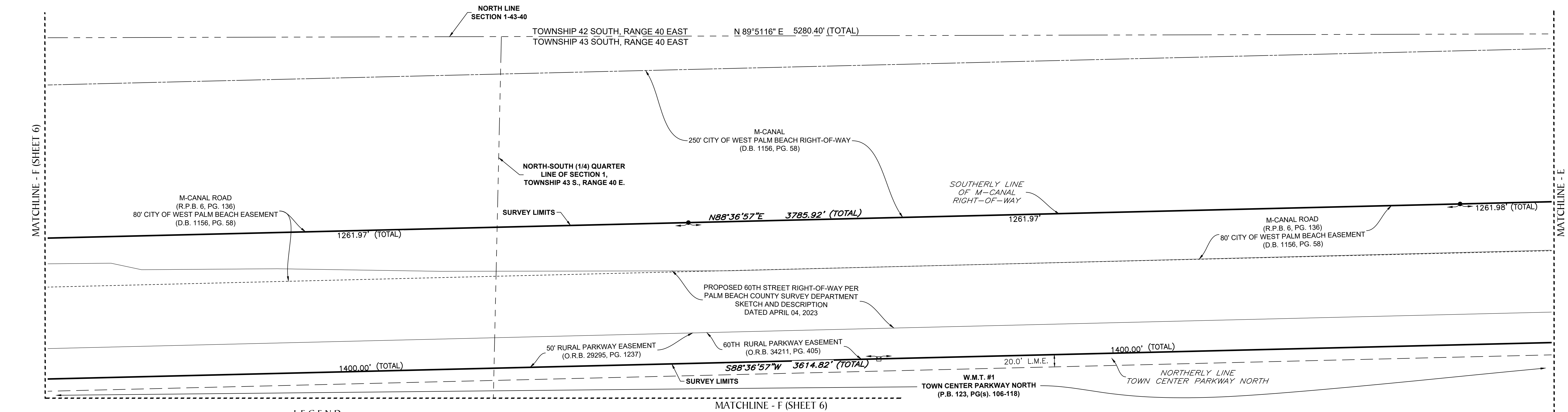
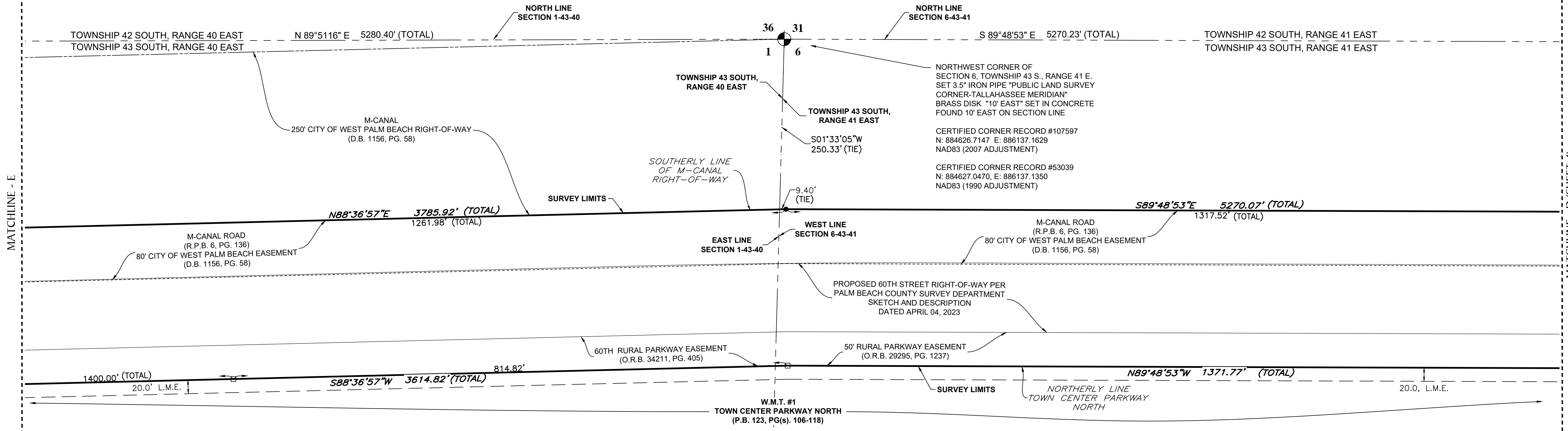
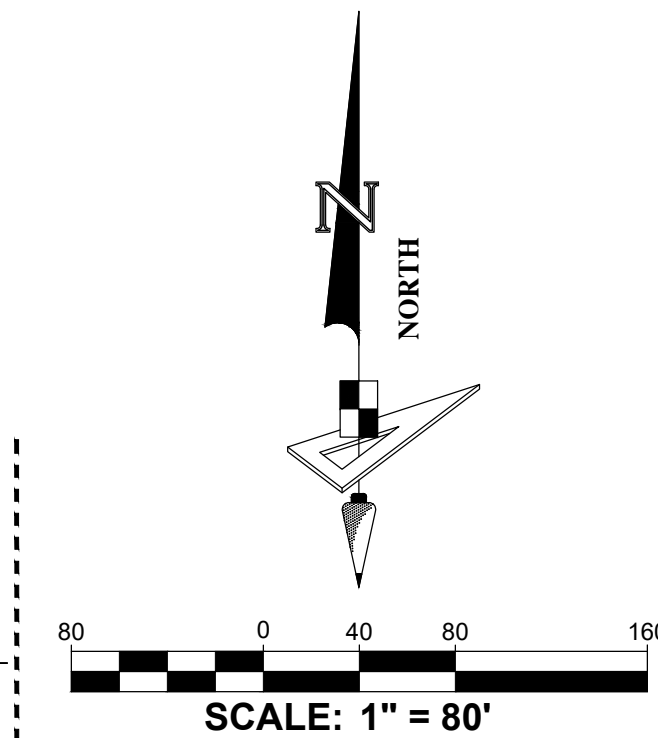
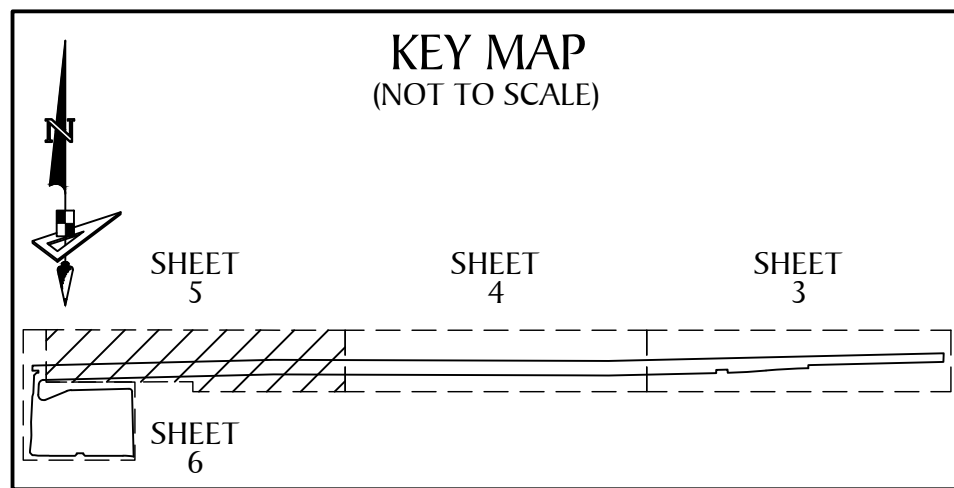
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BOUNDARY SURVEY

PREPARED FOR:
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 LOCATED IN:
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 AND SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

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SHEET: 4 of 6



LEGEND

P.O.B. ----- POINT OF BEGINNING	L ----- CURVE ARC LENGTH	L.M.E. ----- LAKE MAINTENANCE EASEMENT
P.O.C. ----- POINT OF COMMENCEMENT	D ----- CURVE DELTA ANGLE	L.A.E. ----- LIMITED ACCESS EASEMENT
P.B. ----- PLAT BOOK	N.T.I. ----- NON-TANGENT INTERSECTION	● ----- PERMANENT CONTROL POINT
R.P.B. ----- ROAD PLAT BOOK	N.T.C. ----- NON-TANGENT CURVATURE	□ ----- FOUND PERMANENT REFERENCE MONUMENT
D.B. ----- DEED BOOK	P.C. ----- POINT OF CURVATURE	● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
O.R.B. ----- OFFICIAL RECORDS BOOK	P.T. ----- POINT OF TANGENCY	○ ----- FOUND IRON ROD AND CAP "LB 7768"
PG./PG(s) ----- PAGE(S)	P.R.C. ----- POINT OF REVERSE CURVATURE	SMGD ○ ----- SET MAG NAIL & DISK LB7768
NAD ----- NORTH AMERICAN DATUM	O.S.T. ----- OPEN SPACE TRACT	FMGD ○ ----- FOUND MAG NAIL & DISK LB7768
P.B.C. ----- PALM BEACH COUNTY	W.M.T. ----- WATER MANAGEMENT TRACT	
5-43-41 ----- SECTION-TOWNSHIP-RANGE	U.E. ----- UTILITY EASEMENT	
R ----- CURVE RADIUS	D.E. ----- DRAINAGE EASEMENT	

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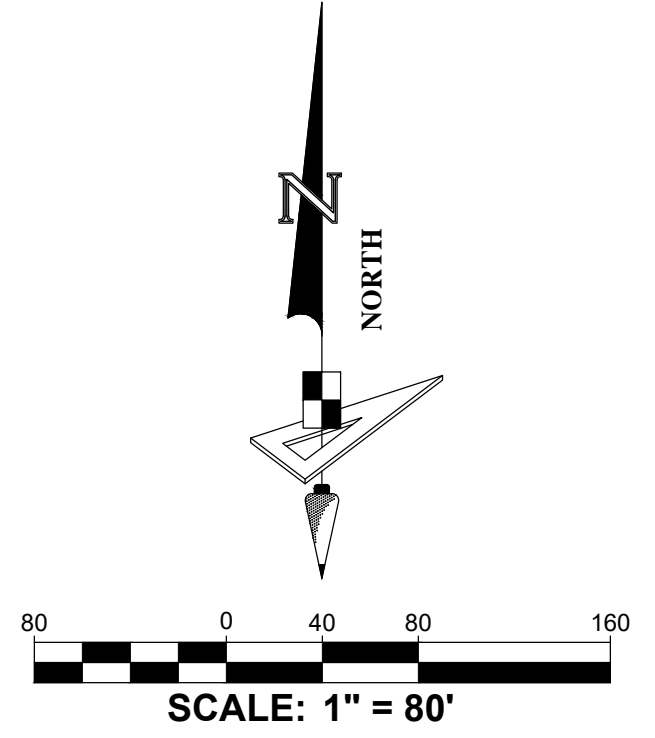
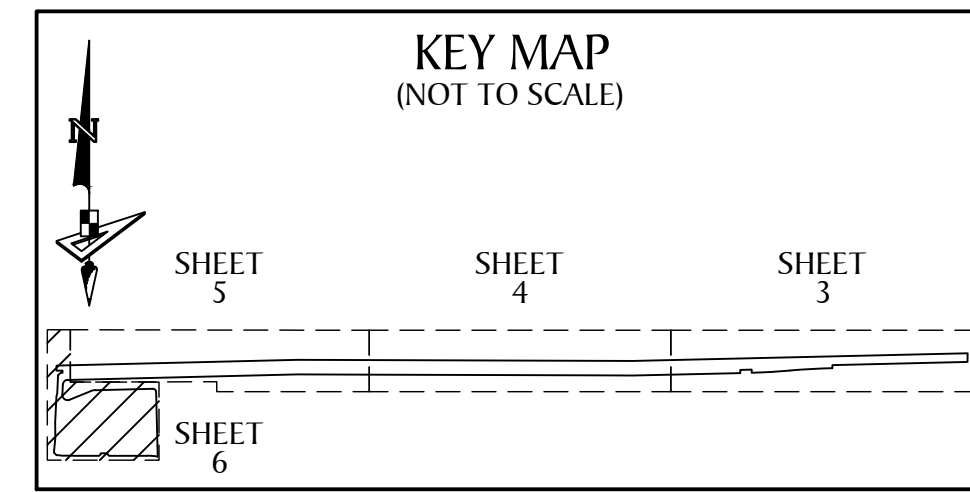
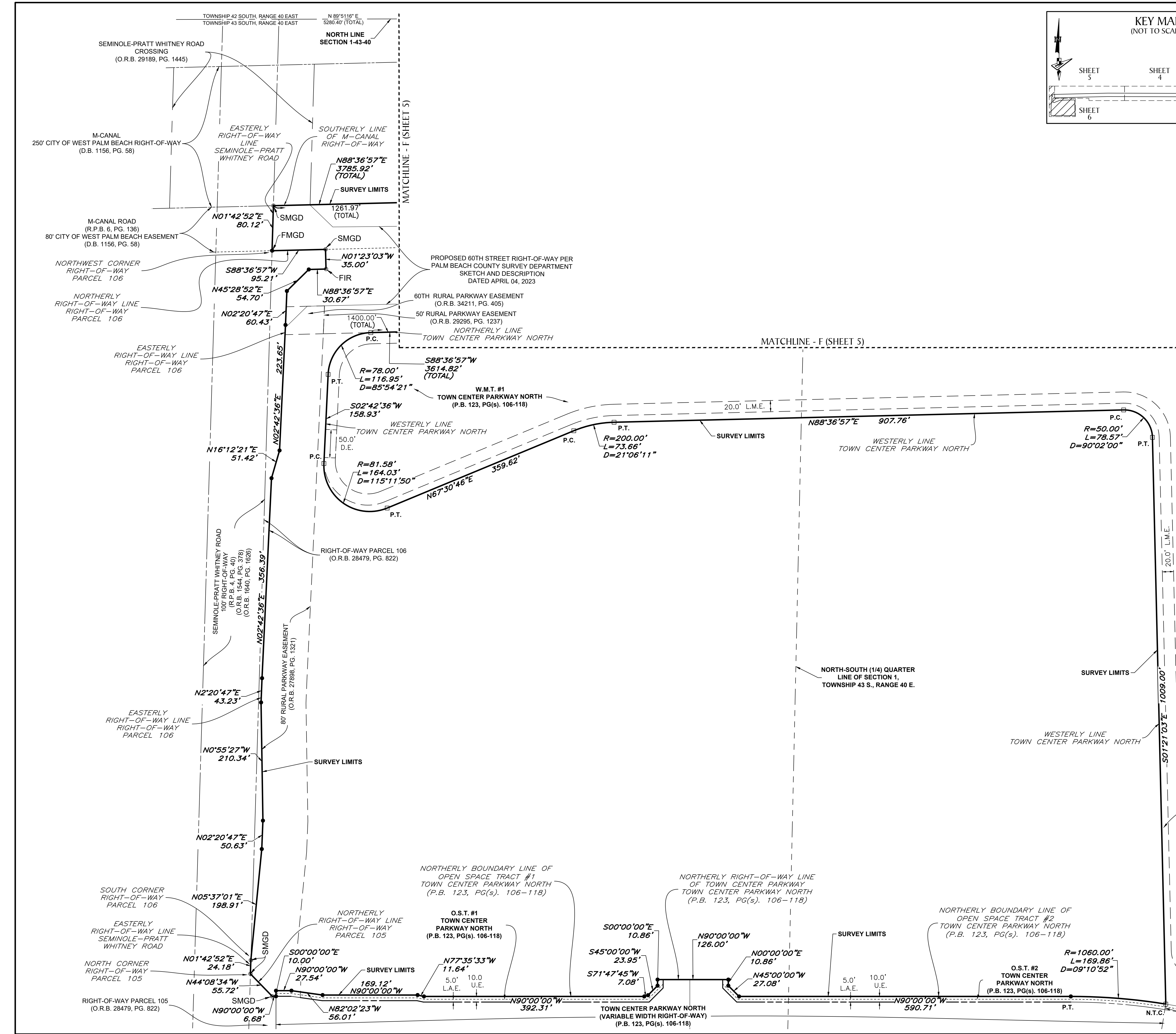
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BOUNDARY SURVEY

PREPARED FOR:
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 LOCATED IN:
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 AND SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

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SHEET: 5 of 6



LEGEND

- P.O.B. ---- POINT OF BEGINNING
- P.O.C. ---- POINT OF COMMENCEMENT
- P.B. ---- PLAT BOOK
- R.P.B. ---- ROAD PLAT BOOK
- D.B. ---- DEED BOOK
- O.R./O.R.B. ---- OFFICIAL RECORDS BOOK
- PG./PG(s) ---- PAGE(S)
- NAD ---- NORTH AMERICAN DATUM
- P.B.C. ---- PALM BEACH COUNTY
- 5-43-41 ---- SECTION-TOWNSHIP-RANGE
- R ---- CURVE RADIUS
- L ---- CURVE ARC LENGTH
- D ---- CURVE DELTA ANGLE
- N.T.I. ---- NON-TANGENT INTERSECTION
- N.T.C. ---- NON-TANGENT CURVATURE
- P.C. ---- POINT OF CURVATURE
- P.T. ---- POINT OF TANGENCY
- P.R.C. ---- POINT OF REVERSE CURVATURE
- O.S.T. ---- OPEN SPACE TRACT
- W.M.T. ---- WATER MANAGEMENT TRACT
- U.E. ---- UTILITY EASEMENT
- D.E. ---- DRAINAGE EASEMENT
- L.M.E. ---- LAKE MAINTENANCE EASEMENT
- L.A.E. ---- LIMITED ACCESS EASEMENT
- ---- PERMANENT CONTROL POINT
- ---- FOUND PERMANENT REFERENCE MONUMENT
- SIR ● ---- SET 5/8" IRON ROD AND CAP "LB 7768"
- FIR ○ ---- FOUND IRON ROD AND CAP "LB 7768"
- SMGD ⊗ ---- SET MAG NAIL & DISK LB7768
- FMGD ⊗ ---- FOUND MAG NAIL & DISK LB7768

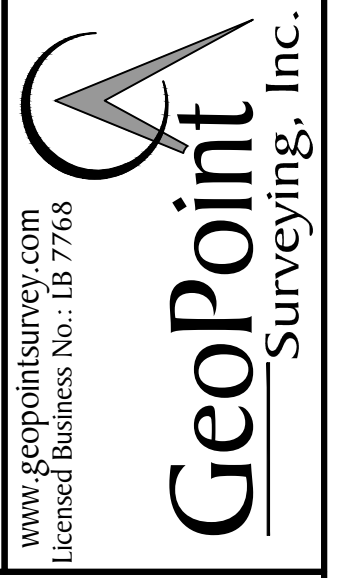
BOUNDARY SURVEY
 PREPARED FOR:
MINTO PBECH, LLC
 LOCATED IN:
 SECTION 5 AND 6, TOWNSHIP 43 S., RANGE 41 E.
 AND SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

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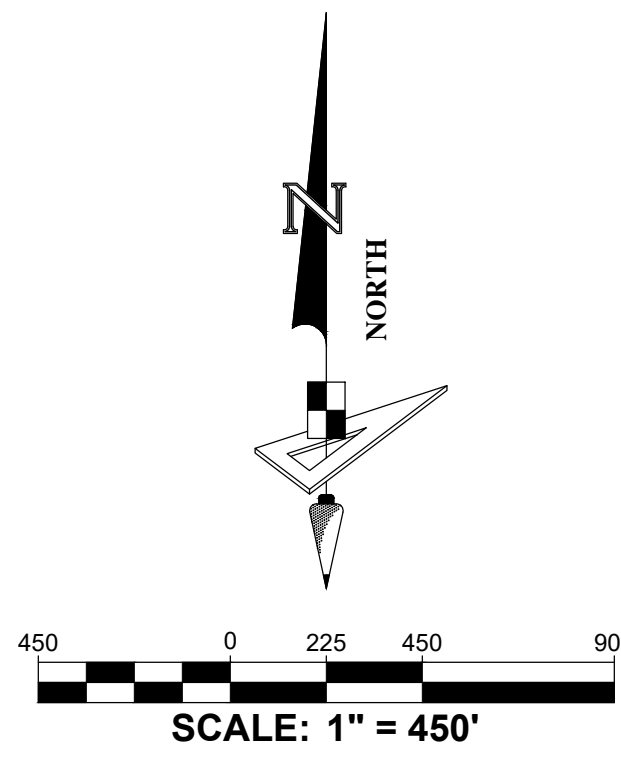
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KEY SHEET

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

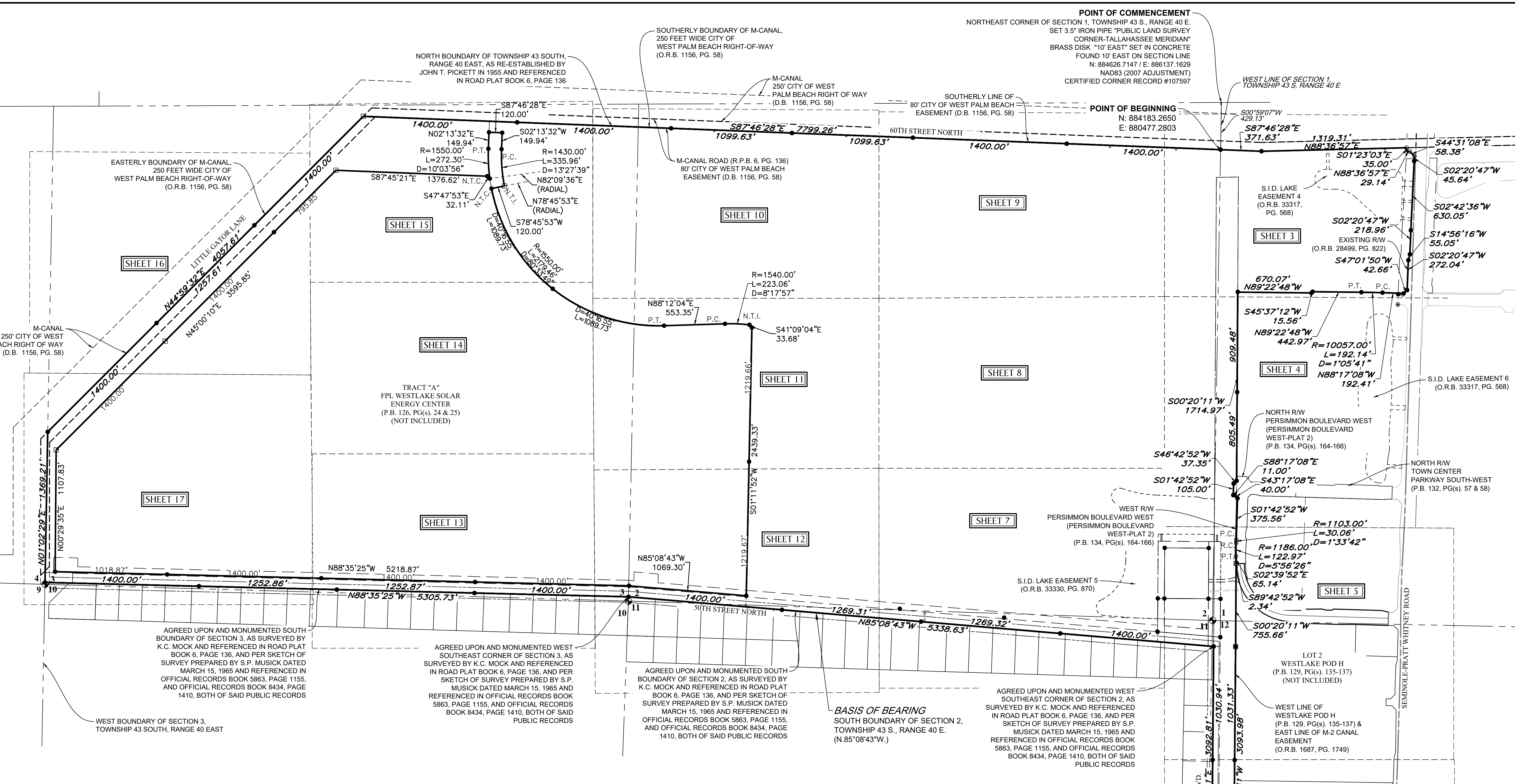
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 BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N85°08'43"W. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (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).

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

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
 12-43-41 ----- SECTION-TOWNSHIP-RANGE
 R ----- RADIUS
 L ----- ARC LENGTH
 Δ ----- DELTA ANGLE

LEGEND

N.T.I. ----- NON-TANGENT INTERSECTION
 N.T.C. ----- NON-TANGENT CURVATURE
 P.C. ----- POINT OF CURVATURE
 P.T. ----- POINT OF TANGENCY
 P.C.C. ----- COMPOUND CURVATURE
 P.R.C. ----- POINT OF REVERSE CURVATURE
 R/W ----- RIGHT-OF-WAY
 S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 PRM ----- PERMANENT REFERENCE MONUMENT
 ● ----- PERMANENT CONTROL POINT
 □ ----- FOUND PERMANENT REFERENCE MONUMENT
 SIR ● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
 FIR ○ ----- FOUND IRON ROD AND CAP "LB 7768"
 SMGD ⊙ ----- SET MAG NAIL & DISK LB7768



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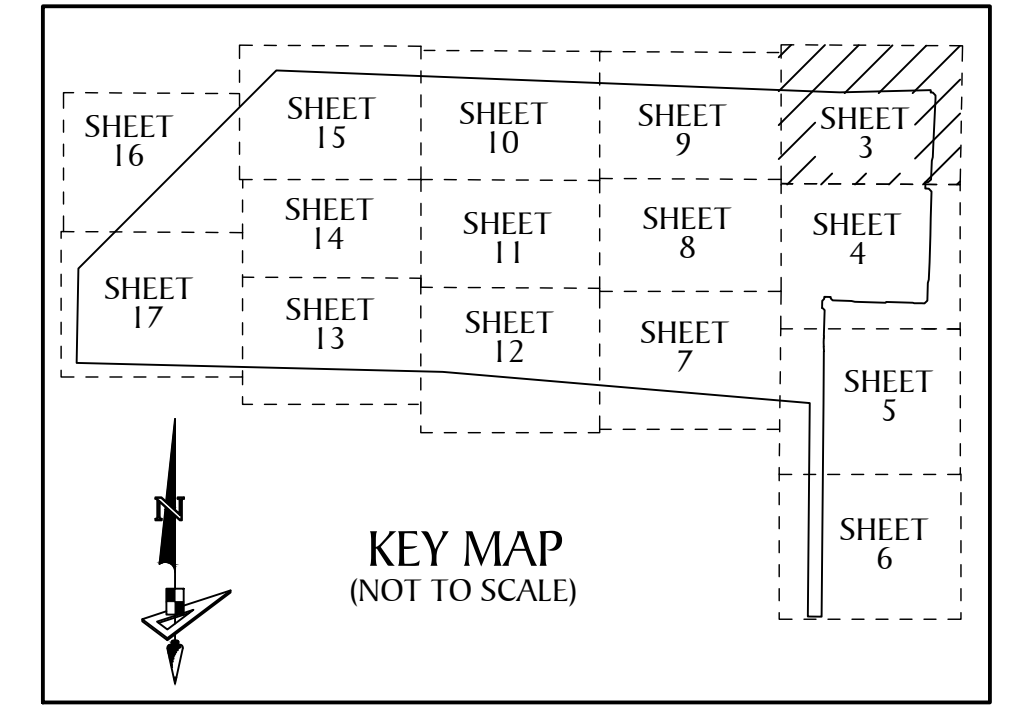
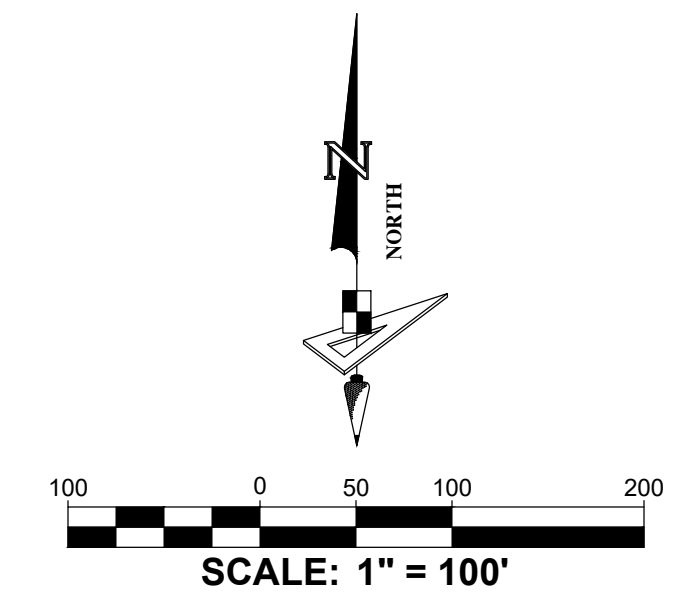
Boundary Survey

PREPARED FOR:
 MINTO PBLH, LLC

LOCATED IN:
 Sections 1, 2, 3 AND 12, Township 43 S., Range 40 E., Palm Beach County, Florida

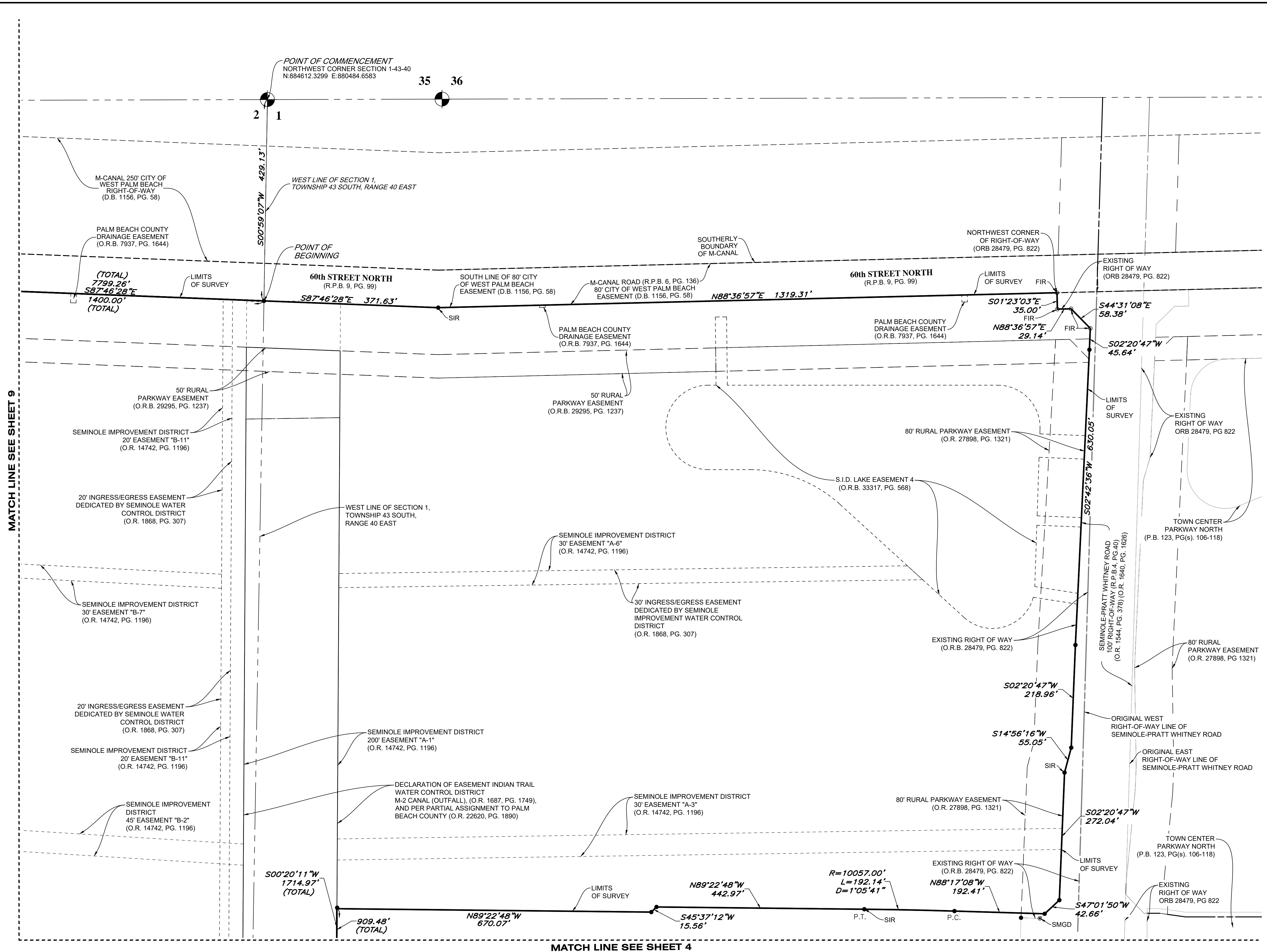
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SHEET: 2 of 18



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
12-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
P.C.C. -----	COMPOUND CURVATURE
P.R.C. -----	POINT OF REVERSE CURVATURE
R/W -----	RIGHT-OF-WAY
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
SIR ● -----	SET 5/8" IRON ROD AND CAP "LB 7768"
FIR ○ -----	FOUND IRON ROD AND CAP "LB 7768"
SMGD ⊙ -----	SET MAG NAIL & DISK LB7768



MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 4

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE PARCELS\PARCELS WEST-BS\WESTLAKE PARCELS WEST_BS.DWG PLOTTED BY: SERGIO MACHADO ON: 1/7/2025 11:04 AM LAST SAVED BY: SERGIOM ON: 1/7/2025 10:41 AM

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Boundary Survey

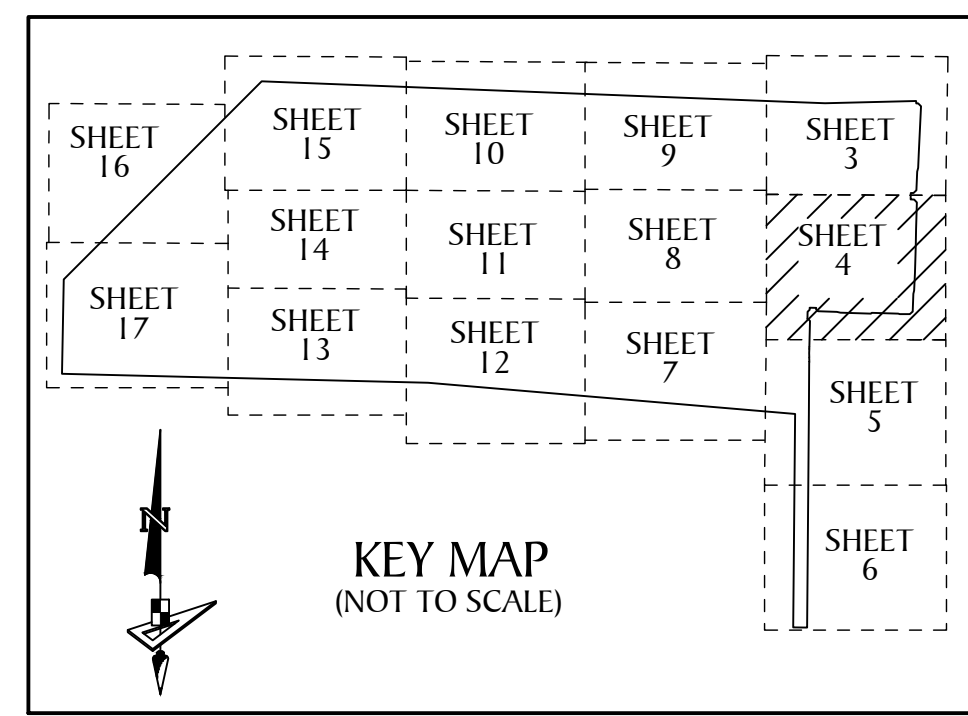
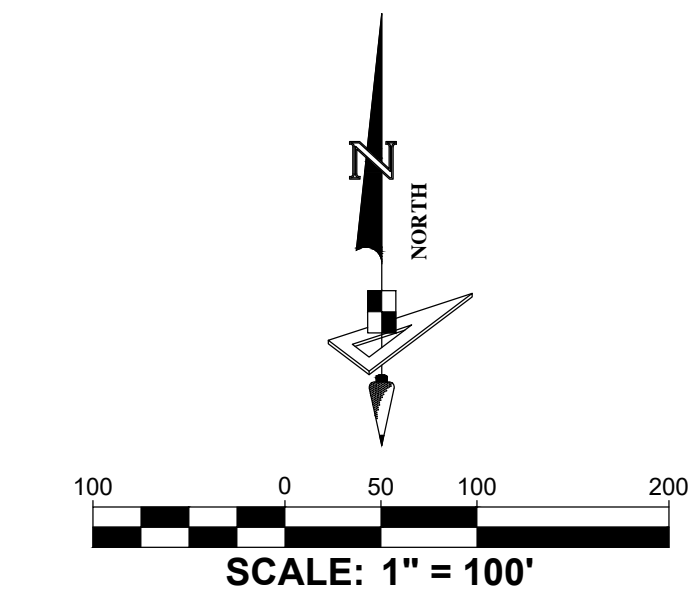
PREPARED FOR:
MINTO PBLH, LLC

LOCATED IN:
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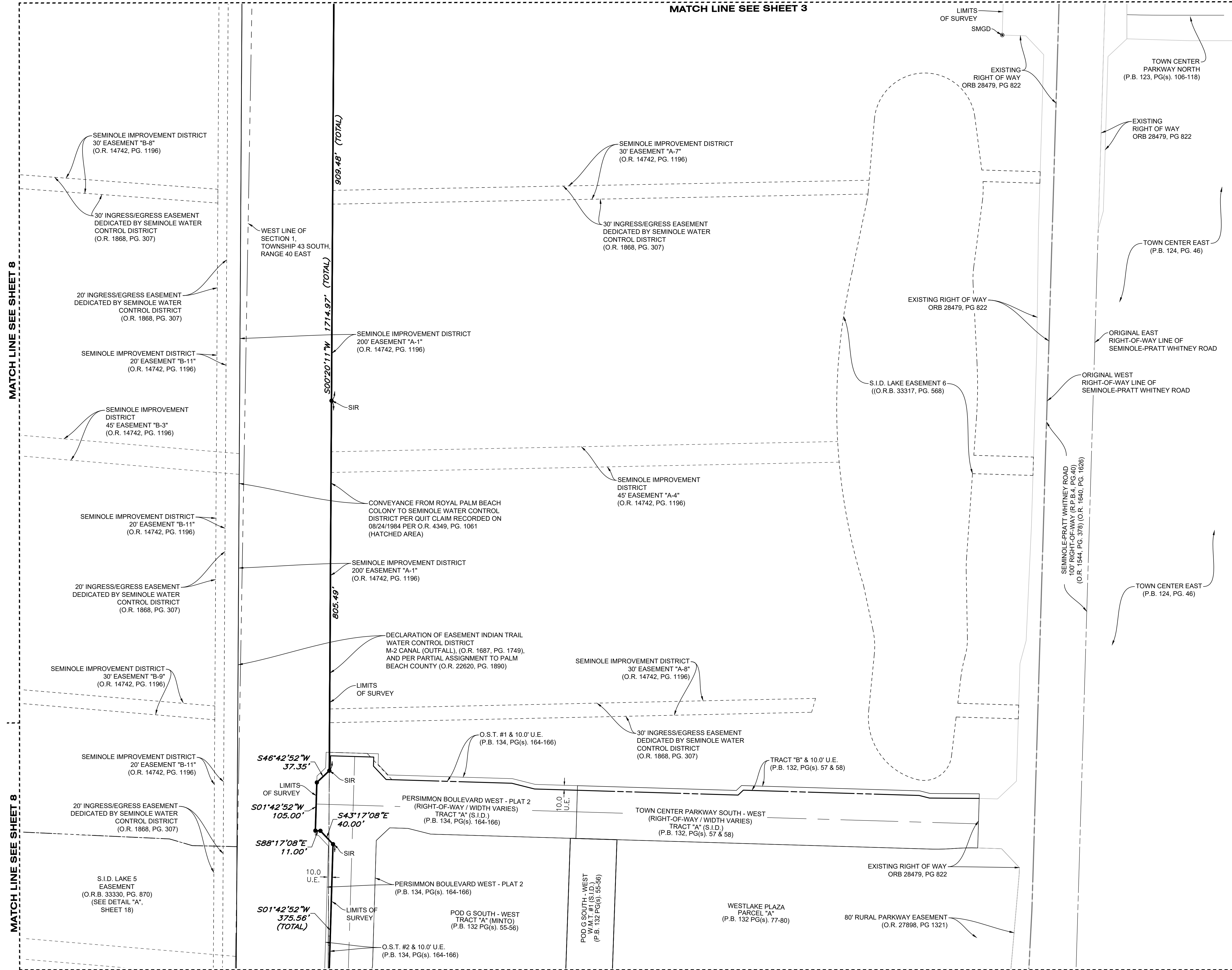
SHEET: 3 of 18

MATCH LINE SEE SHEET 3



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)
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- P.B.C. ----- PALM BEACH COUNTY
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- D.E. ----- DRAINAGE EASEMENT
- 12-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
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- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.C.C. ----- COMPOUND CURVATURE
- P.R.C. ----- POINT OF REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- SIR ● ----- SET 5/8" IRON ROD AND CAP "LB 7768"
- FIR ○ ----- FOUND IRON ROD AND CAP "LB 7768"
- SMGD ⊙ ----- SET MAG NAIL & DISK LB7768



MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 5

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE PARCELS\PARCELS WEST-BS\WESTLAKE PARCELS WEST_BS.DWG PLOTTED BY: SERGIO MACHADO ON: 1/7/2025 11:04 AM LAST SAVED BY: SERGIOM ON: 1/7/2025 10:41 AM

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Boundary Survey

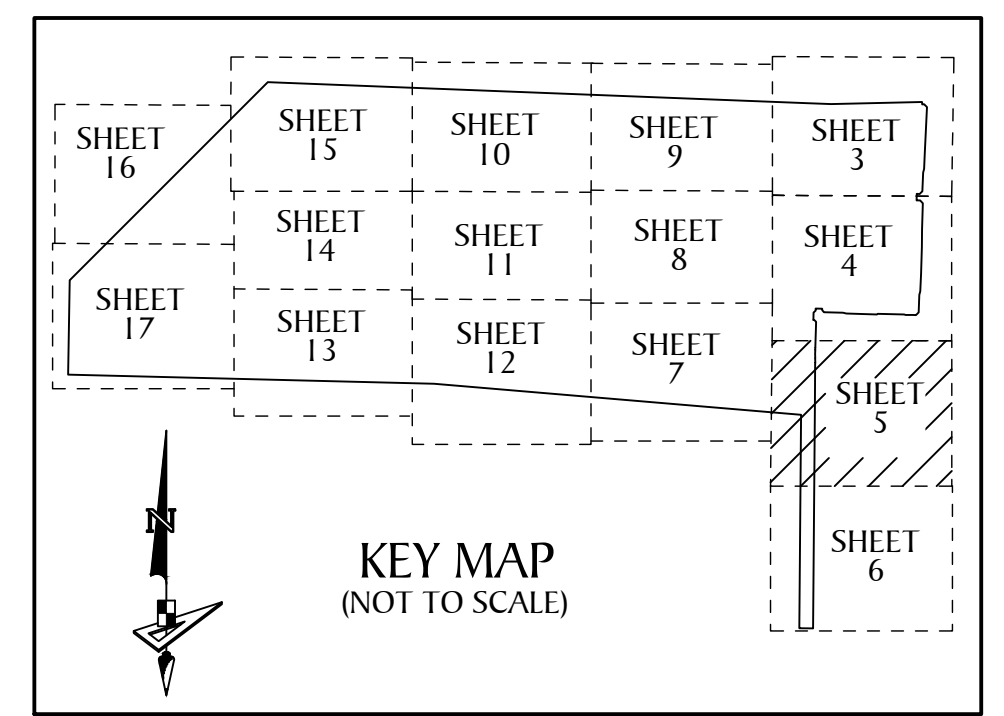
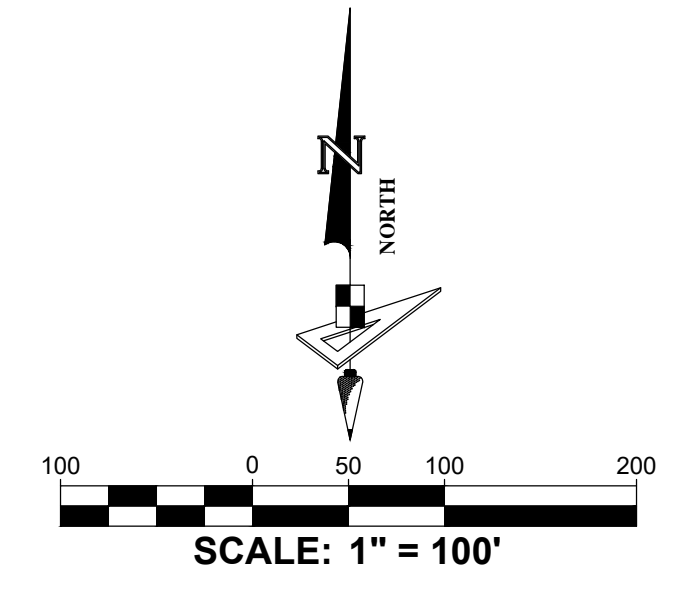
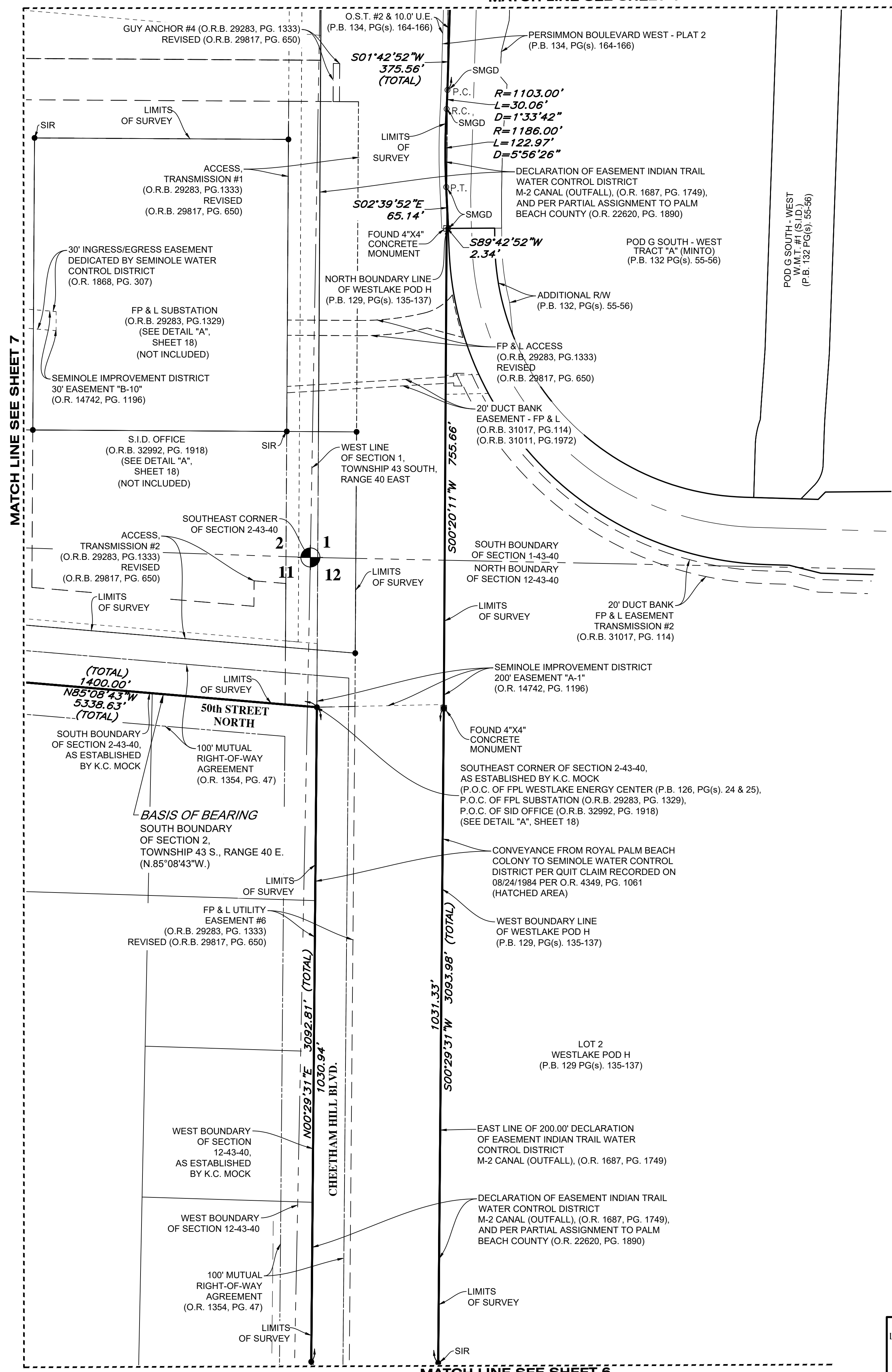
PREPARED FOR:
 MINTO PBLH, LLC

LOCATED IN:
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See Sheet 1 for
 Certifications,
 Signature, & Revisions.
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SHEET: 4 of 18

MATCH LINE SEE SHEET 4



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
- 12-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
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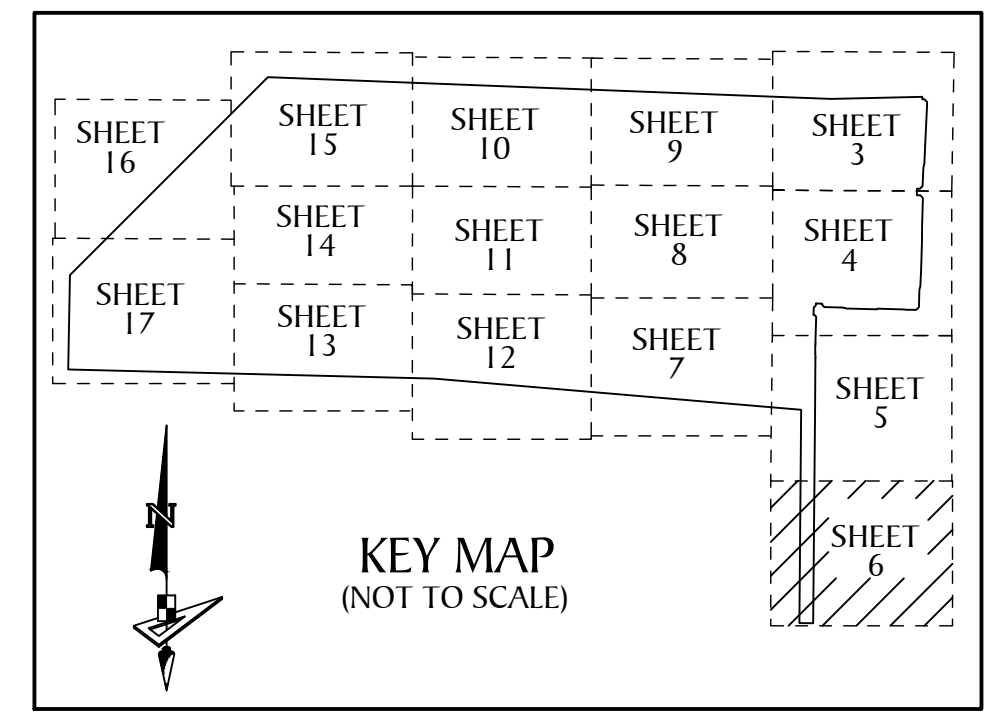
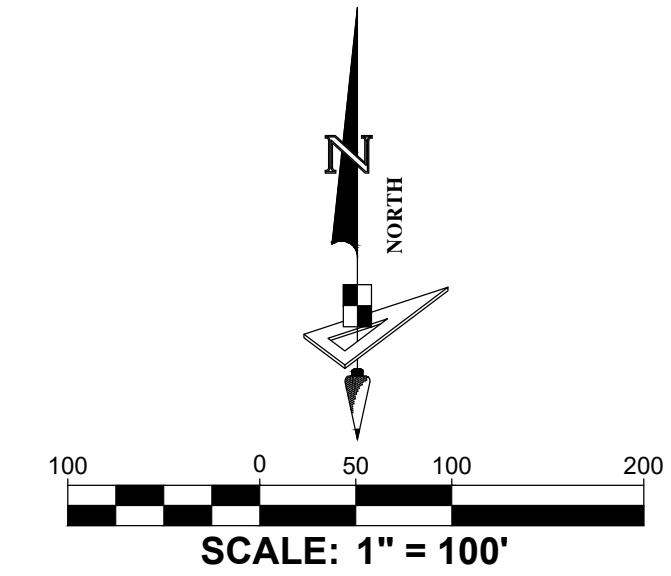
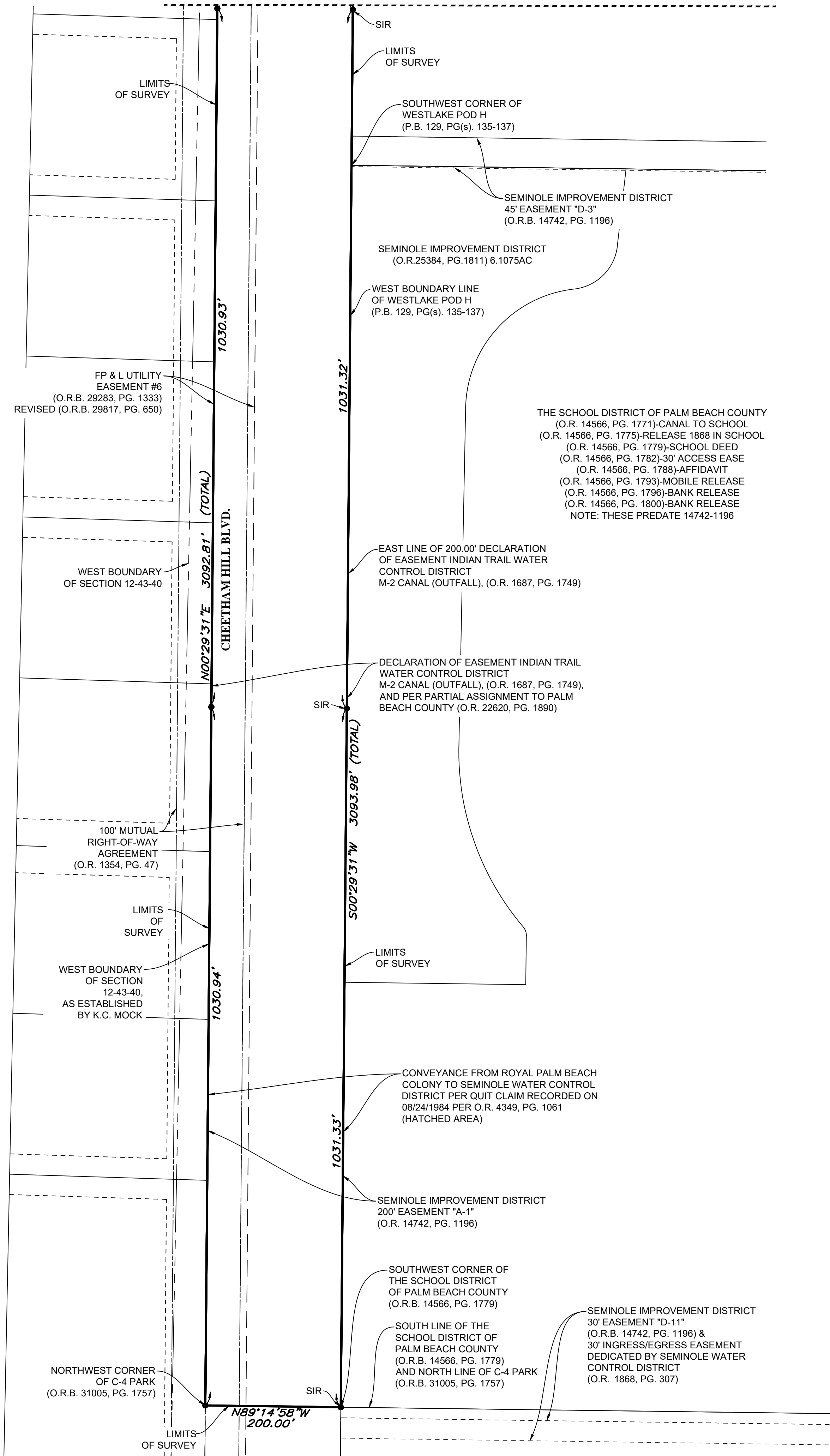
PREPARED FOR:
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See Sheet 1 for
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SHEET: 5 of 18

MATCH LINE SEE SHEET 5



- LEGEND**
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SHEET: 6 of 18

MATCH LINE SEE SHEET 8

SEMINOLE IMPROVEMENT DISTRICT
30' EASEMENT "B-9"
(O.R. 14742, PG. 1196)

SEMINOLE IMPROVEMENT DISTRICT
45' EASEMENT "B-4"
(O.R. 14742, PG. 1196)

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

SEMINOLE IMPROVEMENT DISTRICT
30' EASEMENT "B-10"
(O.R. 14742, PG. 1196)

GUY ANCHOR #5
(O.R.B. 29283, PG. 1333)
REVISED
(O.R.B. 29817, PG. 650)

S.I.D. LAKE 5
EASEMENT
(O.R.B. 33330, PG. 870)
(SEE DETAIL "A",
SHEET 18)

FP & L SUBSTATION
(O.R.B. 29283, PG.1329)
(SEE DETAIL "A",
SHEET 18)

ACCESS,
TRANSMISSION #2
(O.R.B. 29283, PG.1333)
REVISED
(O.R.B. 29817, PG. 650)

S.I.D. OFFICE
(O.R.B. 32992, PG. 1918)
(SEE DETAIL "A",
SHEET 18)

ACCESS,
TRANSMISSION #2
(O.R.B. 29283, PG.1333)
REVISED
(O.R.B. 29817, PG. 650)

SEMINOLE IMPROVEMENT DISTRICT
50' EASEMENT "B-5"
(O.R. 14742, PG. 1196)

FP & L EASEMENT
AT MANDARIN BOULEVARD
(O.R.B. 30317, PG. 1264)

SOUTH BOUNDARY
OF SECTION 2-43-40

1269.31' (TOTAL)

952.85' S85°08'43"E 3752.85' (TOTAL)

1269.32'

50th STREET NORTH
N85°08'43"W 5338.63' (TOTAL)

4265.95' S85°08'43"E

1400.00' (TOTAL)

AGREED UPON NORTH BOUNDARY OF SECTION
11-43-40, PER SKETCH OF SURVEY
PREPARED BY S.P. MUSICK DATED MARCH 5, 1965,
ACCORDING TO O.R. 5863, PG. 1155

BASIS OF BEARING
SOUTH BOUNDARY OF SECTION 2,
TOWNSHIP 43 S., RANGE 40 E.
(N.85°08'43"W.)

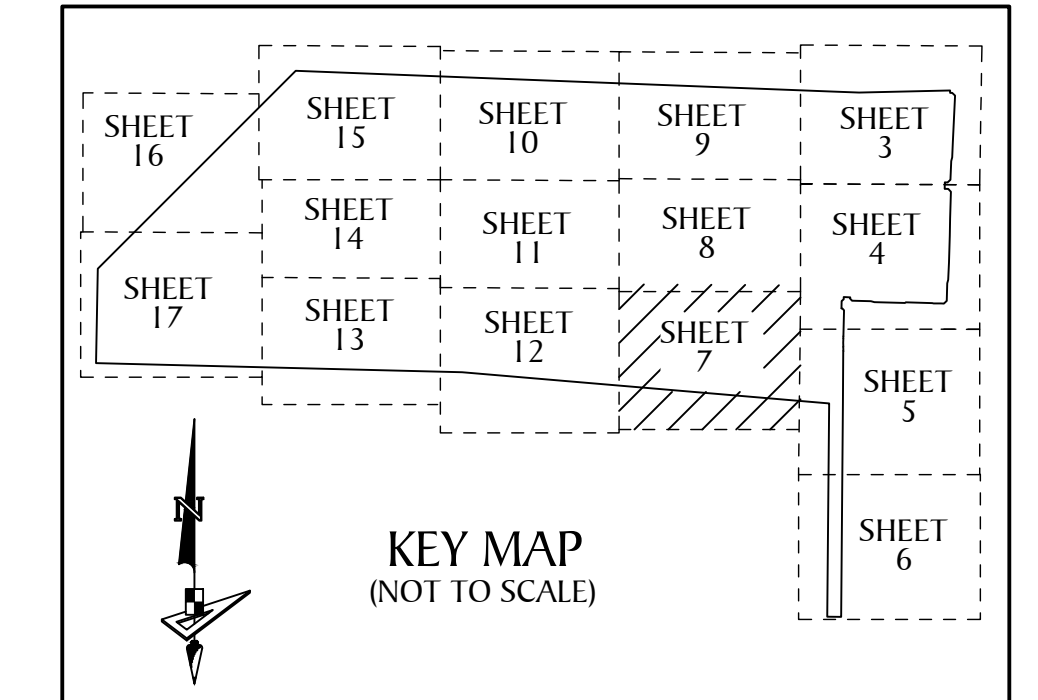
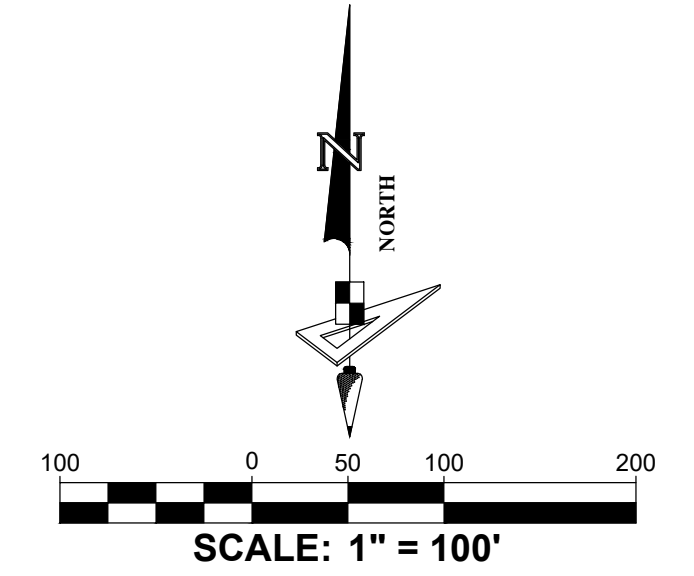
SEMINOLE IMPROVEMENT DISTRICT
50' EASEMENT
SOUTH 50' SECTION 2-43-40
(O.R. 14742, PG. 1196)

SOUTH BOUNDARY
OF SECTION 2-43-40,
AS ESTABLISHED
BY K.C. MOCK

(TIE TO P.O.B. -
P.B. 128, PG(S) 24 & 25)
(SEE DETAIL "A", PG. 18)

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

LIMITS
OF SURVEY



LEGEND

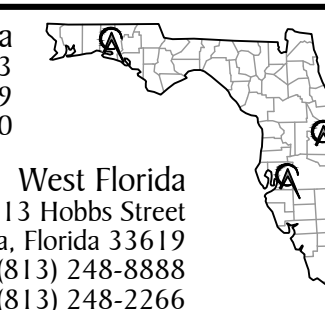
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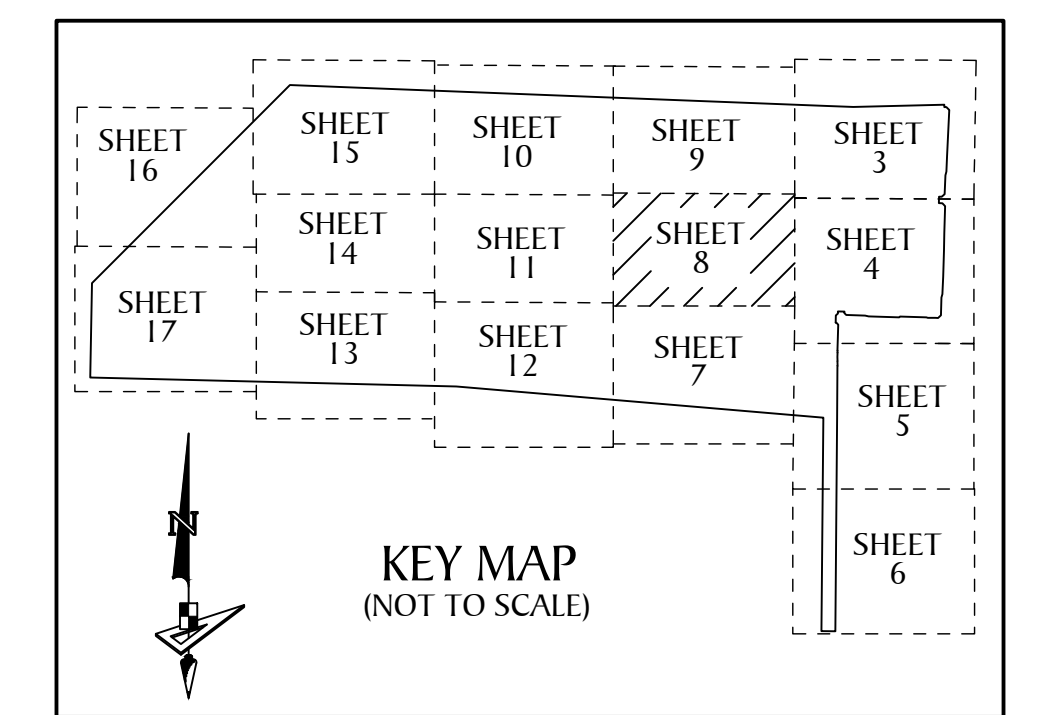
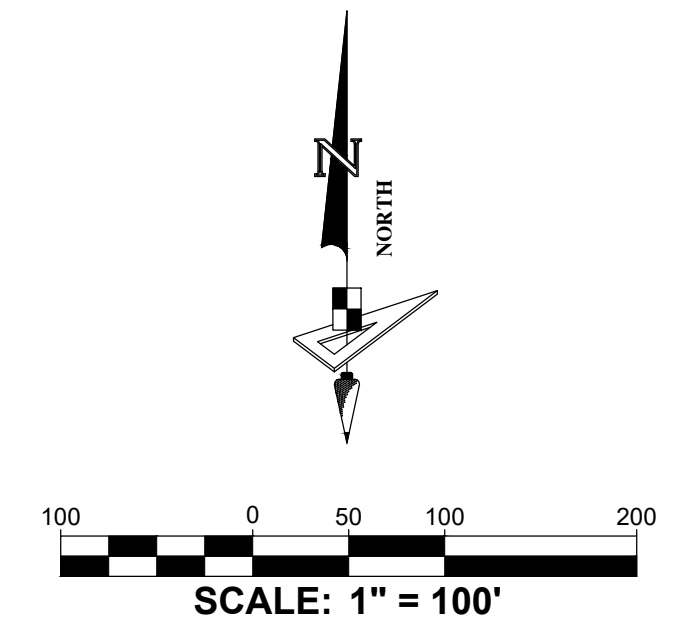
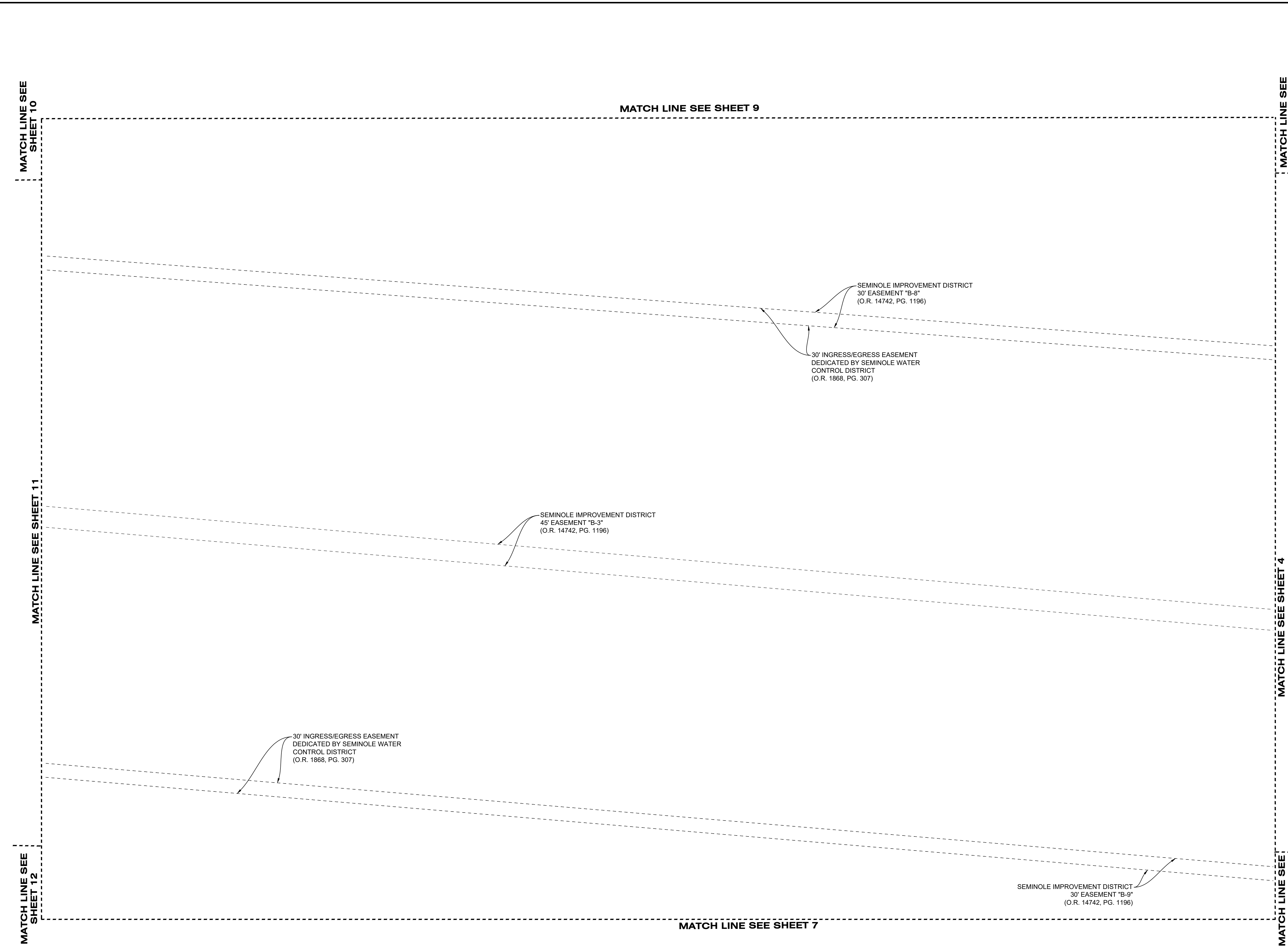
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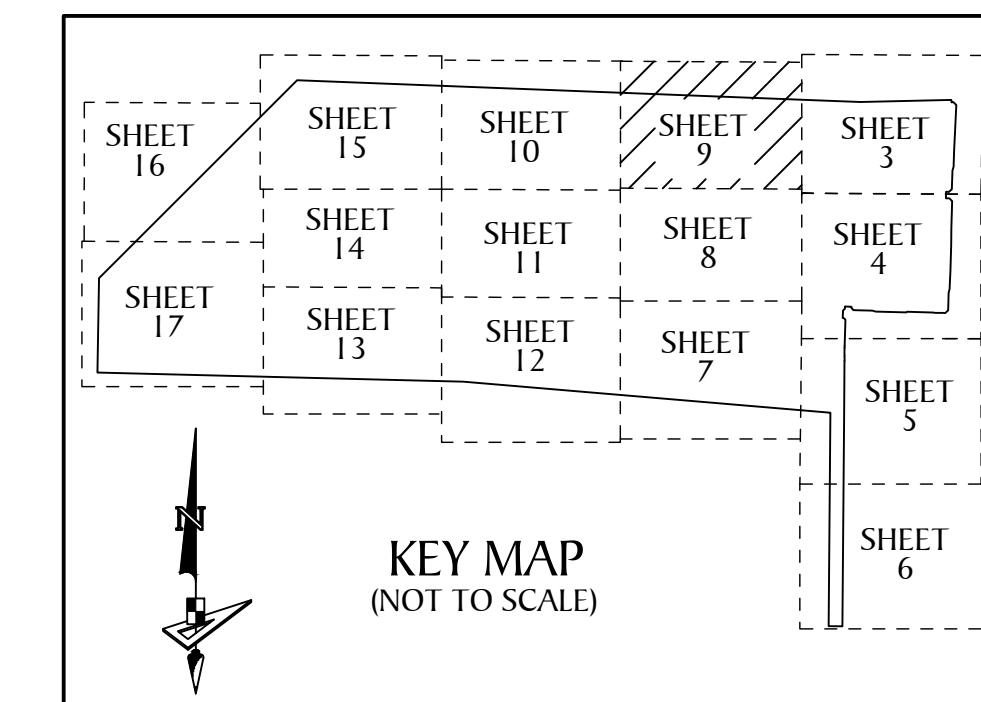
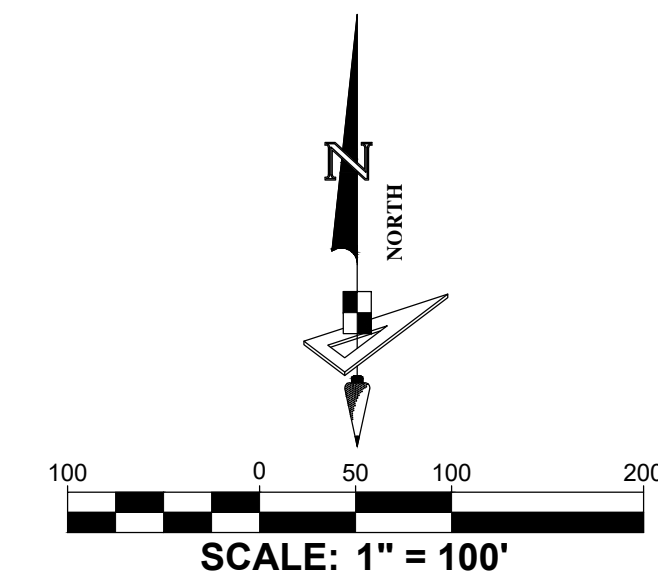
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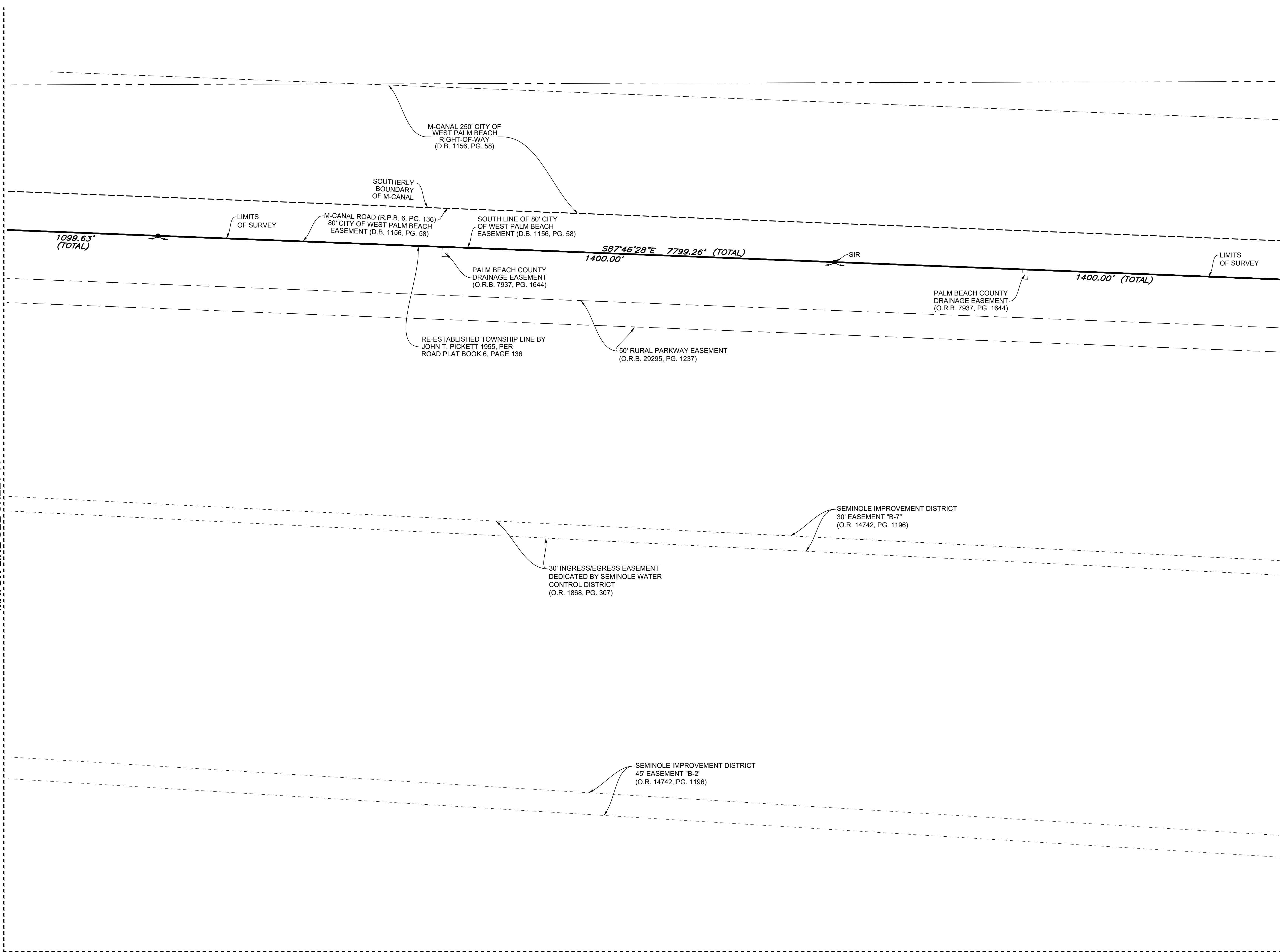
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SHEET: 8 of 18



MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 3



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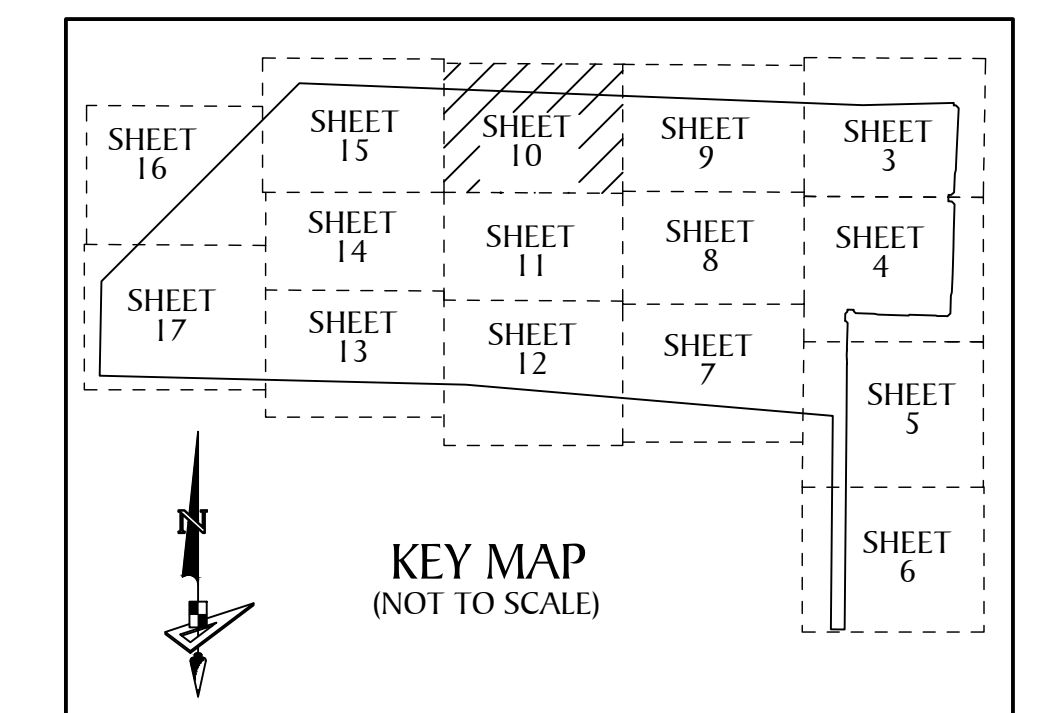
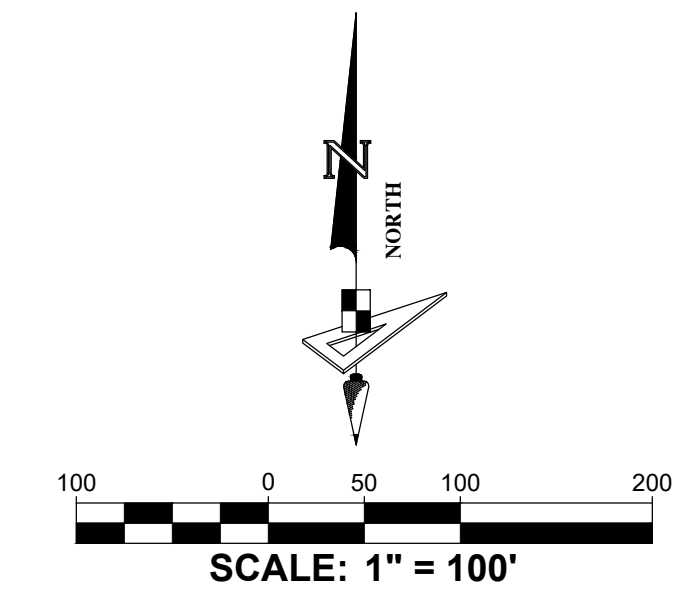
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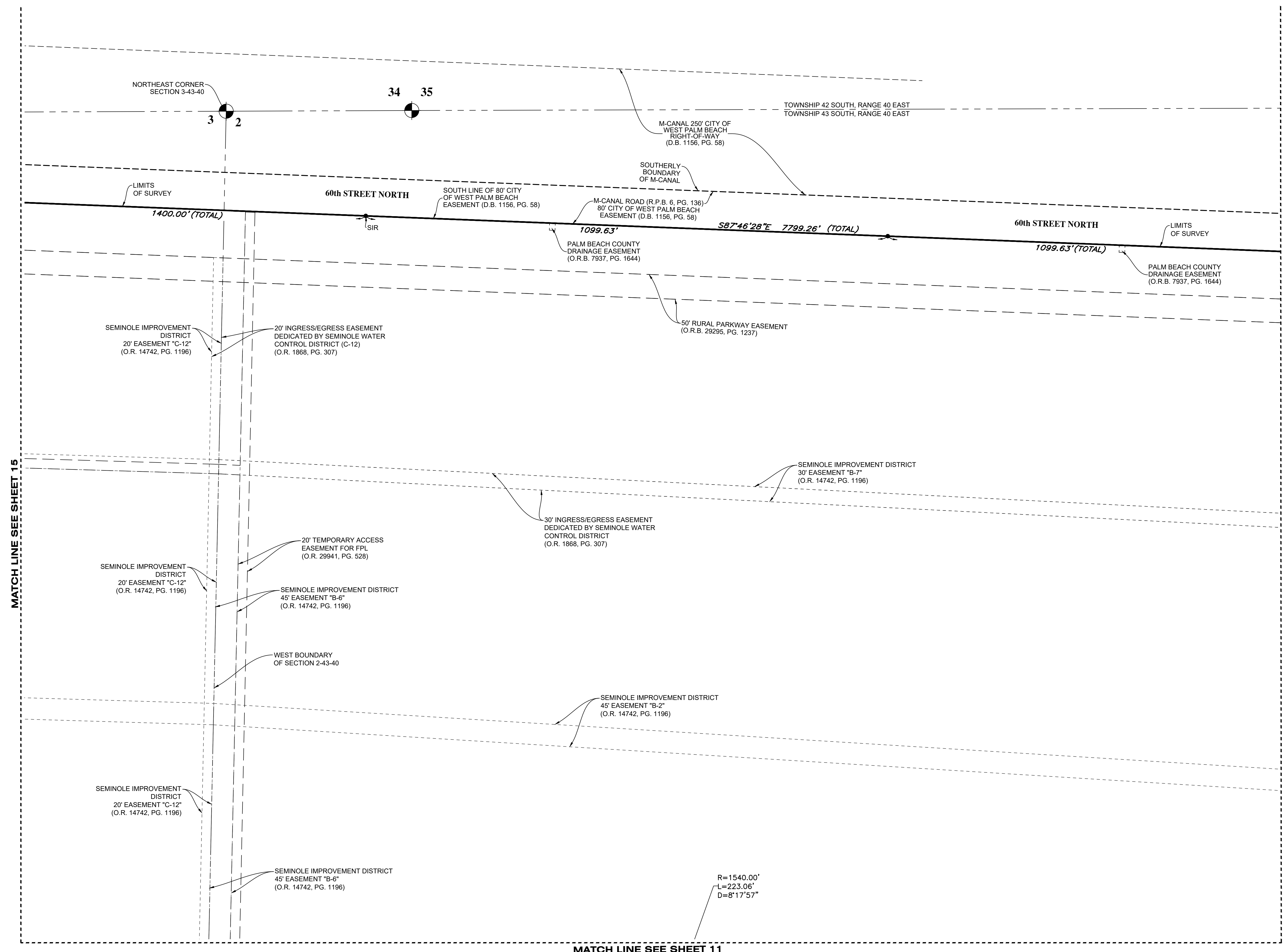
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MATCH LINE SEE SHEET 9

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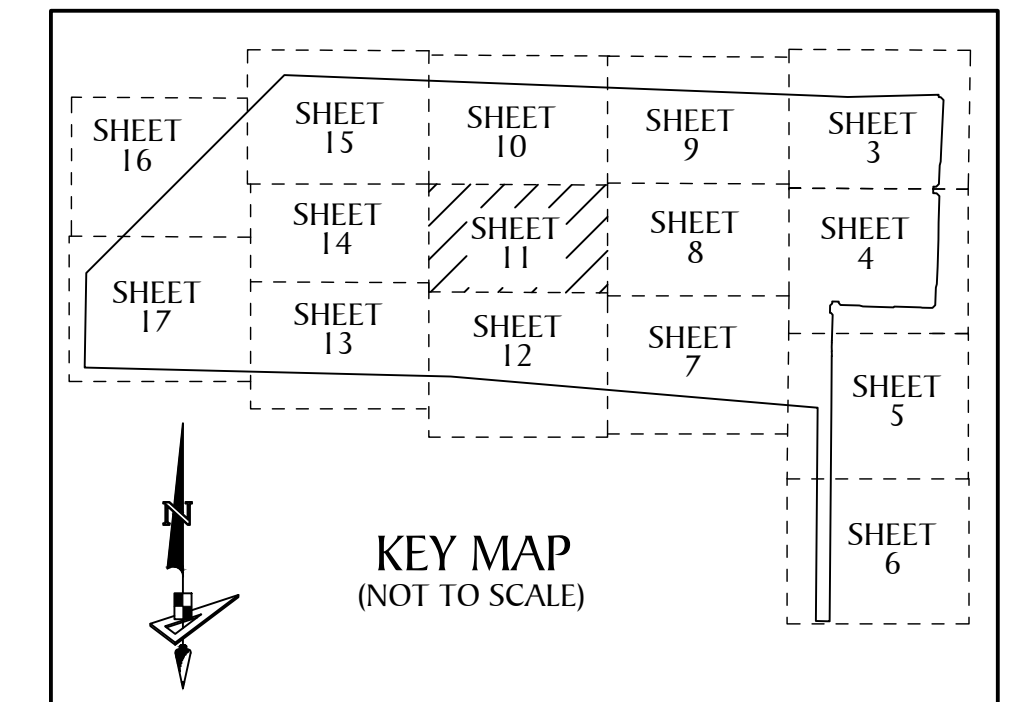
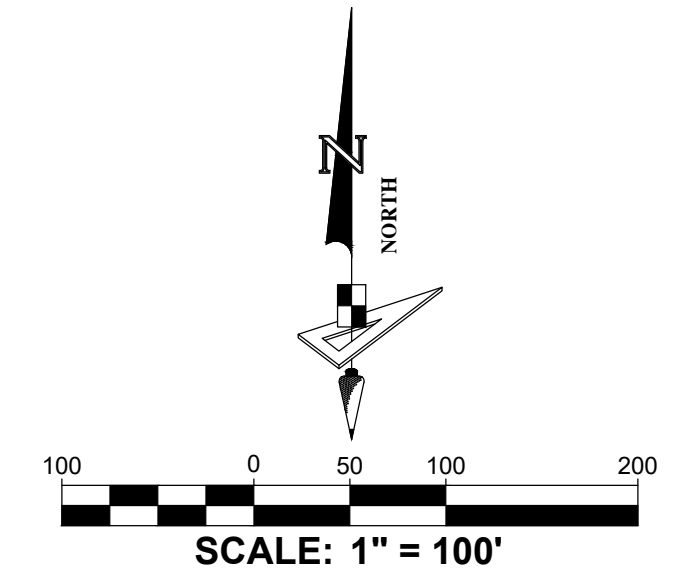
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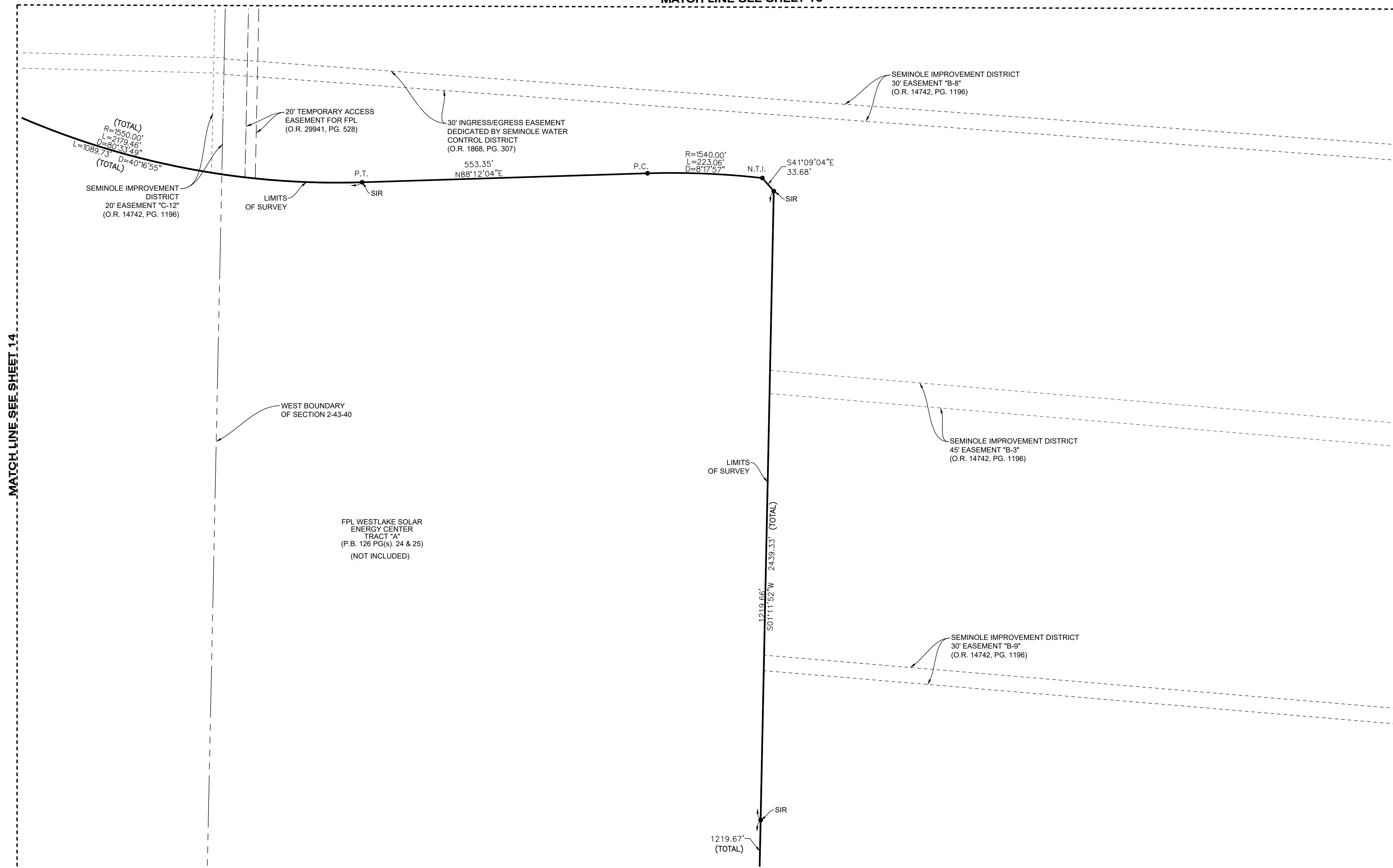
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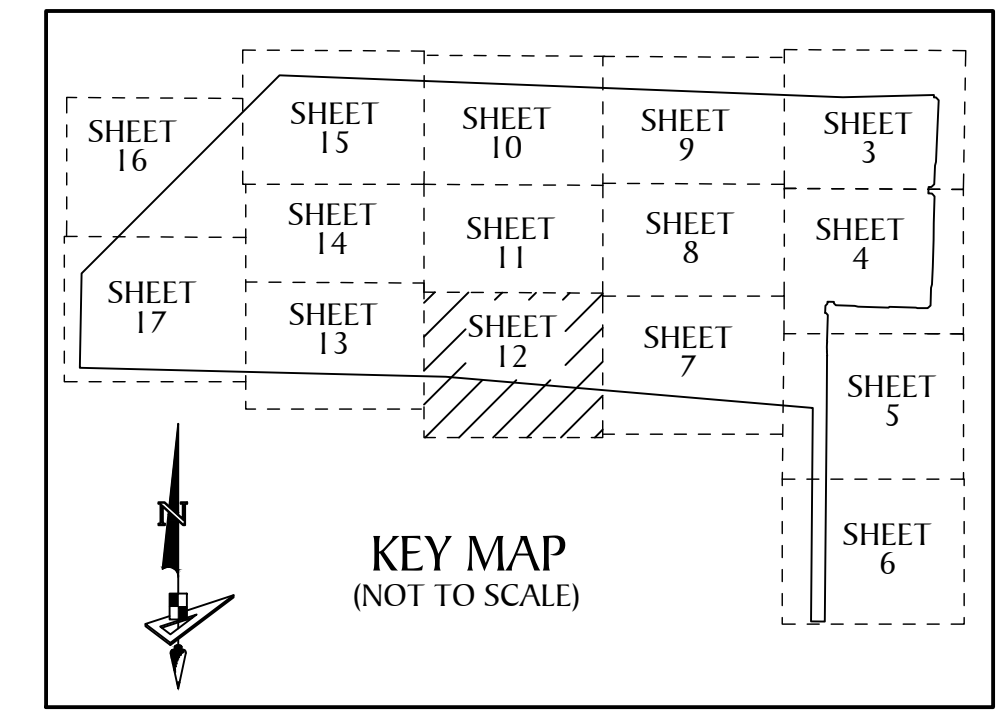
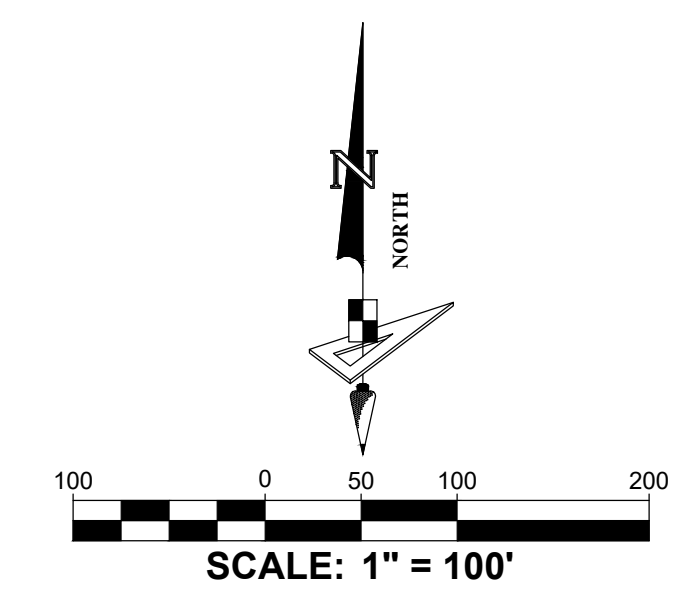
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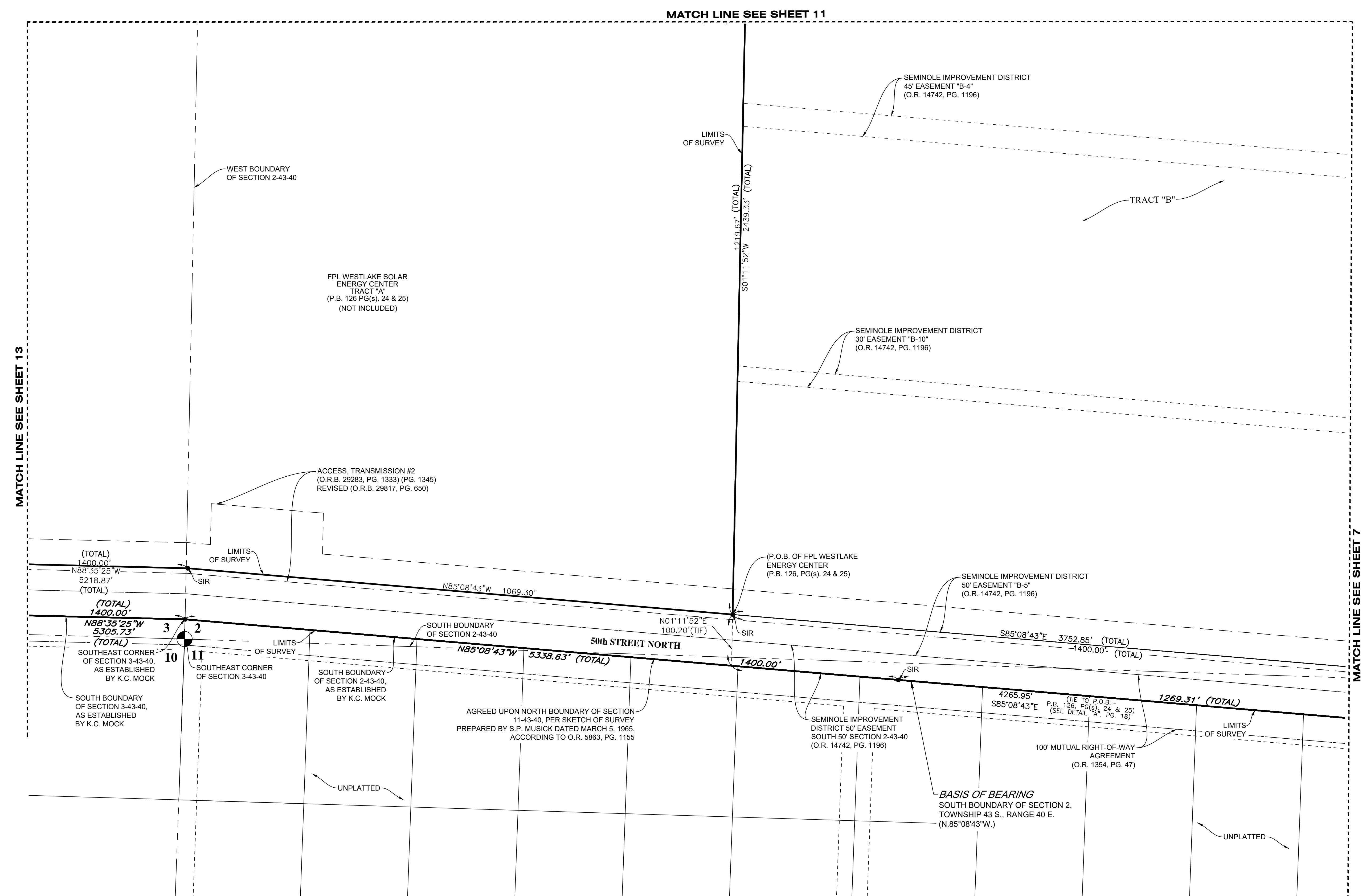
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MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 7

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Boundary Survey

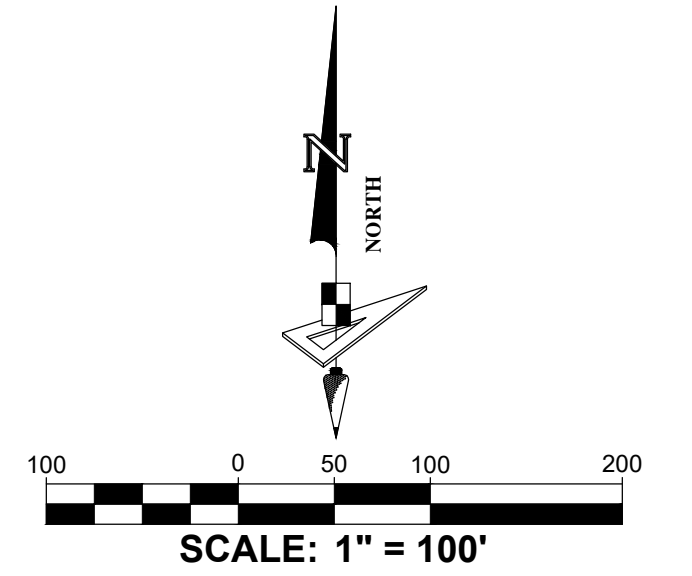
PREPARED FOR:
MINTO PBLH, LLC

LOCATED IN:
 Sections 1, 2, 3 AND 12, Township 43 S., Range 40 E., Palm Beach County, Florida

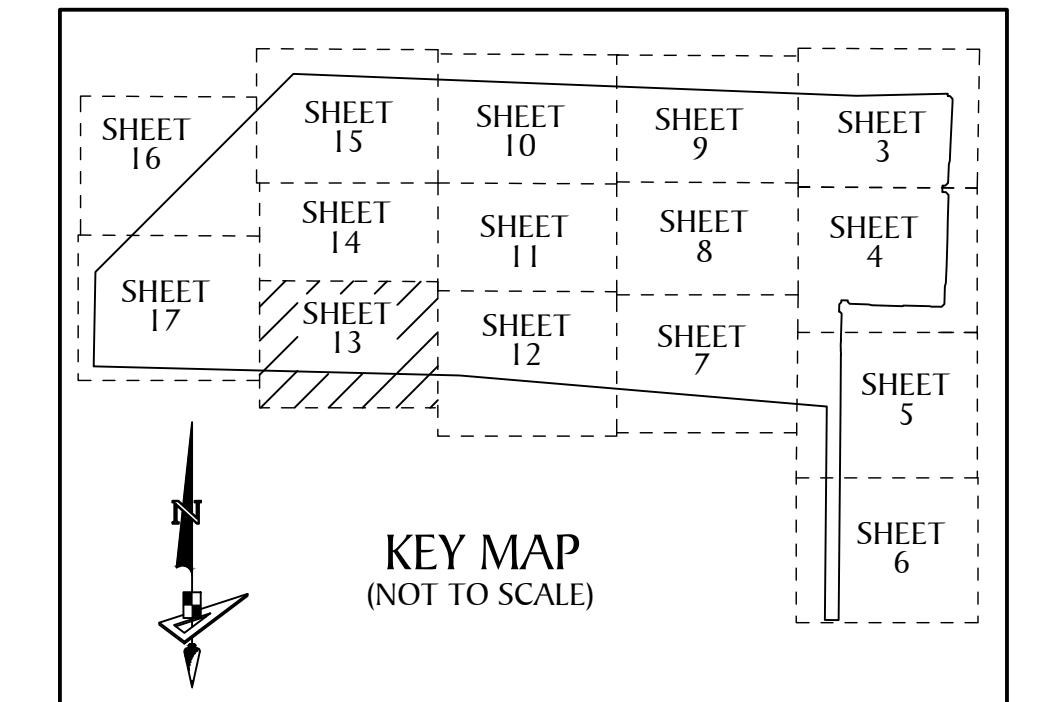
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SHEET: 12 of 18

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FPL WESTLAKE SOLAR ENERGY CENTER TRACT "A" (P.B. 126 PG(S), 24 & 25) (NOT INCLUDED)

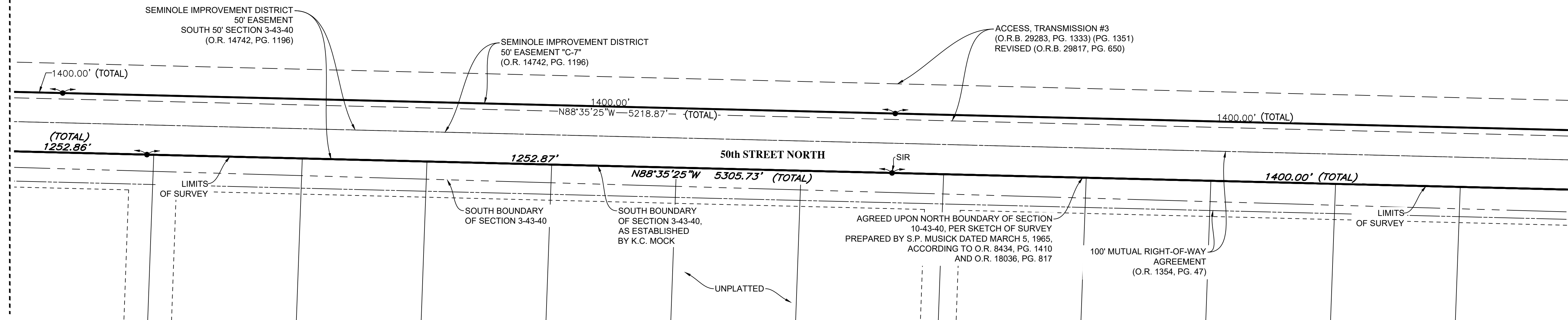


MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 12

LEGEND

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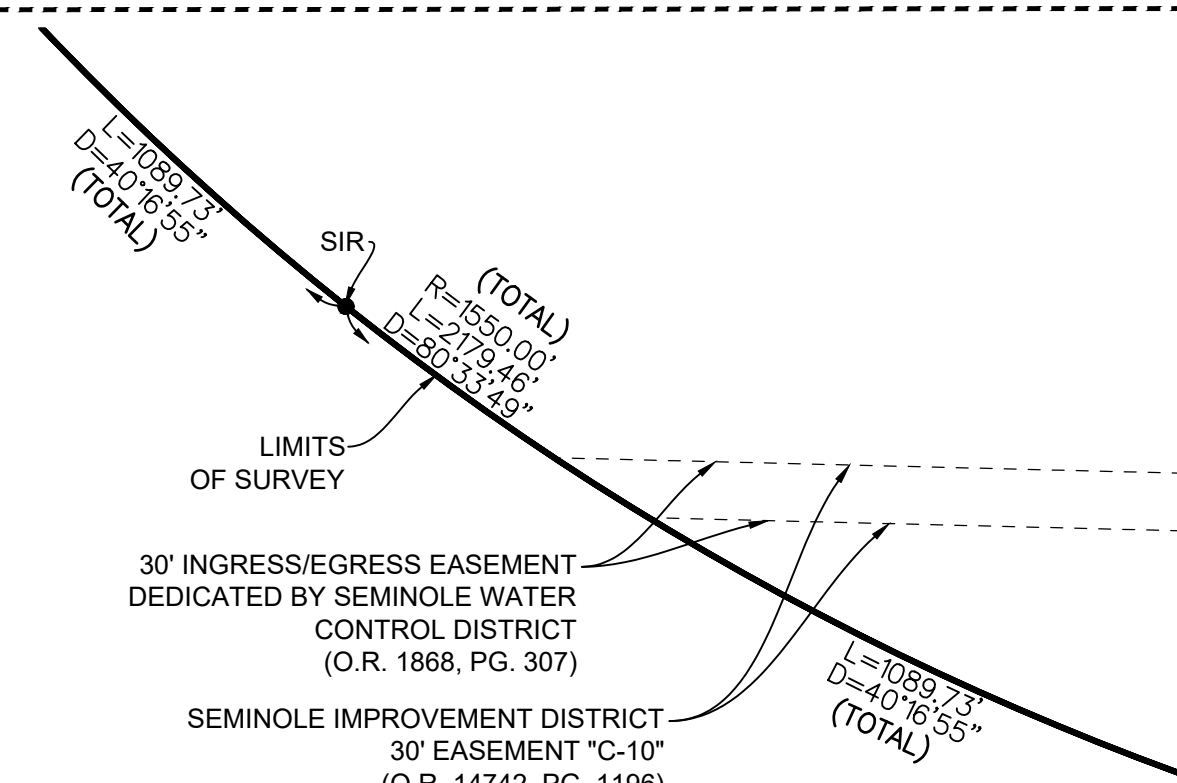
PREPARED FOR:
 MINTO PBLH, LLC

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SHEET: 13 of 18

MATCH LINE SEE SHEET 15

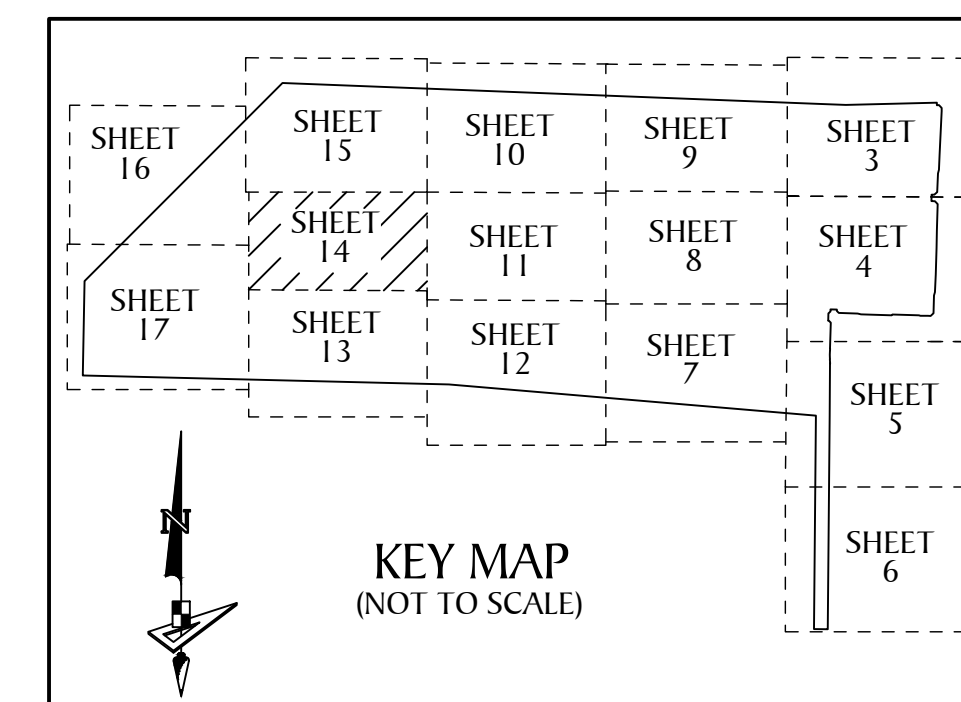
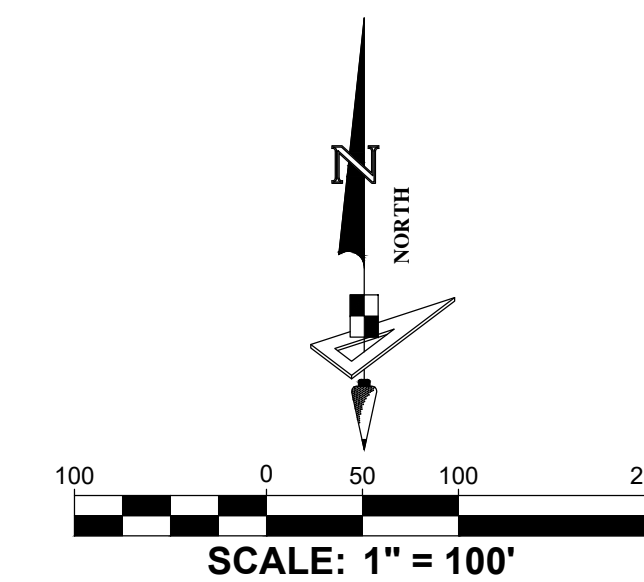


30' INGRESS/EGRESS EASEMENT
DEDICATED BY SEMINOLE WATER
CONTROL DISTRICT
(O.R. 1868, PG. 307)

SEMINOLE IMPROVEMENT DISTRICT
30' EASEMENT "C-10"
(O.R. 14742, PG. 1196)

FPL WESTLAKE SOLAR
ENERGY CENTER
TRACT "A"
(P.B. 126 PG(s), 24 & 25)
(NOT INCLUDED)

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LEGEND


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MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 11

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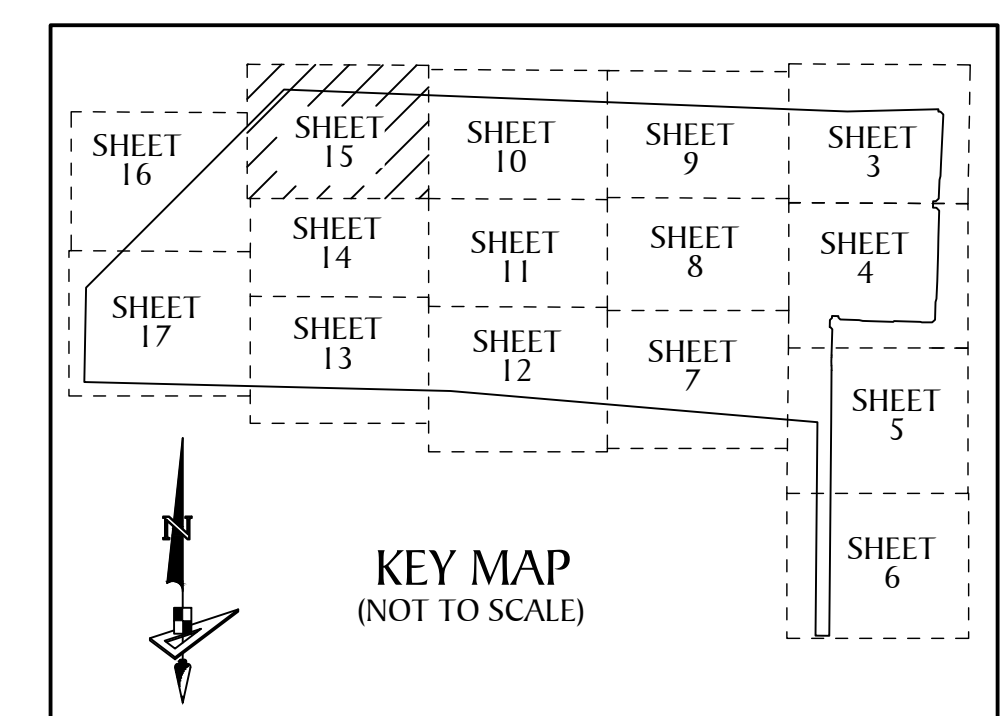
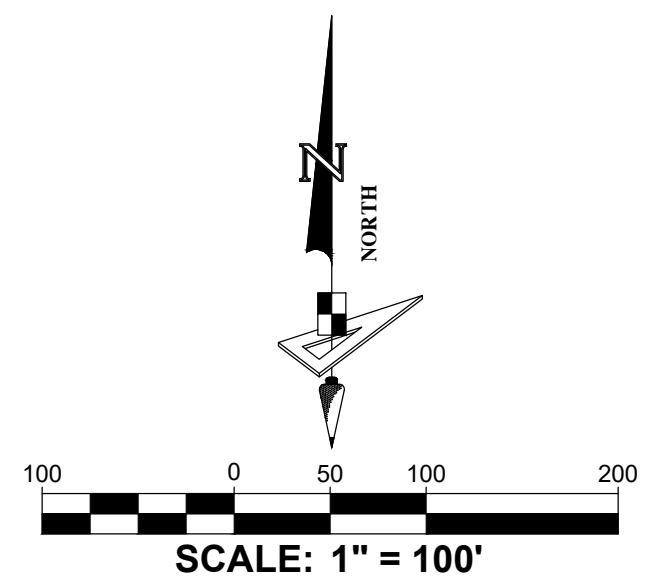
Boundary Survey

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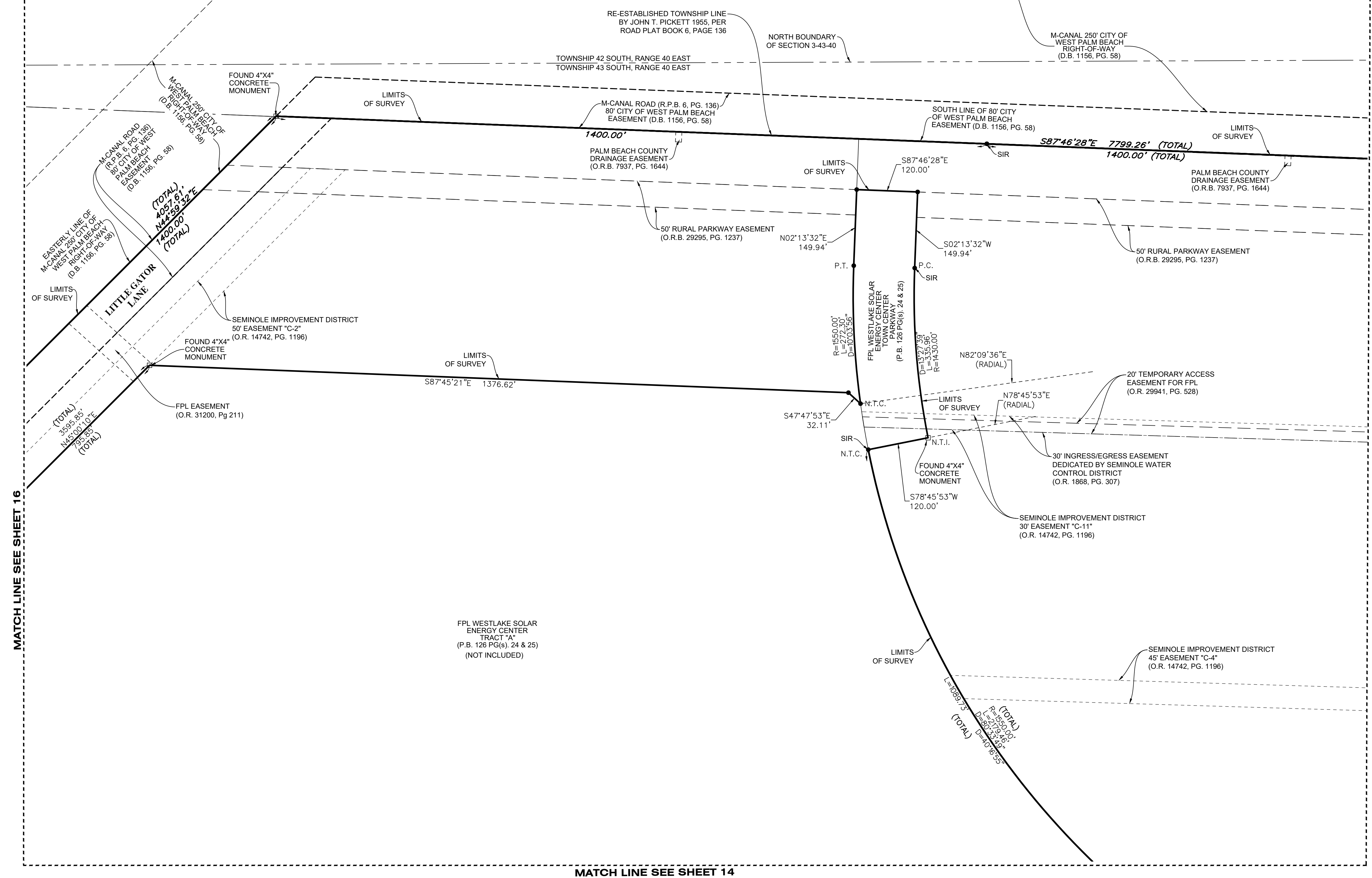
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MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 10

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FPL WESTLAKE SOLAR ENERGY CENTER TRACT "A" (P.B. 126 PG(S), 24 & 25) (NOT INCLUDED)

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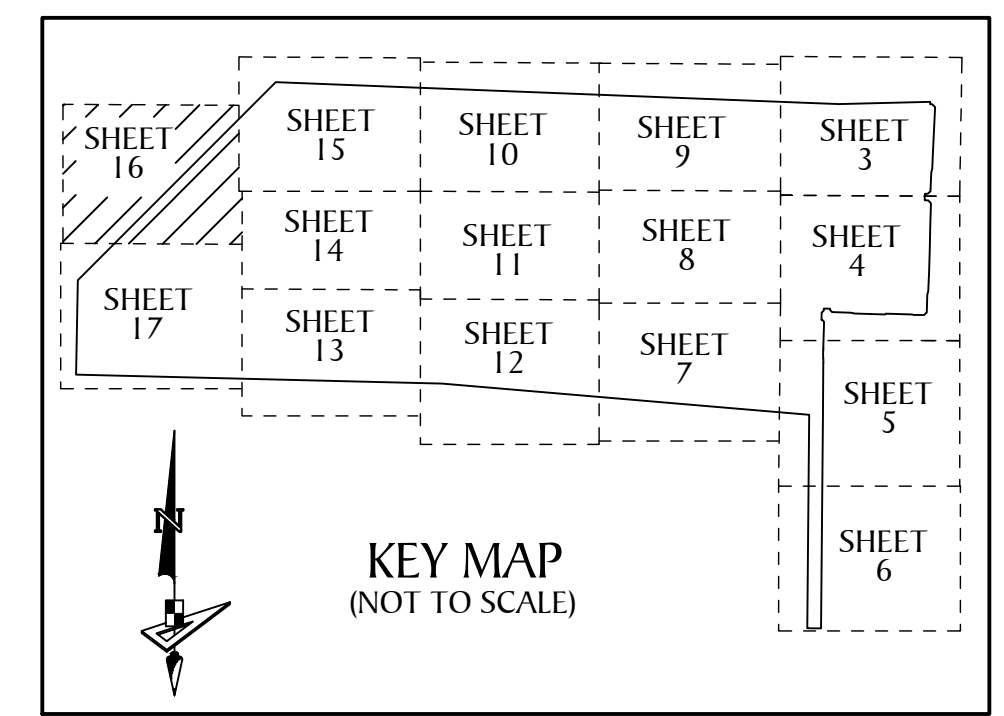
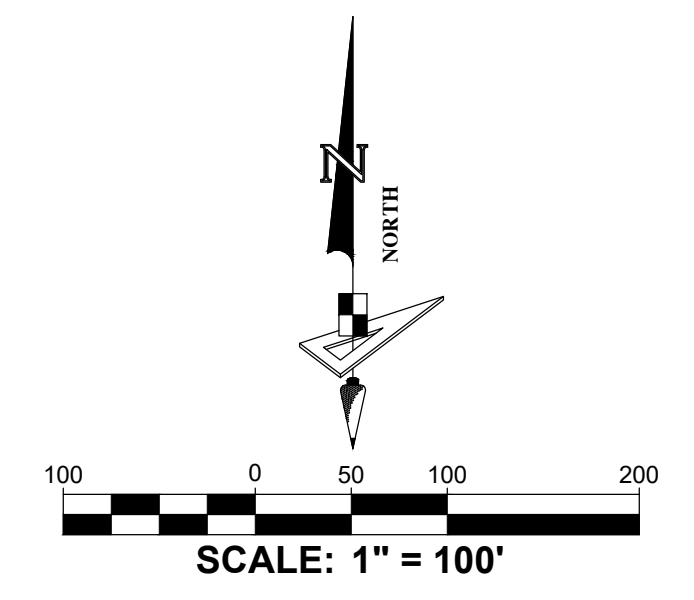
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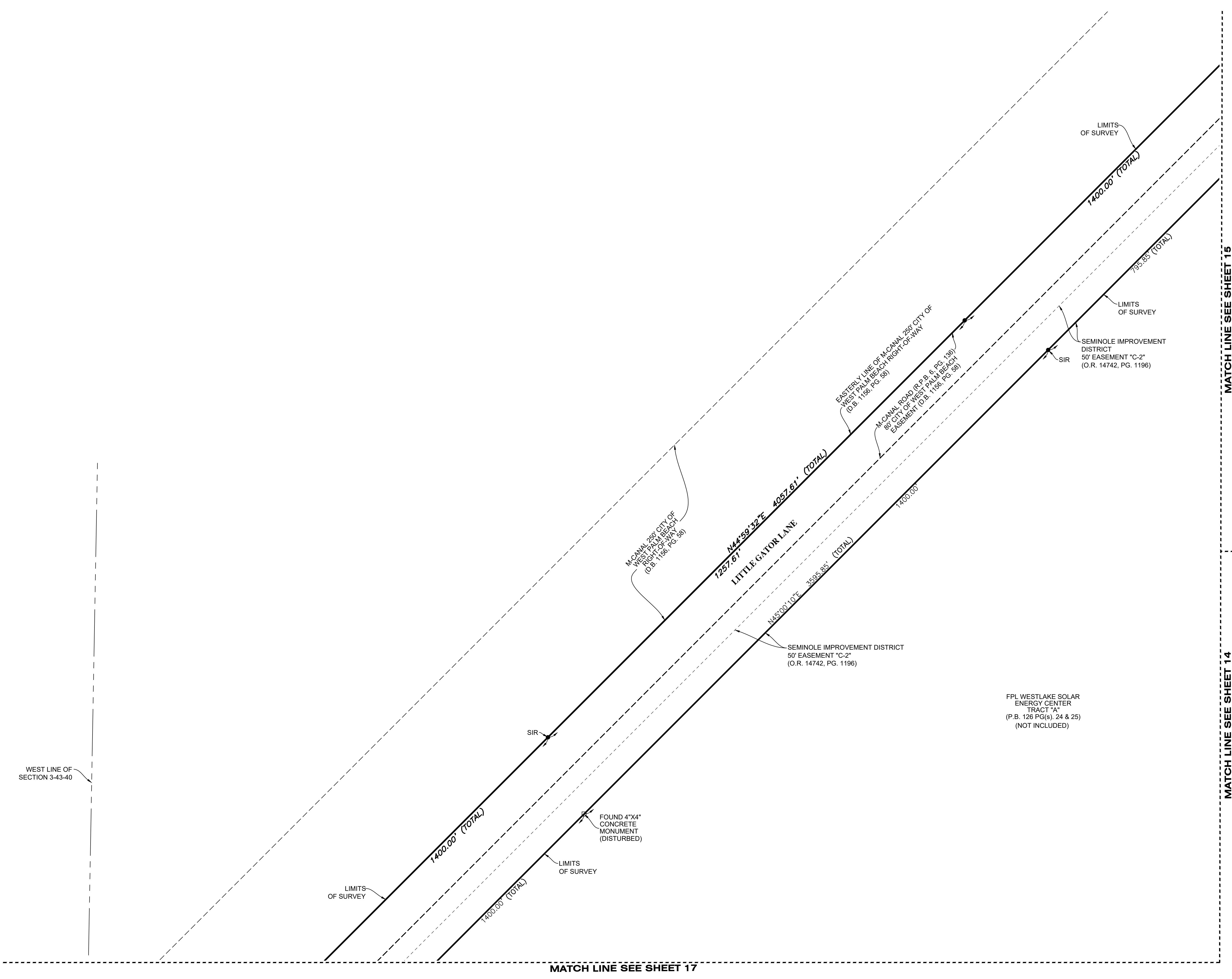
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SHEET: 15 of 18



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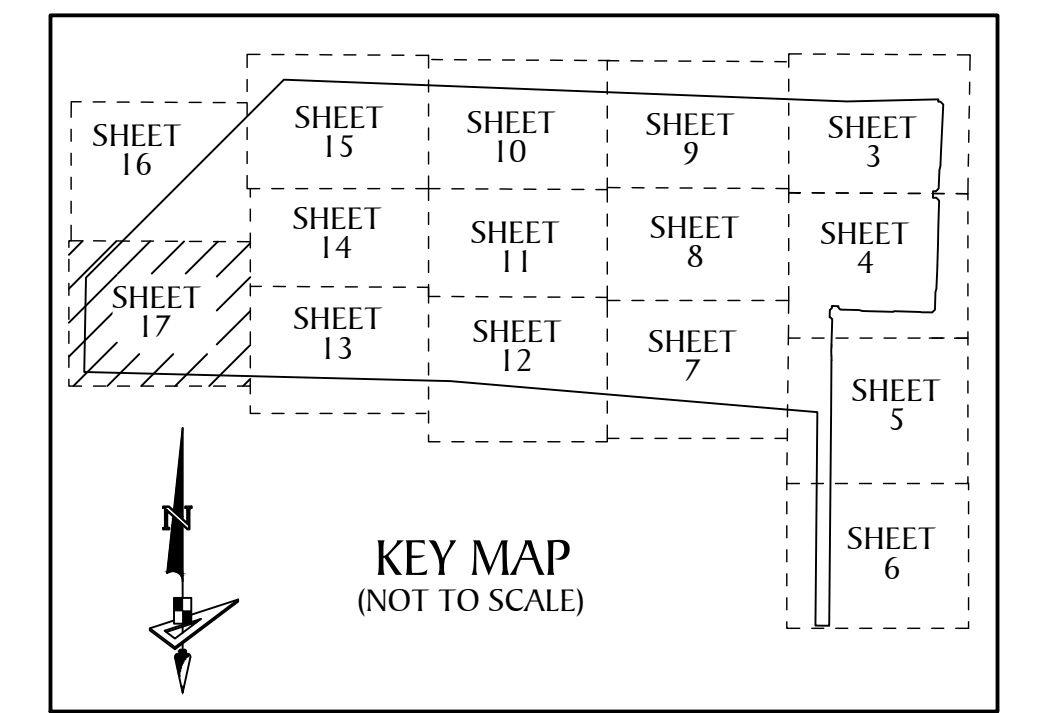
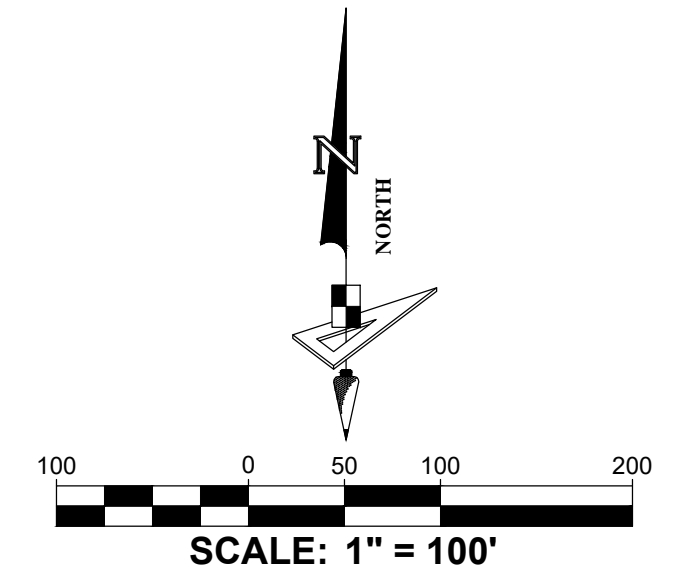
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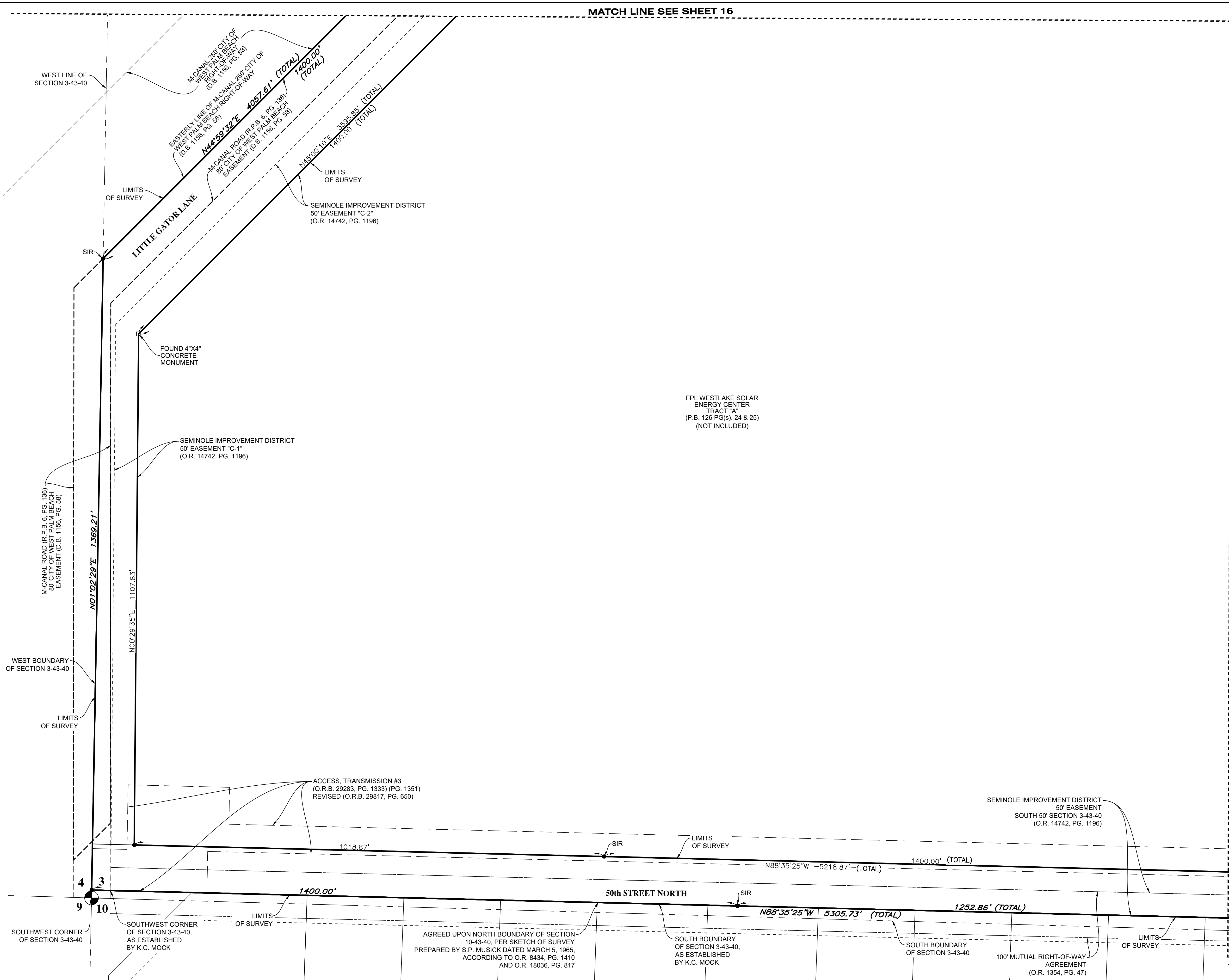
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SHEET: 16 of 18



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FPL WESTLAKE SOLAR ENERGY CENTER TRACT "A" (P.B. 126 PG(S), 24 & 25) (NOT INCLUDED)

AGREED UPON NORTH BOUNDARY OF SECTION 10-43-40, PER SKETCH OF SURVEY PREPARED BY S.P. MUSICK DATED MARCH 5, 1965, ACCORDING TO O.R. 8434, PG. 1410 AND O.R. 18036, PG. 817

SEMINOLE IMPROVEMENT DISTRICT 50' EASEMENT SOUTH 50' SECTION 3-43-40 (O.R. 14742, PG. 1196)

SOUTHWEST CORNER OF SECTION 3-43-40, AS ESTABLISHED BY K.C. MOCK

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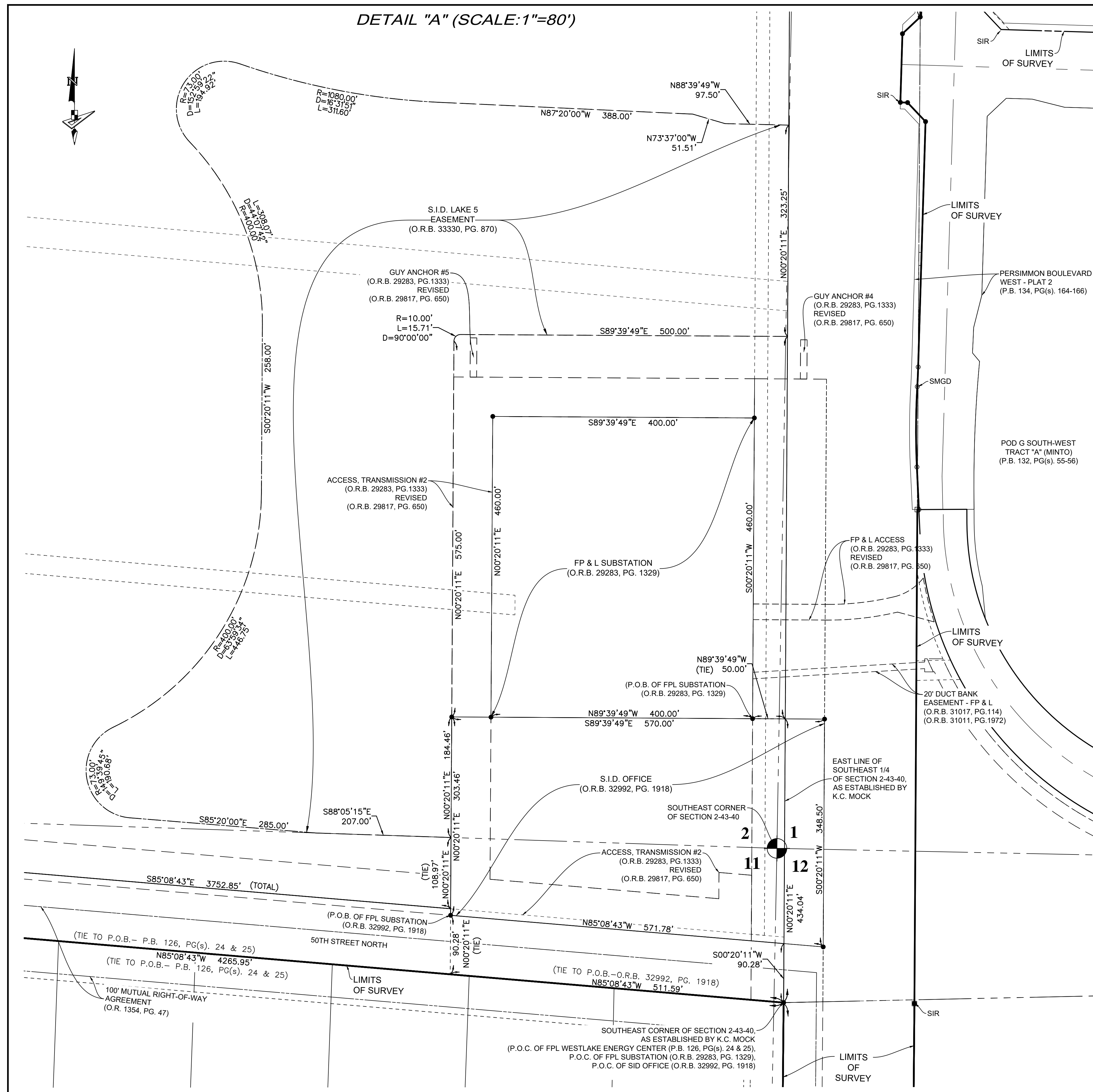
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SHEET: 17 of 18

DETAIL "A" (SCALE: 1"=80')



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SHEET: 18 of 18



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

STAFF MEMORANDUM

DATE: 2/21/2025
PETITION NO.: ENG-2024-04
DESCRIPTION: Review of Plat for Westlake West
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Westlake West

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Board of Supervisors is scheduled for March 20, 2025, and approval by the Seminole Improvement District's Engineering Department is scheduled for April 7, 2025.

Discussion

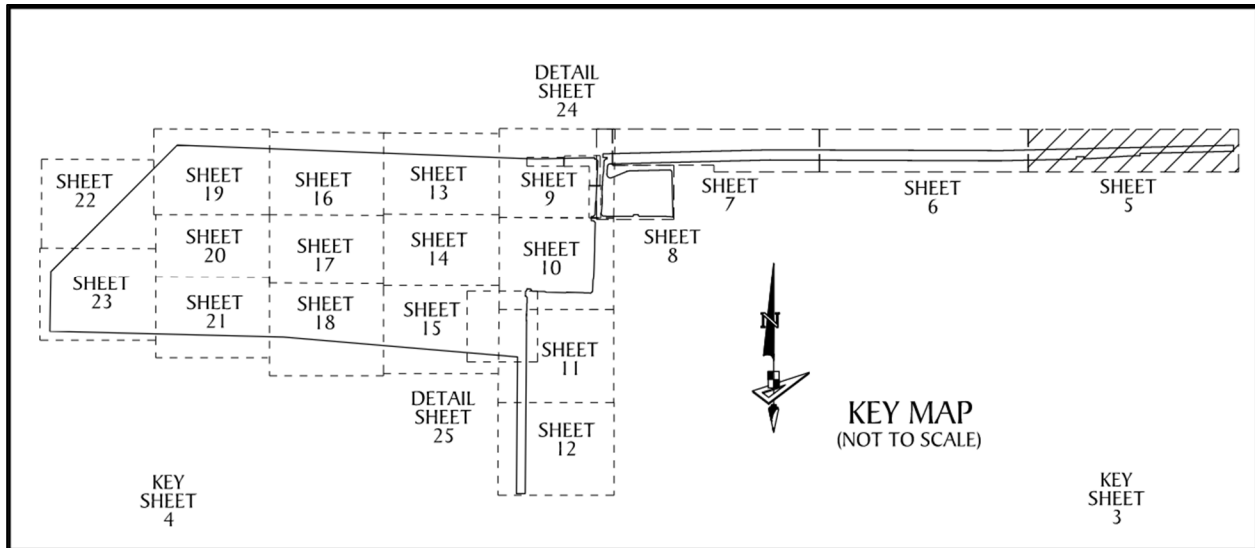
Westlake West will contain 742.138 acres of land. Westlake West is located in the majority of the western portion of Westlake, as well as the northern boundary of Westlake, as shown in the graphic below. The plat for Westlake West is comprised of a various parcels, with the exception of the FPL Westlake Solar Energy Center, the Florida Power and Light Substation, and Seminole Improvement District's Office.



WESTLAKE MASTER PLAN



Location Map



Westlake West is comprised of a subdivision in Sections 1, 2, 3 and 12, Township 43 South, Range 40 East, and Sections 5 and 6, Township 43 South, Range 41 East City of Westlake, Palm Beach County, Florida, being in part, a replat of the following: a portion of Tract O.S.T. #1 and all of Tract O.S.T. #2, "Persimmon Boulevard West – Plat 2", Plat Book 134, pages 164 through 166, inclusive, and, a portion of Town Center Parkway, "FPL Westlake Solar Energy Center", Plat Book 126, pages 24 and 25, Public Records of Palm Beach County, Florida. Images from the plats of Persimmon Boulevard West – Plat 2 showing the location of Tract O.S.T. #1 and Tract O.S.T. #2 and FPL Westlake Solar Energy Center showing the location of the portion of Town Center Parkway are shown in Figure 1, 2 and 3 respectively.

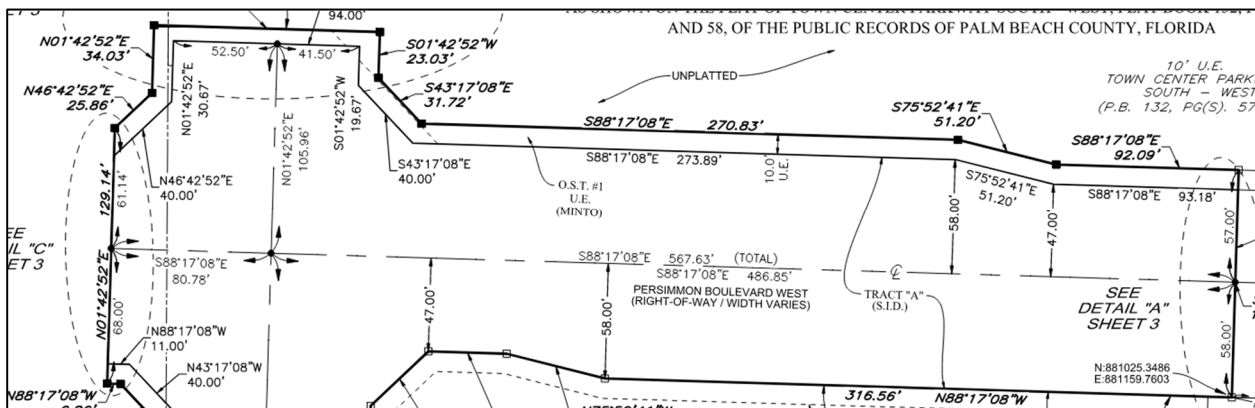


Figure 1. Image from Persimmon Boulevard West – Plat 2 (P.B. 134, P.G. 164 – 166) showing the location of O.S.T. #1 (MINTO).

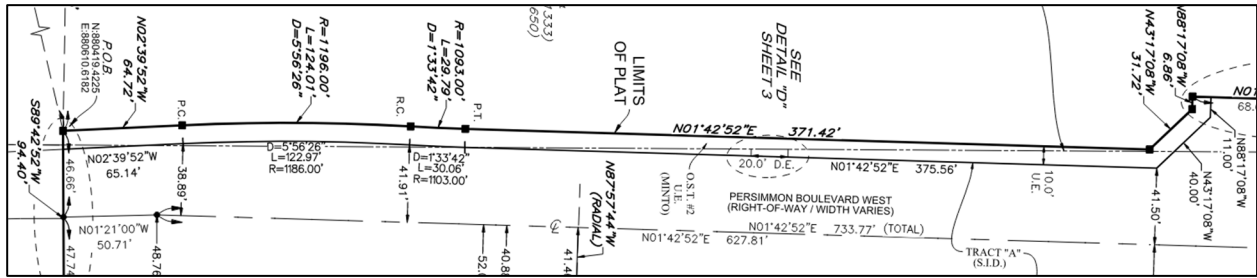


Figure 2. Image from Persimmon Boulevard West – Plat 2 (P.B. 134, P.G. 164 – 166) showing the location of Tract O.S.T. #2 (MINTO).

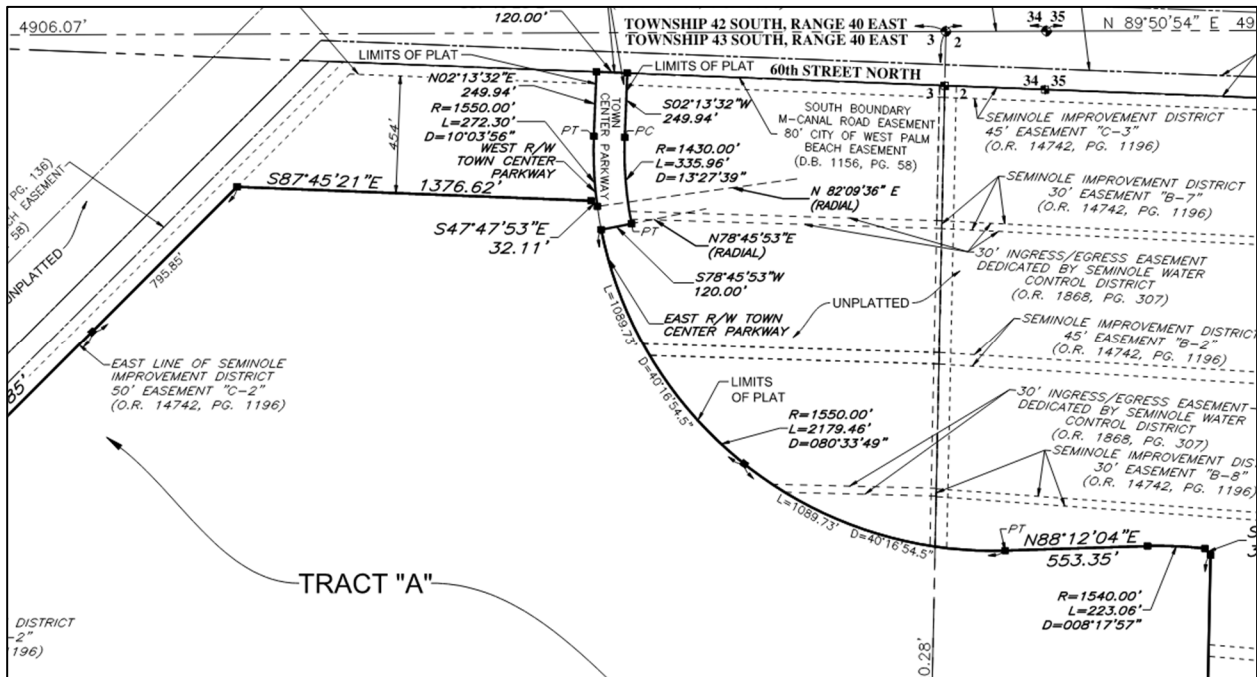


Figure 3. Image from FPL Westlake Solar Energy Center (P.B. 126, P.G. 24 – 25) showing the portion of Town Center Parkway (MINTO).

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

Four (4) 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.

File Attachments for Item:

B. DOM-2025-01: Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads “The selection of the artwork shall be approved by the City Council prior to issuance of a building permit” and requesting to modify it to “The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy.”

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:	3/20/2025	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DOM-2025-01: Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads “The selection of the artwork shall be approved by the City Council prior to issuance of a building permit” and requesting to modify it to “The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy.”		
STAFF RECOMMENDATION: (MOTION READY)	<p>Motion to Approve with Conditions DOM-2025-01 – Development Order Modification for “Westlake Palms” located in Parcel F1 within the Westlake Landings development.</p> <ol style="list-style-type: none"> 1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit <u>the Certificate of Occupancy (CO)</u>. 2. All previous established conditions of approval remain in effect as approved on development order SPR-2024-03. 		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting a modification to one (1) condition of approval for a 1.3-acre commercial shopping center site known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area. The City Council approved the subject development on September 3, 2024, see enclosed Development Order (SPR-2024-03).</p> <p>In accordance with Ordinance No. 2021-12, all non-residential development projects with building constructions costs of one million dollars (\$1,000,000.00) as determined by the City’s Building Official or more shall be subject to the requirements of the Art in Public Places program. The non-residential development must either contribute one percent (1%) of the building constructions cots of the project as a fee to the art Acquisition Fund or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs. The applicant chose to provide artwork onsite. The proposed artwork will be located on the east side of the building fronting Landings Drive. The Art in Public Places Advisory Board (AIPP) shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of the AIPP Ordinance.</p> <p>The applicant provided the following justification statement, “the design process for the artwork is taking longer than anticipated, therefore the applicant is requesting a modification to the conditions of approval. The selection of the artwork would be provided prior to Certificate of Occupancy, rather than prior to building permit issuance.”</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Agenda Item Sheet Staff Report Application Justification Statement</p>		
<p>SELECT, if applicable</p>	<p>RESOLUTION:</p>	<p>ORDINANCE:</p>	
<p>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>			
<p>FISCAL IMPACT (if any):</p>			<p>\$</p>



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 03/20/2025

PETITION DESCRIPTION

PETITION NUMBER: DOM-2025-01 Westlake Palms (Westlake Landings, Parcel F1)
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: 4931 SEMINOLE PRATT WHITNEY RD, Westlake, FL 33470
PCN: Portion of 77-40-43-01-17-000-0030
REQUEST:

Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads *“The selection of the artwork shall be approved by the City Council prior to issuance of a building permit”* and requesting to modify it to *“The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy.”*

SUMMARY

The applicant is requesting a modification to one (1) condition of approval for a 1.3-acre commercial shopping center site known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area. The City Council approved the subject development on September 3, 2024, see enclosed Development Order (SPR-2024-03).

In accordance with Ordinance No. 2021-12, all non-residential development projects with building constructions costs of one million dollars (\$1,000,000.00) as determined by the City’s Building Official or more shall be subject to the requirements of the Art in Public Places program. The non-residential development must either contribute one percent (1%) of the building constructions cots of the project as a fee to the art Acquisition Fund or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs. The applicant chose to provide artwork onsite. The proposed artwork will be located on the east side of the building fronting Landings Drive. The Art in Public Places Advisory Board (AIPP) shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of the AIPP Ordinance.

The applicant provided the following justification statement, *“the design process for the artwork is taking longer than anticipated, therefore the applicant is requesting a modification to the conditions of approval. The selection of the artwork would be provided prior to Certificate of Occupancy, rather than prior to building permit issuance.”*

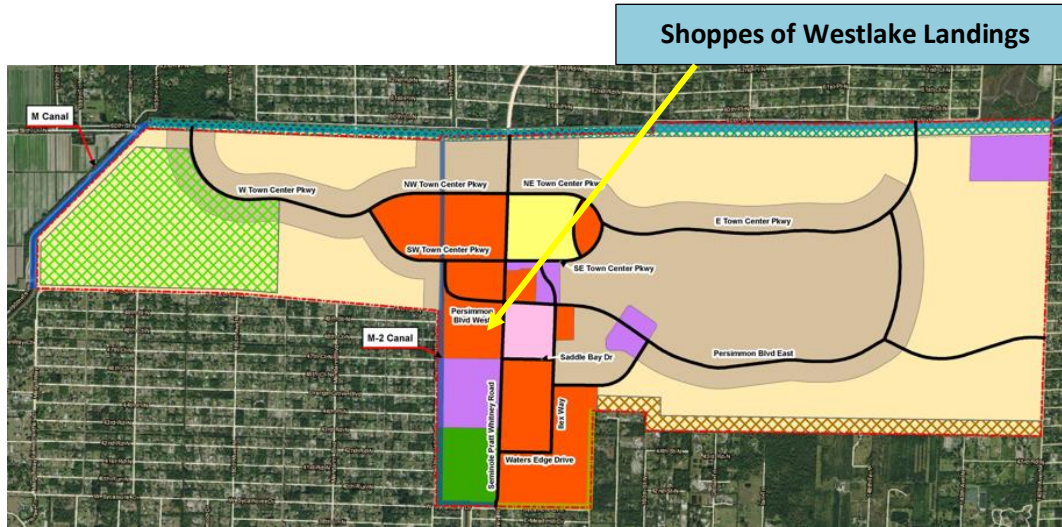
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections of the above referenced application with the following conditions:

1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit ~~permit~~ the Certificate of Occupancy (CO).
2. All previous established conditions of approval remain in effect as approved on development order SPR-2024-03.

PETITION FACTS

- a. Total Gross Site Area: 1.3 acres (Parcel F, Parcel F1)
- b. Building Data: 10,400 sq.ft
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

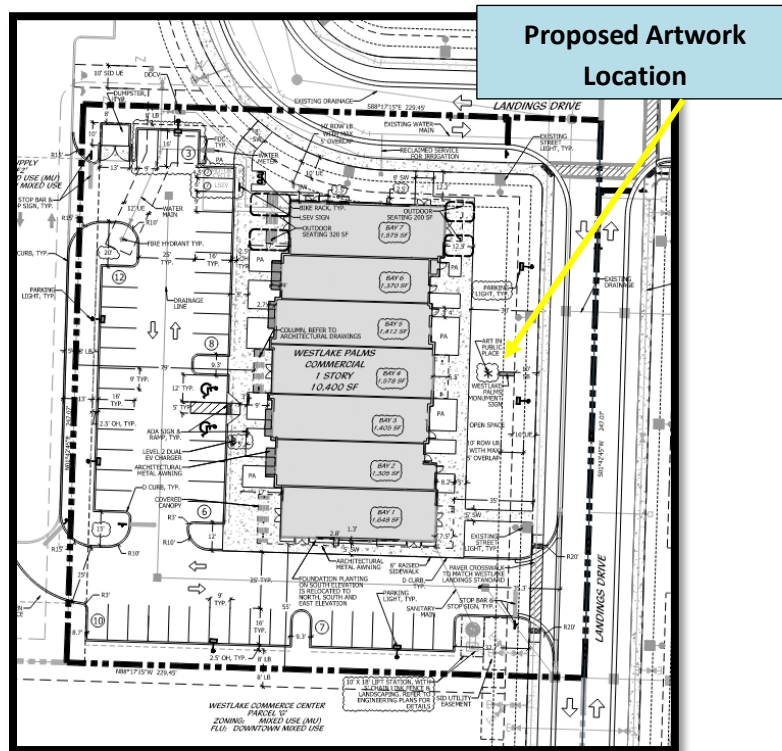
Parcel F1 is within “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “Westlake Landings” is to developed as a Property Owners Association (POA) with individual owners within the development. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

- On April 2, 2024, the City Council approved modifying Parcel F into three (3) subparcels F1 (Retail/Mixed Use), F2 (Retail Sales or Services) and F3 (Light Industrial).
- On September 3, 2024, the City Council approved application SPM-2024-03 for a commercial shopping center known as Westlake Palms with 4 conditions of approval.
 1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit.
 2. Regular semi-truck deliveries are prohibited and shall not be allowed between the hours of 9:00 am to 5:00pm
 3. The City Manager or his/her designee may require the provision of on-site loading areas for the development if, in their discretion such areas are deemed necessary to accommodate the needs of the development, ensure public safety, or mitigate potential traffic impacts.
 4. The property owner and/or the developer has voluntarily agreed to provide two (2) electric vehicle charging parking spaces.

- On September 3, 2024, the City Council Approved Application MSP-2024-01 to allow eight waivers to all wall signs of the Westlake Palms.

STAFF ANALYSIS

The applicant’s justification statement explains that the artwork design process is experiencing delays, leading the applicant to request a modification to the approval conditions. Specifically, they propose shifting the deadline for selecting the artwork from the building permit issuance stage to a later phase—prior to the Certificate of Occupancy. This adjustment would allow more time for the design process without delaying overall project construction. See below approved site plan:



Art in Public Places Program Requirements

Pursuant to **Article 24.2, Section 4**, of the Art In Public Places (AIPP) Ordinance, non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs of the project and incorporate such artwork into the non-residential development project. The applicant intends to install artwork at this site and will work with a famous local artist (Mark Fuller) on the design.

Per Chapter 24. Article 24.1. *Art or Artwork means all tangible creations by artists exhibiting the highest quality of skill and aesthetic principles, and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, painting, sculpture, fountains, engraving, carving, frescos, mobiles, murals, collages, mosaics, bas-reliefs, tapestries,*

photographs, drawings, artist-designed seating, iconic or placemaking architecture, or other functional art pieces and collaborative design projects between architects and/or landscape architects and artists, together with all hard costs and soft costs such as, but not limited to, design, engineering, permitting, artistic fees, lighting, landscaping, or other aesthetic effects or enhancements integrated with the art and approved by the City Planner. The city council shall not consider for approval art objects which are mass-produced in unlimited quantities.

The Art in Public Places Advisory Board shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of this Ordinance. The City Council will render a decision on the artwork after receiving a recommendation from the Art in Public Places Advisory Board. The application is proposing the selection of artwork to be approved by the City Council prior to issuance of a Certificate of Occupancy instead of prior to issuance of the Building Permit.

Fire Safety, Landscape, Drainage, Traffic

There is no impact to fire safety, landscape, drainage or traffic as part of this request.

FINAL REMARKS

The subject application DOM-2025-01 will be heard by the City Council on March 20, 2025. The public hearing was advertised in compliance with the City's code.

The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department have no objections to the above referenced application.

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Westlake Palms, LLC

PROPERTY OWNERS: Minto PBLH LLC

FOR PROPERTY LOCATED AT: 16950 Persimmon Blvd. West, Westlake, FL 33470
Project Name: SPR-2024-03 Westlake Palms (Westlake Landings, Parcel F1)

DATE OF COUNCIL MEETING: 9/3/2024

TYPE OF ACTION SOUGHT: The applicant is requesting site plan approval of a 1.3-acre site for a proposed 10,400 sq.ft. Commercial use building to be known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development. The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on September 3, 2024. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

1. The Applicant’s application for a Site Plan Approval is hereby:

X	GRANTED
	DENIED

With the following conditions:

- a) The selection of the artwork shall be approved by the City Council prior to issuance of a building permit.
- b) Regular semi-truck deliveries are prohibited and shall not be allowed between the hours of 9am to 5pm.
- c) The City Manager or his/her designee may require the provision of on-site loading areas for the development if, in their discretion, such areas are deemed necessary to accommodate the needs of the development, ensure public safety, or mitigate potential traffic impacts.
- d) The property owner and/or the developer has voluntarily agreed to provide two (2) Electric Vehicle Charging parking spaces.

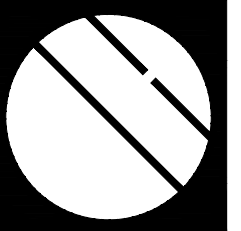
2. The application includes the following waivers:

- Waiver (1) to eliminate two (2) 12' x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.
- Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).

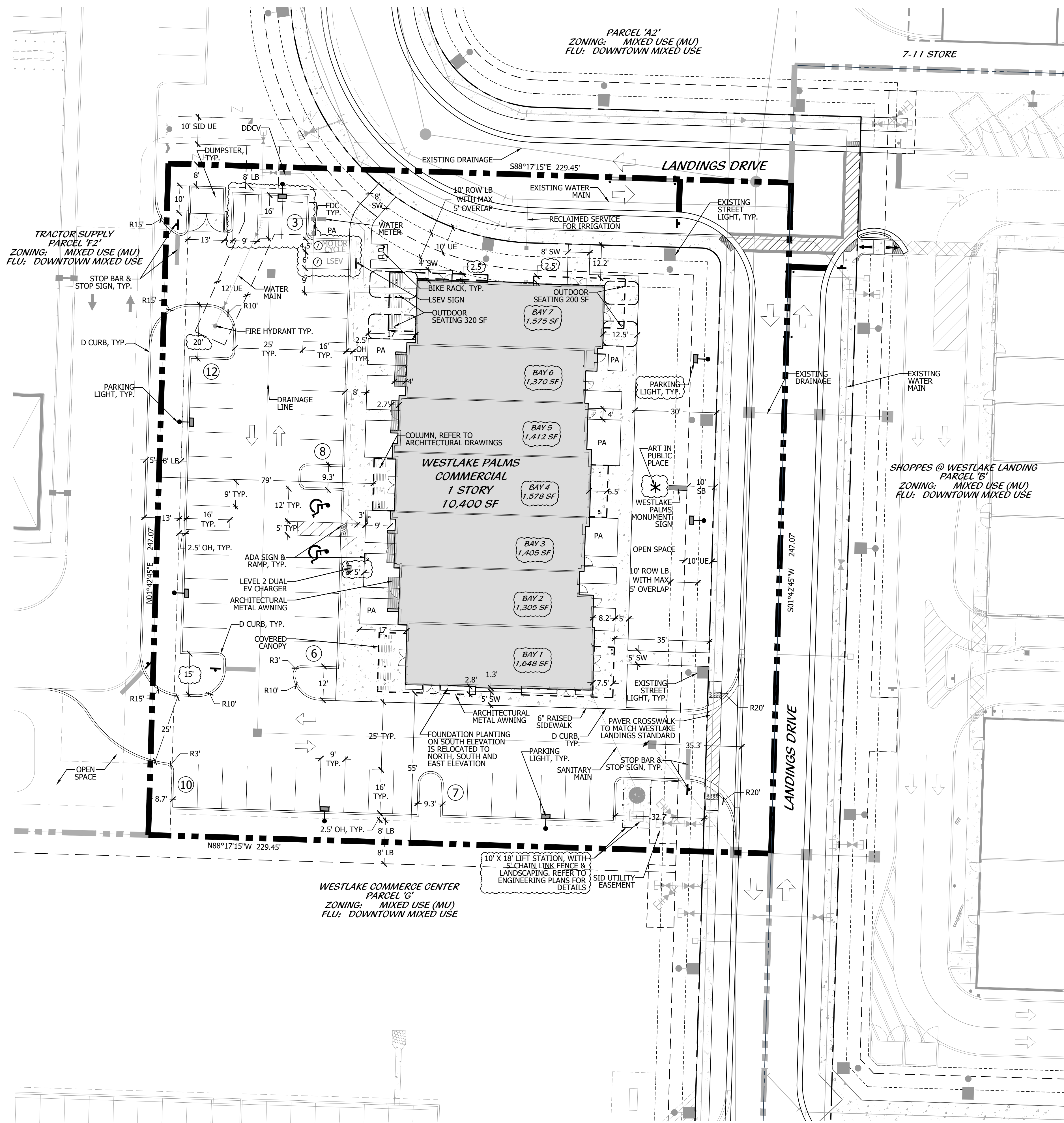
DATED: September 16 2024


John Paul O'Connor, Mayor


Zoie Burgess, CMC. City Clerk



Cotleur & Hearing



SITE DATA

NAME OF APPLICATION	WESTLAKE PARCEL H-SUB PARCEL F1 - WESTLAKE PALMS	
APPLICATION NUMBER	SPR 2024-03	
PROJECT NUMBER	CH 24-0427	
DEVELOPMENT ORDERS	MPA 2023-04 (APPROVED 4.2.2024)	
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE	
EXISTING ZONING DISTRICT	MIXED USE	
SECTION/TOWNSHIP/RANGE	0 43 40	
PROPERTY CONTROL NUMBER(S)	77-40-43-01-17-000-0021	
PROPERTY ADDRESS	4631 SEMINOLE PRATT WHITNEY ROAD	
EXISTING USE	VACANT PARCEL	
APPROVED USE	COMMERCIAL (*NOTE 2)	
PROPOSED USE	COMMERCIAL	
BUILDING HEIGHT	1 STORY 33'	
SITE DATA		
TOTAL SITE AREA	SF AC %	
56,691	1.301	100
TOTAL BUILDING LOT COVERAGE	11,966	0.27 21% *NOTE 3
TOTAL RENTABLE BUILDING AREA	10,400	

BUILDING DATA	
BAY 1 - SHOPPING CENTER MIXED USE	1,648 SF
BAY 2 - SHOPPING CENTER MIXED USE	1,305 SF
BAY 3 - SHOPPING CENTER MIXED USE	1,405 SF
BAY 4 - SHOPPING CENTER MIXED USE	1,578 SF
BAY 5 - SHOPPING CENTER MIXED USE	1,412 SF
BAY 6 - SHOPPING CENTER MIXED USE	1,370 SF
BAY 7 - SHOPPING CENTER MIXED USE	1,575 SF
MECHANICAL EQUIPMENT ROOMS	107
TOTAL	10,400

PARKING DATA		REQ	PROV
SHOPPING CENTER - MIXED USE (1/225)	46		
OUTDOOR SEATING (520 SF @ 1 PER 225 SF) *NOTE 6	2		
TOTAL	48	48	(INCLUDES LSEV & MOTOR CYCLES)
STANDARD PARKING SPACES	47	44	
ADA PARKING SPACES	2	2	
LOW SPEED ELECTRIC VEHICLES SPACES	1	1	
MOTOR CYCLE	1	1	
LOADING (12' x 35')	2	0	(WAIVER REQUESTED)

AREA CALCULATIONS		SF	AC	%
BUILDING FOOTPRINT	10,400	0.24	18.35%	
VEHICULAR USE AREA	23,455	0.54	41.37%	
SIDEWALKS & PLAZAS	5,766	0.13	10.17%	
GREEN SPACE / PAVEMENT	17,070	0.39	30.12%	
TOTAL	56,691	1.30	100.0%	

SITE AMENITIES		REQ	PROV
BIKE RACK (5 SPACES)	5	5	
HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	2	2	

- NOTE: SITE PLAN BASED ON SURVEY SIGNED AND SEALED BY GEOPONT INC.
- NOTE: USES APPROVED PER FPD MPA 2023-04.
- NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS.
- NOTE: TENANT BAY SIZE AND CONFIGURATION ARE CONCEPTUAL AND MAY BE COMBINED AND/OR RECONFIGURED.
- NOTE: SIDEWALKS CONTIGUOUS TO PARCELS F1 ALONG NORTH/SOUTH & EAST/WEST DRIVE SHALL BE CONSTRUCTED WITH THE DEVELOPMENT PLAN.
- NOTE: RESTAURANTS LESS THAN 3,000 SF ARE PARKED AT THE SHOPPING CENTER MIXED USE RATE.
- NOTE: PURSUANT TO CODE, CHAPTER 8. PARKING REGULATIONS, ARTICLES 8.7, SECTION 8.7, THE APPLICANT IS REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR A 12' X 35' LOADING ZONE.
- NOTE: PURSUANT TO CODE, SECTION 4.26 AL 2), THE APPLICANT IS REQUESTING A WAIVER TO THE REQUIRED 10 CONSECUTIVE PARKING SPACES WITHIN ONE OF THE INTERIOR PARKING LANDSCAPE ISLANDS.

PDR CHART

TABLE 3-12: MU District Non-Residential Standards							
Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Previous Percentage of Parcel
Commercial Uses	20	10	10	10	20	45%	25%

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

SETBACK CHART

	REQUIRED	PROVIDED
FRONT	20'	35'
SIDE NORTH	10'	12'
SIDE SOUTH	10'	55'
REAR WEST	10'	79'

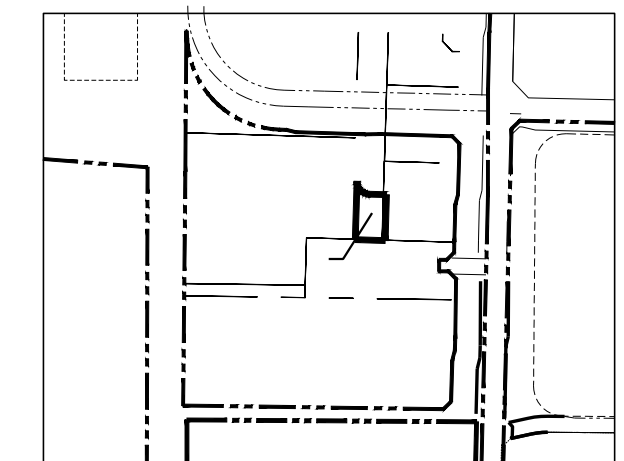
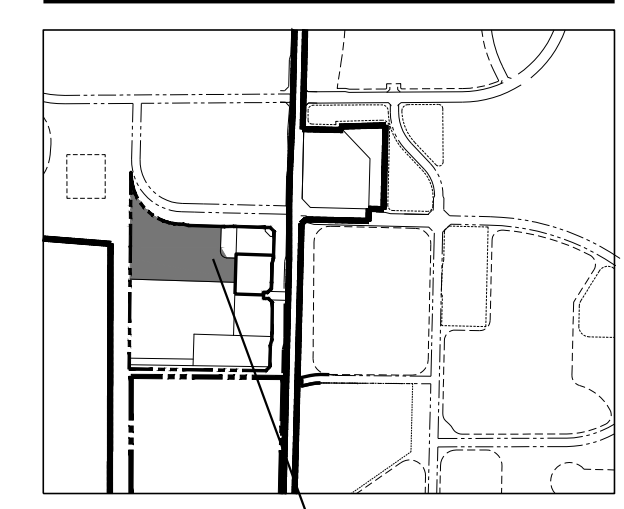
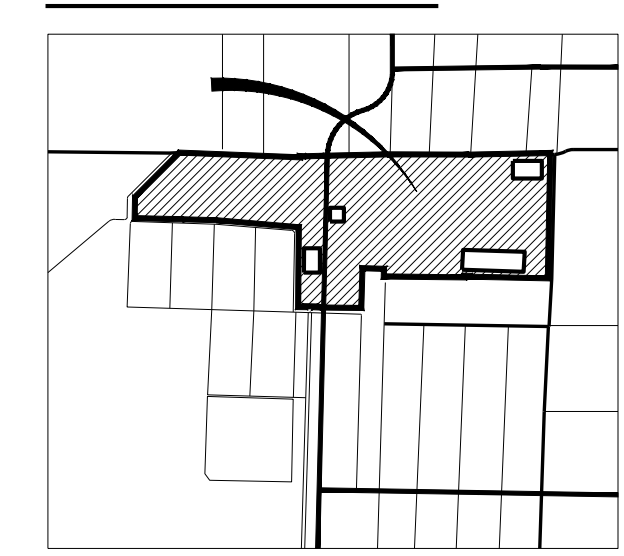
LEGEND

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

LEGAL DESCRIPTION

DESCRIPTION: BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 43.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°42'45"W., ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E., DEPARTING SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 247.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 229.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,691 SQUARE FEET OR 1.301 ACRES, MORE OR LESS.



WAIVER TABLE

WAIVERS	CODE REQ'MT	DEVIATION
Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8. Table 8-4	2 LOADING SPACES FOR NON-RESIDENTIAL BLDGS. 10,001 TO 50,000 SF	NO LOADING SPACES PROVIDED
Chapter 4., Section 4.26, Al. 2).	INTERIOR LANDSCAPE ISLANDS REQUIRED EVERY 10 CONSECUTIVE PARKING SPACES	1 TERMINAL LANDSCAPE ISLAND NOT PROVIDED ADJACENT TO LIFT STATION

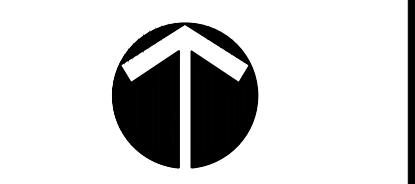
PROJECT TEAM

PROPERTY OWNER:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE : 561-747-6336

SITE PLANNER/LANDSCAPE ARCHITECT:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE : 561-747-6336

ARCHITECT:
CURRIE SOWARDS AGUILA ARCHITECTS
185 NE 4
DELRAY BEACH, FL 33483
PHONE: 561-276-4951

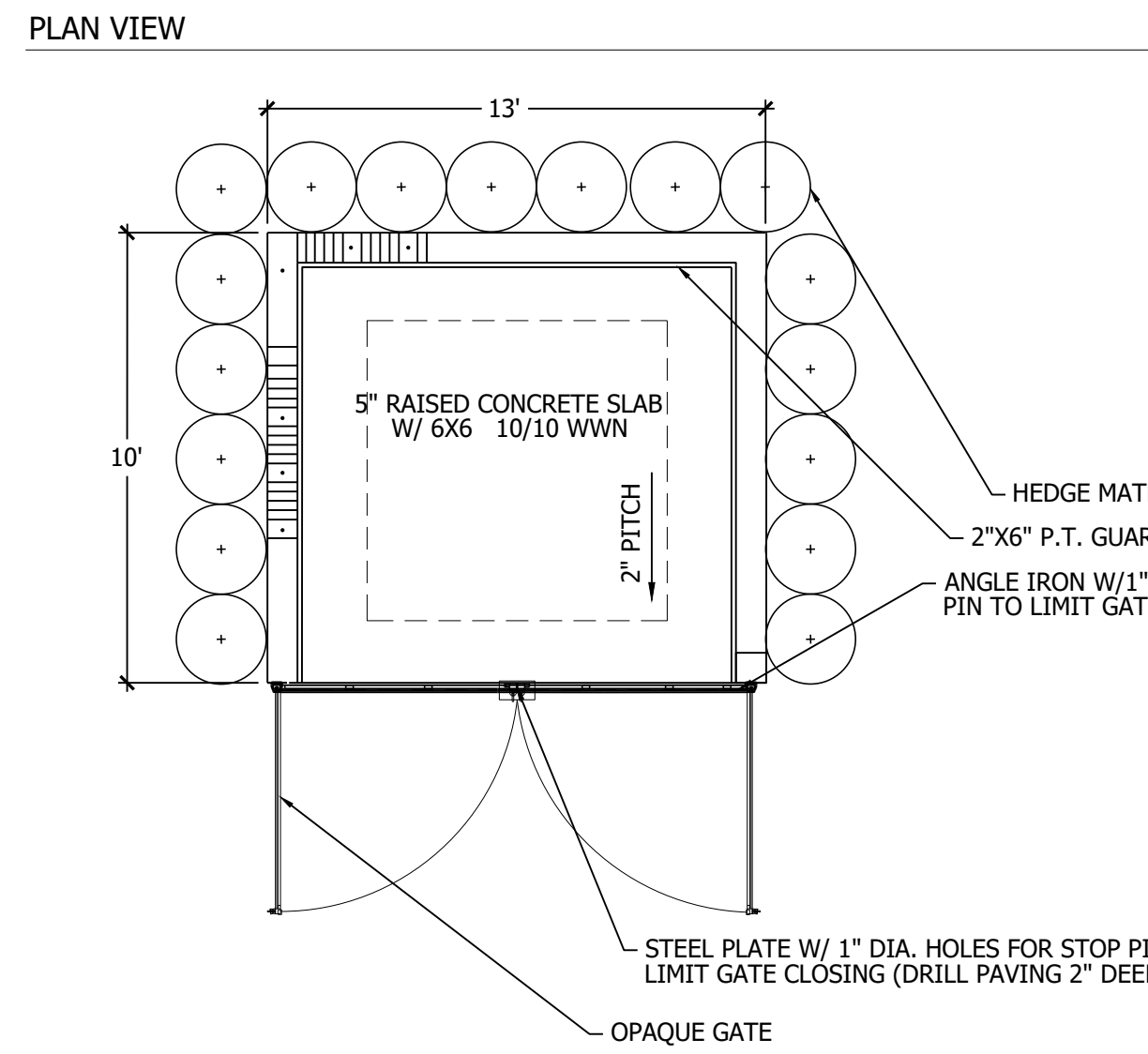
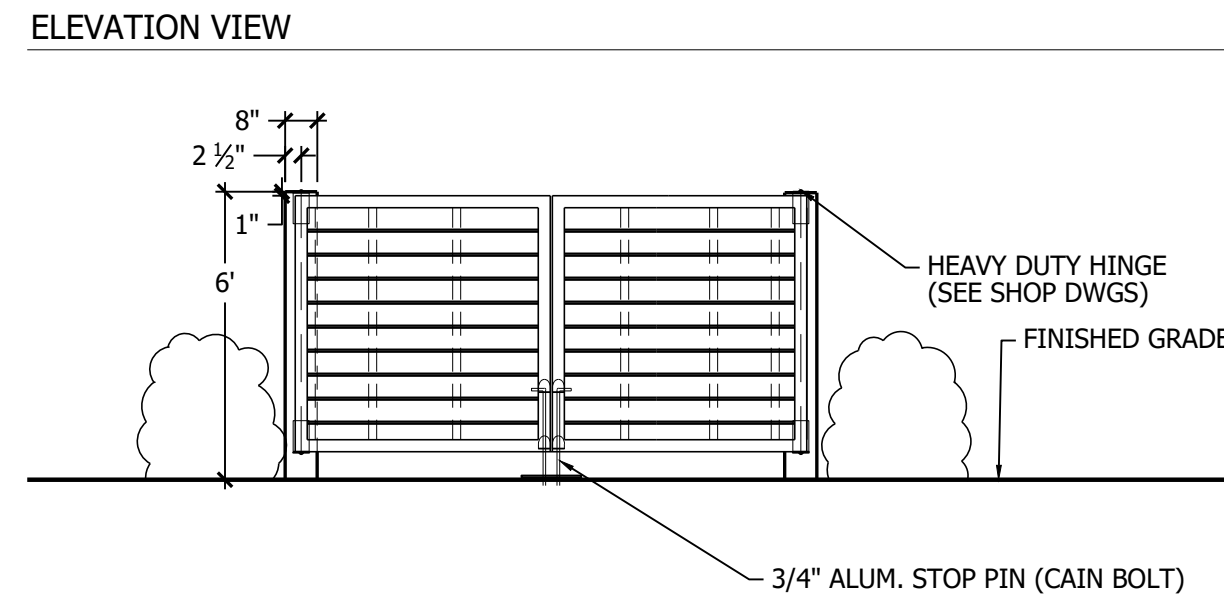
Digitally signed by Donaldson E Hearing: A01098 00015D8A1326A 286;



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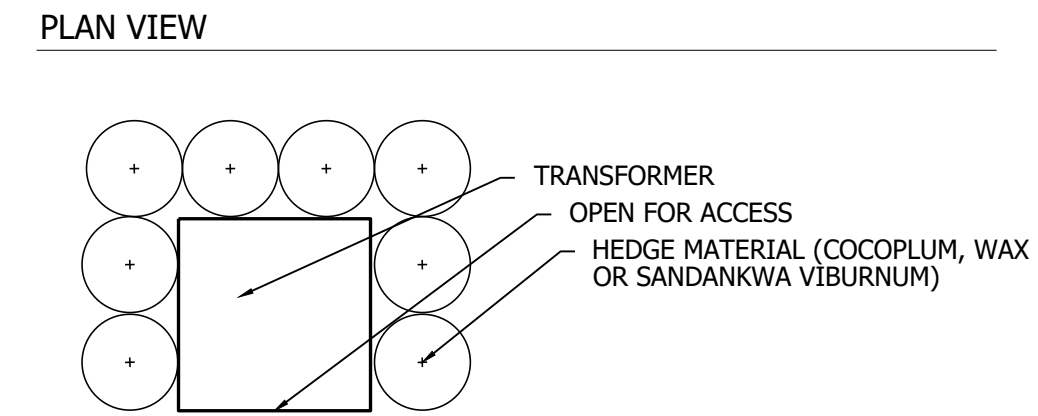
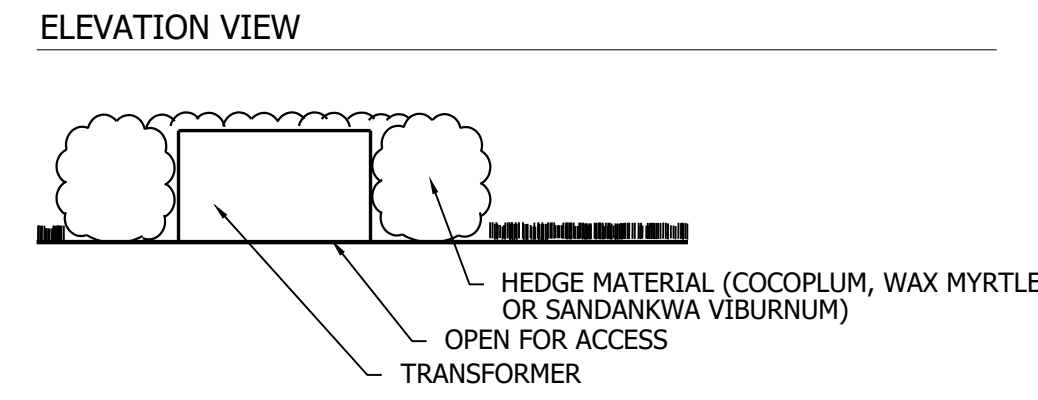
DUMPSTER DETAIL

NTS



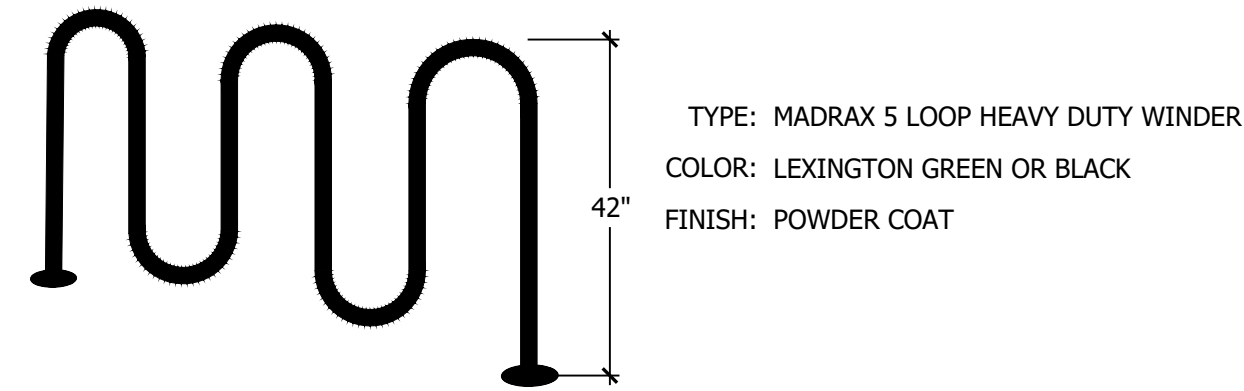
TRANSFORMER DETAIL

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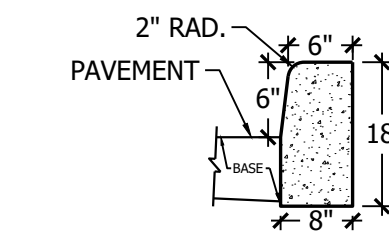
BIKE RACK DETAIL

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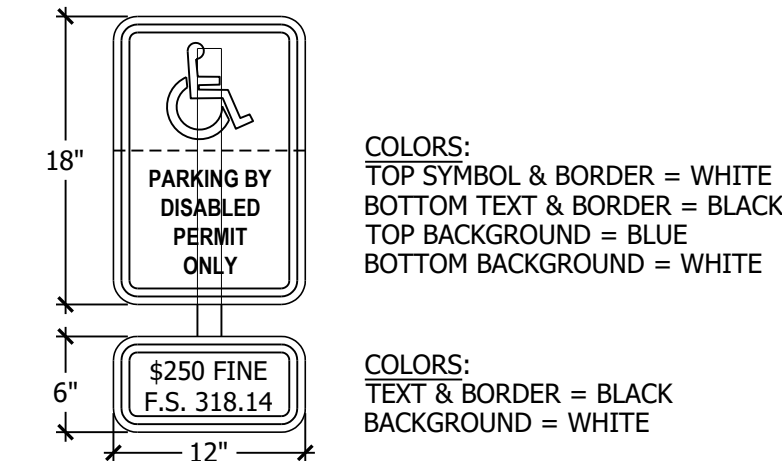
D CURB DETAIL

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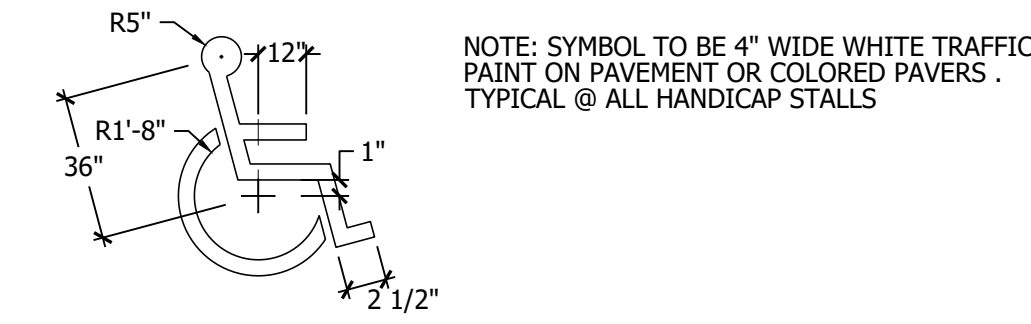
HANDICAP SIGN DETAIL

NTS



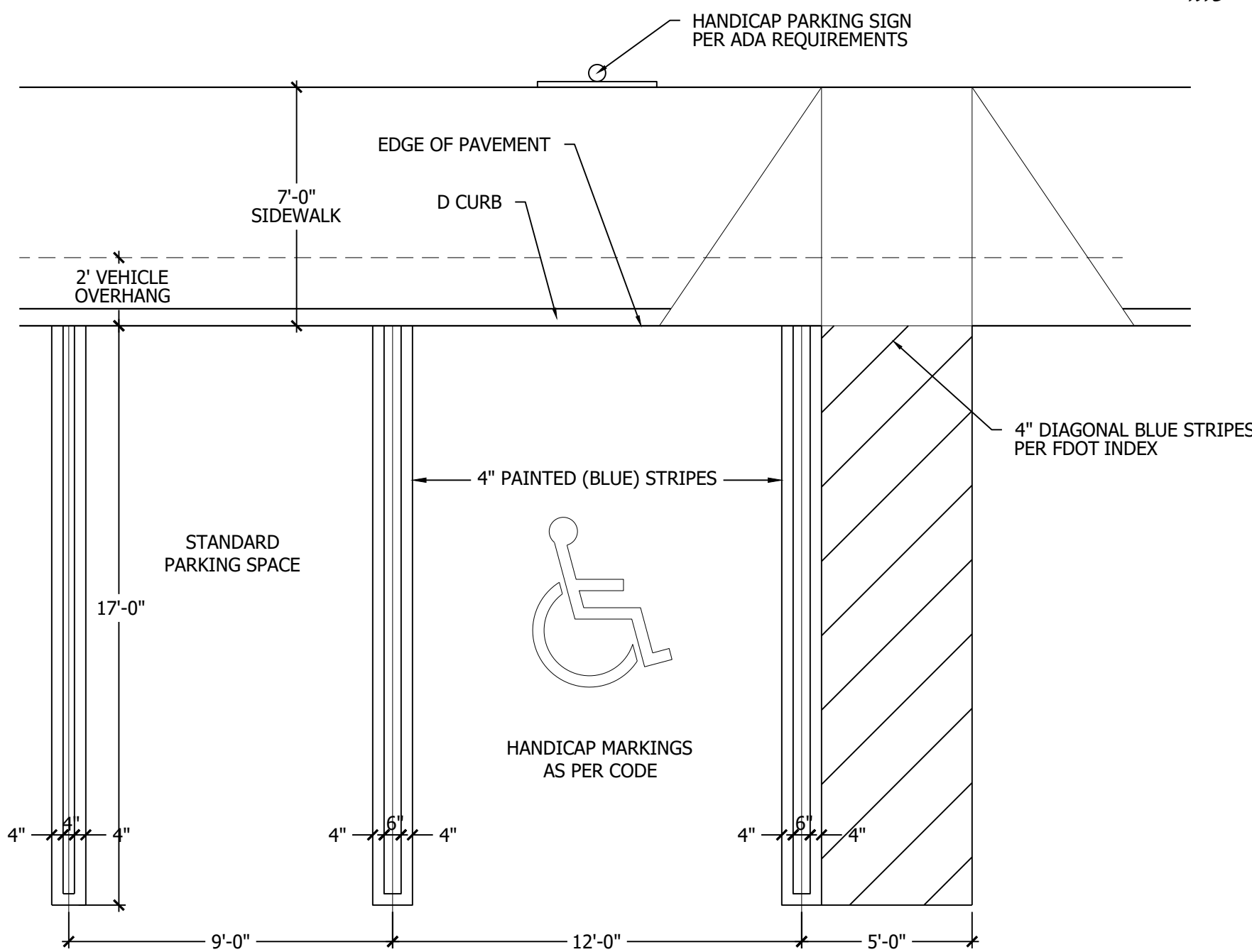
HANDICAP SYMBOL DETAIL

NTS



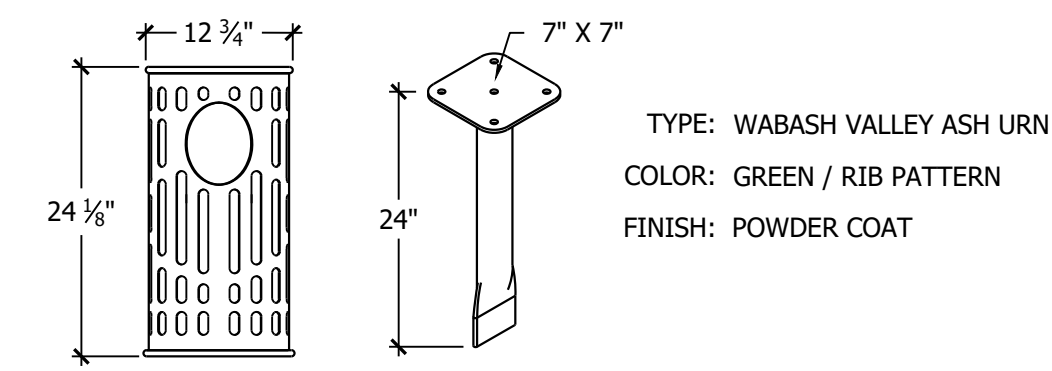
STANDARD AND HANDICAP PARKING DETAIL

NTS



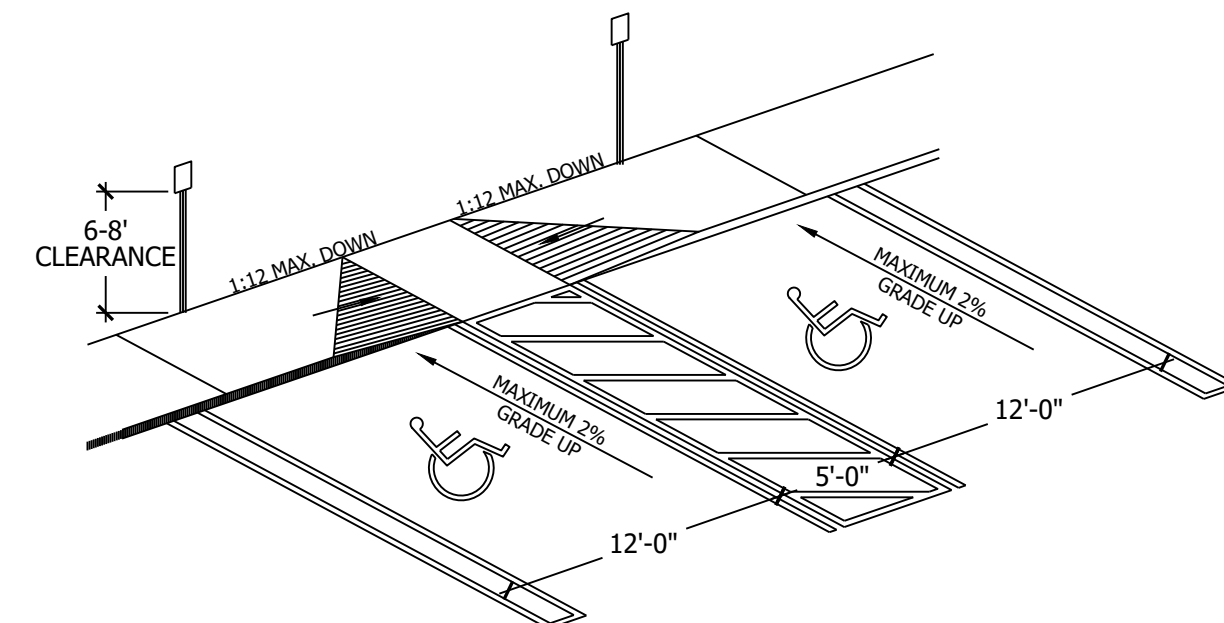
TRASH CAN DETAIL

NTS

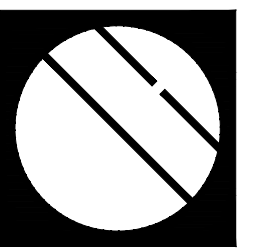


HANDICAP RAMP DETAIL

NTS

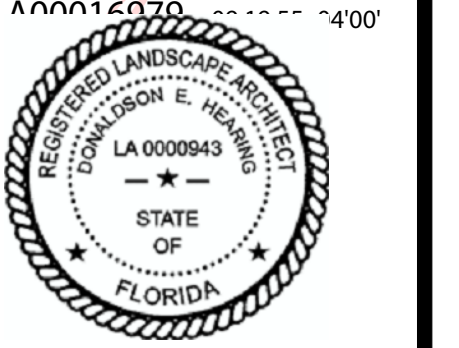


NOTE: IN THIS APPLICATION RAMP CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
 NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES



Cotleur & Hearing

Donaldson E Digitally signed by Donaldson E
 Hearing:A01 Hearing:A010980
 0980000001 0000015D8A1328
 6A00016979 Date: 2024.06.21



June 19, 2024 11:19:41 a.m.
 Drawing: 24-0427_SP.DWG

Site Details

1-12-22



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

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

APPLICATION FOR SITE PLAN REVIEW

CITY COUNCIL MEETING DATE:

The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.

See page 3 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

- 1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.
4. If project is to be developed in phases, a Master Site Plan Review Application shall be required.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: DOM-2025-01 – Westlake Palms Modification of Condition of Approval

PROJECT ADDRESS: 4931 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: 10,400 SF Shopping Center Mixed Use

Estimated Project Cost: TBD

Property Control Number (PCN): A portion of 77-40-43-01-17-000-0021

Section/Township/Range:

Property Owner(s) of Record (Developer) Westlake Palms, LLC

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33470 Phone No.: 561-747-6336

Fax No. 561-747-1377 E-mail Address: Dhearing@cotleur-hearing.com

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on page 2):

Name: Address:

Phone No.: Fax No.: E-mail Address:

II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use B) FUTURE LAND USE DESIGNATION Downtown Mixed Use

C) EXISTING USE(S) Vacant

D) PROPOSED USE(S), AS APPLICABLE Shopping Center Mixed Use

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Parcel H, Sub-parcel F-1 Vacant	Downtown Mixed Use	Mixed Use
NORTH	Parcel H, Sub-parcel A-2 Vacant	Downtown Mixed Use	Mixed Use
SOUTH	Parcel H, Sub-parcel G - Westlake Commerce Ctr Approved, Not Yet Constructed	Downtown Mixed Use	Mixed Use
EAST	Parcel H, Sub-parcel B - Shoppes at Westlake Landings Under Construction	Downtown Mixed Use	Mixed Use
WEST	Parcel H, Sub-parcel F-2 - Tractor Supply Site Plan Approval Pending	Downtown Mixed Use	Mixed Use


IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

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

I/we, the owners, hereby give consent to Donaldson Hearing to act on

my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

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

Donaldson Hearing
Owner's Name (please print)

Owner's Signature

January 27, 2025
Date

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

Applicant/Agent's Signature

January 27, 2025
Date

***Parcel H, Sub-parcel F-1
“Westlake Palms”
Modification of Development Order Condition of Approval
(DOM-2025-01)
Justification Statement
January 27, 2025***

Subject Request

On September 3, 2024, The City Council issued a Development Order approving the Westlake Palms site plan containing a 10,400 SF commercial building located on 1.3 acres in Parcel F-1. This site will contain an Art in Public Places feature, which is in the process of being designed. One of the Conditions of Approval, Condition a), states that the selection of artwork shall be approved by the City Council prior to issuance of a Building Permit. The design process is taking longer than the owner anticipated. As such, the owner is requesting a modification to condition a), which would read, “selection of artwork shall be approved by the City Council prior to issuance of a “Certificate of Occupancy.” This same condition was proposed for the James Business Park project and has proven to be logical and attainable.

To date, the Land Development Permit is nearly completed and construction will be underway in the first quarter of this year. The artwork design and submittal process will not be met by the time a building permit is ready to be issued. All other conditions of approval will be complied with as stated (a copy of the approved development order is attached for your easy reference).

The Owner is requesting this development order condition of approval modification and looks forward to meeting with the City Council in the future with the design proposed for the artwork. Thank you for your consideration regarding this request. Please feel free to contact me with any questions you may have.

Sincerely yours,

Cotleur & Hearing



/dc

Donaldson E. Hearing, ASLA, LEED® AP Principal (Property Owner)

File Attachments for Item:

A. Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities

Submitted By: City Clerk's Office

RESOLUTION 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O'CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD AS THE CITY'S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		March 20, 2025	Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Appointing a Voting Delegate and Alternate Voting Delegates to the Palm Beach County League of Cities		
STAFF RECOMMENDATION: (MOTION READY)		Motion to appoint Mayor O'Connor as a Voting Delegate to the Palm Beach County League of Cities and appoint Council Members Greg Langowski, Gary Werner, Erik Gleason, and Charlotte Leonard to serve as alternate voting delegates		
SUMMARY and/or JUSTIFICATION:		The City received a request from the Palm Beach County League of Cities to designate a voting delegate and alternate voting delegate(s) to vote on behalf of the City at any League general membership meeting, special membership meeting and/or function of the general membership.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Palm Beach County League of Cities Voting Delegate Form 2025			
SELECT, if applicable	RESOLUTION:	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>	RESOLUTION 2025-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O'CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD AS THE CITY'S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

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CITY OF WESTLAKE

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING JOHNPAUL O’CONNOR, GREG LANGOWSKI, GARY WERNER, ERIK GLEASON, AND CHARLOTTE LEONARD AS THE CITY’S VOTING DELEGATE AND ALTERNATES TO THE PALM BEACH COUNTY LEAGUE OF CITIES, INC.; 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 appoint a Voting Delegate and four (4) Alternates to the Palm Beach County League of Cities, Inc.;

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 Council of the City of Westlake, Florida, hereby appoints the following Voting Delegate and four (4) Alternates to the Palm Beach County League of Cities, Inc.:

- Voting Delegate: JohnPaul O’Connor
- Alternate: Greg Langowski
- Alternate: Gary Werner
- Alternate: Erik Gleason
- Alternate: Charlotte Leonard
- Alternate:

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

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

PASSED AND APPROVED by City Council for the City of Westlake, on this 20th day of March 2025.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk



Designation of Voting Delegate & Alternate(s) to the Palm Beach County League of Cities, Inc.

In accordance with Article Four of the Bylaws of the Palm Beach County League of Cities, Inc., as amended January 25, 2017, the governing body of (City, Town, or Village name):

City of Westlake

Took the official action and designated the following voting delegate and alternate(s) to vote on behalf of the above named municipality at any League of Cities general membership meeting, special general membership meeting and/or function of the general membership. This designation applies **ONLY** to weighting voting items for the General Membership.

Voting Delegate: Mayor JohnPaul O'Connor *Email:* joconnor@westlakegov.com

Alternate(s): Vice Mayor Greg Langowski *Email:* glangowski@westlakegov.com

Alternate(s): Councilman Gary Werner *Email:* gwerner@westlakegov.com

Alternate(s): Councilman Erik Gleason *Email:* egleason@westlakegov.com

Alternate(s): Councilwoman Charlotte Leonard *Email:* cleonard@westlakegov.com

Alternate(s): *Email:*

Alternate(s): *Email:*

Action taken this 20th day of March, 2025

Mayor Signature

Attest:

Clerk Signature (SEAL)

File Attachments for Item:

B. RESOLUTION 2025-07 - Public Records Exemption

Submitted By: City Clerk's Office

RESOLUTION 2025-07

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,
URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A
PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO
PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE
ENFORCEMENT FUNCTIONS OF A CITY AND PROVIDING FOR AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:		3/20/2025	Submitted By: City Clerk's Office	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		RESOLUTION 2025-07 - Public Records Exemption		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve RESOLUTION 2025-07 – Public Records Exemption for Municipal Clerks and Employees		
SUMMARY and/or JUSTIFICATION:		The Florida Association of City Clerks (FACC) is asking the City of Westlake to adopt a Resolution in our municipality urging the Florida State Legislature to enact legislation to provide a public records exemption for Municipal Clerks and employees who perform municipal elections work or have any part in code enforcement functions of a city and providing for an effective date.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	RESOLUTION 2025-07 - Public Records Exemption			
SELECT, if applicable	RESOLUTION: 2025-07	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) <u>Please keep text indented.</u></i>	RESOLUTION NO. 2025-07 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY AND PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

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CITY OF WESTLAKE
RESOLUTION NO. 2025-07

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, many municipal staff who perform duties that include, or result in, investigations into complaints regarding election fraud, legal enforcement of hearings that could lead to a criminal prosecution or code enforcement actions are exposed to threats and other acts of violence; and

WHEREAS, municipal clerks often administer elections and some election workers have been targeted for threats and violence due to the nature of materials they are responsible for

WHEREAS, municipal clerks are often involved in legal enforcement proceedings in actions related to violations of codes and ordinances and, occasionally, these proceedings have led to retaliation and threats by defendants; and

WHEREAS, currently public records exemptions in Florida include those for local personnel who either investigate, enforce or otherwise provide a service that can result in contentious interactions when action is taken and municipal clerks and their staffs fall within the need for a window for greater protection; and

WHEREAS, the Florida Association of City Clerks is very concerned for the safety and well-being of the municipal clerks and their staffs who serve the public on a daily basis and are, oftentimes, the first contact of citizens with cities; and

1 **WHEREAS**, The City Council of the City of Westlake, Florida has complied with
2 all requirements and procedures of Florida law in processing and adopting this
3 Resolution.

4 **Now, Therefore, be it Resolved By The City Council of the City of Westlake,**
5 **Florida follows:**

6 (1). The City Council of the City of Westlake, Florida hereby adopts the
7 recitals set forth in this Resolution (whereas clauses) as the legislative findings of the City
8 Council of the City of Westlake, Florida.

9 (2). The Mayor and The City Council of the City of Westlake, Florida, hereby
10 urges and encourages the Florida State Legislature to enact legislation to provide a public
11 records exemption for municipal clerks and employees who perform municipal elections
12 work or have any part in code enforcement functions of a municipality.

13 (3). The City Council of the City of Westlake, Florida is hereby directed and
14 authorized to send a certified copy of this Resolution to Governor Ron DeSantis, each
15 State Senator and Representative serving in the Palm Beach County Legislative
16 Delegation, the Palm Beach County League of Cities, and the Florida League of Cities
17 (FLC).

18 (4). This Resolution shall take effect immediately upon its adoption.

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20 **PASSED AND ADOPTED** by City Council for the City of Westlake, Florida this
21 _____ of _____, 2025.

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Zoie Burgess, City Clerk

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Approved as to form and legal sufficiency.

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Donald "DJ" Doody, City Attorney

By: _____

City of Westlake

JohnPaul O'Connor, Mayor