

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Wednesday, April 26, 2023 at 6:00 PM

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

CITY COUNCIL:

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

CITY STAFF:

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

[TENTATIVE: SUBJECT TO REVISION]

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

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

Meeting ID: 2632 684 4907

Password: hello

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

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

Meeting ID: 2632 684 4907

For participants attending the meeting via WebEx, public comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time.

Procedures for Public Comment are also provided via the City website:
<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.

CONSENT AGENDA

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

- [A.](#) Monthly Financial Report - February
- [B.](#) Minutes_Regular City Council Meeting - 03.14.2023 DRAFT

PRESENTATIONS/PROCLAMATIONS

- A. Presentation - If I Were Mayor Essay Contest Second Place Winner
Presented By: Florida League of Mayors, Executive Director Scott Dudley

PUBLIC HEARING - QUASI JUDICIAL

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

RESOLUTION 2023-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING

- [A.](#) **SECOND READING:** Ordinance 2023-01 – Chapter 3. Amendment (Essential Facilities and Services)
Submitted By: Planning and Zoning

ORDINANCE NO. 2023-01

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

NEW BUSINESS

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

Submitted By: Administration

RESOLUTION 2023-10

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

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

Submitted By: Administration

RESOLUTION 2023-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING _____, _____, _____, _____ 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.

CITY COUNCIL COMMENTS

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

REPORT - STAFF

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

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **May 2, 2023**

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

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

AGENDA POSTED: April 21, 2023

File Attachments for Item:

A. Monthly Financial Report - February



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Andre McAden, Director of Accounting
CC: Ken Cassel, City Manager
DATE: March 17, 2023
SUBJECT: February Financial Report

Please find attached the February 2023 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through February were approximately 75% of the annual budget. Collections of the FY2023 Ad Valorem Tax and Special Assessments were approximately 97% and 97%, respectively. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue.
- Total Expenditures through February were approximately 28% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through February were approximately 130% of the annual budget, which was a result of a higher than anticipated rate of construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through February were approximately 31% of the annual budget.
- Total Expenditures through February were approximately 45% of the annual budget.

City of Westlake

Financial Report

February 28, 2023



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City of Westlake

Financial Statements

February 28, 2023

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 4,326,760	\$ -	\$ -	\$ 4,326,760
Assessments Receivable	43,059	-	-	43,059
Due From Other Funds	-	-	1,734,801	1,734,801
Investments:				
Money Market Account	1,629,074	3,288,842	-	4,917,916
Deposits	666	-	-	666
Total Current Assets	5,999,559	3,288,842	1,734,801	11,023,202
Noncurrent Assets				
Mortgages Receivable	-	626,297	-	626,297
Total Noncurrent Assets	-	626,297	-	626,297
TOTAL ASSETS	\$ 5,999,559	\$ 3,915,139	\$ 1,734,801	\$ 11,649,499
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 198,907	\$ -	\$ 247,370	\$ 446,277
Accrued Expenses	1,700	-	25,600	27,300
DBPR surcharge	2,608	-	-	2,608
DCA surcharge	3,768	-	-	3,768
Impact Fees	299,072	-	-	299,072
Unearned Revenue	179,900	-	-	179,900
Due To Other Districts	3,618	-	-	3,618
Deferred Revenue-Developer Submittals (Minto)	-	-	112,629	112,629
Due To Other Funds	1,734,801	-	-	1,734,801
Total Current Liabilities	2,424,374	-	385,599	2,809,973
Long-Term Liabilities				
Deferred Inflow of Resources	43,059	-	-	43,059
Total Long-Term Liabilities	43,059	-	-	43,059
TOTAL LIABILITIES	2,467,433	-	385,599	2,853,032

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
FUND BALANCES				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	3,915,139	1,349,202	5,264,341
Unassigned:	3,531,460	-	-	3,531,460
TOTAL FUND BALANCES	\$ 3,532,126	\$ 3,915,139	\$ 1,349,202	\$ 8,796,467
TOTAL LIABILITIES & FUND BALANCE	\$ 5,999,559	\$ 3,915,139	\$ 1,734,801	\$ 11,649,499

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 18,754	\$ 18,754
Ad Valorem Taxes	3,126,601	3,126,601	3,025,183	(101,418)
Ad Valorem Taxes - Prior Years	-	-	1,452	1,452
Ad Valorem Taxes - Discounts	(125,064)	(125,064)	(120,364)	4,700
FPL Franchise	119,700	49,875	127,892	78,017
Solid Waste	15,200	6,333	7,123	790
Electricity	116,000	48,333	113,211	64,878
Water	58,700	24,458	15,622	(8,836)
Gas	75,200	31,333	23,028	(8,305)
Communication Services Taxes	53,200	22,167	40,277	18,110
Occupational Licenses	6,100	2,542	21,941	19,399
Building Permits - Admin Fee	77,100	32,125	38,925	6,800
General Government	-	-	1,132	1,132
State Revenue Sharing Proceeds	24,200	10,083	8,909	(1,174)
Alcoholic Beverage License	1,900	475	24	(451)
Shared Rev - Other Local Units	1,000	250	-	(250)
Administrative Fees	13,000	3,250	-	(3,250)
Other Public Safety Chrgs/Fees	2,400	1,000	2,775	1,775
Garbage/Solid Waste Revenue	250,600	104,417	53,748	(50,669)
Other Operating Revenues	5,400	2,250	6,720	4,470
Special Events	-	-	5,900	5,900
Judgements and Fines	-	-	276	276
Interest - Tax Collector	-	-	152	152
Special Assmnts- Tax Collector	358,326	358,326	346,261	(12,065)
Special Assmnts- Delinquent	-	-	281	281
Special Assmnts- Discounts	(14,300)	(14,300)	(12,994)	1,306
Developer Contribution	776,737	194,184	-	(194,184)
Lien Search Fee	1,300	542	4,703	4,161
TOTAL REVENUES	4,943,300	3,879,180	3,730,931	(148,249)

EXPENDITURES

Legislative

Mayor/Council Stipend	60,000	25,000	25,000	-
FICA Taxes	4,600	1,913	1,913	-
ProfServ-Legislative Expense	24,000	10,000	-	10,000
Telephone, Cable & Internet Service	1,900	792	1,316	(524)
Public Officials Insurance	3,800	3,800	3,500	300
Misc-Event Expense	193,300	30,000	35,717	(5,717)
Council Expenses	30,000	12,500	21,688	(9,188)
Dues, Licenses, Subscriptions	3,000	3,000	1,273	1,727
Total Legislative	320,600	87,005	90,407	(3,402)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>City Manager</u>				
Contracts-City Manager	213,600	89,000	89,000	-
Office Supplies	14,900	6,208	2,067	4,141
Dues, Licenses, Subscriptions	2,700	1,421	1,421	-
Total City Manager	231,200	96,629	92,488	4,141
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	8,200	3,417	1,917	1,500
Contracts-City Clerk	212,200	88,417	88,417	-
Postage and Freight	1,500	625	174	451
Printing	14,800	6,167	21	6,146
Legal Advertising	31,200	13,000	8,972	4,028
Miscellaneous Services	1,300	542	100	442
Office Supplies	1,100	458	-	458
Dues, Licenses, Subscriptions	15,500	2,040	12,255	(10,215)
Total City Clerk	285,800	114,666	111,856	2,810
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	83,100	34,625	34,625	-
Total Finance	88,400	34,625	34,625	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	85,400	35,583	20,778	14,805
Total Legal Counsel	85,400	35,583	20,778	14,805
<u>Other Administrative Services</u>				
ProfServ-Info Technology	202,000	84,167	72,760	11,407
Contracts-Admin. Service	280,900	117,042	115,669	1,373
Misc-Public Relations	60,000	25,000	-	25,000
Misc-Assessment Collection Cost	3,600	3,600	3,143	457
General Government	90,000	37,500	-	37,500
Total Other Administrative Services	636,500	267,309	191,572	75,737
<u>Facility Services</u>				
Telephone, Cable & Internet Service	15,900	6,625	6,301	324
Lease - Copier	32,600	13,583	1,440	12,143
Lease - Building	86,700	36,125	-	36,125
Insurance (Liab,Auto,Property)	6,900	6,900	6,781	119
Miscellaneous Services	1,700	708	664	44
Cleaning Services	24,200	10,083	10,326	(243)
Principal-Capital Lease	9,500	3,821	6,028	(2,207)
Interest-Capital Lease	700	415	435	(20)
Total Facility Services	178,200	78,260	31,975	46,285

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Community Services</u>				
Contracts-Solid Waste	578,500	241,042	296,664	(55,622)
Contracts-Sheriff	954,900	374,068	416,303	(42,235)
Electricity	134,800	56,167	50,857	5,310
R&M-Community Maintenance	28,300	11,792	11,792	-
Operating Supplies	30,800	7,700	29,120	(21,420)
Roadway Services	22,400	5,600	4,287	1,313
Total Community Services	1,749,700	696,369	809,023	(112,654)
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	50,000	-	50,000
Total Capital Expenditures & Projects	50,000	50,000	-	50,000
<u>Reserves</u>				
Misc-Contingency	178,800	74,500	7,498	67,002
1st Quarter Operating Reserves	938,700	391,125	-	391,125
Reserve - Buildings	200,000	83,333	-	83,333
Total Reserves	1,317,500	548,958	7,498	541,460
TOTAL EXPENDITURES & RESERVES	4,943,300	2,009,404	1,390,222	619,182
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,869,776	2,340,709	470,933
Net change in fund balance	\$ -	\$ 1,869,776	\$ 2,340,709	\$ 470,933
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,191,417	1,191,417	1,191,417	
FUND BALANCE, ENDING	\$ 1,191,417	\$ 3,061,193	\$ 3,532,126	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 4,800	\$ 2,000	\$ 38,866	\$ 36,866
Donations	300,000	125,000	357,660	232,660
TOTAL REVENUES	304,800	127,000	396,526	269,526
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	8,750	4,858	3,892
Assistance Program	283,800	118,250	-	118,250
Total Public Assistance	304,800	127,000	4,858	122,142
TOTAL EXPENDITURES	304,800	127,000	4,858	122,142
Excess (deficiency) of revenues Over (under) expenditures	-	-	391,668	391,668
Net change in fund balance	\$ -	\$ -	\$ 391,668	\$ 391,668
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,523,471	3,523,471	3,523,471	
FUND BALANCE, ENDING	\$ 3,523,471	\$ 3,523,471	\$ 3,915,139	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Building Permits	\$ 1,820,900	\$ 758,710	\$ 464,336	\$ (294,374)
Reinspection Fees	-	-	3,550	3,550
Building Permits - Surcharge	16,700	6,958	4,723	(2,235)
Other Building Permit Fees	30,000	12,500	32,870	20,370
Building Permits - Admin Fee	109,100	45,458	55,081	9,623
Engineering Permits	374,600	156,083	263,488	107,405
Planning & Zoning Permits	299,600	124,833	9,847	(114,986)
Other Miscellaneous Revenues	-	-	1,000	1,000
TOTAL REVENUES	2,650,900	1,104,542	834,895	(269,647)
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	352,600	146,917	128,152	18,765
ProfServ-Info Technology	170,900	71,208	-	71,208
ProfServ-Legal Services	118,700	49,458	21,028	28,430
ProfServ-Planning/Zoning Board	299,600	124,833	128,205	(3,372)
ProfServ-Compliance Service	100,000	41,667	77,040	(35,373)
ProfServ-Consultants	22,000	9,167	-	9,167
ProfServ-Building Permits	1,395,700	581,542	768,643	(187,101)
Outside Legal Services	1,800	750	-	750
Telephone, Cable & Internet Service	4,700	1,958	2,019	(61)
Lease - Copier	5,800	2,417	1,604	813
Lease - Building	43,400	18,083	-	18,083
Printing	2,200	917	145	772
Miscellaneous Services	-	-	301	(301)
Misc-Admin Fee (%)	113,200	47,167	47,167	-
Office Supplies	4,500	1,875	241	1,634
Cleaning Services	15,800	6,583	6,625	(42)
Total Comprehensive Planning	2,650,900	1,104,542	1,181,170	(76,628)
TOTAL EXPENDITURES	2,650,900	1,104,542	1,181,170	(76,628)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(346,275)	(346,275)
Net change in fund balance	\$ -	\$ -	\$ (346,275)	\$ (346,275)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,695,477	1,695,477	1,695,477	
FUND BALANCE, ENDING	\$ 1,695,477	\$ 1,695,477	\$ 1,349,202	

City of Westlake

Supporting Schedules

February 28, 2023

Cash and Investment Report

February 28, 2023

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$4,326,760
Money Market	BankUnited	MMA	4.27%	\$1,629,074
		Subtotal		\$5,955,834

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.27%	\$617,405
Money Market	Valley Bank	Checking Account	4.00%	\$2,671,436
		Subtotal		\$3,288,842
		Total		\$9,244,676

File Attachments for Item:

B. Minutes_Regular City Council Meeting - 03.14.2023 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, March 14, 2023 at 6:00 PM

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

CITY COUNCIL:

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

CITY STAFF:

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

A regular meeting of the City Council of the City of Westlake was held on Tuesday, March 14, 2023, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. Members of the public also participated in the meeting through electronic means and accessed as follows:

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

Meeting ID: 2634 748 3487

Password: hello

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

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

Meeting ID: 2634 748 3487

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

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

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the mayor and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience microphones are live. Ms. Burgess further explained that microphones will be muted; audience members can unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting.

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

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday March 14, 2023, to order at 6:01 p.m.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard

Councilman Julian Martinez

Councilwoman Pilar Valle Ron

Vice Mayor Greg Langowski

Mayor John Paul O'Connor

Also present:

Kenneth Cassel, City Manager

Donald J. Doody, Esq., City Attorney

Zoie Burgess, City Clerk

Nilsa Zacarias, Planning and Zoning Director

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

Mayor O'Connor called for a new item to be added to agenda under New Business as item C, Discussion of Spring Festival.

Mr. Doody asked for clarification if the mayor wanted any action to be taken on this item, it needs to be reframed as discussion, possible action, and consideration.

Mayor O'Connor asked for a new item to be added under New Business item C, discussion, and potential action on a Spring Festival event.

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

UPON ROLL CALL:

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

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

Mayor O'Connor stated there are other housekeeping items to discuss. Mayor stated he will be in Tallahassee for the next City Council Meeting. Mayor O'Connor stated there is a workshop coming up and asked if both meetings can be moved to a week so that he could be in attendance for the city council meeting and the joint meeting with Seminole Improvement District. Mayor O'Connor stated the meetings can be held on the same day.

Mr. Cassel noted the meeting date would be April 11th, at the will of the council.

Mr. Doody asked if this was being added to the agenda for consideration. Mr. Cassel confirmed Mr. Doody said it would be added as item D under New Business. Mayor O'Connor asked if this was the consensus or if a vote is needed to be made to change the date. Mr. Doody asked if date change was going to be discussed, proposed dates are needed from the City Manager and action taken to change the date of the meeting.

Mayor O'Connor asked for a motion for discussion and possible action to change the date of the upcoming city council meeting added under item D under New Business.

Motion by Vice Mayor Langowski, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

Mayor O'Connor continued with next item, public comments, and requests.

Mr. Doody clarified the motion to adopt the agenda as amended.

Mr. Cassel stated there was another item to be added to the agenda to discuss the approval of proclamations. Mr. Cassel stated to publish proclamations, council must approve the proclamation as a whole, not just backed by one councilmember.

Mr. Doody asked for the item to be added under new business item E to have the process for proclamations adopted as a procedure.

Mayor O'Connor asked for a discussion to be added to this item, as proclamations should be discussed before confirming the proclamation. Mayor O'Connor asked if the discussion and the approval would be completed in the same meeting. Mr. Cassel confirmed the proclamation would be discussed and confirmed in the same meeting. Mr. Cassel clarified the item would not be added to the agenda, but it would be part of the package. The proclamation would be discussed and voted on to be added to the agenda. Mr. Cassel stated this way a process is set on approving proclamations.

Mayor O'Connor asked if each proclamation would have a discussion and approval. Mr. Doody confirmed proclamations would be discussed and approved at the meeting. Mr. Doody stated this avoids council being put in awkward positions because of proclamations presented to them by certain organizations or entities that may have been brought forward by a member of council that may not be the views of all council. This will allow proclamations to be reviewed, considered, and debated before acting on it. Council will collectively decide what to publish as a proclamation on behalf of the city of Westlake.

Mayor O'Connor stated he understood. Mayor O'Connor stated if this was to be added as a new business item E today, subsequently, presentations and proclamations need to be moved.

Mr. Doody stated they can continue forward with the current process of handling proclamations until the new process is considered under New Business.

Mayor O'Connor asked for clarification if he would be doing the proclamations today that are on the agenda.

Mr. Cassel stated unless someone wanted to remove one of the proclamations from the agenda that is presented.

Mayor O'Connor stated he would review presented proclamations. Mayor O'Connor stated he was ok with Proclamation Lets Move Palm Beach County and is ok with March being Florida bicycle month. Mayor O'Connor

stated they have modified the agenda to add C, D, E. Mayor O'Connor asked for a motion to approve the agenda as modified.

Motion by Councilman Martinez to approve agenda as modified.

Ms. Burgess stated a motion was not received to add item E.

Mayor O'Connor asked for a motion to add item E to the agenda, special procedures for proclamations.

Motion by Councilwoman Leonard to add letter E, proclamation procedures, to the agenda under New Business, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

Mayor O'Connor asked for a motion to approve the agenda as amended, to include items C, D, and E.

Motion by Councilman Martinez, to approve the agenda as modified, adding item A, B, C, D and E to the agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.

Mayor O'Connor called for public comments.

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

There being no further comments, the next item followed.

CONSENT AGENDA

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

- A. Financial Report - January
- B. Minutes_Regular City Council Meeting - 02.07.2023 DRAFT

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

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

UPON ROLL CALL:

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

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

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation - Declaring March 2023 As Florida Bicycle Month

Sponsored By: Vice Mayor Greg Langowski

Mayor O'Connor identified Proclamation, Declaring March 2023 as Florida Bicycle Month, sponsored by Vice Mayor Langowski and read proclamation into record.

- B. Proclamation 2023-02 - Let's Move Palm Beach County

Sponsored By: Administration

Mayor O'Connor identified Proclamation, Let's Move Palm Beach County and read proclamation into record.

PUBLIC HEARING - QUASI JUDICIAL

- A. **AIPP-2022-01:** The applicant is requesting approval of a proposed Art sculpture installation called "ORANGE WITH 3 BLOSSOMS" for the James Business Park development. The subject application is located at 17035 & 16935 Persimmon Boulevard West.

Submitted By: Planning and Zoning

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

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

Mayor O'Connor called for staff presentations.

Mr. Leon, senior planner, presented request for approval for a public art sculpture installation for the James Business Park development located at Pod G SW.

Mr. Leon referenced Ordinance 2021-12 and discussed what was not eligible to be considered as artwork. Mr. Leon discussed the applicant's proposal and cost of the art sculpture. Mr. Leon displayed the location and a picture of the proposed artwork. Mr. Leon discussed the colors of the artwork, the different parts of the artwork and discussed the landscaping surrounding the artwork that will compliment the sculpture. Mr. Leon also stated the sculpture complies with applicable zoning and fire codes. Mr. Leon stated the art was approved by the Arts in Public Places Board and staff recommends approval of application.

Mayor O'Connor called for council comments.

Councilman Martinez asked if the sculpture was built in the United States.

Mr. Hearing stated it was built in the United States.

Mr. Doody asked for Mr. Hearing to hold any comments, and clarified the question was directed to staff.

Mr. Leon asked for the question to be repeated.

Councilman Martinez asked if the sculpture is being built in the United States.

Mr. Leon stated the sculpture was built in the United States.

Mayor O'Connor stated there is another presentation, from applicant, Mr. Donaldson Hearing, on behalf of Jamlyn Supply, Inc.

Mr. Hearing discussed the founding partners of Jamlyn Supply, Inc., and the concept and significance behind the idea of the art sculpture. Mr. Hearing discussed the location of the sculpture and its location in the heart of the City of Westlake. Mr. Hearing also stated the City attorney worked with the artist in obtaining a copyright waiver so the city is able to utilize the art as part of any celebrations in the city of Westlake, whether its through publication or on the city website. Mr. Hearing went over the landscaping surrounding the sculpture that will compliment the sculpture and not compete with the sculpture. Mr. Hearing discussed the materials the art is made of and the minimal maintenance the sculpture needs. Mr. Hearing clarified any questions on the manufacturing of the art, noting the fabricator is located in the south area of Florida and will meet hurricane standards. Mr. Hearing also stated the Arts in Public Places board did agree to have security cameras installed in the corner of the building to have additional security at this location.

Mayor O'Connor stated he was at the Arts in Public Places meeting and explained how the art is so intentional, the artist incorporated the city's history into this sculpture. Mayor O'Connor stated this is the first installation under the Arts in Public Places Ordinance and they have set the bar high for future art. Mayor O'Connor asked when will the sculpture be completed.

Mr. Hearing stated the sculpture must be in place prior to the issuance of the certificate of occupancy of the building. Mr. Hearing stated they are in for permits or very close to being submitted for permits.

Mayor O'Connor asked if council had any questions or comments.

Council stated their excitement for the incoming art sculpture.

Mayor O'Connor called for public comments.

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

Public Comment - Gary Werner – 16005 Keybiscayne Lane – Mr. Werner expressed his excitement for the sculpture. Mr. Werner asked if there was any consideration into planting a couple of orange trees in the background of the sculpture. Mr. Werner stated he does not know how that would work as he is not a landscaper, but he thought it would go great with the theme of the sculpture.

Mayor O'Connor stated he will let Mr. Hearing answer this question.

Mr. Hearing stated he loved the idea, the only concern would be obtaining decent sized orange trees that would go in at the time of development. Mr. Hearing stated it's hard to obtain decent sized orange trees at time of development.

Mr. Cassel added the greening issue in the State of Florida.

Mayor O'Connor stated the city has a specific issue with the soil and orange trees.

Mayor O'Connor called for any additional public comments.

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

There being no further comments, Mayor O'Connor asked for a motion to approve application AIPP-2022-01.

Motion by Vice Mayor Langowski, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

PUBLIC HEARING

A. SECOND READING: Ordinance 2022-16 – Sexually Oriented Businesses

Submitted By: Planning and Zoning

ORDINANCE NO. 2022-16

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

Mayor O'Connor introduced item.

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

Mayor O'Connor asked for staff presentation.

Mr. Leon discussed Ordinance 2022-16. Mr. Leon reminded council the item was approved at first reading and there have been no changes from first reading. Mr. Leon stated staff recommends approval for second reading.

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

Mr. Doody asked for permission to clarify item for the record and council. Mr. Doody clarified this is a regulatory ordinance in nature and is intended to regulate sexually oriented businesses within the city of Westlake. These businesses are allowed in the city and are recognized as businesses but they have certain regulations. They will be limited to the hours of operations, they will not be allowed to sell alcohol and there is a distance requirement between schools, parks and other sexually oriented businesses. Mr. Doody wanted council to understand they are imposing a regulatory scheme on these businesses.

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

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

Ms. Burgess noted there was a public comment from a virtual attendee from "Westlake Wanderer."

Public Comment - Alicia Torres - 5847 Whipoorwill Circle – Ms. Torres discussed the first reading of the ordinance and stated when the distance was discussed for these businesses a map was shown with the radius of where the business is allowed to be located. Ms. Torres asked if this radius included the elementary school that is coming into the city in 2027.

Mr. Cassel stated the proposed school is outside the boundaries that have been set by the ordinance.

Mayor O'Connor called for additional comments.

Ms. Burgess gave the virtual audience a moment to comment.

There being no additional comments, Mayor O'Connor called for a motion to approve Ordinance 2022-16. Motion by Councilman Martinez to approve Ordinance 202-16, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

NEW BUSINESS

- A. FIRST READING:** Ordinance 2023-01 – Chapter 3. Amendment (Essential Facilities and Services)
Submitted By: Planning and Zoning

ORDINANCE NO. 2023-01

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING
ORDINANCE NO. 2019-9 AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING**

FOR THE CREATION OF SECTION 3 TO BE ENTITLED “ESSENTIAL FACILITIES AND SERVICES” ; PROVIDING FOR ESSENTIAL FACILITIES SERVICES; PROVIDING FOR HEIGHT OF STRUCTURES; PROVIDING FOR SCREENING AND BUFFERING; PROVIDING FOR EXEMPTIONS FROM PROPERTY DEVELOPMENT REGULATIONS; PROVIDING FOR SETBACK REQUIREMENTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O’Connor introduced item.

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

Mayor O’Connor asked for staff presentation.

Mr. Leon stated staff recommends approval at first reading. Mr. Leon stated Seminole Improvement District will provide language that staff will review and will present at second reading with amended language.

Mayor O’Connor called for council comments.

Vice Mayor Langowski asked if the second reading would be in April or in May.

Mr. Cassel stated it would be in April.

Mayor O’Connor called for additional comments or questions. There being none, Mayor O’Connor asked for a motion for second reading.

Mr. Doody corrected Mayor and stated motion is for first reading.

Mayor O’Connor clarified, first reading of ordinance 2023-01.

Motion by Councilwoman Leonard to approve first reading of Ordinance 2023-01, seconded by Councilman Martinez.

UPON ROLL CALL:

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

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

B. Non-Exclusive Permissive Use Agreement

Submitted By: Administration

RESOLUTION NO. 2023-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY COUNCIL MEMBER TO EXECUTE THE NON-EXCLUSIVE PERMISSIVE USE AGREEMENT BETWEEN THE WESTLAKE RESIDENCES MASTER HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF WESTLAKE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O’Connor introduced item.

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

Mayor O’Connor called for Mr. Cassel to further discuss item.

Mr. Cassel stated as the City continues to grow and the amenity center is finalized, Mr. Carter and Minto have offered to the City to utilize the facility for council meetings and events. This brings forward the need for the City to rent the space from Minto, whether it's half the space or the whole space. This agreement will include staff, cleanup, setup, and tear down. All items will be covered under this agreement. Mr. Cassel stated there will be an amendment to this agreement as to clarification on the payment of the use fee. This came up when a question was raised in the event something is cancelled. This will provide the City to get a credit if an event is cancelled within a timeframe and work out the details of the addendum. Mr. Cassel also stated they anticipated the city utilizing the space, their sound system is set up on a cart where it can be rolled out, put mics out and plug it into the sound system of the building and operate. Mr. Cassel stated our sound system will be stored in a room and locked. Mr. Cassel stated it has been a great relationship working with Minto to get this setup going.

Mayor O'Connor commented he has seen the facilities and stated it's a beautiful facility and he cannot wait for everyone else to see it. Mayor O'Connor stated his excitement to move the chambers and the city meetings to that space, he stated, facing the amenity center will allow more of the residents to attend the meetings as there is golf cart parking available and it is easier for the residents to attend these meetings. Mayor O'Connor asked for additional comments from Council. Mayor O'Connor asked if this was a vote.

Mr. Doody clarified item is a resolution and council should consider a motion to adopt the resolution. Mr. Doody asked if council like to address any questions.

Mayor O'Connor asked if item should be opened to public comments.

Mr. Doody stated if he cared to do so he could.

Public Comment - Tara Duhy - On behalf of Westlake Residences Master HOA Inc., – Ms. Duhy wanted to confirm they are perfectly amendable to adjusting the agreements to make sure the city isn't charged for events that aren't held or space that isn't used. Ms. Duhy stated they will work with the city attorney to make that happen.

Mayor O'Connor called for public comments.

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

There being no additional comments, Mayor O'Connor called for a motion to adopt Resolution 2023-09.

Motion by Councilwoman Valle Ron to adopt Resolution 2023-09, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

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

C. SpringFest Festival

Amended Agenda

Mayor O'Connor introduced item that was added to agenda and discussed item. Mayor O'Connor wanted to propose the very first City of Westlake Spring Festival. Mayor O'Connor reminded council they had previously agreed they would have quarterly events. Mayor O'Connor stated the last event was the Christmas pop up market. The Spring Festival event would be held on April 8th, the day before easter. Mayor O'Connor stated this event will include a helicopter dropping 10,000 eggs, easter bunnies, face painters, balloon twisters, candy, golden tickets and entertainment. Mayor O'Connor stated there are already generous sponsors who have lined up to cover the entire event. Mayor O'Connor stated they have already locked in five or so food trucks. Mayor O'Connor stated this is all assuming council agrees to move forward with the event. Mayor O'Connor asked if council does agree to move forward with the event, he would like to lock it in as an annual event hosted by the city.

Mayor O'Connor called for a motion to have a spring festival on an annual basis.

Council discussed event.

Councilwoman Leonard asked if this event caused any conflict with the association's upcoming events. Councilwoman Leonard stated the Adventure Park has something every year for easter for its residents.

Mayor O'Connor stated he did not think there was anything on that date with the association. Mayor O'Connor stated the Hammocks is having an event that day and there is a one hour overlap with the two events. Mayor O'Connor stated as the city event would be for everyone not just the hammocks it shouldn't be a problem.

Councilwoman Leonard mentioned the Hammocks event is open to all city residents.

Mayor O'Connor stated he will verify the dates and times.

Public Comment -Tara Duh - **On behalf of Minto PBLH, LLC** – Ms. Duh stated to the extent this event is taking place before the next council meeting, Minto is happy to enter into a Use Agreement for parking in substantially the same form that has been previously approved by the city. Ms. Duh stated she will work with the city attorney to get the agreement executed in advance of the event.

Mr. Cassel stated the city will cover the insurance on the other items as well.

Mayor O'Connor asked to make the date of the event as pending. Mayor O'Connor wants to verify there is no overlap with whatever event Adventure Park is having. Mayor O'Connor asked for council direction, if it's possible to have a spring festival and if so if it can be an annual event.

Motion by Councilwoman Leonard to have a City wide easter egg event and make it an annual event, seconded by Councilman Martinez.

Mr. Doody asked what the date of the event would be.

Mayor O'Connor stated it would tentatively be the 8th.

Councilwoman Leonard stated to make it the second Saturday of the month as the date would change every year.

Mayor O'Connor stated he would like to have the event in April and asked for it to be an annual event in April.

Councilwoman Leonard asked to amend her motion.

Motion by Councilwoman Leonard to have a spring festival annually in the month of April in the City of Westlake, seconded by Councilman Martinez.

UPON ROLL CALL:

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

Vice Mayor Langowski YES

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

D. Changing the Date of the April City Council Meeting

Amended Agenda

Mayor O'Connor introduced item.

Mr. Cassel stated the city council meeting and the joint meeting with Seminole Improvement District Meeting will be held on the same day.

Vice Mayor Langowski stated he has a conflict for the date of the 11th, as he will be in Tampa for a few days. Council further discussed the best time for all to be present for the next meeting. Council agreed on Wednesday, April 26 to hold the April meeting and the Seminole Improvement District Joint meeting.

Mr. Cassel stated he is available on Wednesday April 26th for the meetings. Mr. Cassel stated city council meeting will be held at 6:00 PM and the joint workshop with Seminole Improvement District Meeting will be held at 5:00 PM.

Mayor O'Connor asked if the park was being discussed at the joint meeting.

Mr. Cassel stated the meeting is for a combination of items. Mr. Cassel stated the city is supposed to have an annual joint meeting with Seminole Improvement District to make sure everything is being covered and on track.

Mayor O'Connor asked for clarification if the meeting is to be held on Wednesday, April 26.

Councilman Martinez asked if it mattered the May City Council meeting is the following week.

Council discussed and stated it was fine as is.

Mr. Doody asked for a motion to entertain a special meeting and a workshop for April 26, as this is not a regular schedule meeting.

Motion by Councilman Martinez to hold a special meeting and a workshop on April 26, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

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

E. Proclamations Procedures

Amended Agenda

Mayor O'Connor introduced item.

Mayor O'Connor called on Mr. Cassel to discuss item.

Mr. Cassel stated once proclamations are received from a councilmember or a partner group like the county, council will be presented proposed proclamations outside of the agenda in advance. Proclamations will be voted on by council and added to agenda and the agenda will be amended to

add the proclamations. If council does not want a proposed proclamation, it will not be added to the agenda.

Mayor O'Connor asked if this item needed to be voted on.

Mr. Doody stated it does need a vote.

Mayor O'Connor called for a motion to add procedure for deciding on proclamations before adding them to the agenda.

Motion by Vice Mayor Langowski, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard did not have any comments.

B. Councilman Julian Martinez – Councilman Martinez stated he had a great time in Tallahassee for Palm Beach County Days, and he learned a lot.

C. Councilwoman Pilar Valle Ron – Councilwoman Valle Ron stated she is looking forward for April and all the upcoming events.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski gave recognition to Palm Beach County Fire Rescue. Vice Mayor Langowski was able to do a hands on training with the fire department and expressed his appreciation and their help. Vice Mayor Langowski also mentioned the Education Youth Advisory Board is trying to schedule a meeting to meet on March 30th. Vice Mayor wanted to inform council he will bring up a potential idea to have an end of school event at adventure park for the schools in the city.

E. Mayor JohnPaul O'Connor – Mayor O'Connor stated after redistricting, a new senator was appointed for our district, Senator Harrell. Ms. Garrell was able to give the City of Westlake a shoutout on the senate floor mentioning the City of Westlake is the second youngest city in the State of Florida. Mayor O'Connor stated he is looking forward to April and all the events the City is offering. Mayor O'Connor asked Mr. Cassel if the city can go green for St. Patrick's Day by changing the lights.

Mr. Cassel stated he will forward the request to Seminole Improvement District to change the colors on the lights, and further discussion to add lights to the monuments.

REPORT - STAFF

A. Palm Beach County Sheriff's Office - 2022 District 18 Annual Report

Captain Turner presented the Palm Beach County Sheriff's Office 2022 District 18 Annual Report.

B. Palm Beach County Fire Rescue - February 2023 Report

Chief Oliverra has been promoted and transferred. They are still discussing who will take his place.

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

Mr. Cassel discussed upcoming Safety Awareness Day. Mr. Cassel stated a meeting was held with Sergeant Gaudreau from Palm Beach Sheriff's office to discuss FourthFest and the logistics, Mr. Cassel also mentioned the James Business Center is being built all at the same time and are fully leased.

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing Council, state your name and address for the record.

Ms. Burgess gave the virtual audience a moment to comment.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:34 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

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

Submitted By: Engineering

RESOLUTION 2023-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		April 26, 2023	Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Terraces of Westlake – Phase I		
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve		
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 23.159 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 TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$

RESOLUTION 2023-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of the Terraces of Westlake – Phase I, being a replat of a portion of Tract “A”, Westlake Pod I and Pod J, Plat Book 130, pages 153 and 154, Public Records of Palm Beach County, Florida, lying in Section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, containing approximately 23.159 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 Terraces of Westlake – Phase I, as described in the attached Exhibit "A", containing approximately 23.159 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 _____, 2023.

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

STAFF MEMORANDUM

DATE: 4/7/2023
PETITION NO.: ENG-2022-18
DESCRIPTION: Review of Plat for Terraces of Westlake (Pod I) – Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Terraces of Westlake (Pod I) – Phase I

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The Seminole Improvement District’s Engineering Department approved the subject referenced plat on April 3, 2023 and approval by the board of Supervisors is scheduled for April 26, 2023.

Discussion

Pod I (Terraces of Westlake) will be reviewed and approved in multiple phases. This submittal is for Phase I, which will contain 23.159 acres and 109 single-family lots. Pod I is located in the southern portion of Westlake, south of Waters Edge Drive, south of Green Lane and east of Ilex Way, as shown in the graphics below. The primary access point to the Terraces of Westlake – Phase I community will be on Ilex Way from the west.

Location Map





THE TERRACES AT POD I



There will be 109 single family attached homes located on minimum 20-foot-wide lots in configurations of 4 and 5 units in the north side of the Terraces of Westlake – Phase I. End units will have substantially wider lots. The proposed lot area exceeds the minimum area required by the City LDRs for the Mixed-Use zoning district.

The entirety of the Terraces of Westlake will contain 250 single family attached homes. The Westlake Comprehensive Plan requires a minimum of 5% of the Downtown Mixed Use DTMU land use be allocated to residential uses. This project satisfies a portion of this requirement. The Comprehensive Plan allows for a minimum of 4 dwellings units per acre and a maximum of 16 dwelling units per acre. The Terraces will be developed at a density of 10.79 dwelling units per acre.

The architecture within the Terraces is designed to inspire a Coastal Contemporary atmosphere mixed in with an Urban Transitional feeling, drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. The massing of the homes is ordered and appropriately proportioned. Rooflines, eaves, windows, garage doors, and entry doors work together to form a unified theme. The colors of the homes are pastels and tones with neutral colors on elements such as front doors or shutters. Trim and body colors should work together by complementing and contrasting each other. Overall schemes should have either a well-saturated trim or body color.

The south side of the Terraces of Westlake – Phase I – is designated in the plat as Tract “I” (reserved for future development). The applicant will be required to apply for a re-plat of the Tract “I” area when they wish to subdivide those lots. However, the current plat reserves Tract “I” to Minto PBLH, LLC and dedicates Tract “I” to the Seminole Improvement District for lake maintenance, drainage, and utilities.

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

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

Exhibit 'A'
TERRACES OF WESTLAKE – PHASE I
LEGAL DESCRIPTION

DESCRIPTION:

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY; 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}29'36''$, A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE $S.89^{\circ}46'44''E.$, A DISTANCE OF 11.73 FEET TO THE POINT OF BEGINNING.

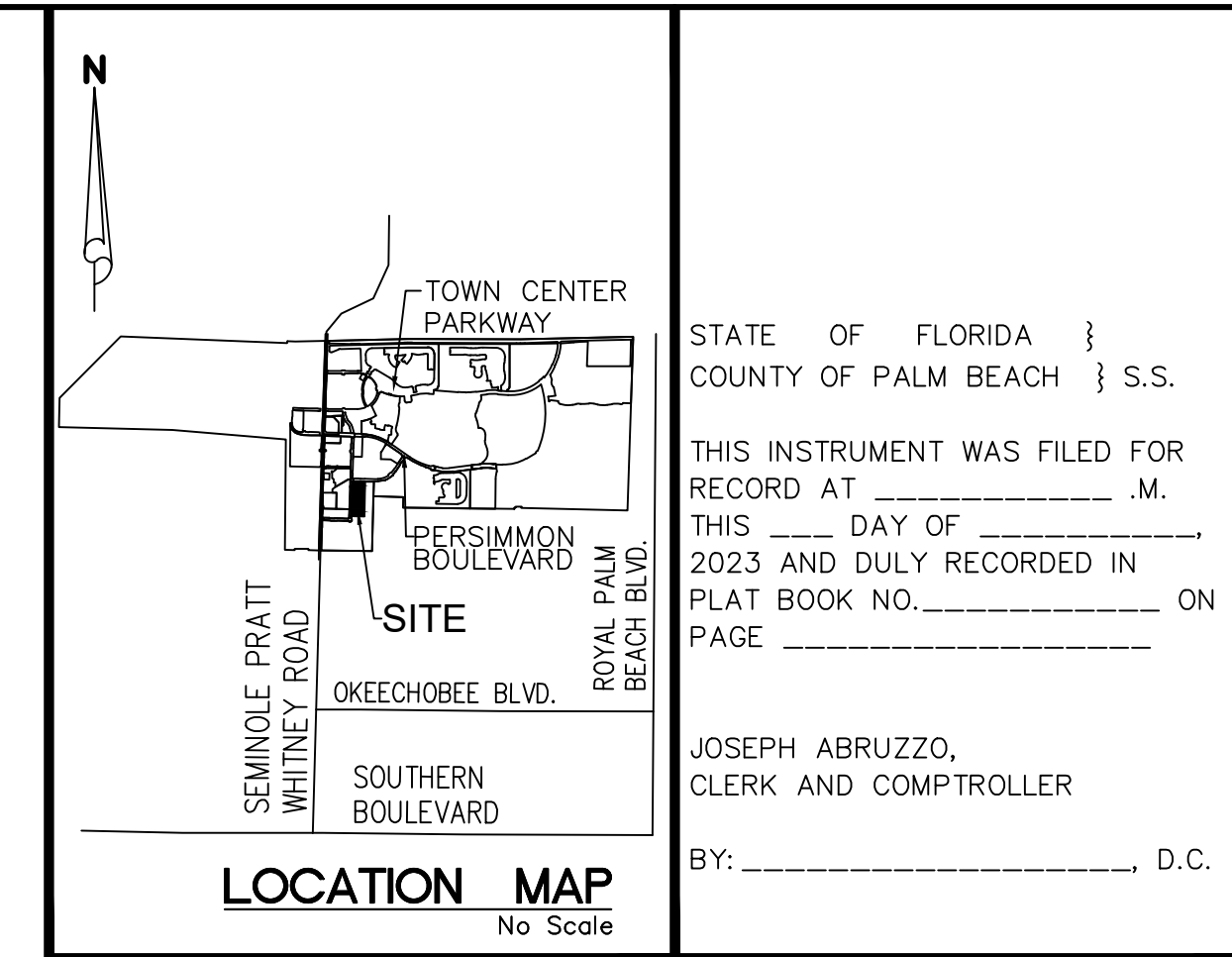
CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE I
PLAT

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TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY: 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE OF 11.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A", SHOWN HEREON AS BANCROFT GARDENS LANE, BUTCHART LANE, GRAND TERRACE ISLE AND LONGWOOD LAKE SQUARE, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

PRIVATE ROADS

TRACTS "B-1" THROUGH "B-3" SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADS FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER MAIN EASEMENT

WATER MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

FORCE MAIN EASEMENT

FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

PRIVATE ACCESS EASEMENTS

THE PRIVATE ACCESS EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND OWNERS OF SUCH LOTS BENEFITTED BY THE EASEMENTS FOR THE CONTINUED PRIVATE USE FOR ACCESS, INGRESS, EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THE DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

TRACT "I"

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

TRACT "I" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT, A DRAINAGE EASEMENT AND UTILITY EASEMENT TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF THE PLAT OF TERRACES OF WESTLAKE - PHASE II, WHEREIN THE LOCATION OF PERMANENT LAKE MAINTENANCE ACCESS EASEMENT, A DRAINAGE EASEMENT AND UTILITY EASEMENT SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

UTILITY EASEMENTS

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

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2023.

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

PRINT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 _____, 2023.

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2023.

WITNESS: _____ TERRACES OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

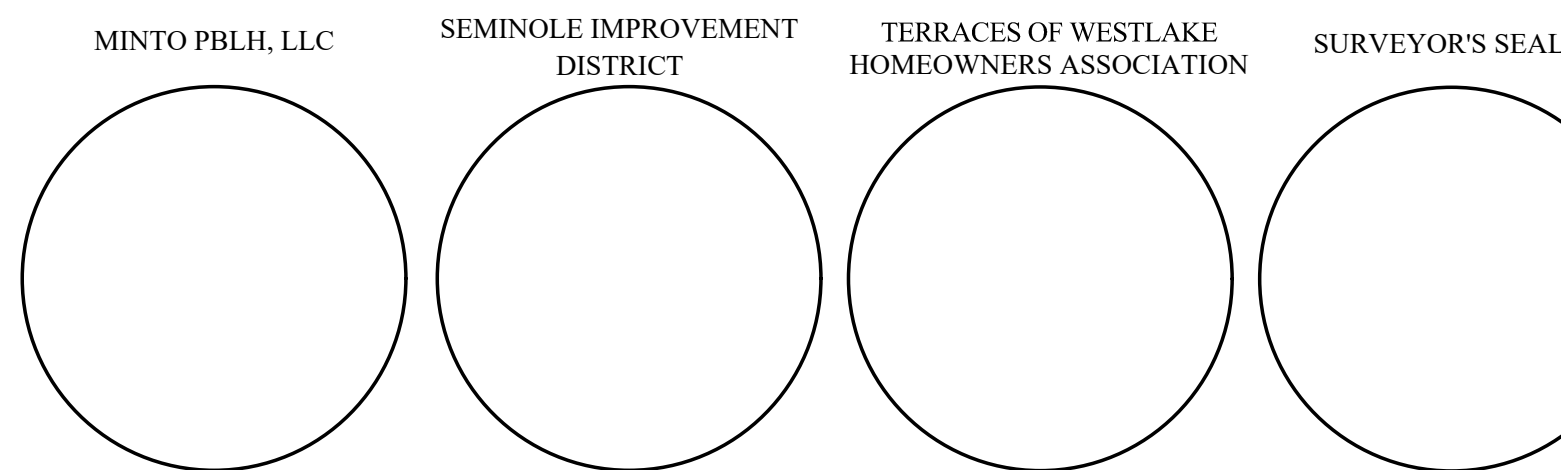
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

(SEAL)



SURVEYORS NOTES

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

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. 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

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

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



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

TERRACES OF WESTLAKE - PHASE I
 BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023, 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.

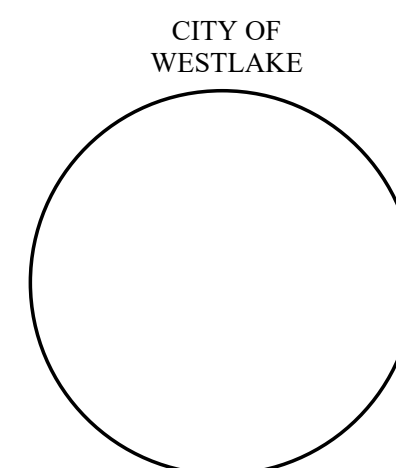
ATTEST: _____ BY: _____
 CITY MANAGER, KEN CASSEL CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

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

DATED: THIS _____ DAY OF _____, 2023
 PRINT NAME: _____
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 BAR NO. _____



AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (109 LOTS):	7.022
ROADWAY TRACT "A":	3.267
ALLEYWAY TRACT "B-1":	0.147
ALLEYWAY TRACT "B-2":	0.086
ALLEYWAY TRACT "B-3":	0.085
OPEN SPACE TRACT #1:	0.315
OPEN SPACE TRACT #2:	0.481
OPEN SPACE TRACT #3:	0.180
OPEN SPACE TRACT #4:	0.461
OPEN SPACE TRACT #5:	0.144
TRACT "I":	10.971
 TOTAL ACRES, MORE OR LESS:	 23.159



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 Riviera Beach, FL 33404 Licensed Business Number LB 7768

TERRACES OF WESTLAKE - PHASE I

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

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

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

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N: 884612.3300 - E: 880484.6585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

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

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

KEY SHEET

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

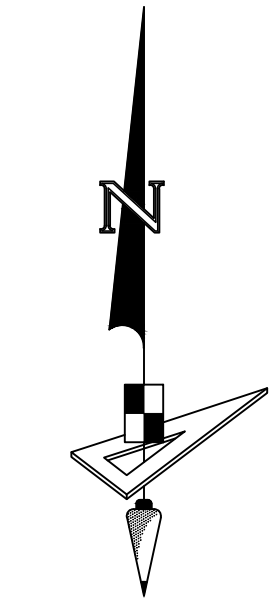
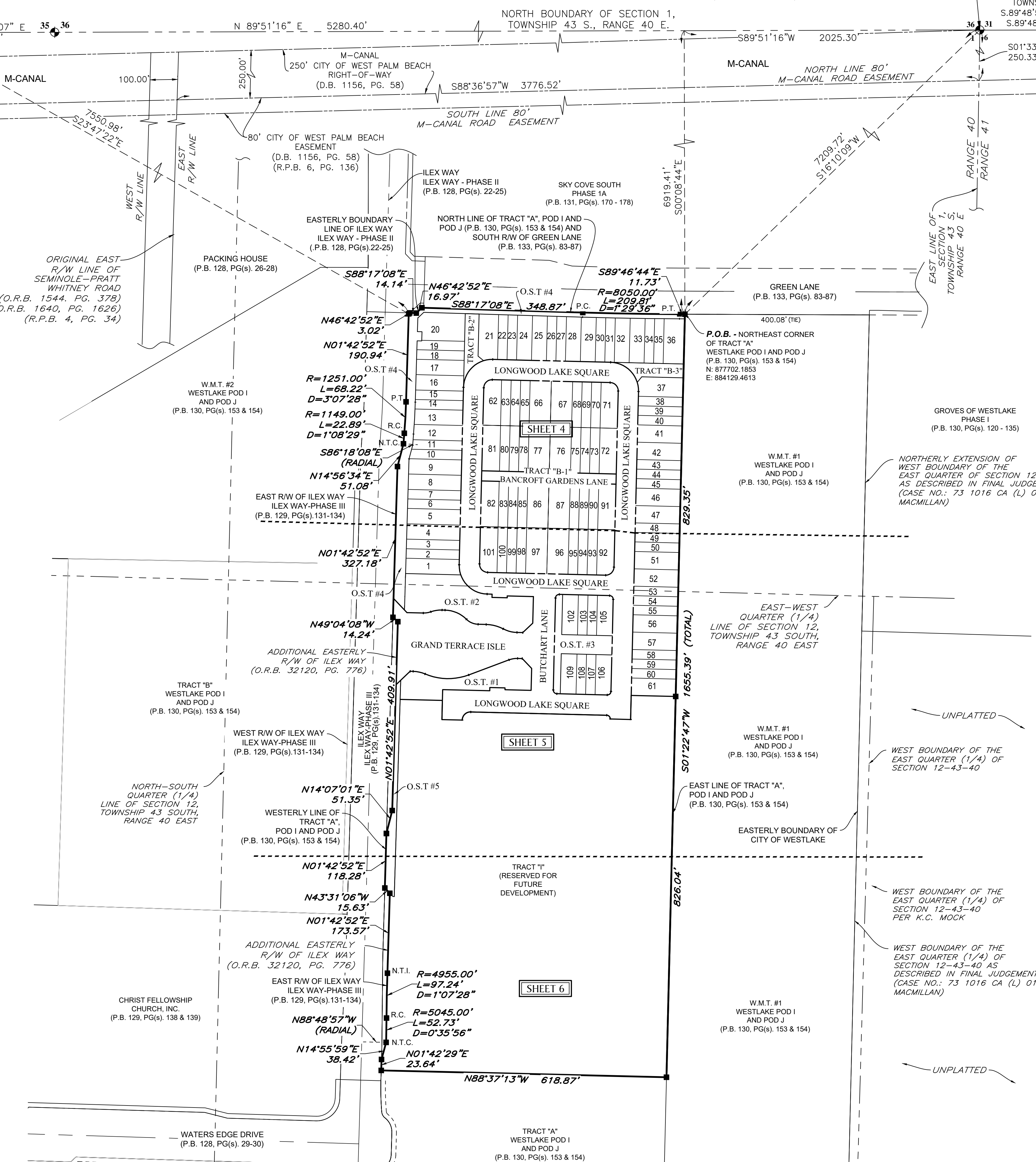
BASIS OF BEARINGS

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

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

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

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



SCALE: 1" = 120'

- ### 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
 - F.M.E. ----- FORCE MAIN EASEMENT
 - W.M.E. ----- WATER MAIN EASEMENT
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - AC.±/AC± ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - Ⓢ ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

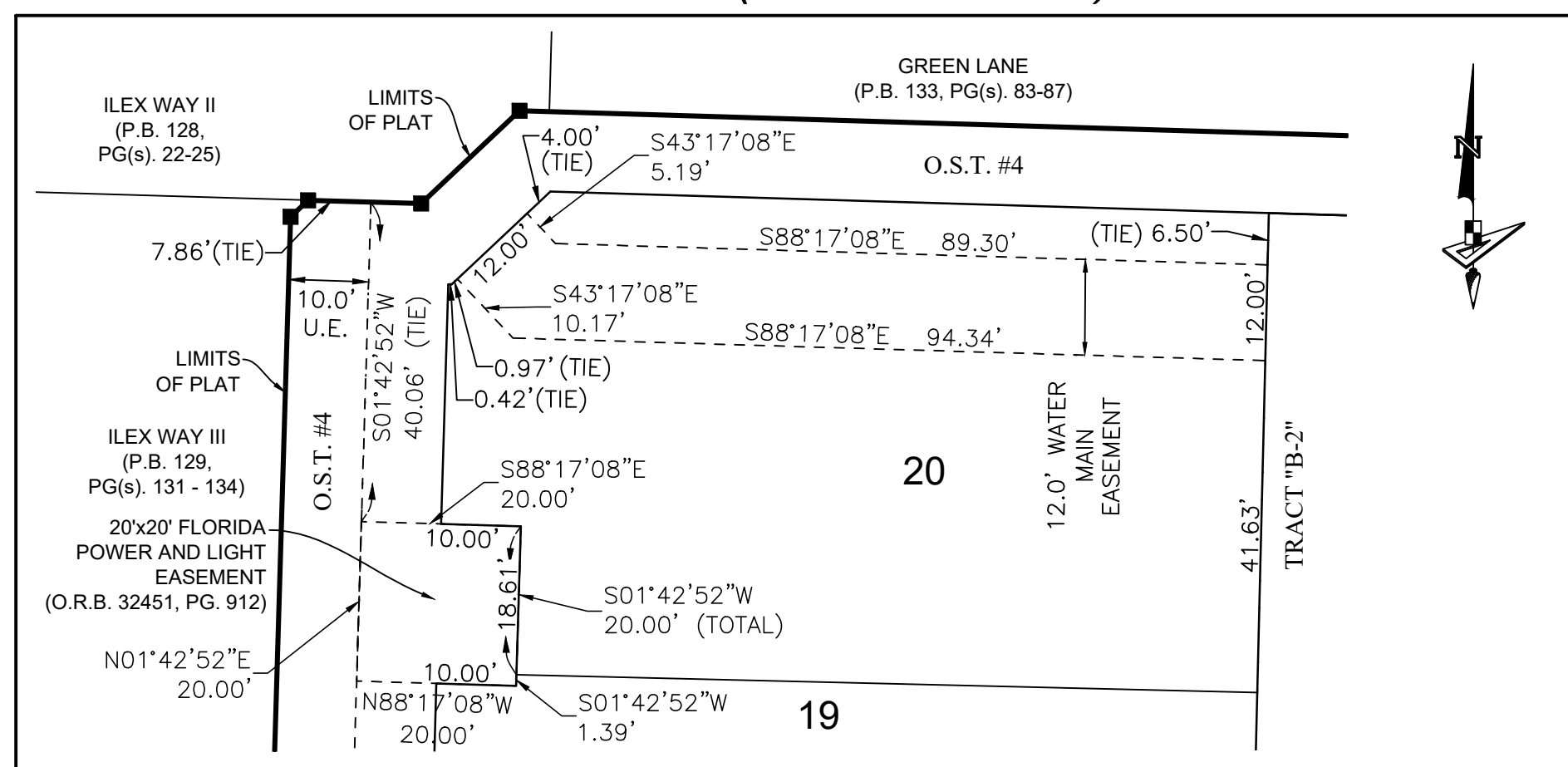
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Sheet No. 03 of 07 Sheets

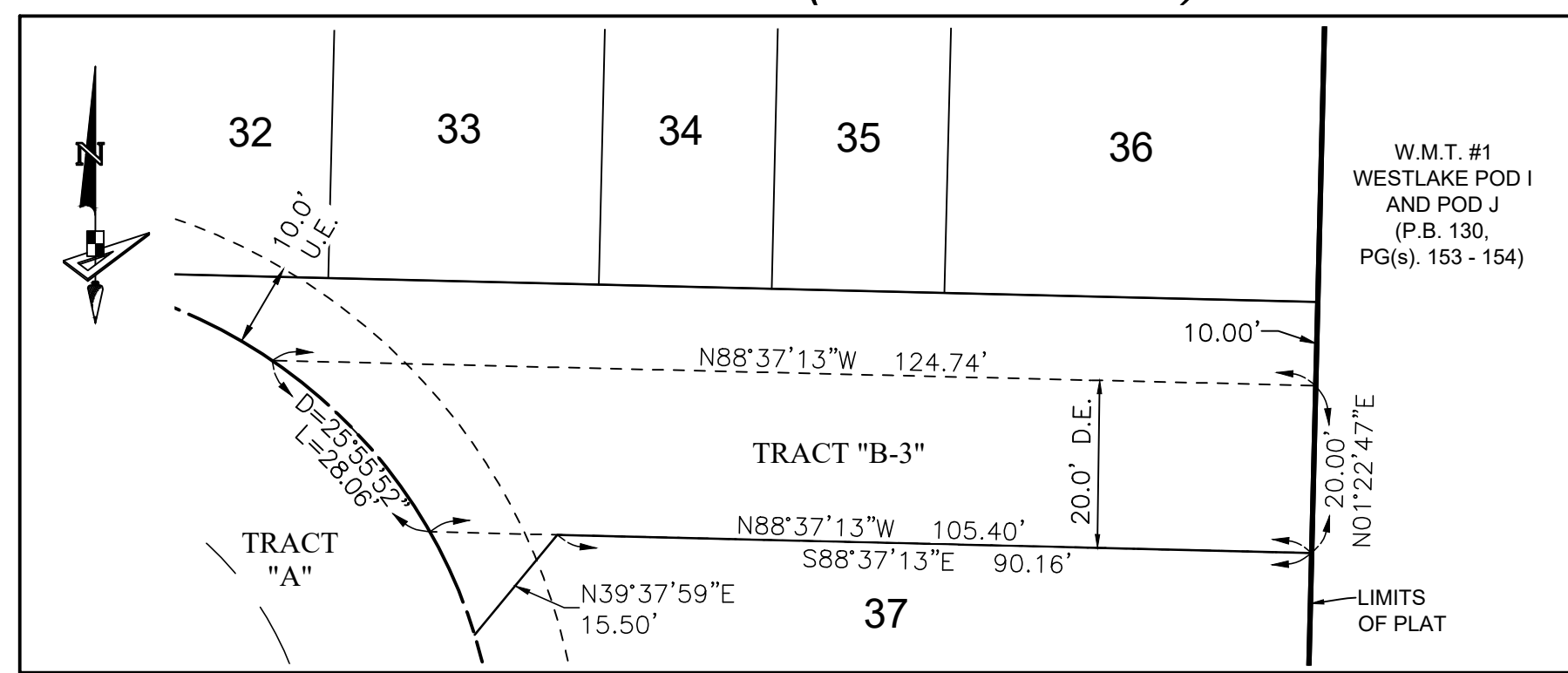
TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DETAIL "A" (SCALE: 1"=20')



DETAIL "B" (SCALE: 1"=20')



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

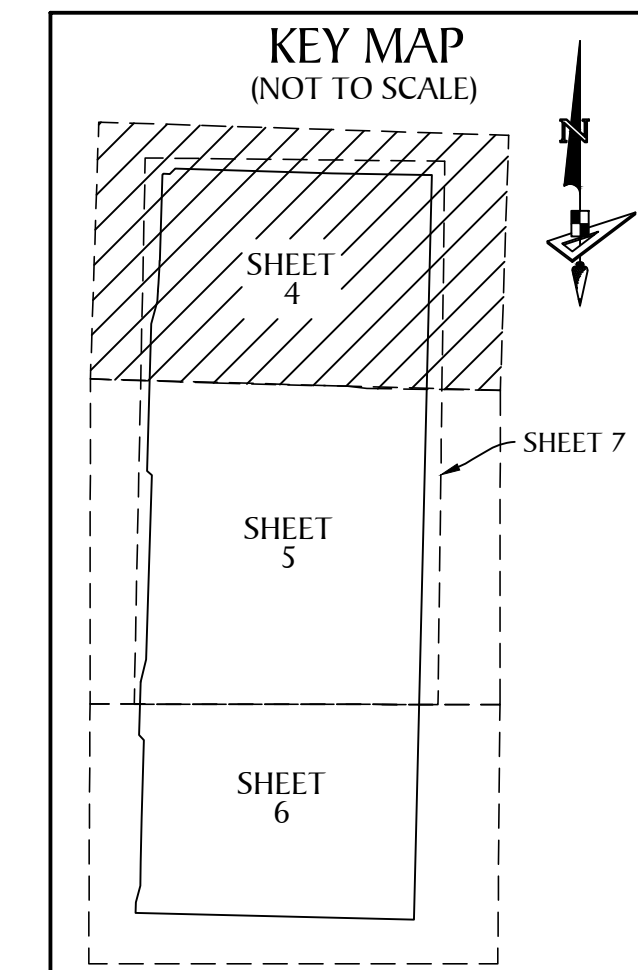
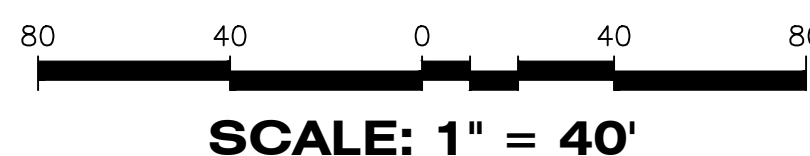
SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

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

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

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.

EAST LINE OF
SECTION 1-43-40



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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- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
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- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C4	40.00'	90°00'00"	62.83'	56.57'	N 43°37'13" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C12	18.00'	90°00'00"	28.27'
C13	18.00'	90°00'00"	28.27'

(SEE SHEET 7 FOR
DETAIL OF PRIVATE
ACCESS EASEMENT)

(SEE SHEET 7 FOR
DETAIL OF PRIVATE
ACCESS EASEMENT)

(SEE SHEET 7 FOR
DETAIL OF PRIVATE
ACCESS EASEMENT)

MATCH LINE SEE SHEET 5



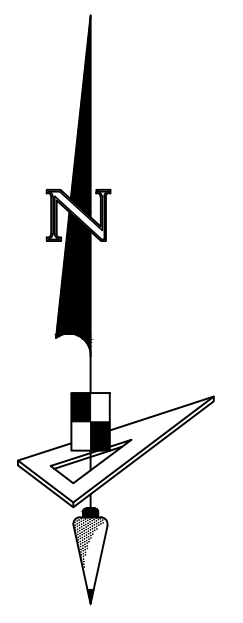
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TERRACES OF WESTLAKE - PHASE I

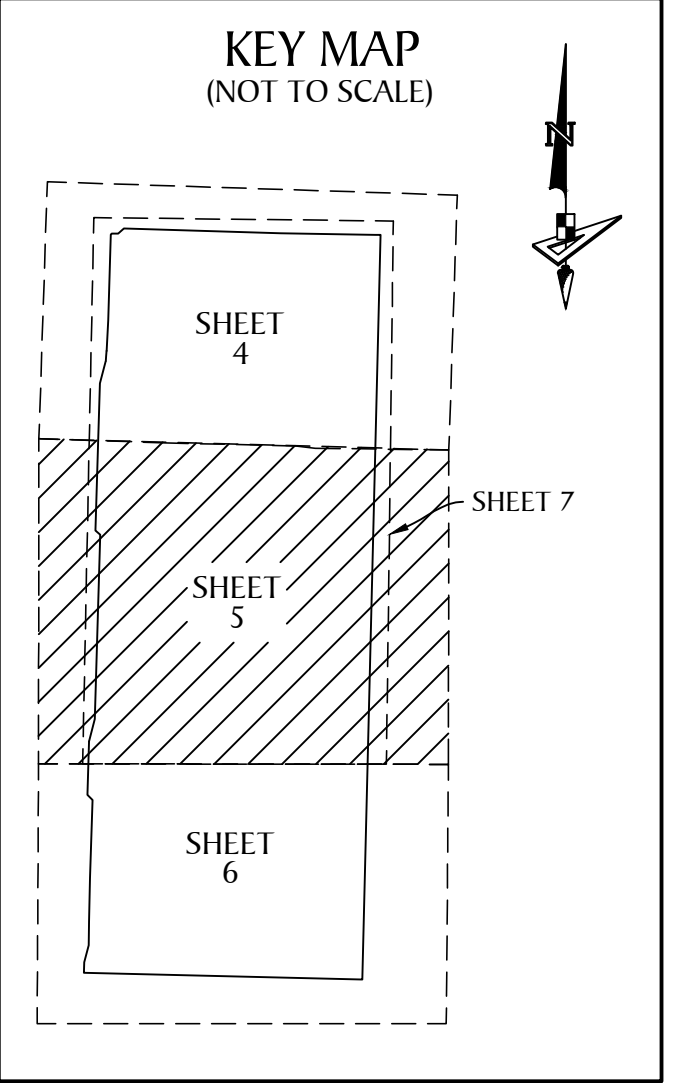
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LEGEND

- | | | | |
|-----------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------------------------------------------------|
| P.O.B. ----- POINT OF BEGINNING | O.S.T. ----- OPEN SPACE TRACT | R ----- RADIUS | P.T. ----- POINT OF TANGENCY |
| P.O.C. ----- POINT OF COMMENCEMENT | P.B.C. ----- PALM BEACH COUNTY | L ----- ARC LENGTH | R.C. ----- REVERSE CURVATURE |
| P.B. ----- PLAT BOOK | U.E. ----- UTILITY EASEMENT | D ----- DELTA ANGLE | R/W ----- RIGHT-OF-WAY |
| D.B. ----- DEED BOOK | D.E. ----- DRAINAGE EASEMENT | CB ----- CHORD BEARING | HOA ----- HOMEOWNERS ASSOCIATION |
| R.P.B. ----- ROAD PLAT BOOK | F.M.E. ----- FORCE MAIN EASEMENT | C ----- CHORD | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK | W.M.E. ----- WATER MAIN EASEMENT | CL ----- CENTER LINE OF ROAD | PRM ----- PERMANENT REFERENCE MONUMENT |
| PG./PG(S) ----- PAGE(S) | 12-43-40 ----- SECTION-TOWNSHIP-RANGE | N.T. ----- NON-TANGENT | ● ----- PERMANENT CONTROL POINT |
| NAD ----- NORTH AMERICAN DATUM | AC.±/AC± ----- ACRES | N.T.C. ----- NON-TANGENT CURVATURE | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| W.M.T. ----- WATER MANAGEMENT TRACT | LB ----- LICENSED BUSINESS | N.T.I. ----- NON-TANGENT INTERSECTION | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| | | P.C. ----- POINT OF CURVATURE | |



SCALE: 1" = 40'



(SEE SHEET 7 FOR DETAIL OF PRIVATE ACCESS EASEMENT)

MATCH LINE SEE SHEET 4

(SEE SHEET 7 FOR DETAIL OF PRIVATE ACCESS EASEMENT)

(SEE SHEET 7 FOR DETAIL OF PRIVATE ACCESS EASEMENT)

DETAIL "C" (SCALE: 1"=30')

DETAIL "D" (SCALE: 1"=20')

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C2	40.00'	90°00'00"	62.83'	56.57'	S 43°37'13" E

NO.	RADIUS	DELTA	ARC
C5	8.00'	90°00'00"	12.57'
C6	8.00'	90°00'00"	12.57'
C7	8.00'	90°00'00"	12.57'
C8	8.00'	90°00'00"	12.57'
C9	18.00'	90°00'00"	28.27'
C10	18.00'	90°00'00"	28.27'
C11	62.00'	90°00'00"	97.39'
C14	72.00'	11°55'11"	14.98'
C15	72.00'	6°48'53"	8.56'

W.M.T. #2 WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

EAST-WEST QUARTER (1/4) LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST

TRACT "B" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

EAST R/W LINE OF ILEX WAY ILEX WAY - PHASE III (P.B. 129, PG(S). 131-134)

LIMITS OF PLAT

WESTERLY LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(S). 153 & 154)

ADDITIONAL EASTERLY R/W LINE OF ILEX WAY (O.R.B. 32120, PG. 776)

ADDITIONAL R/W LINE OF ILEX WAY (O.R.B. 32120, PG. 776)

TRACT "B" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

LIMITS OF PLAT

20'x20' FLORIDA POWER AND LIGHT EASEMENT (O.R.B. 32365, PG. 1289) (SEE DETAIL "D")

MATCH LINE SEE SHEET 6

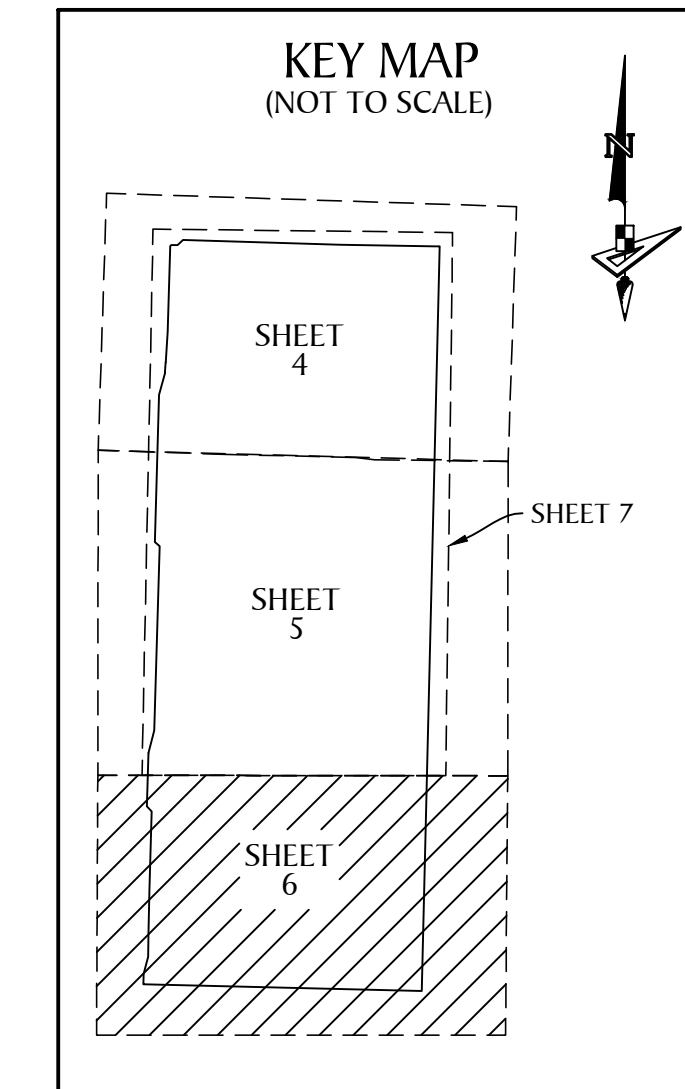
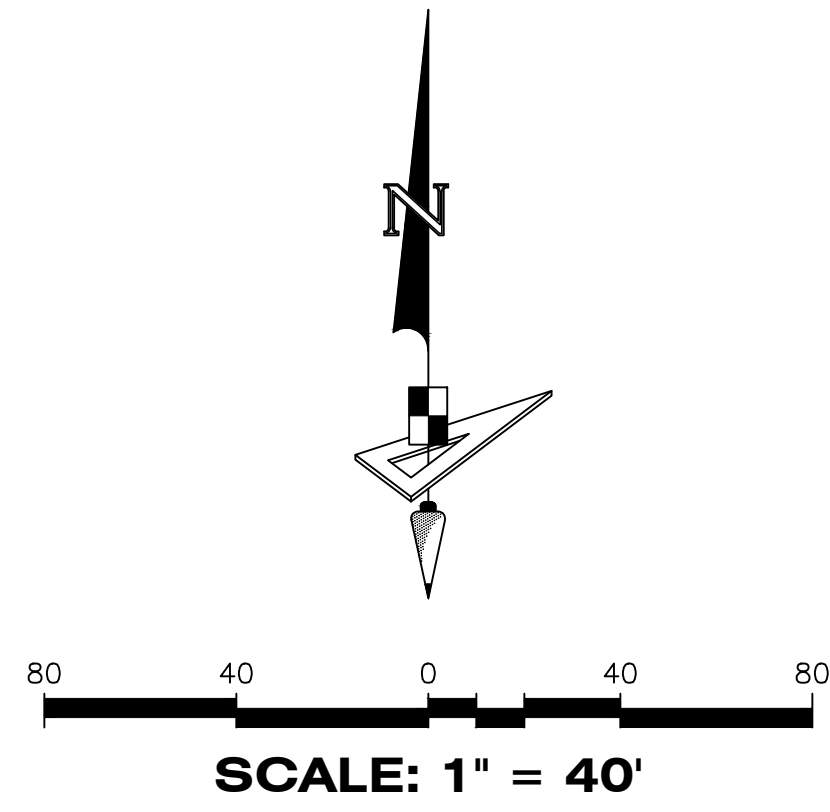
W.M.T. #1 WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)



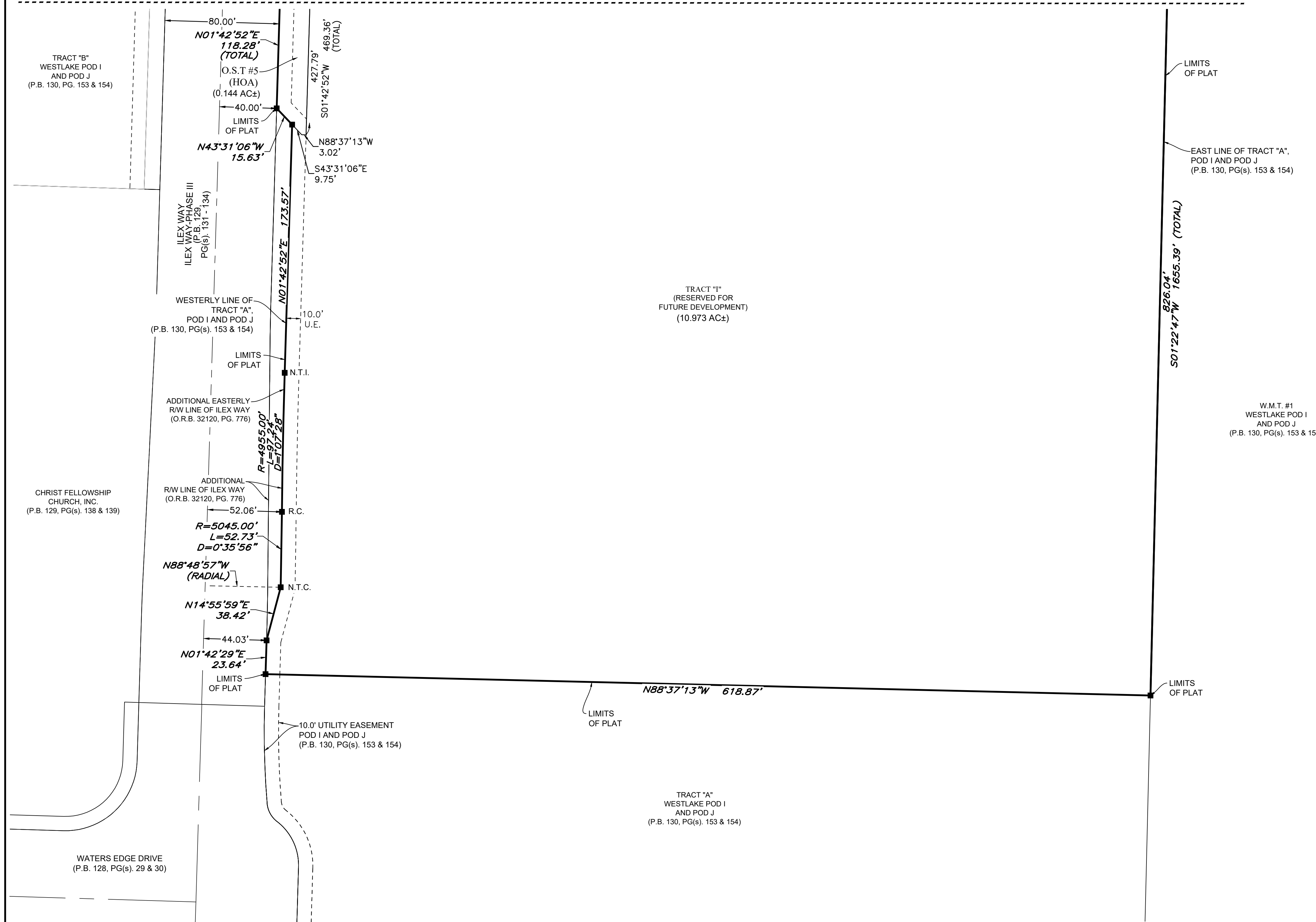
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



MATCH LINE SEE SHEET 5

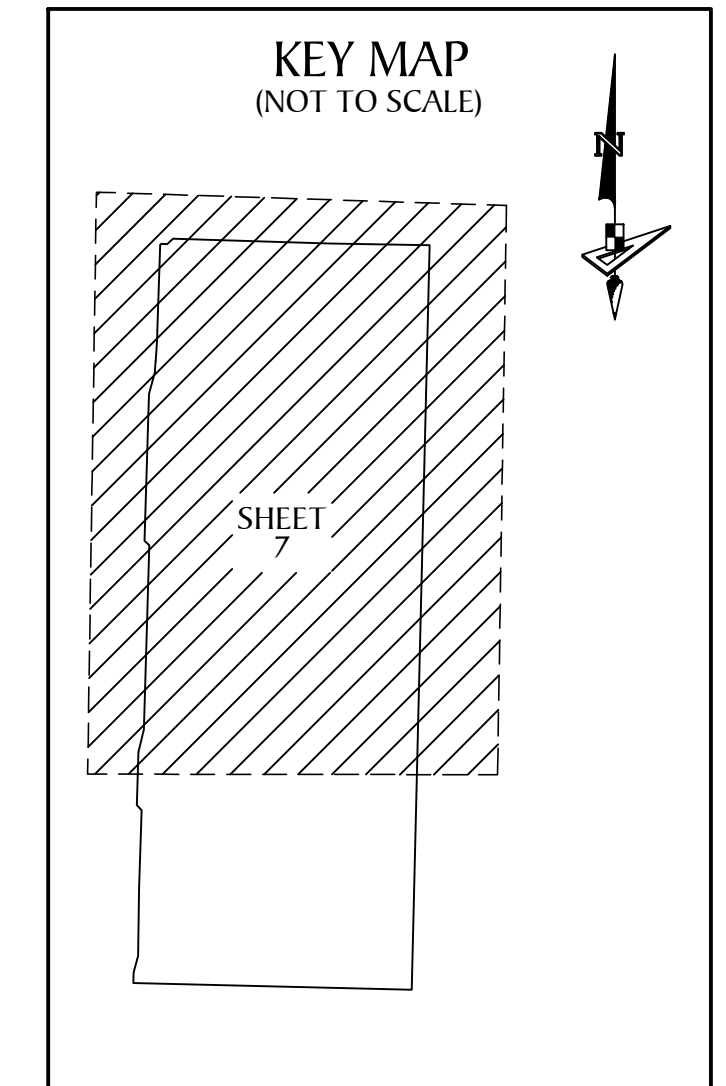
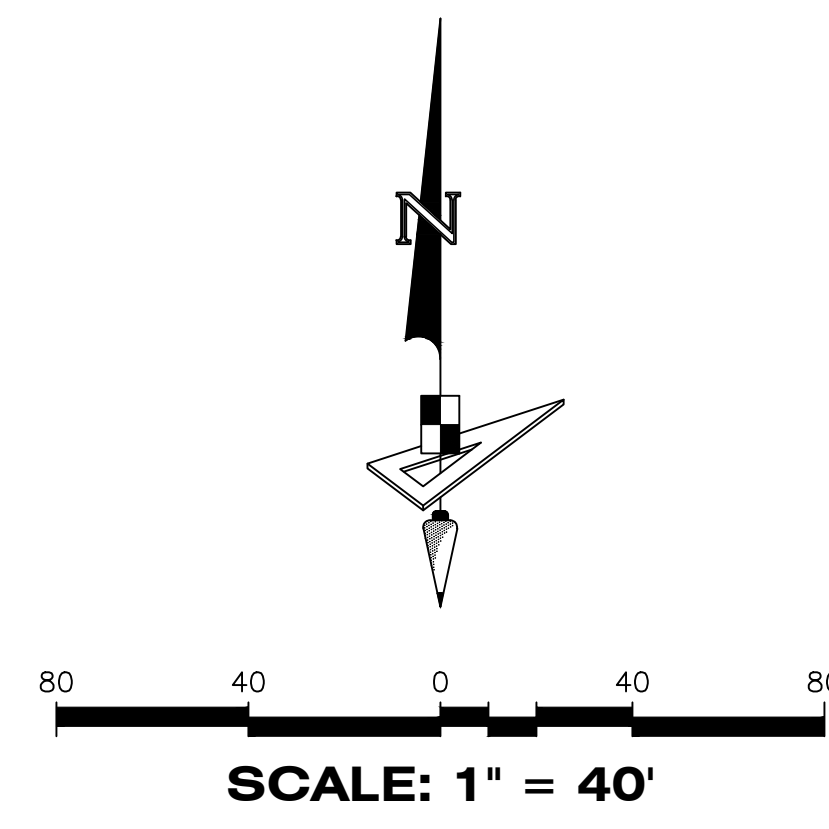
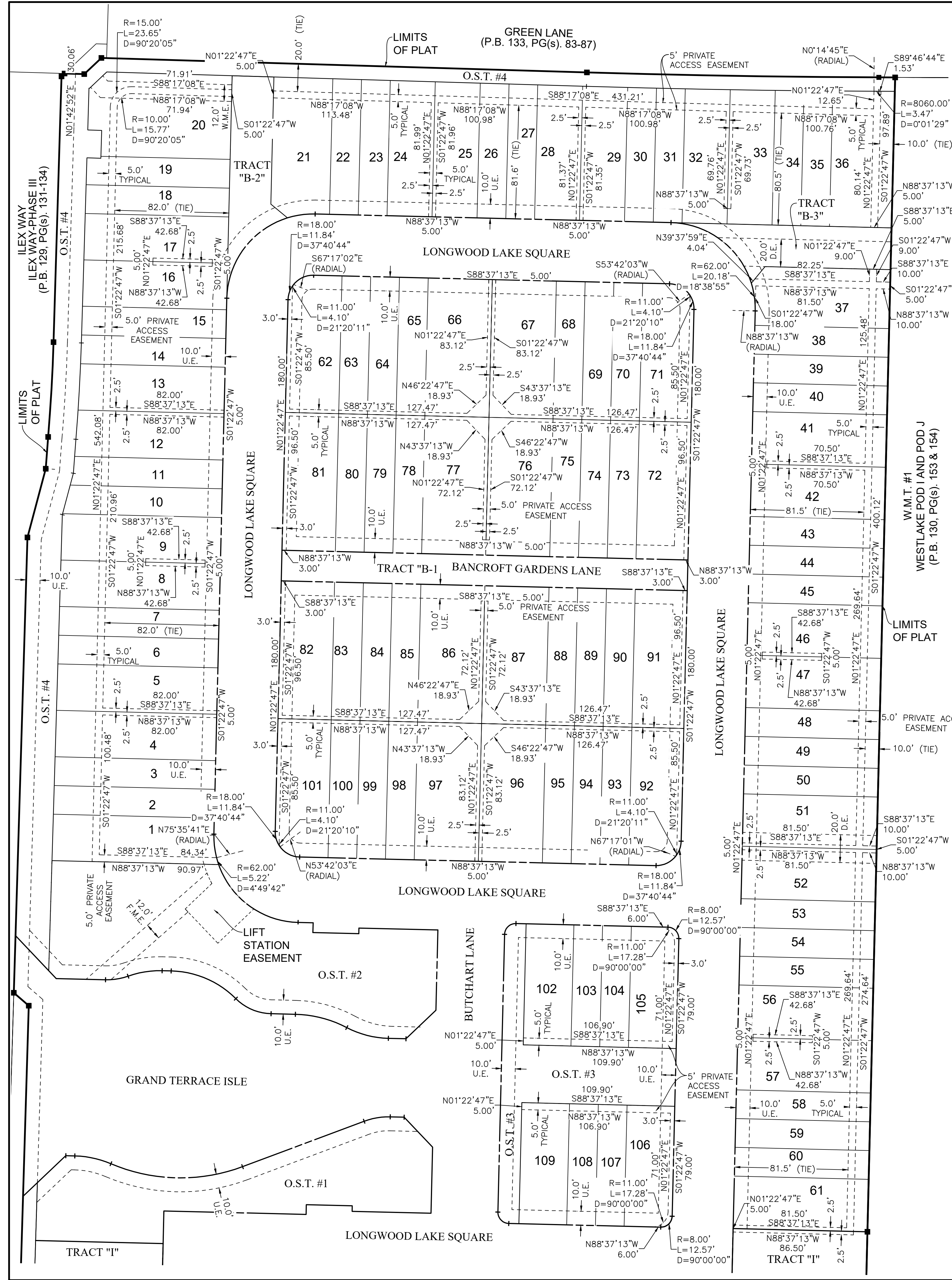


LEGEND

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
F.M.E. -----	FORCE MAIN EASEMENT
W.M.E. -----	WATER MAIN EASEMENT
12-43-40 -----	SECTION-TOWNSHIP-RANGE
AC.±/AC± -----	ACRES
LB -----	LICENSED BUSINESS
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
CL -----	CENTER LINE OF ROAD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
N.T.I. -----	NON-TANGENT INTERSECTION
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R.C. -----	REVERSE CURVATURE
R/W -----	RIGHT-OF-WAY
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

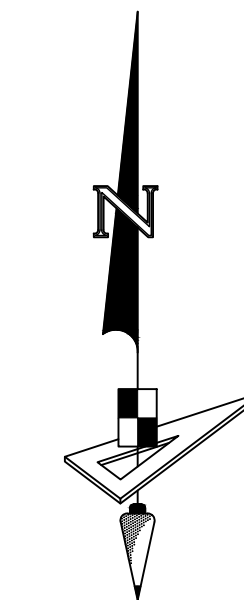


**PRIVATE ACCESS
EASEMENT
DETAIL SHEET**

- 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
 - F.M.E. ----- FORCE MAIN EASEMENT
 - W.M.E. ----- WATER MAIN EASEMENT
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - AC.±/AC± ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - Δ ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - CL ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

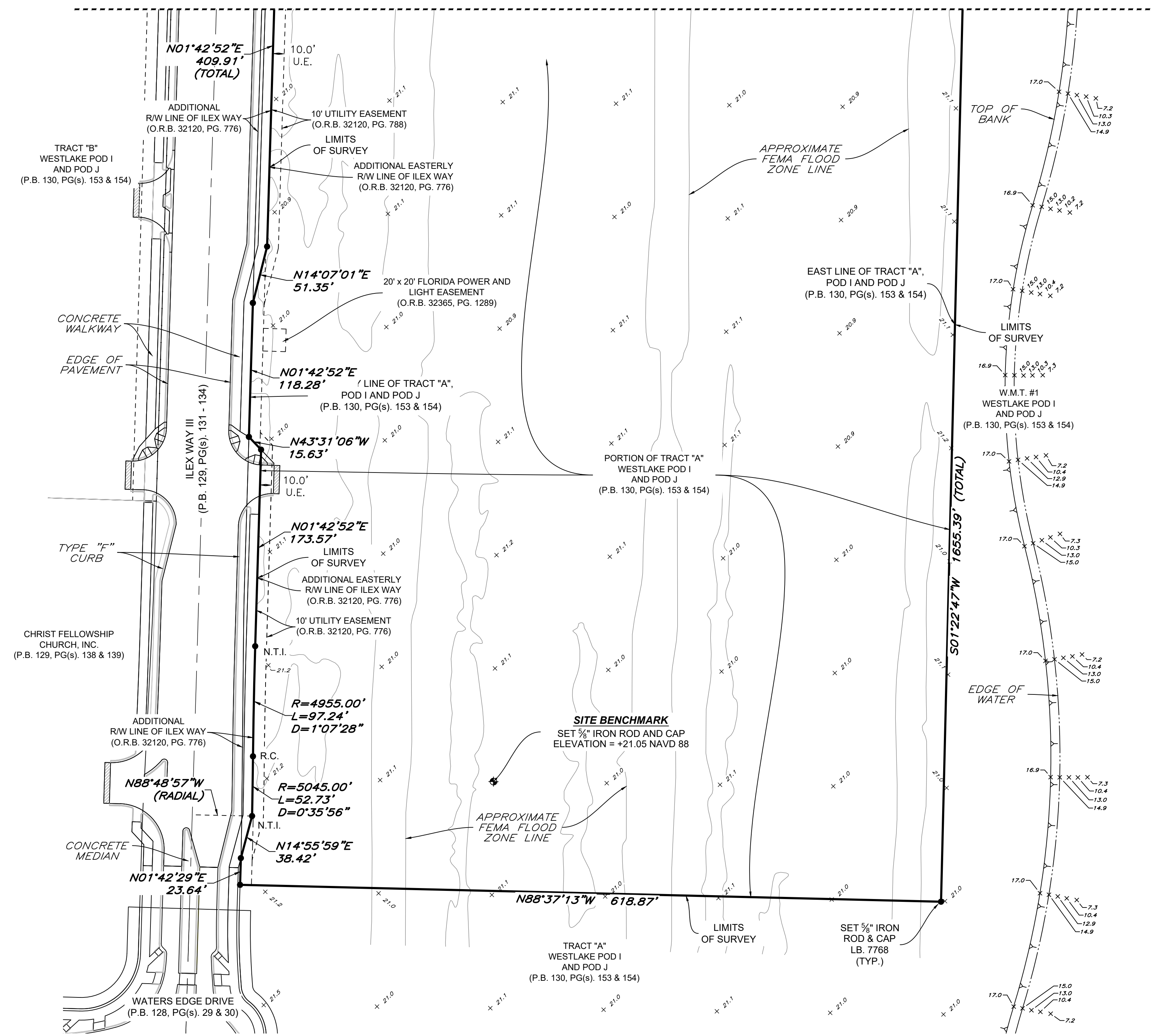
Exhibit 'C'
TERRACES OF WESTLAKE – PHASE I
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



0 60
SCALE: 1" = 60'

MATCH LINE SEE SHEET 2



LEGEND

- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- P.B. ----- PLAT BOOK
- PG./PG(s) ----- PAGE(S)
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- R/W ----- RIGHT-OF-WAY
- WMT ----- WATER MANAGEMENT TRACT
- NAD ----- NORTH AMERICAN DATUM
- NAVD ----- NORTH AMERICAN VERTICAL DATUM
- FEMA ----- FEDERAL EMERGENCY MANAGEMENT AGENCY
- P.B.C. ----- PALM BEACH COUNTY
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- R ----- CURVE RADIUS
- L ----- CURVE ARC LENGTH
- D ----- CURVE DELTA ANGLE
- N.T. ----- NON-TANGENT
- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- U.E. ----- UTILITY EASEMENT
- (TYP.) ----- TYPICAL

- ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ----- SET 5/8" IRON ROD AND CAP "LB 7768"

Location of reading

Spot Elevation

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

This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a SHA authentication code.

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

**TERRACES OF WESTLAKE - PHASE 1
BOUNDARY AND TOPOGRAPHICAL SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/02/2022	

GeoPoint
Surveying, Inc.

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

Drawn: DJS Date: 11/28/2022 Data File: -
Check: GAR P.C.: B.C. Field Book: 2022-44W16
Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD_LBS-TS

Sheet No. 03 of 03 Sheets

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



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

DATE: 3/31/2023
PETITION NUMBER: ENG-2022-18
DESCRIPTION: Pod I (The Terraces) Phase I Plat
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

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

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

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

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

File Attachments for Item:

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

Submitted By: Planning and Zoning

ORDINANCE NO. 2023-01

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

Drafted 2/21/23

1

ORDINANCE NO. 2023-__

2 **AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE,**
3 **FLORIDA, AMENDING ORDINANCE NO. 2019-9 AS SET FORTH IN THE CITY’S**
4 **CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION 3 TO BE**
5 **ENTITLED “ESSENTIAL FACILITIES AND SERVICES” ; PROVIDING FOR**
6 **ESSENTIAL FACILITIES SERVICES; PROVIDING FOR HEIGHT OF STRUCTURES;**
7 **PROVIDING FOR SCREENING AND BUFFERING; PROVIDING FOR EXEMPTIONS**
8 **FROM PROPERTY DEVELOPMENT REGULATIONS; PROVIDING FOR SETBACK**
9 **REQUIREMENTS; PROVIDING FOR CODIFICATION, PROVIDING FOR**
10 **CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE**
11 **DATE.**

12

13 **WHEREAS,** the City Council finds it is in the public's interest to establish
14 policies and procedures to allow for consistent, flexible, creative, and
15 economically beneficial development within the City of Westlake.

16

17 **WHEREAS,** on September 23, 2019, the City Council of the City of Westlake
18 adopted Ordinance 2019-9 which established a zoning district and set forth
19 standards for the zoning district;

20

21 **WHEREAS,** the City’s Planning Consultants recommend that the Code of
22 Ordinances, specifically Ordinance 2019-9 be amended to create and establish
23 regulations for essential facilities and structures.

24

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

27

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

30

31 **SECTION 2.** The City Council hereby amends Ordinance No. 2019-9 by
32 amending Article ____ by specifically creating Section 3 entitled “Essential Facilities
and Services” as follows:

33

34 **Section 3: Essential Facilities and Services.** All buildings or structures defined
35 as essential facilities and services in Chapter 1, Article 1.2 of this code, is permitted
36 by right in all zoning districts as shown in Table 3-20, when necessary for the day-
37 to-day operation of the service, subject to the requirements set forth in Chapter 3
Article 3.3 Section 3.

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A) Height of structures.

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No portion of any building or structure regulated by this

Drafted 2/21/23

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article shall exceed 50 feet in height in residential zoning districts and up to 150 feet in non-residential zoning districts.

B) Screening and buffering.

Structures or equipment (excluding transmission poles) exceeding three feet in height, must be of neutral, non-glare color or finish so as to make them as visually unobtrusive as possible and be shielded on all sides by shrubs at least three feet high at time of planting.

C) Exemptions from property development regulations.

(a) Essential facilities and service or essential service equipment shall be exempt from the property development regulations which set forth minimum lot size, area, dimensions, and setbacks, except that above-ground essential services or essential service equipment may not be placed closer than three feet to any sidewalk or bike path.

(b) Essential service facilities shall not be required to meet the minimum required lot area, and dimensions for the district wherein located, provided that access, buffering, drainage, retention, parking and other provisions of this Ordinance and the Land Development Code are satisfied. Facilities shall have a maximum lot coverage of 50%, and a minimum pervious percentage of parcel of 25%.

D) Setbacks.

(a) Structures regulated by this section that are three feet or less in height are exempt from all setback requirements.

Drafted 2/21/23

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(b) Buildings or structures that are over three feet but less than six feet in height must be set back a minimum of five feet from any street right-of-way or street easement and must comply with the visibility triangles (Corner Clips).

(c) Buildings or structures that exceed six feet in height must comply with the minimum setback of 30 feet and may not be located closer than 25 feet to any body of water.

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

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

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

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

PASSED this ____ day of _____, 2023, on first reading.

PUBLISHED on this ____ day of _____, 2023 in the Palm Beach Post.

PASSED AND ADOPTED this ____ day of _____, 2023, on second reading.

1st Reading _____
2nd Reading _____

Drafted 2/21/23

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ATTEST:

Zoie Burgess, City Clerk

City of Westlake
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

1st Reading _____
2nd Reading _____

DJ DOODY revised 3.28.23 915a

1

ORDINANCE NO. 2023-__

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

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WHEREAS, the City Council finds it is in the public's interest to establish policies and procedures to allow for consistent, flexible, creative, and economically beneficial development within the City of Westlake.

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WHEREAS, on September 23, 2019, the City Council of the City of Westlake adopted Ordinance 2019-9 which established a zoning district and set forth standards for the zoning district;

21
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WHEREAS, the City's Planning Consultants recommend that the Code of Ordinances, specifically Ordinance 2019-9 be amended to create and establish regulations for essential facilities and structures.

25
26

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

27
28
29

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

30
31
32

SECTION 2. The City Council hereby amends Ordinance No. 2019-9 by amending Article ____ by specifically creating Section 3 entitled "Essential Facilities and Services" as follows:

33
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35
36
37
38

Section 3: Essential Facilities and Services. All buildings or structures defined as essential facilities and services in Chapter 1, Article 1.2 of this code (the "Essential Service Facilities"), are permitted by right in all zoning districts as shown in Table 3-20, when necessary for the day-to-day operation of the applicable governmental entity, subject to the requirements set forth in Chapter 3 Article 3.3 Section 3.

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A) Height of structures.

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DJ DOODY revised 3.28.23 915a

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No portion of any Essential Service Facility regulated by this section shall exceed 50 feet in height in any residential zoning districts or exceed 150 feet in non-residential zoning districts.

B) Screening and appearance.

Essential Service Facilities (excluding transmission poles) exceeding three (3) feet in height, ~~must shall~~ be of a neutral, non-glare color or finish so as to make them as visually unobtrusive. In the event the Essential Service Facilities are adjacent to property within ~~the a~~ R-1 or R-2 zoning district, the ~~residential Essential Service Facility zoning district must shall~~ provide shrubs or plant material acceptable to the City ~~be shielded by shrubs at~~ least three (3) feet high at time of planting to shield the Essential Service Facility from adjacent residential properties, unless the residential property is in public control or ownership.

C) Exemptions from property development regulations.

- (a) Essential Service Facilities shall be exempt from the property development regulations which set forth minimum dimensions and setbacks, except as provided below. that above ground Essential Services Facilities or essential service equipment shall not be placed closer than three (3) feet from any sidewalk or bike path as provided below.
- (b) Parcels containing Essential Service Facilities shall not be required to meet the minimum required lot area and lot dimensions for the zoning district wherein located, provided that access, buffering, drainage, retention, parking and other applicable provisions of this section and the Land Development Regulations are satisfied. Essential Service Facilities

Commented [SB1]: SID would request this revert to how it was, rejecting this change.

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DJ DOODY revised 3.28.23 915a

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shall ~~not~~ have a maximum lot coverage ~~of exceeding~~ 75%, and shall provide for a minimum pervious percentage of ~~parcel lot coverage~~ of 25%.

D) Setbacks.

- (a) Essential Service Facilities regulated by this section that are three (3) feet or less in height are exempt from all setback requirements, ~~except that such Facilities may shall not be placed closer than three (3) feet to any public sidewalk or bike path.~~
- (b) Essential Service Facilities that are over three (3) feet but less than six (6) feet in height ~~must shall~~ be set back a minimum of five (5) feet from any road right-of-way or public easement and ~~must shall~~ comply with the visibility triangles (corner clips).
- (c) Essential Service Facilities that exceed six (6) feet in height ~~must shall~~ provide for a minimum front setback of thirty (30) feet, and side and rear setbacks of a minimum of ten (10) feet, ~~unless adjacent to property in public control or ownership, in which case no setback is required.~~ Essential Service Facilities shall not be located closer than twenty-five (25) feet to any body of water, measured from top of bank.

Commented [SB2]: Items less than 3 feet cannot be restricted in their location in regards to the sidewalks or bike paths. We have a whole host of items that by design fall in that location.

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

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

SECTION 5. Severability. Should the provisions of this ordinance be

Formatted: Left, Line spacing: Exactly 9 pt

1st Reading _____
2nd Reading _____

DJ DOODY revised 3.28.23 915a

1 declared to be severable and if any section, sentence, clause or phrase of this
2 ordinance shall for any reason be held to be invalid or unconstitutional, such
3 decision shall not affect the validity of the remaining sections, sentences, clauses,
4 and phrases of this ordinance but they shall remain in effect, it being the legislative
5 intent that this ordinance shall remain notwithstanding the invalidity of any part.
6

7 **SECTION 6.** Effective Date. This ordinance shall be effective upon
8 adoption on second reading.
9

10 **PASSED** this ____ day of _____, 2023, on first reading.

11 **PUBLISHED** on this ____ day of _____, 2023 in the Palm Beach Post.

12 **PASSED AND ADOPTED** this ____ day of _____, 2023, on second reading.

13 _____
14 City of Westlake
15 JohnPaul O'Connor, Mayor

16 ATTEST:

17 _____
18 Zoie Burgess, City Clerk
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20

21 APPROVED AS TO LEGAL FORM:
22

23 _____
24 OFFICE OF THE CITY ATTORNEY
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ORDINANCE NO. 2023-__

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

WHEREAS, the City Council finds it is in the public's interest to establish policies and procedures to allow for consistent, flexible, creative, and economically beneficial development within the City of Westlake.

WHEREAS, on September 23, 2019, the City Council of the City of Westlake adopted Ordinance 2019-9 which established a zoning district and set forth standards for the zoning district;

WHEREAS, the City’s Planning Consultants recommend that the Code of Ordinances, specifically Ordinance 2019-9 be amended to create and establish regulations for essential facilities and structures.

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

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

SECTION 2. The City Council hereby amends Ordinance No. 2019-9 by amending Article ____ by specifically creating Section 3 entitled “Essential Facilities and Services” as follows:

Section 3: Essential Facilities and Services. All buildings or structures defined as essential facilities and services in Chapter 1, Article 1.2 of this code (the “Essential Service Facilities”), are permitted by right in all zoning districts as shown in Table 3-20, when necessary for the day-to-day operation of the applicable governmental entity, subject to the requirements set forth in Chapter 3 Article 3.3 Section 3.

DJ DOODY revised 3.28.23 915a

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A) Height of structures.

No portion of any Essential Service Facility regulated by this section shall exceed 50 feet in height in any residential zoning districts or exceed 150 feet in non-residential zoning districts.

B) Screening and appearance.

Essential Service Facilities (excluding transmission poles) exceeding three (3) feet in height, shall be of a neutral, non-glare color or finish so as to make them visually unobtrusive. In the event the Essential Service Facilities are adjacent to property within a R-1 or R-2 zoning district, the Essential Service Facility shall provide shrubs or plant material acceptable to the City at least three (3) feet high at time of planting to shield the Essential Service Facility from adjacent residential properties..

C) Exemptions from property development regulations.

- (a) Essential Service Facilities shall be exempt from the property development regulations which set forth minimum dimensions and setbacks, except as provided below.
- (b) Parcels containing Essential Service Facilities shall not be required to meet the minimum required lot area and lot dimensions for the zoning district wherein located, provided that access, buffering, drainage, retention, parking and other applicable provisions of this section and the Land Development Regulations are satisfied. Essential Service Facilities shall not have a maximum lot coverage exceeding 75%, and shall provide for a minimum pervious percentage of lot coverage of 25%.

DJ DOODY revised 3.28.23 915a

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D) Setbacks.

- (a) Essential Service Facilities regulated by this section that are three (3) feet or less in height are exempt from all setback requirements.
- (b) Essential Service Facilities that are over three (3) feet but less than six (6) feet in height shall be set back a minimum of five (5) feet from any road right-of-way or public easement and shall comply with the visibility triangles (corner clips).
- (c) Essential Service Facilities that exceed six (6) feet in height shall provide for a minimum front setback of thirty (30) feet, and side and rear setback of a minimum of ten (10) feet. Essential Service Facilities shall not be located closer than twenty-five (25) feet to any body of water, measured from top of bank.

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

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

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

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

1st Reading _____
2nd Reading _____

DJ DOODY revised 3.28.23 915a

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

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City of Westlake
JohnPaul O'Connor, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY



Meeting Agenda Item Coversheet

MEETING DATE:		4/26/2023	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SECOND READING: Ordinance 2023-01 – Chapter 3. Amendment (Essential Facilities and Services)		
STAFF RECOMMENDATION: (MOTION READY)		Motion to adopt Ordinance 2023-01 “Chapter 3 Amendment (Essential Facilities and Services)”.		
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 3 providing for the creation of section to be entitled “Essential Facilities and Services”. Establishes provisions for Essential Facilities and Services for height of structures, screening, buffering, exemptions from property development regulations and setback requirements.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Exhibit A: Ordinance 2023-01: Chapter 3 (Essential Facilities and Services)			
SELECT, if applicable	RESOLUTION:		ORDINANCE: 2023-01	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank)</i> <u>Please keep text indented.</u>	<p style="text-align: center;">ORDINANCE NO. 2023-01</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE NO. 2019-9 AS SET FORTH IN THE CITY’S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION 3 TO BE ENTITLED “ESSENTIAL FACILITIES AND SERVICES” ; PROVIDING FOR ESSENTIAL FACILITIES SERVICES; PROVIDING FOR HEIGHT OF STRUCTURES; PROVIDING FOR SCREENING AND BUFFERING; PROVIDING FOR EXEMPTIONS FROM PROPERTY DEVELOPMENT REGULATIONS; PROVIDING FOR SETBACK REQUIREMENTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):				\$

File Attachments for Item:

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

Submitted By: Administration

RESOLUTION 2023-10

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

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CITY OF WESTLAKE

RESOLUTION 2023-10

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

WHEREAS, pursuant to section 8D of the City's charter, the City of Westlake hereby selects a member of the sitting City Council to serve as the Vice-Mayor; and

WHEREAS, the Vice-Mayor shall serve until April 2, 2024, in the position of vice-mayor in the absence of the Mayor; and

WHEREAS, on April 2, 2024, the City Council shall again select a member of the sitting city council to serve in the position of vice-mayor; and

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

SECTION 1. The City Council for the City of Westlake, selects _____, of seat ____ to serve as the Vice-Mayor for the City of Westlake.

SECTION 2. Councilmember _____, of seat _____, shall serve as Vice-Mayor until April 2, 2024.

SECTION 3. That this resolution shall take effect immediately upon its adoption.

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

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

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

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

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

File Attachments for Item:

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

Submitted By: Administration

RESOLUTION 2023-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING _____, _____,
_____, _____, _____ 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.**

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CITY OF WESTLAKE

RESOLUTION NO. 2023-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING _____, _____, _____,
_____, _____ 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: _____
- Alternate: _____
- Alternate: _____
- Alternate: _____
- Alternate: _____

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

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

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

1 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 ___ day of ____ 2023.

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, John Paul O'Connor *Email:* JOConnor@westlakegov.com

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

Alternate(s): Councilwoman Pilar Valle Ron *Email:* pvalleron@westlakegov.com

Alternate(s): Councilman Julian Martinez *Email:* jmartinez@westlakegov.com

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

Alternate(s): *Email:*

Alternate(s): *Email:*

Action taken this 26 day of April, 2023

Mayor Signature

Attest:

Clerk Signature (SEAL)

File Attachments for Item:

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



4/3/2023

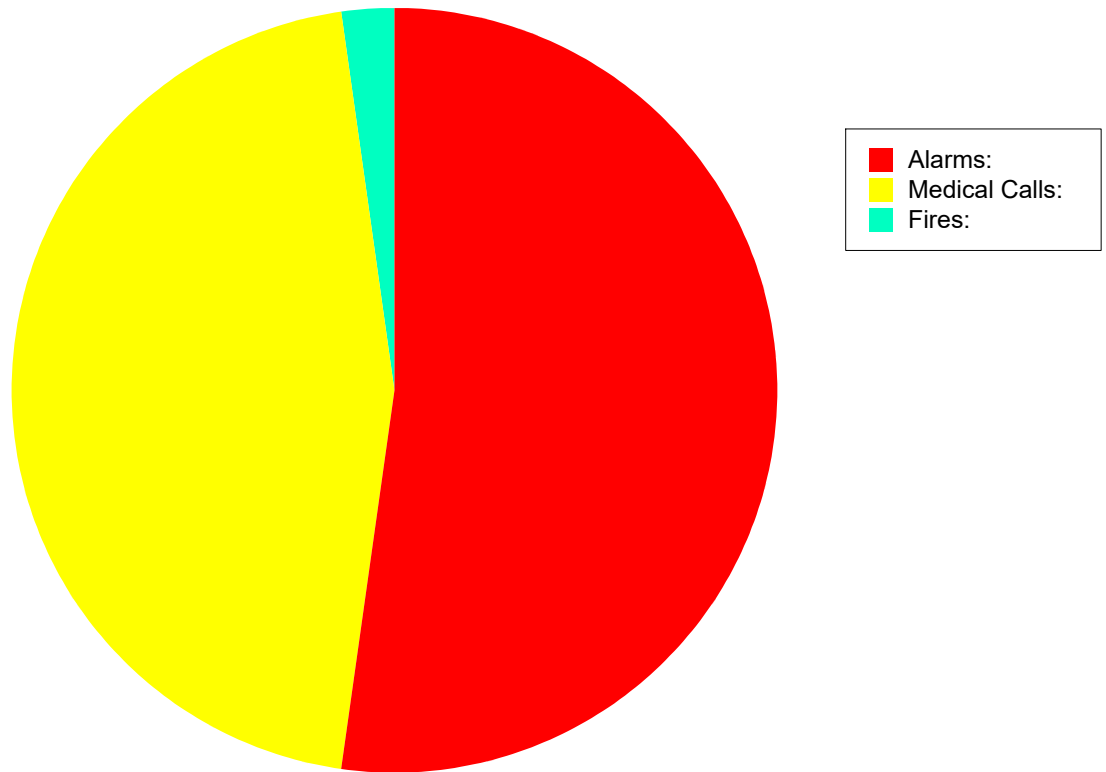
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20230301 to 20230331

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Alarms:	23
Medical Calls:	20
Fires:	1
Total number of Events:	44

Calls by Situation Dispatched





4/3/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20230301 to 20230331

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F23041420	22	Medical	SAINT ARMANDS WAY WLK	03/01/2023	05:28:13	05:29:12	05:29:23	05:30:54	05:35:12	06:23:58	0:01:10	0:01:31	0:04:18	0:06:59
F23044060	22	Medical	ESTATES CIR WLK	03/04/2023	20:27:34	20:27:50	20:27:57	20:28:44	20:33:32	21:26:14	0:00:23	0:00:47	0:04:48	0:05:58
F23045301	22	Medical	ORCHARD DR WLK	03/06/2023	16:55:25	16:56:02	16:56:10	16:56:44	17:05:31	17:56:25	0:00:45	0:00:34	0:08:47	0:10:06
F23045550	22	Medical	ORCHARD DR WLK	03/07/2023	03:00:05	03:00:30	03:00:37	03:01:45	03:07:01	03:44:48	0:00:32	0:01:08	0:05:16	0:06:56
F23047021	22	Medical	WHIPPOORWILL CIR WLK	03/09/2023	09:09:02	09:09:30	09:09:42	09:10:22	09:15:39	09:52:38	0:00:40	0:00:40	0:05:17	0:06:37
F23047504	22	Medical	STARFISH RD WLK	03/09/2023	20:56:24	20:56:39	20:56:48	20:57:19	21:03:10	21:39:33	0:00:24	0:00:31	0:05:51	0:06:46
F23047923	22	Medical	TOWN CENTER PKWY S WLK	03/10/2023	12:39:48	12:40:10	12:40:14	12:41:11	12:41:33	13:08:51	0:00:26	0:00:57	0:00:22	0:01:45
F23048523	22	Medical	GREEN LN/PERSIMMON BLVD E	03/11/2023		10:10:09	10:10:18	10:10:42	10:13:31	10:33:31	0:00:34	0:00:24	0:02:49	0:03:47
F23049403	22	Medical	WHIPPOORWILL CIR WLK	03/12/2023	14:00:38	14:00:56	14:01:21	14:02:47	14:14:40	15:16:25	0:00:43	0:01:26	0:11:53	0:14:02
F23049956	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	03/13/2023		09:40:16	09:40:39	09:41:21	09:44:11	10:32:16	0:00:48	0:00:42	0:02:50	0:04:20
F23050107	26	Medical	140TH AVE N WLK	03/13/2023	13:03:27	13:03:52	13:04:04	13:04:34	13:08:16	13:20:49	0:00:37	0:00:30	0:03:42	0:04:49
F23052057	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	03/16/2023		09:49:37	09:49:48	09:50:36	09:53:31	10:08:32	0:00:36	0:00:48	0:02:55	0:04:19
F23053461	22	Medical	SANDY SHORE DR WLK	03/18/2023	08:26:32	08:27:06	08:27:15	08:27:50	08:30:41	08:45:21	0:00:43	0:00:35	0:02:51	0:04:09
F23054949	22	Medical	BUTTONBUSH DR WLK	03/20/2023	11:46:11	11:46:36	11:46:46	11:47:12	11:51:12	12:40:54	0:00:35	0:00:26	0:04:00	0:05:01
F23055284	22	Brush Fire	SEMINOLE PRATT WHITNEY RD/TOWN CENTER PKWY N	03/20/2023		21:39:05	21:39:21	21:39:53	21:43:24	22:05:35	0:00:41	0:00:32	0:03:31	0:04:44
F23056889	22	Medical	ESTATES CIR WLK	03/23/2023	09:09:54	09:11:08	09:11:34	09:12:13	09:18:19	10:10:48	0:01:40	0:00:39	0:06:06	0:08:25
F23057302	22	Medical	QUIET LAKE PL WLK	03/23/2023	19:35:18	19:35:32	19:35:38	19:36:06	19:40:03	20:37:42	0:00:20	0:00:28	0:03:57	0:04:45
F23059382	22	Medical	CRESSWIND PL WLK	03/26/2023	20:36:46	20:37:18	20:37:27	20:38:07	20:50:58	21:58:37	0:00:41	0:00:40	0:12:51	0:14:12
F23060942	22	Medical	RAIN LILLY WAY WLK	03/28/2023	23:25:55	23:26:36	23:26:44	23:28:16	23:32:24	00:09:34	0:00:49	0:01:32	0:04:08	0:06:29
F23062734	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	03/31/2023		14:57:25	14:57:31	14:57:58	15:00:53	15:53:03	0:00:31	0:00:27	0:02:55	0:03:53
Average Response Times:											0:00:41	0:00:46	0:04:57	0:06:24
Non Emergency Calls:														
F23041404	22	CO2 Alarm	SAINT ARMANDS WAY WLK	03/01/2023	03:48:10	03:48:58	03:49:05	03:50:45	04:01:32	04:09:56	0:00:55	0:01:40	0:10:47	0:13:22



4/3/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20230301 to 20230331

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
F23042911	22	Fire Alarm	SEMINOLE PRATT WHITNEY RD WLK	03/03/2023		10:00:08	10:00:16	10:01:16	10:03:43	10:18:07	0:00:33	0:01:00	0:02:27	0:04:00
F23043947	22	Fire Alarm	SEMINOLE PRATT WHITNEY RD WLK	03/04/2023		17:13:59	17:14:05	17:14:42	17:18:00	17:20:04	0:00:31	0:00:37	0:03:18	0:04:26
F23044045	22	Fire Alarm	ORCHARD DR WLK	03/04/2023		20:04:05	20:04:14	20:04:50	20:14:00	20:16:02	0:00:34	0:00:36	0:09:10	0:10:20
F23044896	22	Fire Alarm	SEMINOLE PRATT WHITNEY RD WLK	03/06/2023	05:18:12	05:18:35	05:18:50	05:19:45	05:23:41	05:34:11	0:00:38	0:00:55	0:03:56	0:05:29
F23049747	22	CO2 Alarm	STARFISH RD WLK	03/13/2023		00:06:56	00:07:05	00:08:37	00:13:00	00:27:14	0:00:34	0:01:32	0:04:23	0:06:29
F23050178	22	Fire Alarm	WHIPPOORWILL CIR WLK	03/13/2023		14:39:12	14:39:26	14:40:07	14:45:53	14:52:29	0:00:39	0:00:41	0:05:46	0:07:06
F23051075	22	CO2 Alarm	KEY BISCAVAYNE LN WLK	03/14/2023	20:16:45	20:17:09	20:17:15	20:18:16	20:28:04	21:02:43	0:00:30	0:01:01	0:09:48	0:11:19
F23051856	22	Fire Alarm	WOODLAND WAY WLK	03/15/2023		23:38:12	23:38:18	23:39:51	23:46:22	23:52:34	0:00:31	0:01:33	0:06:31	0:08:35
F23054760	22	Fire Alarm	ORCHARD DR WLK	03/20/2023		05:22:44	05:22:56	05:24:06	05:26:12	05:46:43	0:00:37	0:01:10	0:02:06	0:03:53
F23055045	26	Fire Alarm	140TH AVE N WLK	03/20/2023		14:17:12	14:17:19	14:19:43	14:31:27	14:46:30	0:00:32	0:02:24	0:11:44	0:14:40
F23055959	22	Fire Alarm	LIBERTY LN WLK	03/21/2023		21:52:40	21:52:50	21:53:48	22:00:03	22:02:41	0:00:35	0:00:58	0:06:15	0:07:48
F23055963	22	Fire Alarm	COQUINA PL WLK	03/21/2023		22:09:43	22:09:48	22:10:15	22:16:19	22:17:55	0:00:30	0:00:27	0:06:04	0:07:01
F23060188	22	Fire Alarm	SEA TURTLE PL WLK	03/27/2023		21:10:57	21:11:08	21:12:04	21:17:28	21:20:41	0:00:36	0:00:56	0:05:24	0:06:56
F23060970	22	Fire Alarm	COQUINA PL WLK	03/29/2023		01:16:36	01:16:43	01:18:08	01:23:14	01:27:48	0:00:32	0:01:25	0:05:06	0:07:03
F23061678	22	Fire Alarm	ORCHARD DR WLK	03/30/2023		04:32:22	04:32:28	04:33:33	04:41:38	04:47:57	0:00:31	0:01:05	0:08:05	0:09:41
F23062587	22	Fire Alarm	CRESSWIND PL WLK	03/31/2023		11:26:36	11:27:06	11:28:08	11:39:35	11:43:27	0:00:55	0:01:02	0:11:27	0:13:24
Corrupt Data:														
F23047050	26	Medical	140TH AVE N WLK	03/09/2023		09:35:19	09:35:20	09:35:26	09:35:20	10:24:08	Enroute Time is greater than Onscene Time			
F23042026	22	Fire Alarm	CAPTIVA LN WLK	03/02/2023		01:42:56	01:43:02	01:44:22		01:53:27	Empty Time Fields			
F23044424	22	Fire Alarm	SANIBEL LN WLK	03/05/2023		11:38:26	11:38:31	11:40:00		11:42:06	Empty Time Fields			
F23048593	22	Fire Alarm	AMBERSWEET WAY WLK	03/11/2023		11:59:47	11:59:56	12:00:38		12:06:56	Empty Time Fields			
F23053496	22	Fire Alarm	GOLDFINCH CIR WLK	03/18/2023		09:24:52	09:25:00	09:25:43		09:27:36	Empty Time Fields			
F23054354	22	Fire Alarm	KEY BISCAVAYNE LN WLK	03/19/2023		13:02:04	13:02:11	13:03:00		13:07:24	Empty Time Fields			
F23063030	22	Fire Alarm	LIBERTY LN WLK	03/31/2023		22:18:29	22:18:38	22:19:48		22:25:27	Empty Time Fields			



4/3/2023

Palm Beach County Fire Rescue

Westlake Response Time Report

20230301 to 20230331

Event #	Station	Sit	Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Total number of Events:				<u>44</u>											

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